

E 3517274 B 8191 P 1179-1183  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/10/2023 02:27 PM  
FEE \$0.00 Pgs: 5  
DEP RTT REC'D FOR CENTERVILLE CITY

**WHEN RECORDED, MAIL TO:**

Centerville City  
Attn: City Recorder  
250 North Main  
Centerville, Utah 84014

Affects Parcel No.: 06-392-0002 ✓✓

**WATERLINE EASEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **RIMINI PROPERTIES, LLC**, a limited liability company, hereby grants, conveys, and sets over unto **CENTERVILLE CITY**, a municipal corporation of the State of Utah, as Grantee, its successors, assigns, licensees, and franchisees (collectively referred to as Grantee), a perpetual right-of-way and easement to install, maintain, operate, repair, inspect, protect, remove, replace, and relocate water pipelines and related facilities, hereinafter called the "Facilities," said right-of-way and easement being situated in Davis County, State of Utah, over and through a parcel of Grantors' land, which easement is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.


To have and to hold the same unto said Grantee, perpetually, with right of ingress and egress in said Grantee, its officers, employees, agents, contractors and assigns, to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, remove, replace, and relocate said Facilities. During construction periods, Grantee and its contractors may use such portions of the property along and adjacent to said right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the 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 the right-of-way and easement is granted to the Grantee, provided such use shall not interfere with the Facilities, or with Grantee's use thereof, or any other rights provided to the Grantee hereunder.

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 and easement, nor change the contour thereof, without the written consent of Grantee. Pursuant to Utah law, if the property owner places buildings or improvements to land that interfere with the easement rights granted herein, the property owner shall bear the risk of loss or damage to those improvements resulting from the exercise of the easement rights granted herein.

This right-of-way and easement grant shall run with the land and shall be binding upon and inure to the benefit of the Grantor and Grantee and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this right-of-way and easement this 9<sup>th</sup> day of February, 2023.

"GRANTOR"

  
\_\_\_\_\_  
Rimini Properties, LLC

Accepted for Recordation by Centerville City:

  
\_\_\_\_\_  
Jennifer Robison, City Recorder

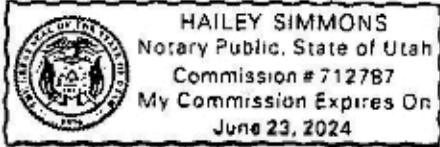
2-10-2023  
\_\_\_\_\_  
Date



**RIMINI PROPERTIES, LLC ACKNOWLEDGMENT**

STATE OF UTAH            )  
  :SS  
COUNTY OF DAVIS        )

On the 9<sup>th</sup> day of February, 2023, personally appeared before me  
Tom Stuart, the member/manager of RIMINI PROPERTIES,  
LLC, a limited liability company, who being by me duly sworn, did say that he/she executed the  
foregoing instrument as authorized by the company for the purposes set forth therein.



[Signature]  
Notary Public

My Commission Expires:  
6/23/2024

Residing at:  
Davis

### Exhibit A

A waterline easement being a part of Lot 2, Parrish Creek Subdivision recorded December 29, 2017 as Entry No. 3067633 in Book 6921, at Page 119 in the Office of the Davis County Recorder. Said easement is located in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

