

NE 352N-1W

When recorded return to:
Weber Basin Water Conservancy District
2837 East Highway 193
Layton, UT 84040

J & J Nursery
1815 W. Gentile St.
Layton, UT 84041

Woods Cross

RETURNED
APR 02 2009

E 2437872 B 4746 P 39-40
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/02/2009 09:07 AM
FEE \$12.00 Pgs: 2
DEP RT REC'D FOR WEBER BASIN WATER
CONS DIST

06-313 - 0015, 0009 thru 0012

GRANT OF EASEMENT

JERRY STEVENSON, of Layton City, County of Davis, State of Utah, herein referred to as Grantor, hereby conveys and warrants to the WEBER BASIN WATER CONSERVANCY DISTRICT, Grantee, for the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, a perpetual easement to construct, reconstruct, operate and maintain an underground pipeline or pipelines and other related appurtenant structures, the latter of which may protrude above the ground surface, with the right of ingress and egress to and from the same, on, over, beneath, or across the following described property:

A 15 FOOT WIDE EASEMENT IN FAVOR OF WEBER BASIN WATER CONSERVANCY DISTRICT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°48'57" WEST ALONG SECTION LINE 599.60 FEET AND NORTH 348.68 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35, SAID POINT ALSO BEING LOCATED UPON THE WESTERLY ROW LINE OF WHAT IS KNOWN AS THE WOODS CROSS 2.3L LATERAL, SAID WESTERLY LINE ALSO BEING KNOWN AS THE WEST LINE OF AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA RECORDED AS ENTRY NO. 183630 IN BOOK 154, PAGE 143, OF DAVIS COUNTY RECORDS, WHICH POINT IS ALSO LOCATED ON THE SOUTH LINE OF THE WOODS CROSS INDUSTRIAL PARK SUBDIVISION (NOT YET RECORDED) AND RUNNING:

THENCE WESTERLY ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) CALLS:

- 1) WEST 931.30 FEET,
- 2) SOUTH 0.13 FEET,
- 3) SOUTH 89°59'44" WEST 171.62 FEET TO THE WEST LINE OF SAID WOODS CROSS INDUSTRIAL PARK (NOT YET RECORDED);

THENCE NORTH 03°38'53" WEST ALONG SAID WEST LINE 15.03 FEET;

THENCE NORTH 89°59'44" EAST 172.58 FEET;

THENCE NORTH 0.13 FEET;

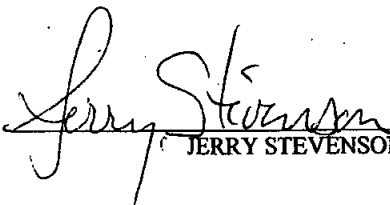
THENCE EAST 933.45 FEET TO THE WEST LINE OF SAID EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA;

THENCE SOUTH 08°10'00" WEST ALONG SAID WEST EASEMENT LINE 15.15 FEET TO THE POINT OF BEGINNING.

CONTAINS: 16,567 SQ.FT. / 0.38 AC

Grantor shall, subject to Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easement, but Grantor, its successors and assigns, shall not erect any permanent buildings or structures, add or remove fill material, or place trees or deep-rooted shrubs upon lands comprising the perpetual easement without the Grantee's consent in writing. Notwithstanding the foregoing, Grantor, its successors and assigns, shall have the right to enter into agreements relating to and impacting the easement area set forth herein, subject to the prior written consent of Grantee, which consent shall not be unreasonably withheld.

Dated this 26th day of March, 2009.

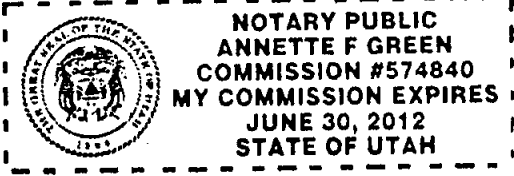
By: 
JERRY STEVENSON

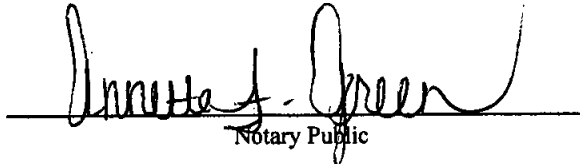
ACKNOWLEDGMENT

State of Utah
County of Davis) ss.

On this 26th day of March, 2008, personally appeared before me **JERRY STEVENSON**, who being duly sworn did say that he is a member of **G&S DEVELOPMENT LLC**, and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of a resolution of its members and said **JERRY STEVENSON** acknowledged to me that said Limited Liability Company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)  **NOTARY PUBLIC
ANNETTE F GREEN
COMMISSION #574840
MY COMMISSION EXPIRES
JUNE 30, 2012
STATE OF UTAH**



Notary Public