

E 3382711 B 7761 P 1444-1449
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/17/2021 11:58 AM
FEE \$0.00 Pgs: 6
DEP RT REC'D FOR LAYTON CITY CORP

RETURNED
MAY 17 2021

When recorded, mail to:
Layton City Recorder
437 N. Wasatch Dr.
Layton, Utah 84041

Affects Parcel No(s): 11-003-0116 & 11-003-0120

LAYTON CITY
DEED OF EASEMENT
(New Public Utility and Drainage Easement)

ALLURE TWELVE 25 LLC, (GRANTOR),

Hereby CONVEY TO;
LAYTON City, (GRANTEE)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations a Public Utility and Drainage Easement in Layton City, Davis County, State of Utah, described as follows:

PUBLIC UTILITY AND DRAINAGE EASEMENT DESCRIPTION

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

(Please notate if new PU&DE replaces existing PU&DE, if applicable)

[Signature page to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Deed of Easement
this 16 day of April, 2021.

GRANTOR:

x Brian J. Jensen

GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

GRANTOR'S TITLE

LAYTON CITY ACCEPTANCE:

Alex R. Jensen

ALEX R. JENSEN, City Manager

SWJ

ATTEST:



Kimberly S. Read

KIMBERLY S. READ, City Recorder

Approved as to Form:

By: J. Mason

Date: 9-3-21

(Complete only if signing on behalf of a Limited Liability Company)

STATE OF UTAH)
)
) : ss.
COUNTY OF DAVIES)

On this 16 day of April, 2021, personally appeared before me BRIAN LAMANO who being by me duly sworn did say that he/she is the MANAGER of ALLURE TWELVE 25, a limited liability company, and that the foregoing Layton City Deed of Easement was signed in behalf of said company by authority, and he/she acknowledged me that said company executed the same.



Christi Lewis
NOTARY PUBLIC

(Complete only if signing on behalf of a Trust)

STATE OF _____)
) : ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the Trustee of the _____ and that the _____ is the legal property owner of record of the property subject to this Deed of Easement and that the foregoing Layton City Deed of Easement was signed in behalf of said Trust by _____, Trustee, and he/she acknowledged to me that the Trust executed the same.

NOTARY PUBLIC

****IF ADDITIONAL SIGNERS AND/OR NOTORIAL WORDING ARE NECESSARY, PLEASE NOTATE ANY ADDITIONS ON THIS NOTARY PAGE AND ATTACH A STATE APPROVED NOTARIAL CERTIFICATE, WHICH IDENTIFIES THE DOCUMENT THE ATTACHED NOTARIAL CERTIFICATE RELATES TO, AS WELL AS, THE NUMBER OF PAGES IN THE DOCUMENT****

EXHIBIT A

7' PUBLIC UTILITY AND DRAINAGE EASEMENT LAYTON CITY, UTAH

A 7 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET BEING PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET, SAID POINT BEING N89°30'20"W 872.26 FEET AND NORTH 678.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N20°36'33"W 7.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 914.93 FEET, AN ARC LENGTH OF 7.01 FEET, A DELTA ANGLE OF 00°26'21", A CHORD BEARING OF N69°10'17"E, AND A CHORD LENGTH OF 7.01 FEET; THENCE N68°57'06"E 317.94 FEET; THENCE S38°32'22"E 7.34 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S68°57'06"W 320.15 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 921.97 FEET, AN ARC LENGTH OF 7.06 FEET, A DELTA ANGLE OF 00°26'21", A CHORD BEARING OF S69°10'17"W, AND A CHORD LENGTH OF 7.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,283 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

(THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS S89°30'20"E AND THE NAD83 BEARING IS S89°09'46"E.)

