

RETURNED  
JUN 27 2018

3101494  
BK 7045 PG 71

E 3101494 B 7045 P 71-74  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/27/2018 08:44 AM  
FEE \$0.00 Pgs: 4  
REC'D FOR BOUNTIFUL CITY

The City of Bountiful, Utah  
Public Utility Grant of Easement

Address: BETWEEN 1500 SOUTH and 1800 SOUTH Along 400 WEST  
Parcel: 03-041-0036  
Location: S. W. COR. SEC. 30, T2N-R1E SLB&M

TOWN CENTER, LLC, a Utah limited liability company, Grantor, of Bountiful, Davis County, Utah does hereby grant and convey to the City of Bountiful, Grantee, its successors and assigns, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive perpetual underground public utility easement. This includes the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities below ground, with the right of access to the surface of the land above the public utility easement for public utility employees, contractors and agents, with necessary equipment.

It is understood that under Section 54-3-27(2)(b) of the Utah Code, that a public utility using the easement shall restore or repair, at the expense of the public utility, any fence, grass, soil, shrubbery, bushes, flowers or other low level vegetation, sprinkler system, irrigation system, gravel, flat concrete, or asphalt damaged or displaced from the exercise of the easement rights. However, this does not include structures or other above ground facilities in the easement area. The Grantor retains the right to use the property in any manner not inconsistent with the easement rights granted herein.

The public utility easement conveyed by this instrument is more particularly described and depicted in Exhibit A and B to this deed.

Dated this 26<sup>th</sup> day of June, 2018.

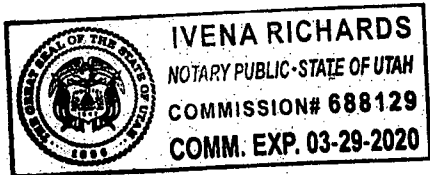
“Grantor”

TOWN CENTER, LLC, a Utah limited liability company.

Bruce V. Brodhead  
Bruce V. Brodhead. Manager

State of Utah )  
Salt Lake ) ss.  
Davis County )

On the 20 day of June, 2018, personally appeared before me Bruce V. Broadhead who acknowledged to me that he executed the forgoing instrument in his capacity as manager of Town Center, LLC, a Utah limited liability company.



Ivana Richards  
Notary Public

**EXHIBIT "A"**

**UTILITY EASEMENT**

**ADDRESS: APPROX. 1750 SOUTH MAIN STREET**

**Bountiful, Utah**

Parcel: 03-041-0036

SOUTH 15.0-FOOT EASEMENT

A 15.0-FOOT-WIDE EASEMENT ALONG THE WESTERLY LINE OF PARCEL #4, RENAISSANCE TOWNE CENTRE P.U.D., PHASE 1, PLAT 1, AMENDED, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 26°51'21" WEST 133.33 FEET ALONG THE EASTERLY HIGHWAY LINE FROM THE INTERSECTION OF THE SOUTH LINE OF RENAISSANCE WAY WITH SAID HIGHWAY LINE, BEING NORTH 89°53'57" EAST 267.30 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF SAID HIGHWAY AND NORTH 26°51'21" EAST 93.77 FEET ALONG SAID CENTER LINE AND SOUTH 63°08'39" EAST 46.00 FEET TO A POINT OF CURVATURE ON THE WEST LINE OF SAID PARCEL #4 AND NORTH 26°51'21" EAST 603.96 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 63°08'39" EAST 15.00 FEET ALONG THE GRANTOR'S LINE; THENCE SOUTH 26°51'21" WEST 221.17 FEET; THENCE NORTH 63°08'39" WEST 15.00 FEET TO THE EASTERLY LINE OF U.S. HIGHWAY 106, BEING ON SAID WEST PARCEL LINE; THENCE NORTH 26°51'21" EAST 221.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Easement prepared by:

ENTELLUS

PROJ. #1190004

PREPARED May 14, 2018, by JRC

3101494  
BK 7045 PG 73

CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREBY ACCORDING TO UTAH STATE CODE 17-23-17.

