

Mail filed copy to:
Layton City Corporation
Attn: Layton City Attorney
437 North Wasatch Drive
Layton, Utah 84041

RETURNED
AUG 27 2020

E 3287023 B 7584 P 634-638
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/27/2020 12:03 PM
FEE \$0.00 Pgs: 5
DEPT REC'D FOR LAYTON CITY CORP

10-063-00457

LAYTON CITY
STORM DRAIN DETENTION POND EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells, and sets over unto Layton City Corporation a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace storm drain lines, detention basin, and all appurtenances thereto, hereinafter called Facilities, said right-of-way and easement being situated in Layton City, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace said Facilities. During construction periods, GRANTEE and its agents may use such portion of GRANTOR's property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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 this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the use of said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR warrants that they and no one else holds title to the above described property and that they have authority to sell said easement to the City.

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 nor change the contour thereof without the written consent of GRANTEE. Notwithstanding the foregoing, and subject to any applicable ordinances, rules, and regulations, GRANTOR may construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace public utilities in the right-of-way, so long as the easement granted herein is not impaired. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE.

[Signature page to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Storm Drain Detention Pond Easement
this 13 day of AUGUST, 2020.

GRANTOR:



GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)


Patrick Scott - President of Brighton Developmen
GRANTOR'S NAME & TITLE ment, LLC, Manag.
of Highland Park
Towns, LLC



ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

LAYTON CITY ACCEPTANCE:


ALEX R. JENSEN, City Manager
8/18

Approved as to Form:

By: J. Mansfield
Date: 8/18/2020

EXHIBIT A
(Legal Description)

See attached legal description date July 15, 2020.



3287023
BK 7584 PG 638

**GREAT BASIN
ENGINEERING**

Wednesday, July 15, 2020

The Park PRUD Phase 2

Large Detention Pond Easement

An easement for a detention pond located in a part of the Northwest Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the East Right of Way line of 2200 West Street said point being 33.00 feet North $89^{\circ}50'40''$ East along the Quarter Section Line and 1051.16 feet South $0^{\circ}11'10''$ West along the Easterly Right-of-Way Line of said 2200 West Street from the Northwest Corner of said Section 19; and running thence East 134.04; thence South $0^{\circ}06'12''$ East 190.47 feet; thence South $89^{\circ}50'40''$ West 135.01 feet to the East Right of Way of said 2200 West street; thence along the Right of Way line North $0^{\circ}11'10''$ East 190.84 feet to the Point of Beginning.

Contains 0.589 Acres, More or Less