Solutions You Can Build On™

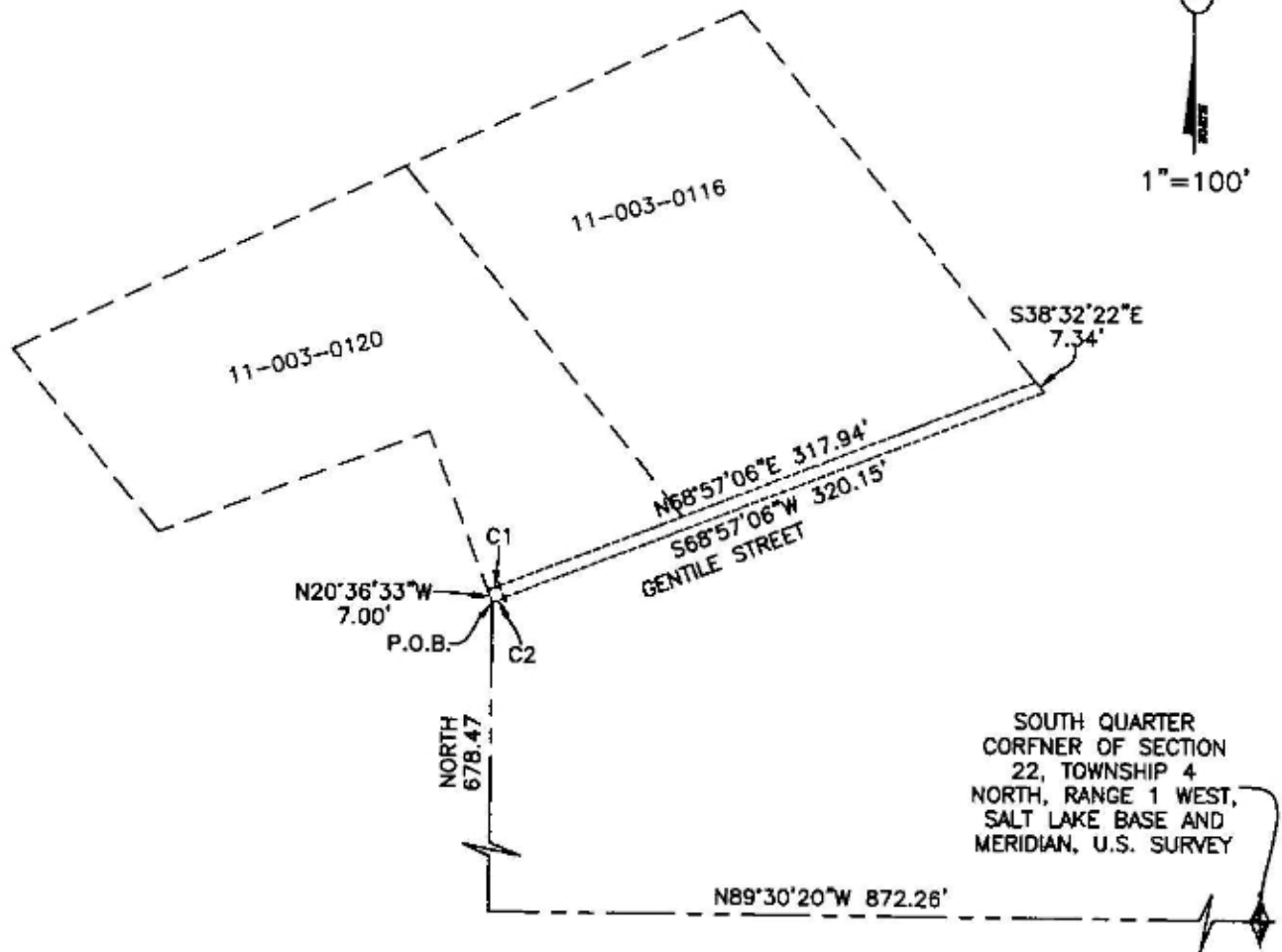
Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

PUBLIC UTILITY EASEMENT EXHIBIT

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	914.93'	7.01'	7.01'	3.51'	N69°10'17"E	0°26'21"
C2	921.97'	7.06'	7.06'	3.53'	S69°10'17"W	0°26'21"



1"=100'



Reeve & Associates, Inc.

3160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 821-2586 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
 Date: 04-21-2021
 Name: P.U.E.
 Number: 7280-01
 Scale: 1"=100'