

WHEN RECORDED, MAIL TO:
Utah Transit Authority
Real Estate Department
669 West 200 South
Salt Lake City, Utah 84101

E 3082204 B 6974 P 604-605
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/19/2018 12:07 PM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR UTAH TRANSIT AUTHORITY

EASEMENT
(LIMITED PARTNERSHIP)

Tax ID No. 14-003-0114 *pt*
Parcel No. 20th – 1330 stop ID 301354
Project Name: 20th WEST BUS PASSENGER AMENITIES

TETON INVESTMENT HOLDING, L.P., a Utah limited partnership, as to a 50% undivided interest, as Grantor, hereby GRANTS AND CONVEYS to UTAH TRANSIT AUTHORITY, a public transit district organized pursuant to Utah law, Grantee, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, a perpetual nonexclusive easement upon, along and across a portion of Grantor's property, more fully described below. Such easement is granted for the following purposes: (a) construction, maintenance, reconstruction, operation, relocation, removal, and/or upgrade of bus passenger amenities, including but not limited to, concrete or pavement, shelter, bike rack, bench, and other necessary or desirable improvements, equipment, accessories and appurtenances, and (b) to permit pedestrian access for the use of the public, together with the right of ingress to and egress from and use of the bus passenger amenities and/or sidewalk adjacent to or near the easement. The Easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns. The easement property is described as follows:

Legal Description

A portion of land in fee for the "20th WEST BUS PASSENGER AMENITIES PHASE 1", a Utah Transit Authority project, being a portion of the Grantor's Property defined in that certain Warranty Deed, recorded May 09, 2007, as Entry No. 2269182, Book 4279, Page 1600, on file at the Davis County, Utah Recorder's Office, situate in the Southwest Quarter (SW 1/4) of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and described as follows:

Commencing at the Davis County Surveyor established location as per record, of the Southwest Corner of said Section 27, said point being South 00°30'21" West 2641.99 feet from the West Quarter (W 1/4) Corner of said Section 27 as calculated per found brass cap Witness Corner monuments; thence North 00°30'21" East 128.82 feet along the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence departing said West line South 89°29'39" East 38.01 feet to a point on the east right-of-way line of 2000 West Street, said point also being the **Point of Beginning**;

Thence along said east right-of-way line North 00°30'21" East 32.00 feet; thence departing said east right-of-way line South 89°36'20" East 5.25 feet; thence South 00°23'40" West 32.00 feet; thence North 89°36'20" West 5.31 feet to the **Point of Beginning**.

The above-described portion contains 169 square feet or 0.004 acres.

Continued on Page 2

BASIS OF BEARING

North 00°28'00" East, being the bearing of the West line of the Northwest Quarter (NW 1/4) as calculated per found brass cap witness corner monuments at the Northwest Corner and the West Quarter (W 1/4) Corner of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian

End of description

IN WITNESS WHEREOF, the hand of said Grantor has been set this 22 day of February, A.D. 20 18.

Signed in the presence of:

Julie B. Boyle

STATE OF Utah)
) ss.
COUNTY OF Davis)

TETON INVESTMENT HOLDING, L.P.,
a Utah limited partnership,

By [Signature]

On the date first above written personally appeared before me, Spencer H. Wright, who, being by me duly sworn, acknowledged to me that he is a partner of the firm of TETON INVESTMENT HOLDING, L.P., a Limited-Partnership, and that the within and foregoing instrument was signed in behalf of said Limited-Partnership by authority of all partners, and said Grantor acknowledged to me that said Limited-Partnership executed the same.

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

Julie B. Boyle
Notary Public

