

RETURNED  
AUG 18 2009

2476045  
BK 4841 PG 706

When recorded return to:

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

E 2476045 B 4841 P 706-710  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/18/2009 02:43 PM  
FEE \$0.00 Pgs: 5  
DEPT REC'D FOR CLEARFIELD CITY

12-001-0194, 0185  
12-020-0137, 0027, 0028, 0091

UTILITY AND DRAINAGE EASEMENT

Clearfield City, a Utah Municipal Corporation and the Clearfield Community Development and Renewal Agency, ("Grantors"), hereby dedicate and grant, an 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 thereto, 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 Grantors in Davis County, State of Utah more particularly described as follows, and as more particularly described and/or shown on **Exhibit A**, attached hereto and by this reference made a part hereof:

Legal Description: A part of the Northwest Quarter of Section 1 and 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°13'20"E 817.00 feet and N89°46'40"W 24.11 feet from the Southwest Corner of the Northwest Quarter of said Section 1 and running: Thence N89°16'42"W 10.00 feet to a point on the West right-of-way line of Depot Street; Thence N02°43'43"W 64.99 feet; Thence N00°18'28"W 151.06 feet to a point on the South right-of-way line of Center Street; Thence along the South right-of-way line of said Center Street S89°46'38"E 81.14 feet to the West right-of-way line of State Route 126 (State Street); Thence along the West right-of-way line a said State Route 126 (State Street) Southeasterly 174.92 feet along a 1,965.08 foot radius curve to the left (long chord bears S19°10'21"E 174.86 feet); Thence N89°18'46"W 72.55 feet; Thence Southwesterly 81.51 feet along a 51.50 foot radius curve to the left (long chord bears S45°20'37"W 73.27 feet) to the point of beginning.

Easement contains: 18,909 square feet or 0.43 acres.

Together with the right of access to the utility and drainage easement from adjacent lands of Grantors for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) 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 Grantors 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 City, a Utah Municipal Corporation, or any successor assigned

Grantor,

By: Don Wood  
Don Wood, Clearfield City Mayor

Attest By: Nancy R. Dean  
Nancy R. Dean, Clearfield City Recorder



Clearfield Community Development and Renewal Agency.

Grantor,

By: Vern Phipps  
Vern Phipps, Chair

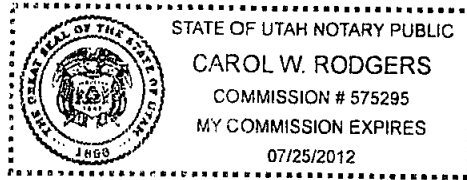
Attest By: Nancy R. Dean  
Nancy R. Dean, Clearfield City Recorder

