

E 2863782 B 6256 P 2115-2118
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/29/2015 05:00 PM
FEE \$0.00 Pgs: 4
DEP RTT REC'D FOR CENTRAL DAVIS SE
WER DISTRICT

WHEN RECORDED MAIL TO:

Central Davis Sewer District
Attn: General Manager
2200 South Sunset Dr.
Kaysville, UT 84037

08 500 - 0001
08 500 - 0002

20.0 SANITARY SEWER EASEMENT

RETURNED

APR 29 2015

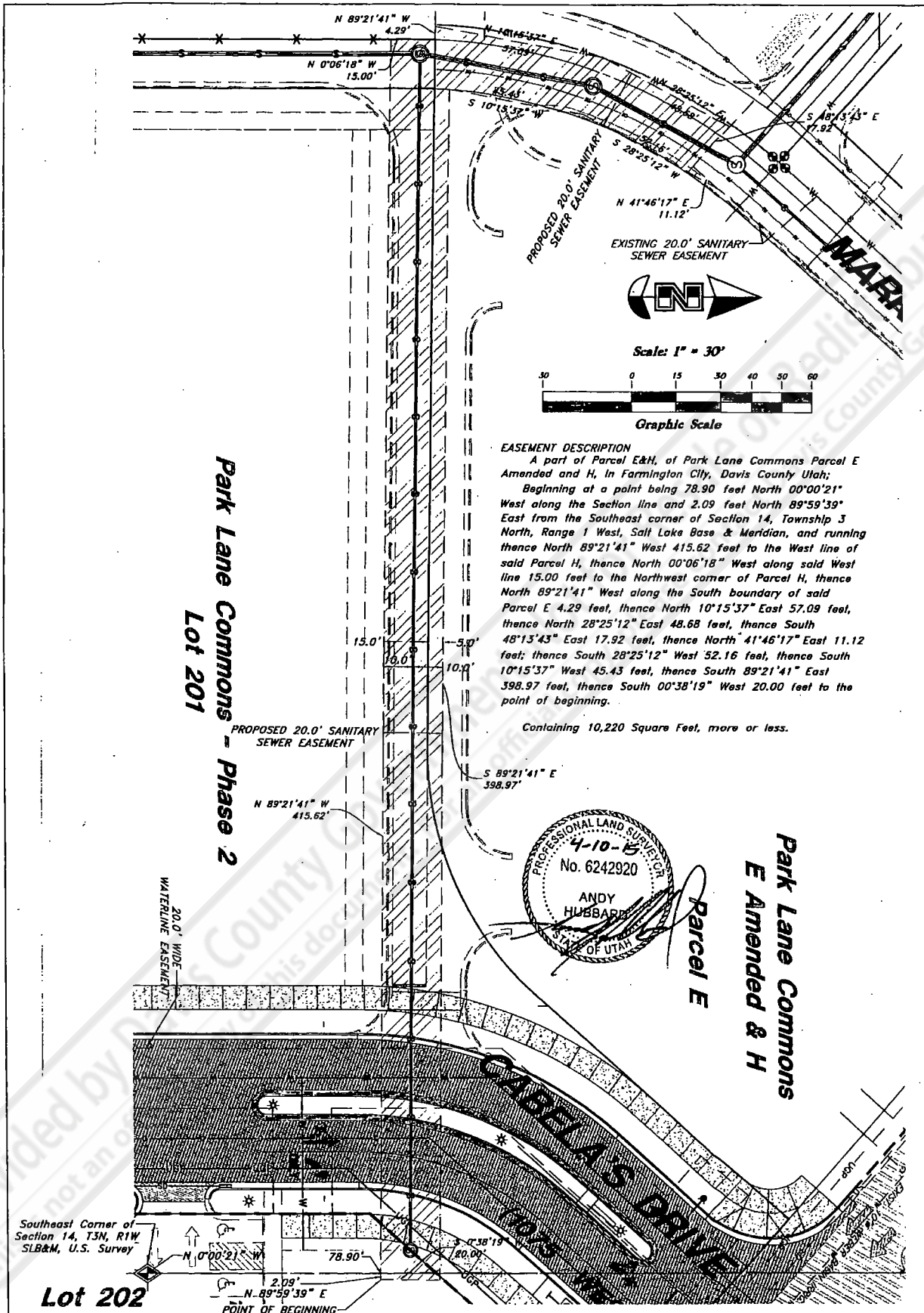
For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as Grantors hereby grant, convey, sell, and set over unto Central Davis Sewer District, a body politic of the State of Utah, hereinafter referred to as Grantee, its successors and assigns, a perpetual non-exclusive right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace underground sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, and manhole covers which are not underground, hereinafter called the Facilities, said right-of-way and easement, being situated in Davis County, State of Utah, through a parcel of the Grantors land lying within a strip Twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described on the attached Exhibit EX-1.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns, with the reasonable right of ingress and egress in the Grantee, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is reasonably necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. During construction periods, Grantee and its contractors may use such portion of Grantors property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the Facilities. The Grantee shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. Grantors shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the Grantee, provided such use shall not materially interfere with the Facilities or with the discharge and conveyance of sewage through the Facilities, or any other rights granted to the Grantee hereunder, it being acknowledged that the use thereof as a road or access drive shall be permitted.