DESCRIP  
THE RIGHTS OF  
AS SHOWN ON T



REFERENCE MONUMENT TO  
SW CORNER, SECTION 30,  
T.2N., R.1E., S.L.B.&M.  
FOUND MONUMENT IN CURB

SW CORNER, SECTION 30,  
T.2N., R.1E., S.L.B.&M.  
NOT FOUND

400 WEST STREET (U.S.)

SET REBAR AND CAP ON PROPERTY  
LINE 100.0' NORTHERLY OF THE  
WESTERLY SOUTHWEST CURVE PC

SET REBAR AND CAP ON PROPERTY  
LINE 400.0' NORTHERLY OF THE  
WESTERLY SOUTHWEST CURVE PC

SET REBAR AND CAP ON PRO  
LINE 600.0' NORTHERLY (I  
WESTERLY SOUTHWEST CU

N26° 51' 21" E 93.77'

N26° 51' 21" E 1443.21'  
1349.44'

SET REBAR AND CAP  
AT EASEMENT CORNER

221.17'

SET MAG NAIL  
AT CURVE PC

737.29' (PARCEL #4 LINE)

N63° 08' 39" W  
15.00'

SET REBAR AND CAP  
AT EASEMENT CORNER

526° 51'

SET MAG NAIL ON ARC 150.0'  
WESTERLY OF THE SOUTH CURVE PC

SET MAG NAIL ON ARC 120.0'  
WESTERLY OF THE SOUTH CURVE PC

SET MAG NAIL ON ARC 90.0'  
WESTERLY OF THE SOUTH CURVE PC

SET MAG NAIL ON ARC 60.0'  
WESTERLY OF THE SOUTH CURVE PC

SET MAG NAIL ON ARC 30.0'  
WESTERLY OF THE SOUTH CURVE PC

SET MAG NAIL  
AT CURVE PC

SET REBAR AND CAP ON PROPERTY  
LINE 200.0' NORTHERLY OF THE  
WESTERLY SOUTHWEST CURVE PC

SET REBAR AND CAP ON PROPERTY  
LINE 300.0' NORTHERLY OF THE  
WESTERLY SOUTHWEST CURVE PC

SET REBAR AND CAP  
AT EASEMENT CORNER

SET REBAR AND CAP ON PROPERTY  
LINE 500.0' NORTHERLY OF THE  
WESTERLY SOUTHWEST CURVE PC

1800 SOUTH STREET

ADDITIONAL LAND  
PARCEL #4

SET MAG NAIL ON PROPERTY  
LINE 140.0' WESTERLY OF THE  
SOUTHEASTERLY CURVE PC

SET REBAR AND  
CAP AT CURVE PC

SET REBAR AND  
CAP AT CURVE PC

636.39'  
S31° 09' 28" W

MAIN STREET (U.S.)

SOUTH 1/4 CORNER, SECTION 30,  
T.2N., R.1E., S.L.B.&M.  
FOUND GINNY NAIL IN ASPHALT

LEGEND

- PROPERTY LINE ————
- ADJACENT PROPERTY - - - - -
- ROAD CENTERLINE ————
- TIE TO MONUMENT - - - - -
- EASEMENT LINE - - - - -
- EDGE OF PAVEMENT - - - - -
- CURB, GUTTER, SIDEWALK - - - - -
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS  
CAP, LS #166385, AT CORNER  
(UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER  
(AS NOTED) ○

**NARRATIVE**

THE NORTH LINE OF 1800 SOUTH STREET AND EAST LINE OF 400 WEST STREET, BOUNTIFUL TOWNE CENTER COMMERCIAL P.U.D. DEDICATION PLAT.

