

RETURNED

MAR 18 2019

3148735
BK 7221 PG 3298

WHEN RECORDED MAIL TO:

Farmington City
Attn: City Manager
160 South Main Street
P.O. Box 160
Farmington, UT 84025

E 3148735 B 7221 P 3298-3302
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/18/2019 04:25 PM
FEE \$0.00 Pgs: 5
DEP RTT REC'D FOR FARMINGTON CITY
CORP

08-060-0048

EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantors hereby grant, convey, sell, and set over unto **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as "Grantee," its successors and assigns, a perpetual non-exclusive right-of-way and easement to lay, construct, maintain, operate, repair, inspect, protect, install, remove and replace waterline pipelines, boxes, valves, fittings, and other waterline transmission and distribution structures, utilities, related facilities, and other public improvements, hereinafter all together called "Facilities," said right-of-way and easement, being situated in Davis County, State of Utah, over and through a parcel of the Grantors' land, more particularly described in Exhibit "A," attached hereto and incorporated herein by reference and shown in Exhibit B.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns with the 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 necessary to install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. During construction periods, Grantee and its contractors may use such portion of the 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 contractor performing the work 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 premises except for the purpose for which this right-of-way and easement is granted to the Grantee, provided such use shall not interfere with the Facilities, or any other rights granted to the Grantee hereunder.

Grantors shall not build or construct or permit to be built or constructed any building or other improvement over or across this right-of-way and easement nor change the contour or alter the grade 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.

IN WITNESS WHEREOF, the Grantors have executed this right-of-way and Easement
this 15 day of March, 2019.

“GRANTOR”

OUTWARD DEVELOPMENT, LLC

BY: [Signature], Member

STATE OF UTAH)

:ss.

COUNTY OF DAVIS)

On this 15th day of March A.D., 2019, personally appeared before me, the undersigned Notary Public, in and for said county of Davis, State of Utah, the signer(s) of this application who duly acknowledged to me that he/she/they are the owners of the property described in the application and that it was signed freely and voluntarily and for the uses and purposes therein mentioned.

Emma Jane Hixson

Notary Public

Residing in:

Farmington, UT

My Commission Expires:

August 24, 2022

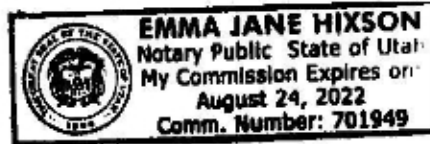


EXHIBIT "A"

Water Line Easement

A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian:

Beginning at a point on the North right of way line of 675 North Street, said point is 1,501.77 feet North 00°00'21" West along the Section line and 768.02 feet North 89°59'39" West from the Southeast corner of said Section; and running thence North 89°41'17" West 28.44 feet along said North right of way line; thence North 45°00'00" West 4.19 feet; thence North 107.40 feet; thence West 10.72 feet to Grantors West Property line; thence North 00°51'17" East 20.00 feet along said West Property line ; thence East 10.43 feet; thence North 219.98 feet to Grantors North Property line; thence South 89°41'17" East 20.00 feet along said North Property line; thence South 219.87 feet; thence East 126.95 feet; thence North 45°00'00" East 2.30 feet; thence North 15.59 feet; thence East 20.00 feet; thence South 23.87 feet; thence South 45°00'00" West 18.86 feet; thence West 135.23 feet; thence South 99.12 feet; thence South 45°00'00" East 16.12 feet to the POINT OF BEGINNING.

