

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



W3317749

E# 3317749 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
13-Mar-24 0320 PM FEE \$0.00 DEP DAC
REC FOR: INWEST TITLE - OREM #1
ELECTRONICALLY RECORDED

Temporary Easement
(LIMITED LIABILITY COMPANY)
Weber County

Tax ID No. 21-177-0001, / BST A
21-177-0020 /
Pin No. 19667 BST A
Project No. F-0039(43)19
Parcel No. 0039:100:E

CW The Sage, LLC, a Utah limited liability company, 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 Weber County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in Lots 1 and 20, Sage Subdivision, according to the official plat thereof on file recorded July 21, 2023 as Entry No. 3291656 in Book 96 at Page 05-07, situate in the NE1/4 NE1/4 of Section 18, T.6N., R.2E., S.L.B.&M., for the construction of improvements incident to SR-39; MP 19.36, Construct Roundabout, known as project number F-0039(43)19. 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.

Beginning at a point on the westerly boundary line of said Lot 20, which point is on the southerly project right of way line of SR-39 (100 South Street), which point is 592.15 feet West and 2,148.19 feet North and 2,495.35 feet N.05°55'00"E. from the Witness Corner to the Southeast Corner of said Section 18, which point is also 40.50 feet perpendicularly distant southerly from the control line of said SR-39 (100 South Street), at Engineer Station 110+21.77; and running thence along said southerly project right of way line N.88°54'02"E. 184.99 feet to the northerly boundary line of said Lot 20 and the southerly right of way line of said SR-39 (100 South Street); thence along the northerly


Pin No. 19667
Project No. F-0039(43)19
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boundary line of said Lot 20 and Lot 1 and said southerly right of way line S.88°46'33"E. 221.38 feet, more or less, to the easterly line of said Section 18; thence along said section line S.00°22'13"W. 25.00 feet; thence N.88°46'33"W. 299.40 feet to a point of curvature; thence westerly 108.06 feet along the arc of a 490.00-foot radius curve to the left, through a central angle of 12°38'07", the chord of which bears S.84°54'23"W. 107.84 feet, more or less, to the westerly boundary line of said Lot 20; thence along said westerly boundary line N.01°13'27"E. 29.37 feet, more or less, to the point of beginning. The above described easement contains 9,889 square feet or 0.227 acre in area, more or less.

(Note: Rotate above bearings 00°00'57" clockwise to equal project bearings.)

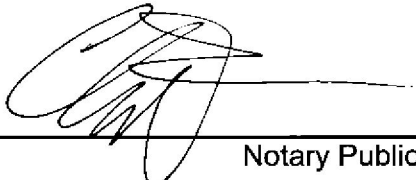
Pin No. 19667
Project No. F-0039(43)19
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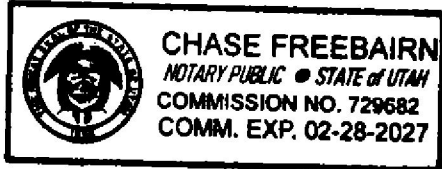
STATE OF Utah)
) ss.
COUNTY OF Davis)

