

3085320
BK 6985 PG 494

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

E 3085320 B 6985 P 494-495
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/03/2018 12:19 PM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR UTAH TRANSIT AUTHORITY

EASEMENT
(LIMITED LIABILITY COMPANY)

Tax ID No. 14-266-0005
Parcel No. 20th - 1877 stop ID 627011
Project Name: 20th WEST BUS PASSENGER AMENITIES

pt

WENDY'S PROPERTIES, LLC, a Delaware limited liability company, 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 October 22, 2015, as Entry No. 2900481, in Book 6378, Page 196, on file at the Davis County, Utah Recorder's Office, situate in the Northeast Quarter (NE 1/4) of Section 28, 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 found brass cap Witness Corner monuments at the East Quarter (E 1/4) Corner of said Section 28, said point being South 00°28'00" West 2647.57 feet from the Northeast Corner of said Section 28 as calculated per a found brass cap Witness Corner monument; thence North 00°28'00" East 504.85 feet along the East line of the Northeast Quarter (NE 1/4) of said Section 28, thence departing said East line North 89°32'00" West 55.00 feet to a point on the west right-of-way line of 2000 West Street, said point also being the **Point of Beginning**;

Thence along said west right-of-way line South 00°28'00" West 32.00 feet; thence departing said west right-of-way line North 89°52'46" West 7.26 feet; thence North 00°07'14" East 32.00 feet; thence South 89°52'46" East 7.46 feet to the **Point of Beginning**.

The above-described portion contains 236 square feet or 0.005 acres.

Continued on Page 2

