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BK 7820 PG 2564

E 3408408 B 7820 P 2564-2565  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/11/2021 3:58:00 PM  
FEE \$40.00 Pgs: 2  
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

WHEN RECORDED, MAIL TO:  
Layton Canal Irrigation Company  
1453 Brookshire Drive  
Syracuse, Utah 84075

18166-JCP

## Easement

(NON-PROFIT CORPORATION)

Davis County

Tax ID No. 12-091-0105

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:583:UE

Syracuse Arts Academy, a Utah non-profit corporation of the State of Utah, Grantor, hereby GRANTS AND CONVEYS to the Layton Canal Irrigation Company, Grantee, at 1453 Brookshire Drive, Syracuse, Utah 84075, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A perpetual easement upon part of an entire tract of property, situate in the NW1/4 NW1/4 of Section 16, Township 4 North, Range 2 West, Salt Lake Base and Meridian, in Davis County, Utah, for the purpose of constructing (reconstructing) and maintaining thereon irrigation facilities, and appurtenant parts thereof including, but not limited to irrigation ditches and pipes necessary for construction of SR-67 West Davis Highway, known as Project No. S-R199(229). This easement includes the right to construct, maintain, and continue the existence of said irrigation facilities as constructed by Grantee. This easement shall run with the real property and shall be binding upon the Grantor, successors, heirs and assigns. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly right of way line of Antelope Drive of said Project, at a point 254.47 feet perpendicularly distant westerly from the SR-67 right of way control line of said Project, opposite Engineers Station 1745+97.21, which point is 702.34 feet S.89°49'43"E. along the Section line and 41.17 feet South from the Northwest Corner of said Section 16; and running thence S.22°49'46"E. 70.02 feet, parallel with said right of way control line; thence S.47°46'02"E. 5.25 feet; thence S.66°34'24"W. 22.12 feet to a point 274.37 feet perpendicularly distant westerly from the SR-67 right of way control line of said Project, opposite Engineers Station 1745+22.20; thence N.22°53'07"W. 83.50 feet to a point 274.45 feet perpendicularly distant westerly from the SR-67 right of

way control line of said Project, opposite Engineers Station 1746+05.70; thence S.89°49'43"E. 21.71 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 1,584 square feet in area or 0.036 acre.

(Note: Rotate above bearings 00°20'43" clockwise to equal NAD83 Highway bearings)

STATE OF UTAH )  
 ) ss.  
COUNTY OF DAVIS )

Syracuse Arts Academy

By [Signature]  
BRYAN DEGRANGE  
BOARD CHAIR

On this the 10 day of AUGUST, in the year 2021, before me personally appeared BRYAN DEGRANGE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the BOARD CHAIR of Syracuse Arts Academy, a Utah non-profit corporation, and that said document was signed by him/her on behalf of said Syracuse Arts Academy by authority of its BOARD OF DIRECTORS.

[Signature]  
Notary Public

