

3255440
BK 7521 PG 2805

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

112979 JCP

E 3255440 B 7521 P 2805-2807
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/27/2020 3:43:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Easement

Davis County

Tax ID No. 09-088-0105

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:565:E

Larry E. Urry, a married man, Grantor, of Ogden, County of Weber, State of Utah, 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 Davis County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, Utah, for the purpose of ingress and egress for constructing and maintaining a retaining/sound wall, cut and/or fill slopes and appurtenant parts thereof incident to the widening of 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 westerly right of way and no-access line of US-89 of said Project and the northerly right of way line of Gentile Street of said Project, which point is 74.15 feet S.89°55'10"W. along the Section line and 18.68 feet North and 20.91 feet N.89°44'59"W. and 10.32 feet N.02°18'05"W. from the Southeast corner of said Section 14; and running thence along said northerly right of way line of Gentile Street, northwesterly 42.28 feet along the arc of a non-tangent curve to the left with a radius of 60.50 feet; chord bears N.31°10'16"W. 41.42 feet to a point 125.72 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+13.55; thence N.02°18'05"W. 58.88 feet; thence S.84°31'16"W. 10.00 feet;

Continued on Page 2
INDIVIDUAL RW-09 (12-01-03)

thence N.05°28'44"W. 22.75 feet to a point of curvature of a non-tangent curve to the left with a radius of 4638.50 feet; thence northerly along said curve with an arc length of 130.83 feet, chord bears N.09°01'37"W. 130.82 feet; thence N.09°50'05"W. 122.16 feet to the northerly boundary line of said entire tract at a point 169.72 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1280+45.44; thence N.89°55'10"E. 30.44 feet along said northerly boundary line to said westerly right of way and no-access line of US-89; thence along said westerly right of way and no-access line the following four (4) courses and distances: (1) S.09°50'05"E. 117.01 feet to a point of curvature of a curve to the right with a radius of 4668.50 feet; (2) thence southerly along said curve with an arc length of 132.39 feet, chord bears S.09°01'21"E. 132.39 feet; (3) thence S.05°28'44"E. 24.02 feet; (4) thence S.02°18'05"E. 95.71 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 part of an entire tract contains 9,679 square feet in area or 0.222 acre.

(Note: Rotate above bearings 00°30'05" clockwise to equal Highway bearings)

