

3184682
BK 7340 PG 479

E 3184682 B 7340 P 479-482
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 10:41:00 AM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

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

Easement (TRUSTEE)

Tax ID No. 11-037-0038
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:427:E
116755-3CP

George L. Talbot, Jr., Trustee and Successor Trustee for Mary Shermer Talbot of The Talbot Family Revocable Trust, dated the 19th day of May, 1992, Grantor, of Kaysville, 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 (\$10.0) Dollars, and other good and valuable considerations, the following described easement of Davis County, State of Utah, to-wit:

A temporary easement upon part of an entire tract of property, situate in the NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, Utah, for the purpose of a driveway reconstruct, blending of slopes, and appurtenant parts thereof to facilitate the construction of US-89, known as Project No. S-0089(406)398. 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 (3) 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 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 a frontage road of said Project, which point is 971.02 feet S.00°11'30"W. along the Section line and 338.34 feet S.89°48'30"E. and northerly 144.38 feet along the arc of a curve to the right with a radius of 22833.31 feet, chord bears N.03°05'34"W. 144.38 feet and 55.86 feet N.82°40'00"E. from the West Quarter corner of said Section 25; and running thence N.00°33'09"W. 422.17 feet along said easterly right of way line, parallel with the US-89 right of way control line of said Project; thence

N.89°11'23"E. 20.00 feet; thence N.00°33'09"W. 62.26 feet, parallel with said right of way control line to the northerly boundary line of said entire tract; thence N.82°40'00"E. 5.04 feet along said northerly boundary line to a point 171.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1193+59.59; thence S.00°33'09"E. 67.83 feet, parallel with said right of way control line; thence S.89°11'23"W. 15.00 feet; thence S.00°33'09"E. 416.02 feet, parallel with said right of way control line, to the southerly boundary line of said entire tract at a point 156.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1188+75.67; thence S.82°40'00"W. 10.07 feet along said southerly boundary line 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 4,605 square feet in area or 0.106 acre.

(Note: Rotate above bearings 00°20'39" clockwise to equal Highway bearings)

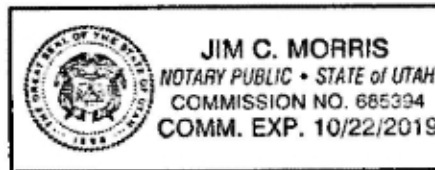
WITNESS, the hand of said Grantor, this 4th day of SEPTEMBER, A.D. 2019.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

The Talbot Family Revocable Trust,
dated the 19th of May, 1992,
George L. Talbot, Jr. Trustee and
George L. Talbot, Jr., Trustee Successor Trustee
and Successor Trustee

On the date first above written personally appeared before me, George L. Talbot, Jr.
Trustee and Successor Trustee for Mary Sherner Talbot of The Talbot Family Revocable Trust, dated the
19th of May, 1992, who being by me duly sworn, acknowledged to me that they signed the within and
foregoing instrument in accordance with the authority as Trustee and Successor Trustee given under the
instrument creating said Trust, as that as Trustee and Successor Trustee they executed the same.

Jim C. Morris
Notary Public



3184682
BK 7340 PG 482



13821_S-0089(406)398_15P_427_E_DeedPlot

6/7/2019

Scale: 1 inch= 57 feet

File: 13821_S-0089(406)398_15P_427_E_DeedPlot.ndp

Tract 1: 0.1057 Acres (4605 Sq. Feet). Closure: s30.1802w 0.01 ft. (1/101719). Perimeter=1018 ft.

01 n00.3309w 422.17
02 n89.1123e 20
03 n00.3309w 82.26
04 n82.4000e 5.04
05 s00.3309e 67.83
06 s89.1123w 15
07 s00.3309e 416.02

08 s82.4000w 10.07