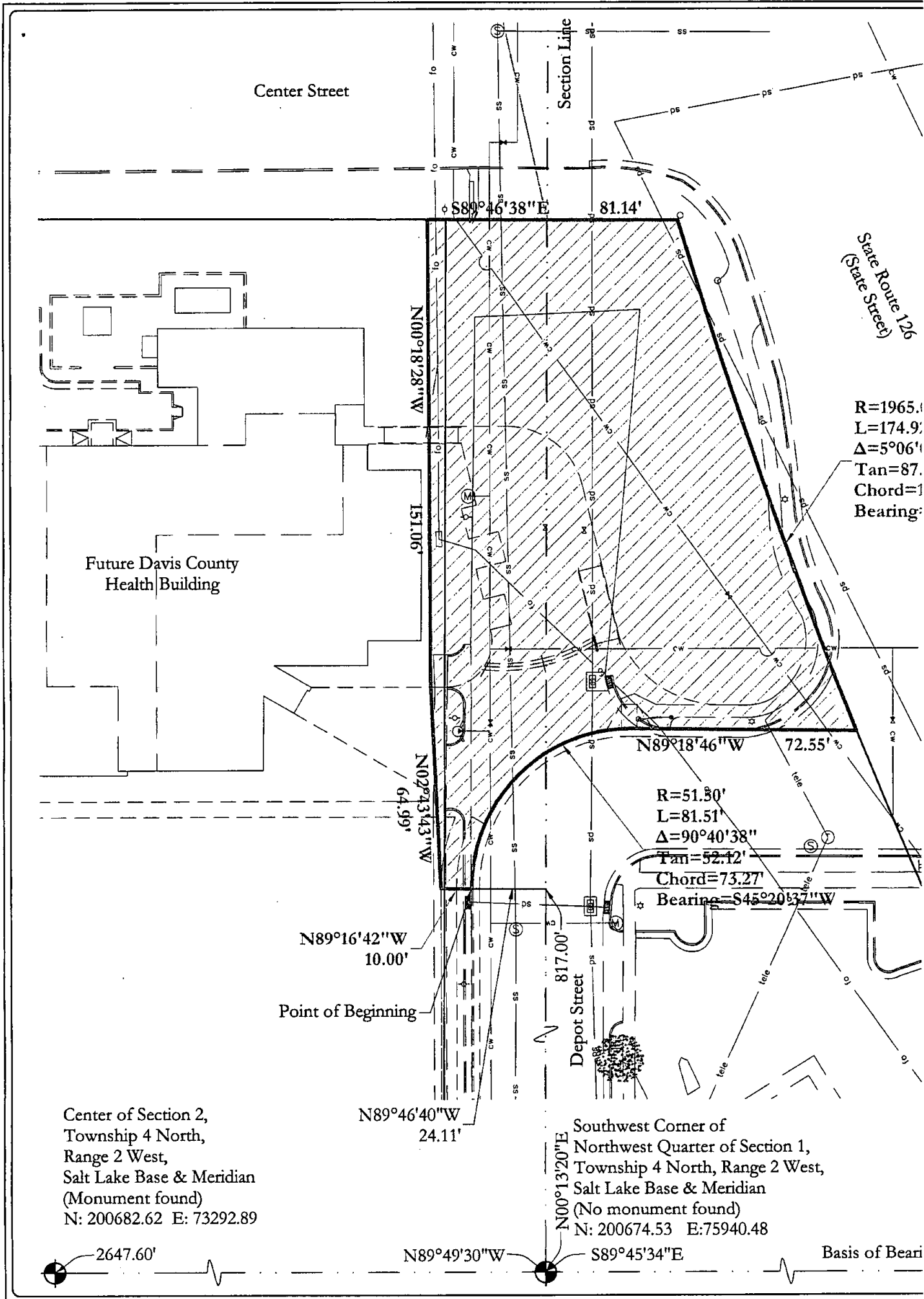


State of Utah            }  
                                  ss.  
County of Davis         }

On the 4 day of August, 2009, personally appeared before me **Don Wood**, Mayor, **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





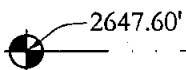
State Route 126  
(State Street)

R=1965.4  
L=174.9'  
Δ=5°06'  
Tan=87.  
Chord=1  
Bearing:

R=51.30'  
L=81.51'  
Δ=90°40'38"  
Tan=52.42'  
Chord=73.27'  
Bearing=S45°20'37\"W

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

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



N89°49'30\"W

S89°45'34\"E

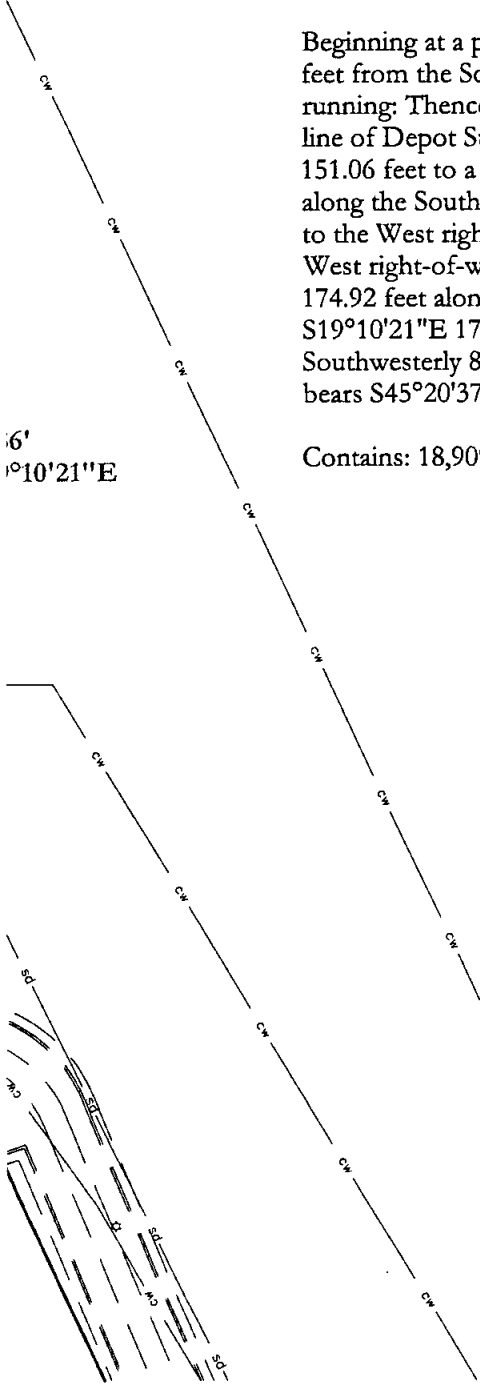
Basis of Beari

### UTILITY & DRAINAGE EASEMENT DESCRIPTION

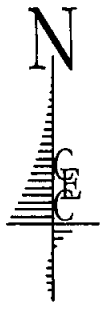
A part of the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian and more particularly described as follows:

Beginning at a point which is  $N00^{\circ}13'20''E$  817.00 feet and  $N89^{\circ}46'40''W$  24.11 feet from the Southwest Corner of the Northwest Quarter of said Section 1 and running: Thence  $N89^{\circ}16'42''W$  10.00 feet to a point on the West right-of-way line of Depot Street; Thence  $N02^{\circ}43'43''W$  64.99 feet; Thence  $N00^{\circ}18'28''W$  151.06 feet to a point on the South right-of-way line of Center Street; Thence along the South right-of-way line of said Center Street  $S89^{\circ}46'38''E$  81.14 feet to the West right-of-way line of State Route 126 (State Street); Thence along the West right-of-way line of said State Route 126 (State Street) Southeasterly 174.92 feet along a 1965.08 foot radius curve to the left (long chord bears  $S19^{\circ}10'21''E$  174.86 feet); Thence  $N89^{\circ}18'46''W$  72.55 feet; Thence Southwesterly 81.51 feet along a 51.50 foot radius curve to the left (long chord bears  $S45^{\circ}20'37''W$  73.27 feet) to the point of beginning.

Contains: 18,909 square feet or 0.43 acres



$16'$   
 $10^{\circ}10'21''E$



# Exhibit A

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

2658.29'



CIVIL ENGINEERING  
CONSULTANTS, PLLC.  
5141 SOUTH 1500 WEST  
RIVERDALE, UT 84405  
801.866.0550

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

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

PROJECT / LOCATION:  
**UTILITY EASEMENT  
CLEARFIELD CITY**

TITLE:  
**UTILITY & DRAINAGE EASEMENT**

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