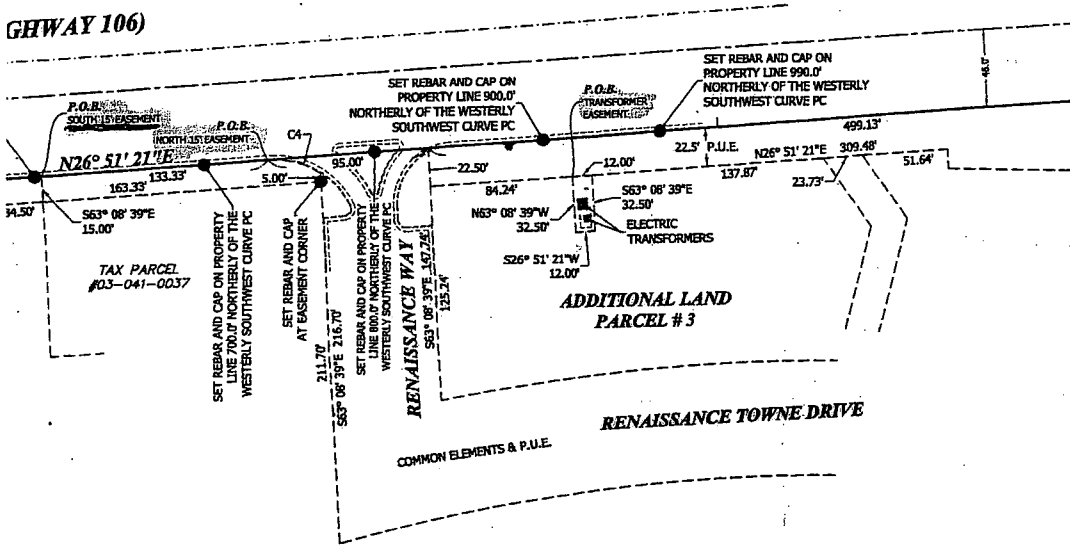
THE PURPOSE OF THE SURVEY WAS TO MARK THE RIGHT OF WAY ALONG THE NORTH LINE OF 1800 SOUTH STREET AND EAST LINE OF 400 WEST STREET, AS SHOWN ON THE RENAISSANCE TOWNE CENTER COMMERCIAL P.U.D. DEDICATION PLAT, RECORDED AS ENTRY #2096953, BOOK 3849, PAGE 513, DAVIS COUNTY RECORDER'S OFFICE. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS ON THE SECTION LINE, AS SHOWN.

WE SET REBAR ALONG THE PROPERTY LINES, AS SHOWN HEREON, IN APRIL 2017, AND WE SET THE REBAR ALONG THE 15.0-FOOT PROPOSED EASEMENT, DESCRIBED HEREON, IN JANUARY 2018.

181 North 200 West, Suite #4  
Bountiful, UT 84010  
Phone 801.298.2236  
www.Entellus.com



**HWY 106)**



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	30.09'	30.00'	057°28'30"	S 59°53'43" W	28.85'
C2	167.24'	460.00'	020°49'49"	N 80°57'07" W	166.32'
C3	25.50'	15.00'	097°23'38"	N 21°50'28" W	22.54'
C4	32.18'	50.00'	036°52'11"	N 45°17'27" E	31.62'

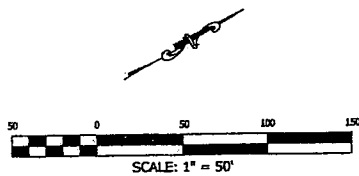
**EASEMENT DESCRIPTIONS**

**NORTH 15.0-FOOT EASEMENT**  
A 15.0-FOOT-WIDE EASEMENT ALONG THE WESTERLY LINE OF PARCEL #4, RENAISSANCE TOWNE CENTRE P.U.D., PHASE 1, PLAT 1, AMENDED, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF RENAISSANCE WAY WITH THE EAST LINE OF A HIGHWAY; BEING NORTH 89°53'57" EAST 267.30 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF SAID HIGHWAY; AND NORTH 26°51'21" EAST 93.77 FEET ALONG SAID CENTER LINE AND SOUTH 63°08'39" EAST 46.00 FEET TO A POINT OF CURVATURE ON THE WEST LINE OF SAID PARCEL #4 AND NORTH 26°51'21" EAST 737.29 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUNNING THENCE NORTHEASTERLY 32.18 FEET ALONG A 50.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'11"; CHORD BEARS NORTH 45°17'27" EAST 31.62 FEET; THENCE SOUTH 63°08'39" EAST 5.00 FEET; THENCE SOUTH 26°51'21" WEST 163.33 FEET; MORE OR LESS, TO THE GRANTOR'S SOUTHERLY LINE; THENCE NORTH 63°08'39" WEST 15.00 FEET ALONG SAID LINE TO THE EASTERLY LINE OF U.S. HIGHWAY 106; BEING ON SAID WEST PARCEL LINE; THENCE NORTH 26°51'21" EAST 133.33 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF RENAISSANCE WAY AND TO THE POINT OF BEGINNING.

