

RETURNED  
AUG 18 2009

2476044  
BK 4841 PG 702

When recorded return to:

Clearfield City  
c/o Scott Hodge, Public Works Director  
55 South State Street  
Clearfield City, Utah 84015

E 2476044 B 4841 P 702-705  
RICHARD T. MAUGHAM  
DAVIS COUNTY, UTAH RECORDER  
08/18/2009 02:43 PM  
FEE \$0.00 Pg: 4  
DEPT RT REC'D FOR CLEARFIELD CITY

12-020-0137.0017

### UTILITY AND DRAINAGE EASEMENT

Clearfield Community Development and Renewal Agency, ("Grantor"), hereby dedicates and grants, a Public and/or Private Utility and Drainage Easement to be used by Public Utility companies and/or Private Utility Companies ("Grantee") as may be authorized by Clearfield City to be used for the installation, construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal, of all public utilities and private utilities as may be authorized by Clearfield City, and all necessary or desirable accessories and appurtenances theret, including without limitation: Pipelines, manholes, valves, underground vaults, supporting towers and poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits, hydrants, meters, pads, transformers, switches, vaults and cabinets, along the general course as now located by the Grantee, on, over, or under the surface of the real property of the Grantor in Davis County, State of Utah more particularly described as follows, and as more particularly described and/or shown on plat A, attached hereto and by this reference made a part hereof:

Legal Description: A part of the North 1/4 of Section 1, Township 2, Township  
4 North, Range 2 West, Salt Lake Base and 2, Township  
described as follows: particularly

Beginning at a point which is N00°13'20"E 512.28 feet and N89°46'40"W 224.12 feet from the Southwest Corner of the Northwest Quarter of Section 1 and running: Thence N89°46'40"W 11.58 feet to the Easterly right-of-way line of Utah Transit Authority (UTA); Thence along the Easterly right-of-way line of said Utah Transit Authority (UTA) N30°02'40"W 469.65 feet to the Southerly right-of-way line of Center Street; Thence along the Southerly right-of-way line of said Center Street Northeasterly 10.01 feet along a 475.60 foot radius curve to the right (long chord bears N62°54'13"E 10.01 feet); Thence S30°02'40"E 474.97 feet to the point of beginning.

Easement contains: 4,723 square feet or 0.11 acres

Together with the right of access to the utility and drainage easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the utility and drainage easement and adjacent lands clear of all brush, trees,

timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials on or within the boundaries of the utility and drainage easement. Subject to the foregoing limitations, the surface of the utility and drainage easement may be used for agricultural crops, walkways, asphalt surfaced parking lots, curb & gutters, waterways, roadways, parking of vehicles, ingress and egress of vehicles, landscaping, and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this 4<sup>th</sup> day of August, 2009.

Clearfield Community Development and Renewal Agency, or any successor assigned.

Grantor,

By: \_\_\_\_\_

*Vern Phipps*  
Vern Phipps, Chair

Attest By: \_\_\_\_\_

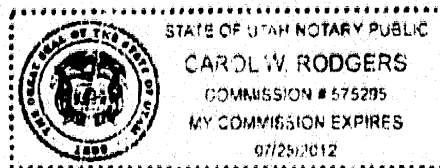
*Nancy R. Dean*  
Nancy R. Dean, Clearfield City Recorder



State of Utah            }  
                                  ss.  
County of Davis        }

On the 4 day of August, 2009, personally appeared before me **Vern Phipps**, Chair and **Nancy R. Dean**, Recorder, the signer(s) of the above instrument, and duly sworn, executed the same.

