

3184724
BK 7340 PG 765

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

E 3184724 B 7340 P 765-768
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 11:47:00 AM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

Easement

(TRUSTEE)
Davis County

Tax ID No. 11-037-0037
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:432:E
114926-5CP

Steven S. Talbot and Elaine B. Talbot, Trustees of the Talbot Revocable Living Trust, dated February 19, 2008, 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 (\$10.00) Dollars, and other good and valuable considerations, 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 NW1/4 SW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, 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 northerly boundary line of said entire tract and the easterly right of way line of a frontage road of said Project, which point 143.29 feet North and 612.32 feet East and 256.21 feet S.84°00'00"W. and 171.66 feet S.00°26'00"E. and 16.61 feet N.84°01'36"E. from the West Quarter corner of said Section 25; and running thence N.84°01'36"E. 10.04 feet along said northerly boundary line to a point 156.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1196+42.75; thence S.00°34'19"E. 125.13 feet,

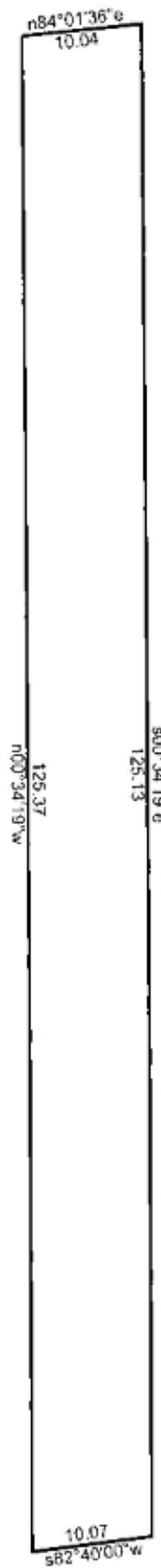
Continued on Page 2
TRUSTEE RW-09T (12-01-03)

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 1195+17.62; thence S.82°40'00"W. 10.07 feet along said southerly boundary line to said easterly frontage road right of way line; thence N.00°34'19"W. 125.37 feet along said easterly right of way line, parallel with said right of way control 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 1,252 square feet in area or 0.029 acre.

(Note: Basis of Bearing is N.00°11'10"E. between the West Quarter corner and the Northwest Corner of said Section 25)

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13821_S-0089(406)398_13P_432_E_DeedPlot

5/21/2019

Scale: 1 inch= 15 feet

File: 13821_S-0089(406)398_13P_432_E_DeedPlot.ndp

Tract 1: 0.0287 Acres (1252 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/59175), Perimeter=271 ft.

- 01 n84.0136e 10.04
- 02 s00.3419e 125.13
- 03 s82.4000w 10.07
- 04 n00.3419w 125.37