

RETURNED

OCT 01 2019

LAYTON CITY
TURN-AROUND EASEMENT

10-065-0087

For the sum of Ten Dollars (\$10.00) and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells, and sets over unto Layton City Corporation, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a Temporary Right-of-Way and Vehicular Turn-Around Area Easement over and through a parcel of the GRANTOR'S land. Said Temporary Right-of-Way and Vehicular Turn-Around Area Easement being situated in Layton City, State of Utah, more fully described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

It is understood and agreed, that at such time as Welden Way may be extended, this Temporary Right-of-Way and Vehicular-Turn-Around Easement shall terminate.

GRANTOR warrants that it and no one else holds title to the above described property and that it has authority to grant said easement Layton City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said Temporary Right-of-Way nor change the contour thereof without the written consent of GRANTEE. This Temporary Right-of-Way and Easement grant shall be binding upon and inure to the benefit of the successors and assigns of GRANTOR and the successors and assigns of GRANTEE.

By accepting this Vehicular Turn-Around Easement, GRANTEE hereby agrees to indemnify, save and hold GRANTOR harmless against any loss or damage to property or any injury to or death of any person and any and all other claims whatsoever resulting from the exercise by GRANTEE, or its employees, agents, contractors, successors and assigns, of the rights or obligations hereunder.

[Signature page to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Right-of-Way and Easement
this 16th day of August, 2019.

GRANTOR:



GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

Jay Stocking – Managing Member

River Valley Development, LLC

GRANTOR'S NAME & TITLE

LAYTON CITY ACCEPTANCE:



ALEX R. JENSEN, City Manager

SWT

ATTEST:



Kimberly S Read
KIMBERLY S READ, City Recorder

Approved as to Form:

By: Abby Brinkhoff
Date: 8/26/19

GRANTOR NOTARY

(Complete only if signing as an Individual)

STATE OF _____ :SS
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____
signer(s) of the foregoing Layton City Turn-Around Easement who duly acknowledged to me that he/she/they executed the
same.

NOTARY PUBLIC

.....
(Complete only if signing on behalf of a Corporation/Partnership)

STATE OF _____ :SS
COUNTY OF _____

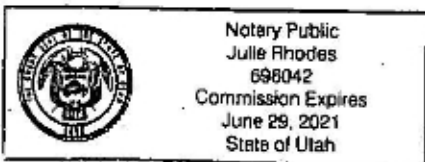
On this _____ day of _____, 20____, personally appeared before me _____
who being by me duly sworn did say that he/she is the _____ of _____
a _____ corporation/partnership, and that the foregoing Layton City Turn-Around Easement was signed in behalf of
said corporation/partnership by authority of its Board of Directors/by-laws, and he/she acknowledged to me that said
corporation/partnership executed the same.

NOTARY PUBLIC

(Complete only if signing on behalf of a Limited Liability Company)

STATE OF UTAH :SS
COUNTY OF BOX ELDER

On this 16th day of August, 2019, personally appeared before me Jay Stocking who being by me duly sworn did say
that he/she is the Managing Member of River Valley Development, LLC, a limited liability company, and that the foregoing
Layton City Turn-Around Easement was signed in behalf of said company by authority, and he/she acknowledged to me that
said company executed the same.



Julie Rhodes

NOTARY PUBLIC

****IF ADDITIONAL SIGNERS AND/OR NOTORIAL WORDING ARE NECESSARY, PLEASE
NOTATE ANY ADDITIONS ON THIS NOTARY PAGE AND ATTACH A STATE APPROVED
NOTARIAL CERTIFICATE, WHICH IDENTIFIES THE DOCUMENT THE ATTACHED NOTARIAL
CERTIFICATE RELATES TO, AS WELL AS, THE NUMBER OF PAGES IN THE DOCUMENT****

EXHIBIT A
PARCEL #10-065-0087

LEGAL DESCRIPTION
PREPARED FOR
MARY MEADOWS PHASE 2
LAYTON CITY, UTAH
August 6, 2019

TEMPORARY TURNAROUND EASEMENT

A portion of the SE1/4 of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°55'40"W along the Section line 1,090.83 feet and North 1,111.19 feet from the Southeast Corner of Section 19, T4N, R1W, SLB&M; thence N89°57'56"W 58.00 feet; thence easterly along the arc of a non-tangent curve to the right having a radius of 50.00 feet (radius bears: N35°29'06"E) a distance of 252.29 feet through a central angle of 289°05'56" Chord: S89°57'56"E 58.00 feet to the point of beginning.

Contains: 7,488 square feet+/-