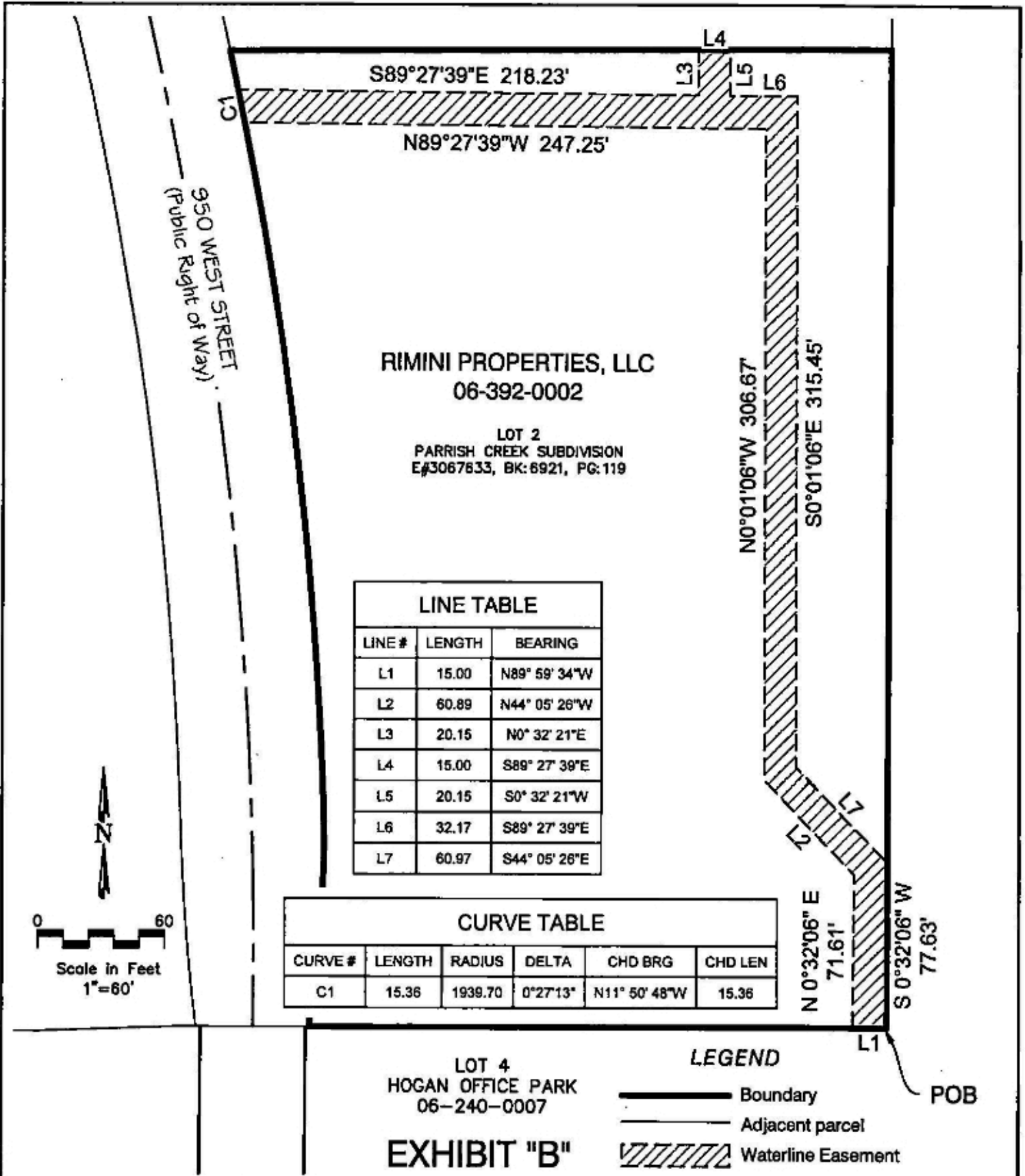
**Beginning** at a point on the southerly line of said lot 2, which is 1.00' N. 89°59'34" W. from the southeasterly corner of said Lot 2, said point also being 90.03 feet S. 89°58'05" W. along the Section line and 23.94 feet South from the Southeast Corner of said Section 1; thence N. 89°59'34" W. 15.00 feet along the southerly line of said Lot 2; thence N. 00°32'06" E. 71.61 feet; thence N. 44°05'26" W. 60.89 feet; thence N. 00°01'06" W. 306.67 feet; thence N. 89°27'39" W. 247.25 feet to a westerly line of said Lot 2 and easterly right-of-way line of 950 West Street being point of non-tangency with a 1939.70 – foot radius curve to the left, concave westerly (Radius point bears S. 78°22'49" W.); thence Northerly 15.36 feet along the arc of said curve and right-of-way, through a central angle of 00°27'13" (Chord bears N. 11°50'48" W. 15.36 feet); thence S. 89°27'39" E. 218.23 feet; thence N. 00°32'21" E. 20.15 feet; thence S. 89°27'39" E. 15.00 feet; thence S. 00°32'21" W. 20.15 feet; thence S. 89°27'39" E. 32.17 feet; thence S. 00°01'06" E. 315.45 feet; thence S. 44°05'26" E. 60.97 feet; thence S. 00°32'06" W. 77.63 feet to the **Point of Beginning**.

The above-described easement contains 10,846 sq. ft. in area or 0.249 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** S. 89°58'05" W. along the Section line per said Parrish Creek Subdivision between the Southeast Corner and South Quarter of said Section 1, Township 2 North, Range 1 West, Salt Lake Base and Meridian.

**Rotate Clockwise 00°19'53" to NAD 83 North Zone Bearing.**



RIMINI PROPERTIES, LLC  
06-392-0002

LOT 2  
PARRISH CREEK SUBDIVISION  
E#3067833, BK: 8921, PG: 119

LINE TABLE

LINE #	LENGTH	BEARING
L1	15.00	N89° 59' 34"W
L2	60.89	N44° 05' 28"W
L3	20.15	N0° 32' 21"E
L4	15.00	S89° 27' 39"E
L5	20.15	S0° 32' 21"W
L6	32.17	S89° 27' 39"E
L7	60.97	S44° 05' 28"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	15.36	1939.70	0°27'13"	N11° 50' 48"W	15.36

LEGEND

- Boundary
- Adjacent parcel
- Waterline Easement

LOT 4  
HOGAN OFFICE PARK  
06-240-0007

EXHIBIT "B"

RIMINI PROPERTIES, LLC  
Waterline Easement

Assessor Parcel No:  
06-392-0002

Part of the SE Quarter of Section 1 & NE Quarter  
Sec. 12, T.2N., R.1W., S.L.B.&M.

PREPARED BY:

**CIR** | CIVIL ENGINEERING  
+ SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

February 3, 2023

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