

3533110
BK 8279 PG 369

E 3533110 B 8279 P 369-371
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/20/2023 12:02:29 PM
FEE: \$0.00 Pgs: 3
DEP eCASH REC'D FOR: UTAH DEPARTMENT OF
TRANSPORTATION

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

Easement

(CORPORATION)

Davis County

Tax ID No. 07-070-0072

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:246:E

Lagoon Investment Company, a corporation of the State of Utah, Grantor, 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, situate in the 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 northerly boundary line of said entire tract and the easterly right of way line of the East Frontage Road of said Project, which point is 805.58 feet S.00°15'20"W. along the Quarter Section line and 2,214.78 feet West from the North Quarter corner of said Section 31; and running thence East 25.06 feet along said northerly boundary line to a point 67.32 feet perpendicularly distant easterly from the East

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Frontage Road right of way control line of said Project, opposite approximate Engineers Station 198+25.53; thence S.00°01'52"W. 5.94 feet; thence S.89°59'55"W. 16.97 feet; thence S.40°56'23"W. 15.04 feet to a point of curvature of a non-tangent curve to the left with a radius of 1013.00 feet; thence southerly along said curve with an arc length of 27.49 feet, chord bears S.08°56'33"E. 27.49 feet; thence N.81°30'35"E. 5.00 feet to a point of curvature of a non-tangent curve to the left with a radius of 1008.00 feet; thence southerly along said curve with an arc length of 67.18 feet, chord bears S.11°38'08"E. 67.16 feet to the southerly boundary line of said entire tract at a point 47.14 feet perpendicularly distant easterly from the East Frontage Road right of way control line of said Project, opposite approximate Engineers Station 197+17.83; thence West 20.56 feet along said southerly boundary line to the easterly right of way line of East Frontage Road to a point of curvature of a non-tangent curve to the right with a radius of 1028.00 feet; thence along said easterly right of way line the following two (2) courses and distances: (1) northerly along said curve with an arc length of 91.94 feet, chord bears N.10°42'51"W. 91.91 feet; (2) thence N.40°56'23"E. 25.40 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 2,055 square feet in area or 0.047 acre.

(Note: Rotate above bearings 00°19'39" clockwise to equal NAD83 Highway bearings)

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IN WITNESS WHEREOF, said Lagoon Investment Company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 31st day of May, A.D. 20 23.

STATE OF
COUNTY OF

)
) ss.
)

Lagoon Investment Company

By

Kristen Freed
Kristen Freed

On the date first above written personally appeared before me, Kristen Freed, who, being by me duly sworn, says that she is the Managing Member of Lagoon Investment Company, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Operating Agreement, and said Kristen Freed acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Jody Christiansen
Notary Public

