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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/29/2019 1:29:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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

Easement

(LIMITED LIABILITY COMPANY) Tax ID No. 11-032-0027

Davis County

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:512:E

113714-JCP

Edgehill Investments, LLC, a Limited Liability Company of the State of Utah 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 SW1/4 NW1/4 of Section 24, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the purpose of constructing cut and/or fill slopes, tree removal 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 2294.00 feet North along the Section line and 222.30 feet East and 528.0 feet N.01°52'00"W. and 92.32 feet N.89°23'00"E. from the Southwest corner of said Section 24; and running thence along said easterly right of way line the following two (2) courses and distances: (1) northerly 8.82 feet along the arc of a curve to the right with a radius of 954.00 feet, chord bears N.14°50'12"W. 8.82 feet to a point of curvature of a non-tangent curve to the right with a radius of 975.77 feet; (2) thence northerly along said curve with an arc length of 151.36 feet, chord bears N.12°16'56"W. 151.21 feet to the northerly boundary line of said

entire tract; thence S.90°00'00"E. 31.65 feet along said northerly boundary line to a point 269.82 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1253+57.74; thence S.01°52'00"E. 78.87 feet; thence N.89°26'38"E. 139.07 feet; thence S.16°07'10"E. 80.21 feet to the southerly boundary line of said entire tract at a point 445.64 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1252+11.81; thence S.89°23'00"W. 161.14 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 14,502 square feet in area or 0.333 acre.

(Note: Rotate above bearings 00°33'22" clockwise to equal Highway bearings)