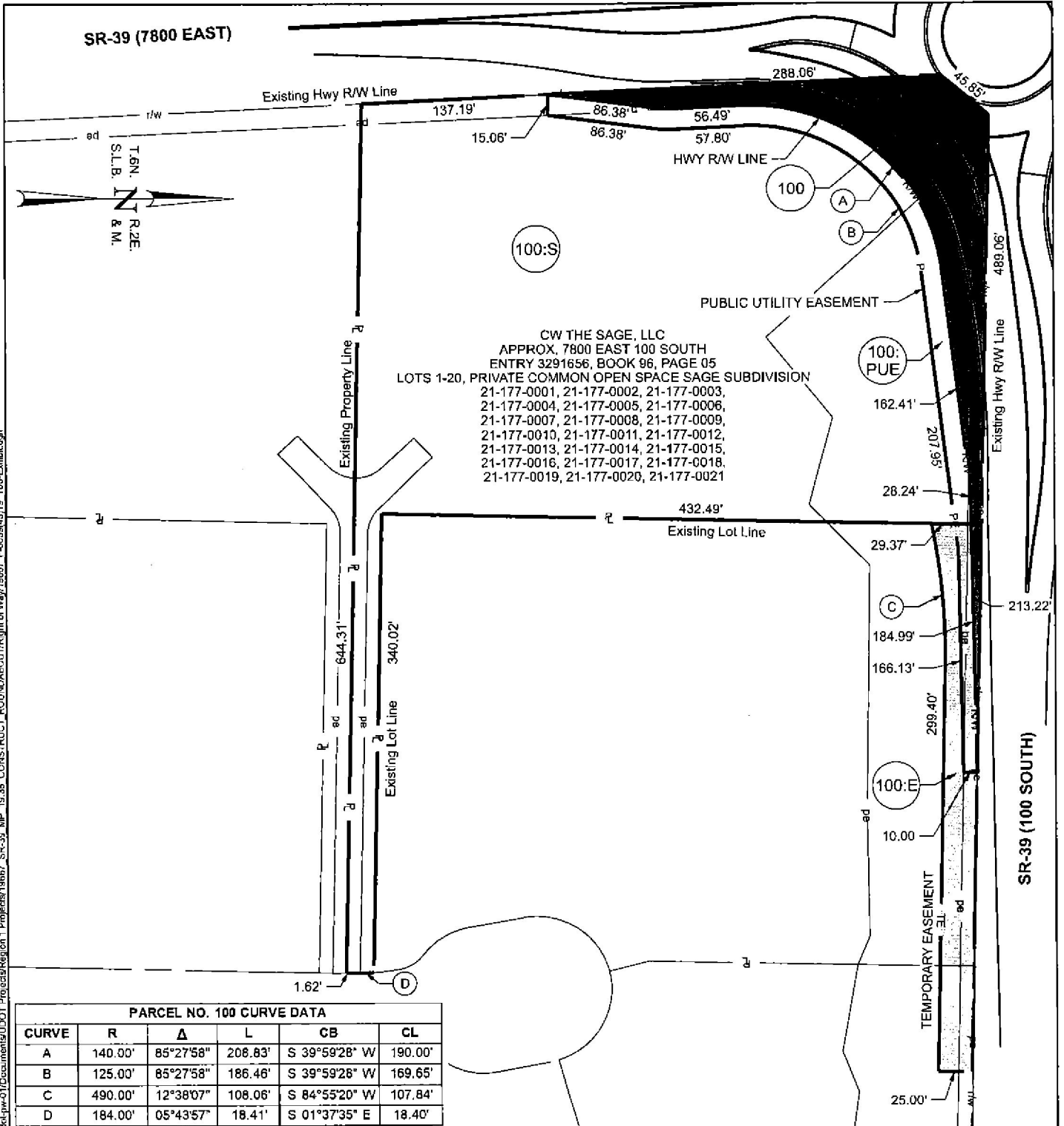
CW The Sage, LLC
a Utah limited liability company

Signature

Colin H. Wright - Manager
Print Name and Title

On this 11th day of January, in the year 2024, before me personally appeared Colin H. Wright, 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 Manager of CW The Sage, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said CW The Sage, LLC, a Utah limited liability company by Authority of its Certificate of Organization.


Notary Public





CW THE SAGE, LLC
 APPROX. 7800 EAST 100 SOUTH
 ENTRY 3291656, BOOK 96, PAGE 05
 LOTS 1-20, PRIVATE COMMON OPEN SPACE SAGE SUBDIVISION
 21-177-0001, 21-177-0002, 21-177-0003,
 21-177-0004, 21-177-0005, 21-177-0006,
 21-177-0007, 21-177-0008, 21-177-0009,
 21-177-0010, 21-177-0011, 21-177-0012,
 21-177-0013, 21-177-0014, 21-177-0015,
 21-177-0016, 21-177-0017, 21-177-0018,
 21-177-0019, 21-177-0020, 21-177-0021

DGN File: p:\v\ugdp-pz-bendley.com\udot\Documents\UDOT Projects\Region 1 Projects\Region 1 Projects\SR-39 MP 19.36 CONSTRUCT ROUNDABOUT\Right of Way\19667_F-0039(43)19_100-Exhibit.dgn

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	SQ FT	ACRES	EXIST. RW IN DEED SQ FT	OWNERSHIP SQ FT	REMAINING SQ FT LEFT	REMAINING SQ FT RIGHT
100	CW THE SAGE, LLC	16,888	0.388	NONE	2,971,245	NONE	2,954,357
100:S		136,975	3.145	NONE	2,954,357	NONE	2,817,382
100:PUE		7,927	0.182	NONE	2,954,357	PUBLIC UTILITY EASEMENT	
100:E		9,889	0.227	NONE	2,954,357	TEMPORARY EASEMENT	

SHEET NO. 100-EXHIBIT	PARTIAL SUMMARY NO. 02F	PROPERTY OWNER: CW THE SAGE, LLC
PROJECT	SR-39; MP 19.36, CONSTRUCT ROUNDABOUT	PROPERTY ADDRESS: APPROX. 7800 EAST 100 SOUTH, HUNTSVILLE, UT 84317
PROJECT NUMBER	F-0039(43)19	UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DESIGN