

E 2632278 B 5417 P 265-266
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/14/2011 10:48 AM
FEE \$0.00 Pgs: 2
DEP RT REC'D FOR CENTERVILLE CITY

WHEN RECORDED, RETURN TO:
Centerville City Corporation
250 North Main
Centerville, UT 84014-1824

RETURNED
DEC 14 2011

STORM DRAIN DETENTION POND EASEMENT
LAND ROVER – AUTO FACILITIES OF CENTERVILLE, LLC
TAX ID 02-026-0071 *pt*

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, Land Rover of Centerville, aka Auto Facilities of Centerville LLC, hereby grants, conveys, sells, and sets over unto Centerville City, a municipal corporation of the State of Utah, as Grantee, its successors and assigns, a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replaced storm drains, flood control improvements, landscaping and trees, and a public pathway not to exceed ten feet (10') in width, hereinafter called the "Facilities," said right-of-way and easement being situated in Davis County, State of Utah, over and through a parcel of Grantor's land, which easement is more particularly described as follows:

Beginning at a point, said point lies N 89°45'08" E, a distance of 687.28'; thence N 00° 08'03" E, a distance of 35.40'; thence S 89°45'08" W, a distance of 315.14' from the SW corner of Section 7, Township 2 North, Range 1 East, SLB&M and running thence S 89°45'08" W, a distance of 27.06' to the easterly line of the Utah State Highway Department Frontage Road; thence N 02°55'53" E, a distance of 340.06'; thence S 89°18'47" E, a distance of 14.33'; thence S 00°47'11" W, a distance of 339.36'; which is the point of beginning, having an area of 7025.11 sq. feet, containing 0.161 acres.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as such Facilities shall be maintained, 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, protect, remove and replace said Facilities. During construction periods, Grantee and its contractors may use such portions of the property along and adjacent to said right-of-way 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 this 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 maintain the detention swale areas except for the public pathway which shall be maintained by the Grantee.

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. This right of way and easement grant shall be binding upon and inure to the benefits of heirs, representatives, successors and assigns of the Grantor and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this right-of-way and easement this 9th day of December, 2011.

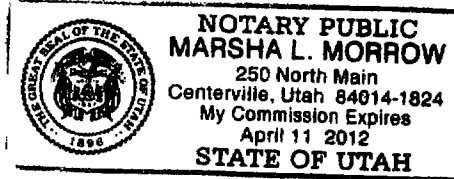
LAND ROVER OF CENTERVILLE, LLC, aka
AUTO FACILITIES OF CENTERVILLE, LLC

By [Signature]
Sharif Hadley, Manager

STATE OF UTAH)
 :SS
COUNTY OF DAVIS

On the 9th day of December, 2011, personally appeared before me Sharif Hadley, who being by me duly sworn, did say that he is the Manager of Land Rover of Centerville, LLC, aka Auto Facilities of Centerville, LLC, and that said instrument was signed in behalf of the LLC by authority of its bylaws and said Sharif Hadley acknowledged to me that said LLC executed the same.

[Signature]
Notary Public



Accepted for Recordation by Centerville City

[Signature]
Marilyn Holje, City Recorder

12/9/11
Date