*Carol W. Rodgers*  
Notary Public



BK 4841 PG 704

Center Street

R=475.60'  
L=10.01'  
 $\Delta=1^{\circ}12'23''$   
Tan=5.01'  
Chord=10.01'  
Bearing= $S102^{\circ}54'13''E$

Future Davis County  
Health Building

10' wide public  
utility easement

Center of Section 2,  
Township 4 North,  
Range 2 West,  
Salt Lake Base & Meridian  
(Monument found)  
N: 200682.62 E: 73292.89

N89°46'40"W  
11.58'

N89°46'40"W

Point of Beginning

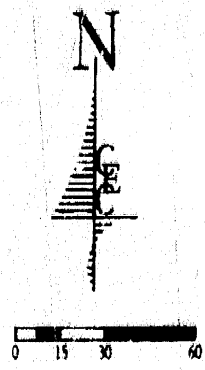
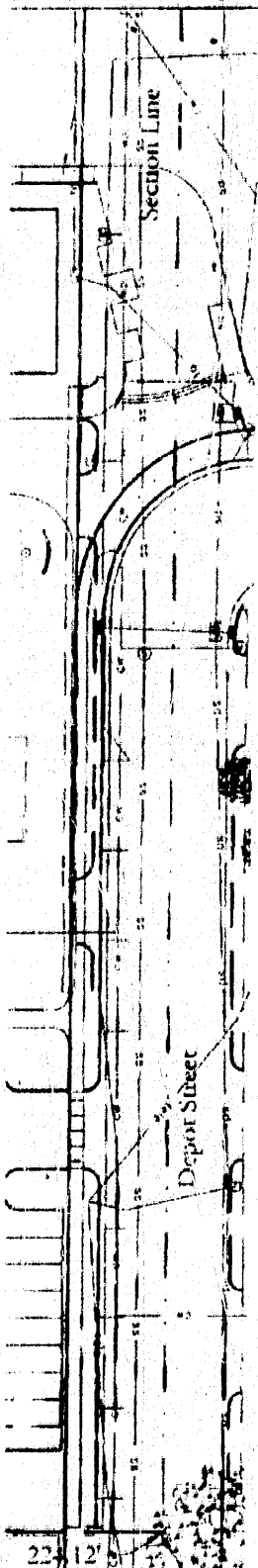
2647.60'

### UTILITY & DRAINAGE EASEMENT DESCRIPTION

A part of the Northeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point which is  $N00^{\circ}13'20''E$  512.28 feet and  $N89^{\circ}46'40''W$  224.12 feet from the Southwest Corner of the Northwest Quarter of Section 1 and running: Thence  $N89^{\circ}46'40''W$  11.58 feet to the Easterly right-of-way line of Utah Transit Authority (UTA); Thence along the Easterly right-of-way line of said Utah Transit Authority (UTA)  $N30^{\circ}02'40''W$  469.65 feet to the Southerly right-of-way line of Center Street; Thence along the Southerly right-of-way line of said Center Street Northeasterly 10.01 feet along a 475.60 foot radius curve to the right (long chord bears  $N62^{\circ}54'13''E$  10.01 feet); Thence  $S30^{\circ}02'40''E$  474.97 feet to the point of beginning.

Contains: 4,723 square feet or 0.11 acres



## Exhibit A

$N00^{\circ}13'20''E$   
512.28'  
Southwest Corner of  
Northwest Quarter of Section 1,  
Township 4 North, Range 2 West,  
Salt Lake Base & Meridian  
(No monument found)  
N: 200674.53 E: 75940.48

Center of Section 1,  
Township 4 North,  
Range 2 West,  
Salt Lake Base & Meridian  
(Monument found)

$S49^{\circ}30''W$

$S89^{\circ}45'34''E$

Basis of Bearing

2658.29'



**C/E ENGINEERING  
CONSULTANTS, PLLC.**  
5141 SOUTH 1500 WEST  
RIVERDALE, UT 84405  
801.865.0550

NO.	DATE	BY	REVISIONS
1	13 July	NSN	Up dates per Brian Barrett - City Attorney

DATE: 16 JULY 2009  
DRAWN: JLS  
CHECKED: NSN / RTF

PROJECT / LOCATION:  
**10-FOOT WIDE UTILITY EASEMENT  
CLEARFIELD CITY**  
TITLE:  
**UTILITY & DRAINAGE EASEMENT**

CLIENT: CLEARFIELD CITY  
PROJECT NUMBER: CC.08012  
FILE: ~cc08012 easements/ahwg  
SHEET: 1 of 1