

**RETURNED**

**OCT 01 2019**

**LAYTON CITY**  
**LAND DRAIN EASEMENT**

10-220-0404

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt 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 perpetual right-of-way and easement to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace land drain lines and all appurtenances thereto, hereinafter called Facilities, said right-of-way and easement being situated in Layton City, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace said Facilities. During construction periods, GRANTEE and its agents may use such portion of GRANTOR's property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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. GRANTOR shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the use of said Facilities, or any other rights granted to the GRANTEE hereunder.

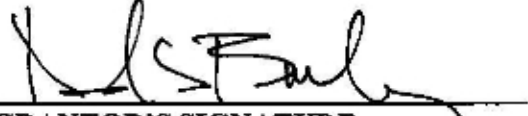
GRANTOR warrants that they and no one else holds title to the above described property and that they have authority to sell said easement to the City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way nor change the contour 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 GRANTOR and the successors and assigns of the GRANTEE.

[Signature page to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Land Drain Easement  
this 16<sup>th</sup> day of SEPTEMBER 2019.

GRANTOR:



**GRANTOR'S SIGNATURE**  
(Signature must be notarized on following pages)

David Bailey - Managing Member - 7<sup>th</sup> West Partners, LLC  
**GRANTOR'S NAME & TITLE**



ATTEN

Tori Campbell

KIMBERLY S READ, City Recorder  
Tori Campbell, Deputy

LAYTON CITY ACCEPTANCE:



ALEX R. JENSEN, City Manager

SWT

Approved as to Form:

By: Abby Brunkhoff

Date: 9/23/19



**7<sup>TH</sup> WEST APARTMENTS  
LAND DRAIN EASEMENT**

**(Line 1)**

A ten (10) foot wide land drain easement, located in the Northwest Quarter of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, said easement extending five (5) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on the North line of Lot 404, Layton Market Center Phase IV, said point being North  $00^{\circ}10'04''$  East 1885.818 feet along the Quarter Section Line and South  $89^{\circ}55'10''$  West 20.779 feet from the Center of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence South  $00^{\circ}05'01''$  West 21.428 feet; thence South  $60^{\circ}52'53''$  West 35.411 feet; thence South  $00^{\circ}01'07''$  East 382.466 feet; thence South  $66^{\circ}14'17''$  East 33.007 feet; thence South  $01^{\circ}02'36''$  West 16.253 feet to a point on the South line of Lot 404, Layton Market Center Phase IV and the point of terminus.

Contains: (approx. 489 L.F.)

PARCEL # 10-220-0404