

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

3589825
BK 8599 PG 766

E 3589825 B 8599 P 766-768
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/04/2024 01:57:50 PM
FEE: \$0.00 Pgs: 3
DEP eCASH REC'D FOR: COTTONWOOD TITLE
INSURANCE AGENCY, INC.

Temporary Easement

(CORPORATION)

Davis County

Tax ID No. 14-001-0112
Pin No. 15682
Project No. S-I15-8(157)336
Parcel No. I15-8:28:E

175562-0AP

Voyage Academy, a Utah Non-Profit Corporation, 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 consideration, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the SE1/4 NW1/4 of Section 27, T.5N., R.2W., S.L.B.&M., to facilitate the construction of improvements incident to I-15; 1800 North Interchange, known as project number S-I15-8(157)336. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the northerly project right of way line of SR-37 (1800 North Street), which point is 456.66 feet S.89°59'21"W. along the quarter section line and 78.66 feet N.00°00'39"W. from the Southeast Corner of the Northwest Quarter of said Section 27, which point is also 62.50 feet perpendicularly distant northerly from the control line of said SR-37 (1800 North Street), at Engineer Station 263+51.65; and running thence along said westerly boundary line N.00°00'39"W. (*North per deed*) 15.00 feet; thence S.89°51'26"E. 220.04 feet; thence N.84°40'05"E. 52.41 feet; thence S.89°51'26"E. 120.00 feet; thence N.32°47'05"E. 39.88 feet; thence N.00°03'37"E. 81.89 feet; thence S.89°56'34"E. 2.98 feet to the easterly boundary line

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of said entire tract and the westerly right of way line of 1500 West Street; thence along said easterly boundary line and westerly right of way line S.00°03'26"W. 95.74 feet to the northerly project right of way line of said SR-37 (1800 North Street); thence along said northerly project right of way line the following two (2) courses: (1) S.32°47'05"W. 47.19 feet; (2) N.89°51'26"W. 391.23 feet, more or less, to the point of beginning. The above described easement contains 7,304 square feet or 0.168 acre in area, more or less.

(Note: Rotate above bearings 00°20'31" clockwise to NAD83 equal project bearings.)

STATE OF UTAH
COUNTY OF DAVIS)
) ss.
)Voyage Academy, a Utah Non-Profit
Corporation

By


SignatureCourtney Moore, Board chair
Print Name and Title

On this 4th day of OCTOBER, in the year 2024, before me personally appeared COURTNEY MOORE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the BOARD CHAIR of Voyage Academy, a Utah Non-Profit Corporation and that said document was signed by him/her on behalf of said Voyage Academy, a Utah Non-Profit Corporation by Authority of its Meeting Minutes.


Notary Public

BENEFICIARY CONSENT AND SUBORDINATION

The undersigned, as beneficiary under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing recorded March 29, 2017 as Entry No. 3010880, Book 6732, Page 237 in the Davis County Recorder's Office, hereby consents to the foregoing Temporary Easement and agrees to subordinate its interest as beneficiary under the said Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing to the foregoing easement.

WITNESS, the hand of said Grantor, this 12th day of September, A.D. 2024.

U.S. Bank Trust Company, National
Association, successor in interest to U.S.
Bank National Association

By: [Signature]
Name: LAUREL BAILEY
Its: Vice President

STATE OF Utah)
) ss.
COUNTY OF Davis)

On the date first above written personally appeared before me, [Signature] Laurel Bailey, who being duly sworn, did say that s/he is the vice president of U.S. Bank Trust Company, National Association, successor in interest to U.S. Bank National Association and that said instrument was signed in behalf of said company.

[Signature]
Notary Public

