

E 2289120 B 4326 P 333-336
 RICHARD T. MAUGHAN
 DAVIS COUNTY, UTAH RECORDER
 7/17/2007 10:08:00 AM
 FEE \$19.00 Pgs: 4
 DEP eCASH REC'D FOR EXECUTIVE TITLE INS AGE

EASEMENT

Jensen Brothers Davis County Properties I.L.C, a Utah Limited Liability Company, Grantor(s), hereby convey(s) and warrant(s) to North Davis Sewer District, its successors in interest and assigns, Grantee for the sum of One Dollar and other good and valuable consideration, a permanent easement and right-of-way for the construction, operation, maintenance, repair, alteration, enlargement, inspection, relocation and replacement of an underground sewer and associated facilities related thereto, on, over, under and across real property located in Davis County, Utah and described as follows:

A twenty (20) foot wide permanent easement described as follows:

Permanent Easement

A 20 foot wide strip of land for a sewer easement with the side lines being 10 feet on each side of the following described centerline with the side lines extending to or terminating at Grantor's property lines, said strip of land is located in the Southwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, and being more particularly described as follows.

Beginning on Grantor's West line and the center of a North Davis Sewer District pipeline at a point N0°11'44"E 845.68 feet along the section line and N89°59'13" E 33.00 from a Davis County monument at the Southwest Corner of said Section 22; thence N89°59'13E 2620.66 along said North Davis Sewer District Pipeline to the Grantor's East property line. Contains 1.2032 acres more or less.

Temporary Construction Easements:

Temporary Construction Easements #1 and #2 are parcels of land located in the Northwest Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, and being particularly described as follows.

Temporary Construction Easement #1 (40 Foot Wide):

A 40 foot wide strip of land that lies North of an adjacent to the North line of the above described Permanent Easement. Contains 2.4065 acres, more or less.

Temporary Construction Easement #2 (10 Foot Wide):

A 10 foot wide strip of land that lies North South of and adjacent to the South line of above described Permanent Easement. Contains 0.6016 acre, more or less

<u>County Serial No.</u>	<u>Acreage</u>	<u>Easement</u>
12-104-0028	1.2032	20 foot permanent
	2.4065	40 foot- temporary construction
	0.6016	10 foot- temporary construction

Together with all necessary and reasonable rights of ingress and egress and the right to excavate and refill ditches and trenches for the location, installation and repair of the above-mentioned facilities and to remove trees, shrubbery, undergrowth or other obstructions interfering with the repair and maintenance of said underground facilities.

The Grantor(s) reserve(s) the right to occupy, use and cultivate said property for all purposes not inconsistent with the rights herein granted. Grantor(s) shall not build or construct over or across said permanent right-of-way, any building or other improvement, nor change the contour thereof without the written consent of the Grantee.

The temporary easement shall remain in force a maximum of one year beyond the Contract Time as specified within the Contract Documents as agreed to by the Contractor selected to construct said pipeline. Upon termination of said one-year guarantee period, the temporary easement shall be dissolved and all previous rights of the Grantor(s) shall be restored with respect to the temporary easement.

The Grantor(s) hereby covenant(s) with the North Davis Sewer District that Grantor(s) is/are lawfully seized and possessed of the real estate above described; that Grantor(s) has/have a good and lawful right to convey it, or any part thereof; that it is free from all encumbrances and that Grantor(s) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As part of the consideration for this grant, the Grantor(s) hereby release(s) any and all claims for damages from whatsoever cause incidental to the exercise of the rights herein granted.

The property over which said easement passes and the location thereof are depicted in Exhibit "A", attached hereto and by reference made a part hereof as though set forth fully herein.

In Witness Whereof, the Grantor(s) have executed this right-of-way and easement this 27th day of June, 2007

GRANTOR(S)

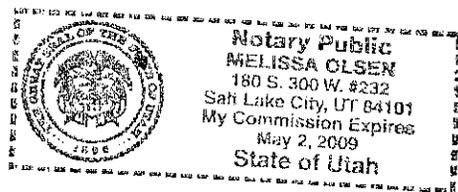
By: [Signature]
By: [Signature]

STATE OF UTAH)
COUNTY OF Salt Lake :ss

On the 27th day of June, 2007, personally appeared before me,
Melissa Olsen

the signer(s) of the above instrument who duly acknowledged to me he/she/they executed the same.

[Signature]
Notary Public

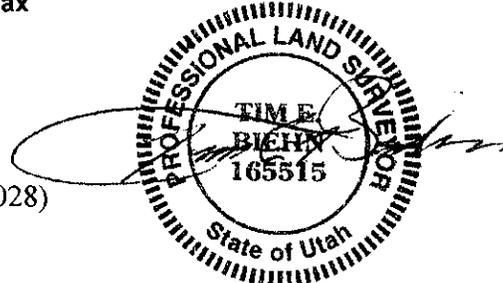


RBB

ROBINSON, BIEHN & BIEHN, INC.

Professional Land Surveyors
5330 South 900 East, Suite 120
Salt Lake City, Utah 84117-7261
(801) 266-1118 • (801) 262-5814 Fax

Lee E. Robinson, PLS
Ted M. Biehn, PLS
Tim E. Biehn, PLS



February 10, 2006

Project: North Davis Sewer District,
South Relief Sewer Replacement, Phase 4
Bessy T. Jensen Trust (Davis County Parcel #12-104-0028)

Permanent Easement

A 20 foot wide strip of land for a sewer line easement with the side lines being 10 feet on each side of the following described centerline with the side lines extending to or terminating at Grantor's property lines, said strip of land is located in the Southwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, and being more particularly described as follows.

Beginning on Grantor's West line and the center of a North Davis Sewer District pipeline at a point N0°11'44"E 845.68 feet along the section line and N89°59'13"E 33.00 feet from a Davis County monument at the Southwest Corner of said Section 22; thence N89°59'13"E 2620.66 along said North Davis Sewer District Pipeline to Grantor's East property line. Contains 1.2032 acres, more or less.

Temporary Construction Easements:

Temporary Construction Easements #1 and #2 are parcels of land located in the Southwest Quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, and being more particularly described as follows.

Temporary Construction Easement #1 (40 Foot Wide)

A 40 foot wide strip of land that lies North of and adjacent to the North line of the above describe Permanent Easement. Contains 2.4065 acres, more or less.

Temporary Construction Easement #2 (10 Foot Wide)

A 10 foot wide strip of land that lies South of and adjacent to the South line of the above describe Permanent Easement. Contains 0.6016 acre, more or less.

(See Sketch On Page 2)