**SOUTH 15.0-FOOT EASEMENT**  
A 15.0-FOOT-WIDE EASEMENT ALONG THE WESTERLY LINE OF PARCEL #4, RENAISSANCE TOWNE CENTRE P.U.D., PHASE 1, PLAT 1, AMENDED, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT IS SOUTH 26°51'21" WEST 133.33 FEET ALONG THE EASTERLY HIGHWAY LINE FROM THE INTERSECTION OF THE SOUTH LINE OF RENAISSANCE WAY WITH SAID EASTERLY HIGHWAY LINE, BEING NORTH 89°53'57" EAST 267.30 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF SAID HIGHWAY AND NORTH 26°51'21" EAST 93.77 FEET ALONG SAID CENTER LINE AND SOUTH 63°08'39" EAST 46.00 FEET TO A POINT OF CURVATURE ON THE WEST LINE OF SAID PARCEL #4 AND NORTH 26°51'21" EAST 603.96 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTH 63°08'39" EAST 15.00 FEET ALONG THE GRANTOR'S LINE; THENCE SOUTH 26°51'21" WEST 221.17 FEET; THENCE NORTH 63°08'39" WEST 15.00 FEET TO THE EASTERLY LINE OF U.S. HIGHWAY 106, BEING ON SAID WEST PARCEL LINE; THENCE NORTH 26°51'21" EAST 221.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

**TRANSFORMER EASEMENT**  
AN EASEMENT LOCATED WITHIN PARCEL #3, RENAISSANCE TOWNE CENTRE P.U.D., PHASE 1, PLAT 1, AMENDED, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF AN EXISTING EASEMENT THAT IS NORTH 89°53'57" EAST 267.30 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF A HIGHWAY AND NORTH 26°51'21" EAST 93.77 FEET ALONG SAID CENTER LINE AND SOUTH 63°08'39" EAST 46.00 FEET TO A CURVE PC ON THE WEST LINE OF PARCEL #4, RENAISSANCE TOWNE CENTRE P.U.D., PHASE 1, PLAT 1, AMENDED, AND NORTH 26°51'21" EAST 832.29 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EXISTING EASEMENT AND SOUTH 63°08'39" EAST 22.50 FEET TO A CORNER OF SAID EXISTING EASEMENT AND NORTH 26°51'21" EAST 84.24 FEET ALONG THE EAST LINE OF SAID EXISTING EASEMENT FROM THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUNNING THENCE NORTH 26°51'21" EAST 12.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 63°08'39" EAST 32.50 FEET; THENCE SOUTH 26°51'21" WEST 12.00 FEET; THENCE NORTH 63°08'39" WEST 32.50 FEET TO SAID EAST LINE AND TO THE POINT OF BEGINNING.

**HWY 91)**



**BOUNTIFUL CITY POWER**  
THE NORTH SIDE OF 1800 SOUTH STREET BETWEEN 400 WEST AND MAIN STREET LOCATED IN THE SW 1/4 OF SECTION 30, T2N, R1E, S1L.R.M. BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISED BY: JKC	STAGED COMMENTS ADDED	DATE: 03/27/2017
REVISED BY: JKC	SEPARATED LEFT EASEMENT	
DATE: 04/10/18		
REVISED BY: JH		
DATE: 04/23/18		
<b>DRAWN:</b>	JKC	03/27/2017
<b>APPROVED:</b>	VJH	05/14/2018
<b>PROJECT:</b>	1190004	
	119004 BOUNDARY JAN18.dwg	
<b>C201</b>		
BOUNDARY SURVEY		