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BK 8532 PG 345

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/27/2024 12:33:12 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: STEWART TITLE OF
UTAH

When Recorded Mail To:
Grantee
FLINT INVESTMENTS LLC
1070 West 150 South
Kaysville UT 84037

COURTESY RECORDING
This document is being recorded solely as a courtesy
and an accommodation to the parties named herein.
Stewart Title hereby expressly
disclaims any responsibility or liability for the accuracy
or the content thereof.

Parcel ID :129680201

GRANT OF EASEMENT

WHEREAS, **Douglas C. Painter and Rodney J. Painter, Successor Trustees of the Clarence H. Painter Trust dated September 10, 1996**, hereinafter called the Grantor, owner and entitled to possession of real property situated at 29 N Lakeview Dr Clearfield UT, Davis County, Utah. ALL OF LOT 201, LAKEVIEW SUBDIVISION SECOND AMENDED.

WHEREAS, **FLINT INVESTMENTS LLC**, hereinafter called the Grantee, is desirous of obtaining an easement over and along a portion of said property, as more particularly hereinafter described; and

WHEREAS, the said Grantor is willing to grant and convey the same to the Grantee for the consideration hereinafter set forth;

NOW, THEREFORE, Grantor hereby conveys and grants to the Grantee, its successors, transfers and assigns an easement and right of way hereinafter described to construct, reconstruct, operate, repair, replace and maintain a sanitary sewer line in Clearfield, Davis County, Utah; in, over, upon, across and through those portions of Grantor's land as follows: the sewer line that runs east from 290 N Clearfield UT 84015 along the north side of the home at 29 North Lakeview Dr Clearfield UT.

EASEMENT: the sewer line that runs east from 290 N Clearfield UT 84015 along the north side of the home at 29 North Lakeview Dr Clearfield UT.

A PART OF 29 N Lakeview Dr., Clearfield, UT 84015 described as ALL OF LOT 201, LAKEVIEW SUBDIVISION SECOND AMENDED.

Herein above referenced description as depicted on the attached **Exhibit "A"**.

Grantor shall, subject to the Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easement, but Grantor, his heirs, successors, administrators, representatives or assigns, shall not erect any permanent buildings or structure upon the lands comprising the perpetual or permanent easement above described without Grantee's consent in writing first had and obtained.

Grantee by accepting this grant agrees to replace or repair, with materials of like kind and equal quality, any existing fences, ditches, pipelines, driveways, curbing, parking lot, landscaping or roadways, including the appurtenances thereto, damaged or destroyed in said construction, and will restore the surface as near as can be to its original condition within the easement area. Grantee, his heirs, successors, administrators, representatives or assigns, shall not erect any permanent buildings or structures over and across said easement.

WITNESS THE HANDS of Grantor this 26th day of June, 2024.

Douglas C. Painter
Seller Douglas C. Painter, Successor Trustee

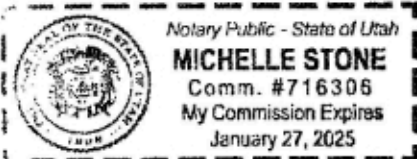
Rodney J. Painter
Seller Rodney J. Painter, Successor Trustee

STATE OF _____ }
 } s.s.
COUNTY OF _____ }

On the 26th day of June, 2024, personally appeared before me, Douglas C. Painter; Rodney J. Painter, successor trustee of the Clarence H. Painter Trust dated September 10, 1996, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Michelle Stone



Notary Public

My Commission Expires: 01/27/2025

Residing at: Weber County, UT

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES WITHOUT THE APPROVAL OF THE CITY ENGINEER.
2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP REGULATIONS.

REVISIONS

NO. 1: TO CORRECT THE LOCATION OF THE POWER POLE AND TO REVISE THE DIMENSIONS OF THE LOT.



LEGEND

- BOUNDARY
- LOT
- ROAD CENTERLINE
- PUBLIC UTILITY RIGHT-OF-WAY
- RIGHT-OF-WAY
- ENCUMBRANCE
- UTILITY POLE
- UTILITY TOWER
- UTILITY TRANSFORMER

PROPORTION

1:1000

LAKEVIEW SUBDIVISION AMENDED

TOWN ENGINEER

PROFESSIONAL ENGINEER

LAKEVIEW SUBDIVISION AMENDED

PROFESSIONAL ENGINEER

DATE OF SURVEY	DATE OF PLAN	DATE OF RECORDING

REGISTERED PROFESSIONAL ENGINEER

LAKEVIEW SUBDIVISION AMENDED

NAME	DATE	TYPE OF SURVEY

ENSON ENGINEERING INC. 2222 W. WATSON AVENUE, SUITE 100, DENVER, CO 80202

PROFESSIONAL ENGINEER [Signature] [Stamp] 2023

PROFESSIONAL ENGINEER [Signature] [Stamp] 2023

PROFESSIONAL ENGINEER [Signature] [Stamp] 2023

PROFESSIONAL ENGINEER [Signature] [Stamp] 2023

PROFESSIONAL ENGINEER [Signature] [Stamp] 2023