

**RETURNED**  
**MAY 15 2008**

12-110-0053, 0118, 0215

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BK 4534 PG 312 E 2365423 B 4534 P 312-317  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/15/2008 12:22 PM  
FEE \$0.00 Pgs: 6  
DEP RT REC'D FOR LAYTON CITY

**ACCESS & UTILITY EASEMENT**  
**(Sandy Slope Farms, LC**  
**Sanitary Sewer and Storm Water 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 (i) fifty foot (50') wide easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace underground sanitary sewer, storm water and drain pipes and (ii) thirty foot (30') wide easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace underground sanitary sewer, storm water and drain pipes hereinafter collectively called "Facilities." Said 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 Exhibit A and the drawing on Exhibit B, both attached hereto and incorporated herein. Should there be any discrepancy between the legal description and the drawing, the legal description will control.

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the rights 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 install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. The contractor performing any 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 easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the collection and conveyance of sanitary sewer and storm water drainage through said Facilities, or any other rights granted to the GRANTEE hereunder.

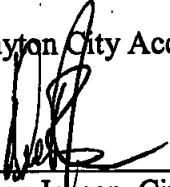
The precise location and boundaries of the easement for the Facilities have been determined based upon estimates related to the projected alignment of those certain public rights of way located at approximately 550 South and 2700 West (the "Roads"). GRANTOR may adjust, realign and/or relocate the easement and the Facilities at such time as the final alignment of the Roads is determined. GRANTOR agrees to use commercially reasonable efforts to ensure that the adjusted, realigned and/or relocated easement for the Facilities serves the needs of Grantee as well as GRANTOR.

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

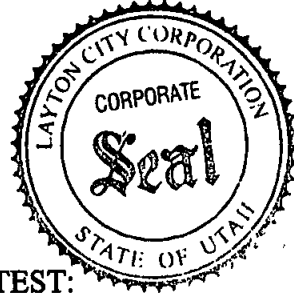


Notary Stamp

Layton City Acceptance:



Alex Jensen, City Manager



ATTEST:



~~Steven M. Ashby, City Recorder~~

Thieda Wellman

**EXHIBIT A**

**(Legal Description of Easement Area)**

**DESCRIPTION FOR EASEMENT #1 - WEDGE SHAPED EASEMENT  
ALONG THE ALIGNMENT OF 550 SOUTH STREET FROM L.D.S. CHURCH**

A part of the Southeast Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 2097.19 feet North 89°49'48" West along the Quarter Section line and 266.51 feet South from the Northeast corner of said Quarter Section; running thence South 89°49'48" East 359.26 feet; thence South 17°25'08" West 60.34 feet; thence Northwesterly along the arc of a 1040.00 foot radius curve to the left a distance of 347.82 feet (Long Chord bears North 80°14'56" West 346.20 feet) to the point of beginning.

Contains 0.161 Acre

*Ck By JDH 4/01/2008*

**DESCRIPTION FOR EASEMENT #2 – FROM LDS CHURCH  
ALONG THE ALIGNMENT OF 2700 WEST STREET**

A part of the South Half of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 2651.00 feet North 89°49'48" West along the Quarter Section line to the Center of said Section and 236.51 feet South 0°10'55" West along the Quarter Section line from the East Quarter corner of said Section 25; running thence South 0°10'55" West 30.00 feet; thence South 89°49'48" East 25.00 feet; thence South 0°10'55" West 177.52 feet; thence Southwesterly along the arc of a 1025.00 foot radius curve to the right a distance of 570.81 feet (Long Chord bears South 16°08'08"



West 563.47 feet); thence North  $57^{\circ}54'38''$  West 50.00 feet; thence Northeasterly along the arc of a 975.00 foot radius curve to the left a distance of 542.97 feet (Long Chord bears North  $16^{\circ}08'08''$  East 535.98 feet); thence North  $0^{\circ}10'55''$  East 207.51 feet; thence South  $89^{\circ}49'48''$  East 25.00 feet to the point of beginning.

Contains 0.860 Acre

*Ck By JDH 4/01/2008*