

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

3359608
BK 7717 PG 1797

E 3359608 B 7717 P 1797-1800
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/16/2021 1:54:00 PM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Easement

(TRUSTEE)

Davis County

Tax ID No. 07-070-0128

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:240:E

127615-JCP

George K. Fadel, Trustee of The George K. Fadel Trust dated December 29, 1975,
Grantor, of Bountiful, County of Davis, State of Utah, hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in ~~of Utah~~ ~~DAVIS~~ County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property, situate in the SW1/4 NW1/4 and NW1/4 NW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian, in Davis County, Utah, for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, successors, heirs and assigns, and includes and conveys all rights of Grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the easterly Frontage Road right of way line of said Project, which point is which point is 1550.17 feet S.00°15'20"W. along the Quarter Section line and 1685.67 feet N.89°44'40"W.

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and 475.06 feet West from the North Quarter corner of said Section 31; and running thence along said easterly right of way line the following two (2) courses and distances: (1) N.01°40'38"E. 130.81 feet, to a point of curvature of a curve to the left with a radius of 1817.00 feet; (2) thence northerly along said curve with an arc length of 119.27 feet, chord bears N.00°12'11"W. 119.25 feet to the northerly boundary line of said entire tract; thence East 20.01 feet along said northerly boundary line to a point of curvature of a non-tangent curve to the right with a radius of 1837.00 feet at a point 57.65 feet radially distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 193+42.65; thence southerly along said curve with an arc length of 119.85 feet, chord bears S.00°11'31"E. 119.83 feet; thence S.01°40'38"W. 130.22 feet to the southerly boundary line of said entire tract at a point 57.50 feet radially distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 190+96.19; thence West 20.01 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 5,001 square feet in area or 0.115 acre.

(Note: Rotate above bearings 00°19'39" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 16th day of March, A.D. 2021.

The George K. Fadel Trust dated December 29, 1975

STATE OF UTAH)
)
COUNTY OF DAVIS) ss.
)

George K. Fadel, Trustee
George K. Fadel, Trustee

On the date first above written personally appeared before me,
George K. Fadel, Trustee of The George K. Fadel Trust dated December 29, 1975,
who, being by me duly sworn, acknowledged to me that he signed the within and foregoing
instrument in accordance with the authority as Trustee given under the instrument creating
said Trust, and that as Trustee he executed the same.

Krista Allred

Notary Public



3359608
BK 7717 PG 1800



11268_S-R199(229)_29P_240_E_DeedPlot

4/27/2020

Scale: 1 inch= 29 feet

File: 11268_S-R199(229)_29P_240_E_DeedPlot.ndp

Tract 1: 0.1148 Acres (5001 Sq. Feet), Closure: s22.2123e 0.01 ft. (1/52503), Perimeter=540 ft.

01 n01.4038e 130.81

02 Lt, r=1817.00, arc=119.27, chord=n00.1211w 119.25

03 s90.0000e 20.01

04 Rt, r=1837.00, arc=119.85, chord=s00.1131e 119.83

05 s01.4038w 130.22

06 n90.0000w 20.01