



W3044528

E# 3044528 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
31-Mar-20 0212 PM FEE \$0.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

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

119807-JCP

Easement (Limited Liability Company)

Weber County	Tax ID No.	18-049-0003 18-161-00025
	PIN No.	14408
	Project No.	F-0235(20)3
	Parcel No.	0235:105:2E

Marvin Barker Investment Company,L.L.C., 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 considerations, the following described easement in Weber County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, in Lot 15, Plat "B", North Ogden City Survey, a subdivision recorded in Book 5, Page 79 of plats and the remainder parcel of Barker Depot, a subdivision recorded as Entry No. 2992361, Book 85, Page 95 of plats, in the NE1/4 NE1/4 of Section 32, T.7N., R.1W., S.L.B.&M., in Weber County, Utah, to facilitate the widening of the existing highway State Route 134 (2600 North Street) known as Project No. F-0235(20)3. 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 easement are described as follows:

Beginning at a point in the westerly right of way line of the existing highway State Route 235 (Washington Boulevard) which is 7.89 feet N.00°15'00"E. and 66.00 feet N.89°43'42"W. and 108.94 feet S.00°15'00"W. from the monument at the intersection of 2600 North and Washington Boulevard, said point is also 37.94 feet S.00°15'00"W. from the Northeast Corner of said Lot 15, said point is also 100.00 feet

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perpendicularly distant southerly from the 2600 North Street control line opposite approximate engineer station 109+11.50; and running thence S.00°15'00"W. 13.01 feet along said westerly right of way line; thence N.75°03'15"W. 65.13 feet; thence N.89°44'34"W. 352.97 feet; thence N.85°53'36"W. 219.12 feet to the westerly boundary line of said entire tract; thence N.01°06'46"W. 19.66 feet along said westerly boundary line to a point in a 2,951.50-foot radius non-tangent curve to the right (Note: center bears S.02°35'21"W.); thence easterly along the arc of said curve 74.89 feet through a delta of 01°27'14" (Note: chord to said curve bears S.86°41'02"E. for a distance of 74.89 feet) to the beginning of a 4,048.50-foot radius reverse curve to the left at a point 66.10 feet perpendicularly distant southerly from said control line opposite engineer station 103+49.47; thence easterly along the arc of said curve 55.22 feet through a delta of 0°46'54" (Note: chord to said curve bears S.86°20'52"E. for a distance of 55.22 feet) to a point 70.72 feet perpendicularly distant southerly from said control line opposite engineer station 104+04.50; thence S.01°08'50"E. 6.02 feet to the beginning of a 4,054.50-foot radius non-tangent curve to the left; thence easterly along the arc of said curve 270.92 feet through a delta of 03°49'43" (Note: chord to said curve bears S.88°39'34"E. for a distance of 270.88 feet) to the beginning of a 9,912.00-foot radius reverse curve to the right, concentric with and 88.00 feet radially distant southerly from said control line opposite engineer station 106+76.00; thence easterly along the arc of said curve 146.25 feet through a delta of 00°50'43" (Note: chord to said curve bears N.89°50'56"E. for a distance of 146.25 feet) to a line parallel with said control line opposite engineer station 108+23.55; thence S.89°43'42"E. 67.47 feet along said parallel line to a point opposite engineer station 108+91.01; thence S.44°43'54"E. 28.98 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 easement contains 11,247 square feet or 0.258 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°54'30" clockwise to obtain highway bearings.)

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IN WITNESS WHEREOF, said Marvin Barker Investment Company,L.L.C., a Utah Limited Liability Company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 5th day of FEBRUARY, A.D. 2020.

STATE OF UTAH)
) ss.
COUNTY OF MORGAN)

Marvin Barker Investment Company,L.L.C.
Limited Liability Company

By Julie B Farr Virginia Burwell
Co-Managers
Julie B Farr Virginia Burwell

On the date first above written personally appeared before me, Julie B Farr AND Virginia Burwell who, being by me duly sworn , says that they are the Manager of Marvin Barker Investment Company,L.L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Julie B Farr AND Virginia Burwell acknowledged to me that said company executed the same.

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

Maurine L. Bachman
Notary Public