Containing 10,506 square feet

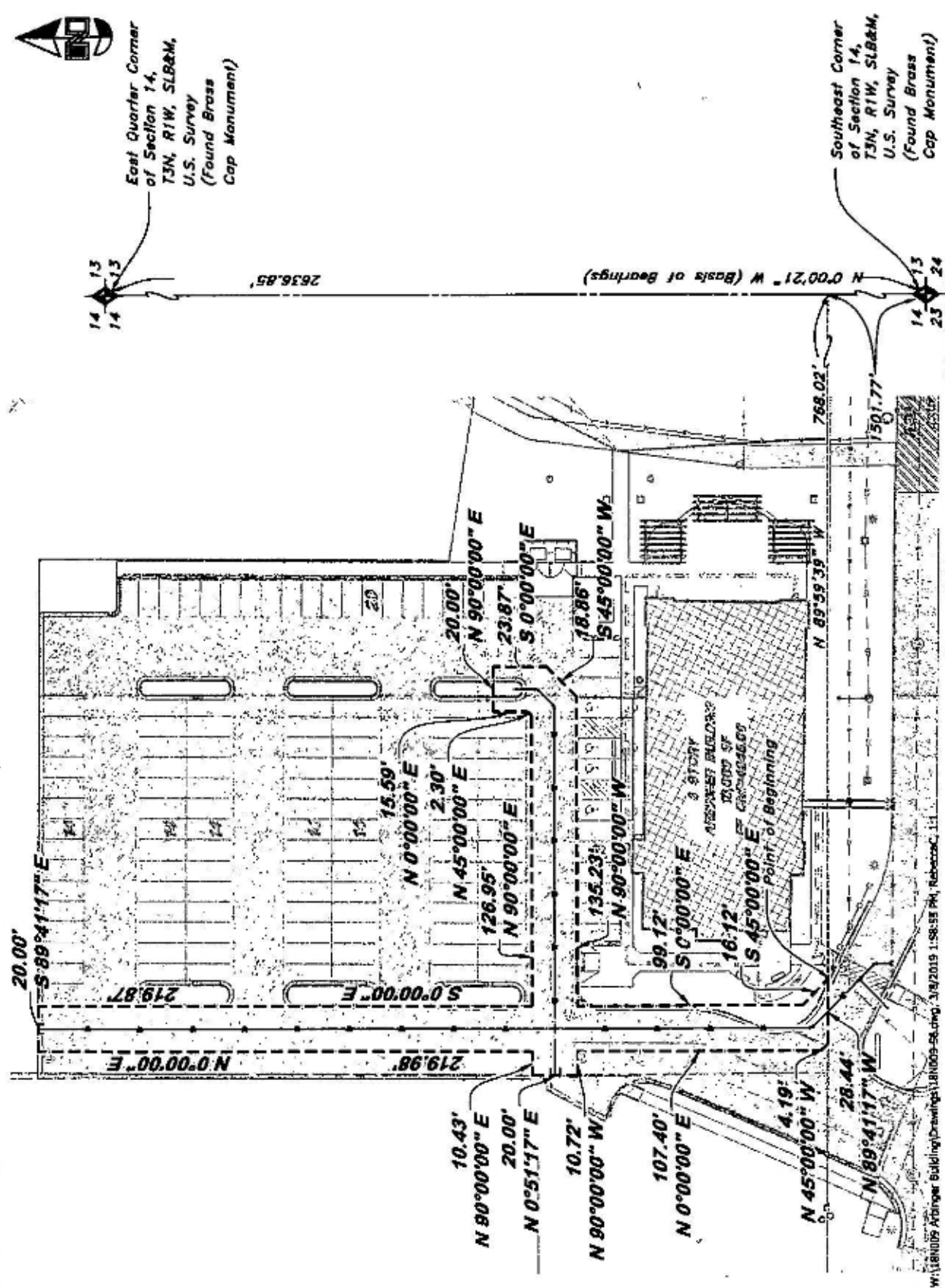
EXHIBIT "B"

EXHIBIT B

ae urbia
architects and engineers
1425 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
PHONE: 303.733.8888 FAX: 303.733.8889
WWW.AEURBIA.COM

OUTWARD PARTNERS, LLC.
ARMER / RED BARN FARMS ORICE BUILDING
1 ARMER WAY, FARMINGTON, UTAH, 84025

180001
Water Easement
Exhibit
PROJECT 11.1811
DATE: 11/11/19



W:\180001\Orice Building\Drawings\181000-58.dwg, 11/11/2019 1:58:55 PM, Rubencio, 1:1