

3405882
BK 7814 PG 2133

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

E 3405882 B 7814 P 2133-2135
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/3/2021 4:21:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Easement

Davis County

139790-KAP

Tax ID No. 12-049-0003

PIN No. 11268

Project No. S-R199(229)

Reference No. R199:613B:E

Grant D. Tanner, Grantor, of Syracuse, 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 Davis County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property, as-occupied, situate in the SW1/4 SW1/4 of Section 9, Township 4 North, Range 2 West, 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 right of way line of Bluff Road of said Project, which is 1136.38 feet N.89°49'43"W. along the Section line and 143.00 feet N.00°09'37"E. and 263.00 feet N.89°49'43"W. and 199.57 feet N.00°09'37"E. and 216.95 feet S.89°05'37"W. from the South Quarter corner of said Section 9; and running thence along said easterly right of way line the following two (2) courses and distances: (1) northwesterly 48.90 feet along the arc of a 195.50-foot radius curve to the right, chord bears N.32°39'23"W. 48.77 feet; (2); thence N.25°29'29"W. 75.35 feet to the northerly boundary line of said entire tract; thence

N.89°05'37"E. 15.22 feet along said northerly boundary line to a point 38.33 feet perpendicularly distant easterly from the Bluff Road North right of way control line of said Project, opposite approximate Engineers Station 218+68.92; thence S.00°20'43"E. 13.75 feet; thence S.25°29'29"E. 56.57 feet parallel with said right of way control line to a point of curvature of a curve to the left with a radius of 187.50 feet; thence southeasterly along said curve with an arc length of 60.09 feet, concentric with said right of way control line, chord bears S.34°40'20"E. 59.83 feet to the southerly boundary line of said entire tract as-occupied at a point 32.50 feet radially distant easterly from the Bluff Road North right of way control line of said Project, opposite approximate Engineers Station 217+29.41; thence S.81°40'13"W. 3.06 feet along said as-occupied southerly boundary line to the easterly right of way line of Bluff Road of said Project at a point of curvature of a non-tangent curve to the right with a radius of 190.00 feet; thence along said easterly right of way line the following two (2) courses and distances: (1) northwesterly along said curve with an arc length of 7.11 feet, concentric with said right of way control line, chord bears N.42°14'43"W. 7.11 feet; (2) thence S.89°05'37"W. 7.14 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 as-occupied contains 1,059 square feet in area or 0.024 acre.

(Note: Rotate above bearings 00°20'43" clockwise to equal NAD83 Highway bearings)

