

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

E 3218447 B 7429 P 565-567
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/15/2020 11:09 AM
FEE \$0.00 Post 3
DEPT REC'D FOR UTAH DEPT OF TRANSPORTATION

RETURNED
JAN 15 2020

Easement

(LIMITED LIABILITY COMPANY)

Tax ID No. 11-032-00⁶⁴

Davis County

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:512B:E

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 perpetual 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 (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs necessary for the widening of the existing highway US-89, known as Project No. S-0089(406)398. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, successors, heirs and assigns, and includes and conveys all rights of Grantor to change the vertical distance or grade of said cut and/or fill slopes. 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 77.82 feet N.89°23'00"E. from the Southwest corner of said Section 24; and running thence along said easterly frontage road 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

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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; 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 East 16.67 feet along said northerly boundary line to a point 254.90 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1253+56.48; thence S.03°03'11"E. 87.42 feet; thence S.11°06'15"E. 70.29 feet to the southerly boundary line of said entire tract at a point 285.47 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1251+98.03; thence S.89°23'00"W. 0.44 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 1,232 square feet in area or 0.028 acre.

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

IN WITNESS WHEREOF, said Edgehill Investments, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 11 day of December, A.D. 20 19.

STATE OF Utah)
) ss.
COUNTY OF Davis)

Edgehill Investments, LLC
Limited Liability Company

By [Signature]
Manager

On this, the 11 day of December, 2019, personally appeared before me Erik Craythorne, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Edgehill Investments, LLC, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Melanie Adams
Notary Public

