

After recording, return to:

SEC 076, LLC
PO Box 2000
Layton, UT 84041
09-050-0096

PUBLIC UTILITY EASEMENT

SEC 076, LLC ("herein after the GRANTOR) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities ("herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (herein after the FACILITIES) as GRANTEES may require upon, over, under and across a parcel of GRANTOR'S land situated in **Davis** County, of the State of Utah, more particularly described in **Exhibit A** and shown in **Exhibit B** attached hereto and by this reference made a part hereof.

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above described property with such equipment as is necessary to Complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

Signed and delivered this 10 day of April, A.D., 2020.

Grantor: **SEC 076, LLC**

BY: 

NAME: Tynell J. Wall

TITLE: Manager

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

EXHIBIT A

LEGAL DESCRIPTION OF THE EASEMENT AREA

WEST OFF-SITE PUE DESCRIPTION

A 7-foot wide public utility easement across a portion of the NW1/4 of Section 10, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located N0°07'20"E along the Section line 1,889.02 feet and East 640.78 feet from the West 1/4 Corner of Section 10, T4N, R1W, S.L.B. & M.; thence North 152.33 feet; thence along the arc of a curve to the right with a radius of 236.00 feet a distance of 20.63 feet through a central angle of 05°00'34" Chord: N02°30'18"E 20.63 feet to the Southerly line of State Road 193; thence S80°10'30"E along said road 7.03 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 229.00 feet (radius bears: S85°08'17"E) a distance of 19.43 feet through a central angle of 04°51'43" Chord: S02°25'52"W 19.43 feet; thence South 153.58 feet; thence N79°49'06"W 7.11 feet to the point of beginning.

Contains: 1,211 square feet+/-

EAST OFF-SITE PUE DESCRIPTION

A 7-foot wide public utility easement across a portion of the NW1/4 of Section 10, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located N0°07'20"E along the Section line 1,877.34 feet and East 705.80 feet from the West 1/4 Corner of Section 10, T4N, R1W, S.L.B. & M.; thence North 164.00 feet; thence along the arc of a curve to the right with a radius of 171.00 feet a distance of 9.47 feet through a central angle of 03°10'20" Chord: N01°35'10"E 9.47 feet to the Southerly line of State Road 193; thence S80°10'30"E along said South line 7.05 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 164.00 feet (radius bears: S87°06'48"E) a distance of 8.26 feet through a central angle of 02°53'12" Chord: S01°26'36"W 8.26 feet; thence South 165.26 feet; thence N79°49'06"W 7.11 feet to the point of beginning.

Contains: 1,214 square feet+/-

EXHIBIT B

DEPICTION OF THE EASEMENT AREA