Grantors shall not build or construct, or permit to be built or constructed, any building or other vertical structures over or across this right-of-way and easement nor change the contour thereof without the written consent of Grantee. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the Grantors and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

EXHIBIT EX-1

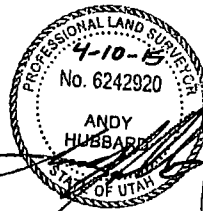
2863782
BK 6256 PG 2117



EASEMENT DESCRIPTION

A part of Parcel E&H, of Park Lane Commons Parcel E Amended and H, in Farmington City, Davis County Utah;
Beginning at a point being 78.90 feet North 00°00'21" West along the Section line and 2.09 feet North 89°59'39" East from the Southeast corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base & Meridian, and running thence North 89°21'41" West 415.62 feet to the West line of said Parcel H, thence North 00°06'18" West along said West line 15.00 feet to the Northwest corner of Parcel H, thence North 89°21'41" West along the South boundary of said Parcel E 4.29 feet, thence North 10°15'37" East 57.09 feet, thence North 28°25'12" East 48.68 feet, thence South 48°13'43" East 17.92 feet, thence North 41°46'17" East 11.12 feet; thence South 28°25'12" West 52.16 feet, thence South 10°15'37" West 45.43 feet, thence South 89°21'41" East 398.97 feet, thence South 00°38'19" West 20.00 feet to the point of beginning.

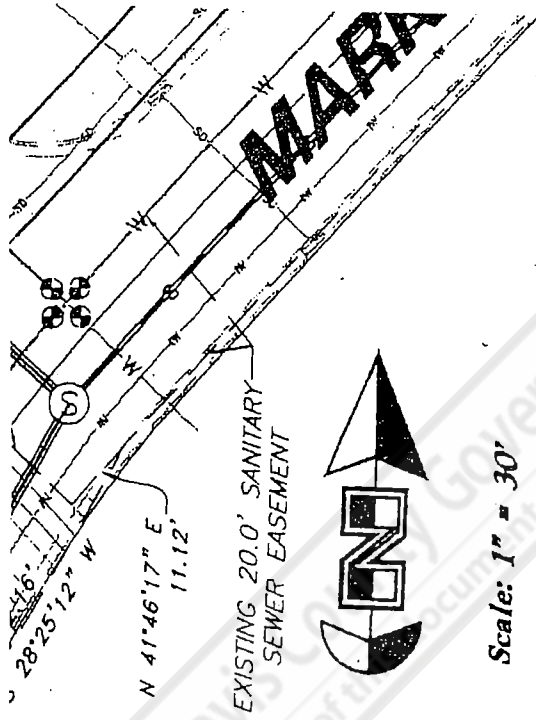
Containing 10,220 Square Feet, more or less.



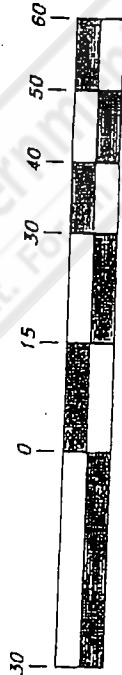
DATE **April 10, 2015**
SHEET NO. **EX-1**
JOB NO. **14N911**

Park Lane Commons Parcel E & Park Lane Commons Phase 2 Lots 201 & 202 Sewer Easement
1075 West Station Parkway
Farmington City, Davis County, Utah

GREAT BASIN ENGINEERING
6740 SOUTH 1475 EAST DODD, UTAH 84403
MAIN (801)394-4815 O.L.C (801)821-0222 FAX (801)393-7544
WWW.GREATBASINENGINEERING.COM



Scale: 1" = 30'



Graphic Scale

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