

E 2806784 B 6032 P 259-262
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/04/2014 12:50 PM
FEE \$0.00 Pgs: 4
DEP RT REC'D FOR DAVIS COUNTY

When Recorded Return to:

Davis County
Attn: Tony Thompson
P.O. Box 618
Farmington, UT 84025

RETURNED
JUN 04 2014

11-117-0030, 0031

Utility Easement Deed

Davis County, a body politic of the State of Utah, **Grantor**, does hereby convey to **T-Mobile West Corporation**, as successor-in interest to Western PCS II Corporation and **Sprint Spectrum L.P.**, a Delaware limited partnership, and their successors and/or assigns, **Grantees**, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a utility easement as set forth below and described in Exhibit A attached hereto. This utility easement includes the right to install, maintain, operate, repair, remove, replace or relocate utility facilities above and/or below ground, with the right of access to the utility easement for utility employees, contractors, and agents, with necessary equipment.

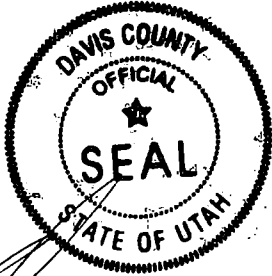
This utility easement is subject to the following conditions:

1. Grantor, its successors and assigns, hereby reserve and/or retain the right to fully benefit from and use the utility easement conveyed to Grantees herein for any and all of the same or similar reasons and/or purposes that Grantees may benefit from and use the utility easement conveyed herein. Grantor, its successors and assigns, further reserve and retain the right to use the property on, within, under, and/or above the utility easement conveyed herein in any manner that is consistent with the easement rights conveyed herein.
2. All of the utility equipment within this utility easement shall be selected, installed, maintained, and operated in accordance with the applicable National Electric Safety Code or such other codes, laws, rules, or regulations applicable at the time of such installation, including, but not limited to, State, County, and Municipality laws, ordinances, rules, and regulations.
3. Any person, entity, or otherwise who, through the exercise of the easement rights conveyed herein or otherwise, damages or displaces, in any manner, any portion of this utility easement, including, but not limited to, Grantees, shall restore or repair such damages or displacements at its own expense including, but not limited to, damages or displacements to any fence, grass, soil, shrubbery, bushes, flowers, other low level vegetation, sprinkler system, irrigation system, gravel, portable or temporary building, flat concrete, or asphalt from the exercise of the easement rights.
4. These easement rights are available to Grantees, their successors and assigns, only until such time as the utility installations made upon, under, or across the easement are permanently abandoned and removed, at which time the title and interest of Grantees, their successors and assigns, shall vest in the owners of the underlying fee interest in said real property.

2014-178

Dated this 3rd day of June, 2014.

DAVIS COUNTY



Louenda H. Downs
Louenda H. Downs
Chair Davis County Commission

2014-178

ATTEST:

Curtis Koch
Curtis Koch, for Steve S. Rawlings
Davis County Clerk Auditor

Approved as to Form:

Mike Kendall
Office of Davis County Attorney

State of Utah)
 :SS.
County of Davis)

The foregoing instrument was acknowledged before me this 3rd day of June, 2014 by Louenda H. Downs and Curtis Koch for Steve S. Rawlings who duly represented to me that they are the Chair of the Board of County Commissioners of Davis County and a Chief Deputy for the Davis County Clerk/Auditor, respectively, and that they each signed the above and foregoing instrument in their official capacity and on behalf of Davis County pursuant to action taken by the Board of Commissioners.

Shauna A. Brady
Notary Public

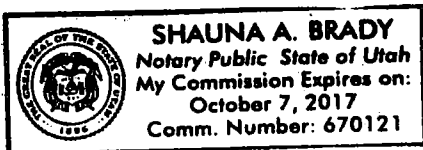


Exhibit A

Utility Easement Description:

10' EASEMENT

A 10 foot wide appurtenant utility easement, located in the Northeast Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, State of Utah, and being more particularly described as follows:

Beginning at a point said point being a distance of 1312.61 feet, S 89°55'50" E along the section line to the Northwest 1/16th corner, and a distance of 364.869 feet, S 89°55'50" E along the section line from the Northwest corner of said section and running thence S 89°55'50"E a distance of 10.16 feet; thence S 10°12'38" E a distance of 150.04 feet to a 1214.86 foot radius curve to the right; thence along said curve 103.67 feet, (interior angle 4°53'22", Chord bears S 4°44'57" E a distance of 103.64 feet); thence S 0°38'31"E a distance of 58.92 feet to a 268.13 foot radius curve to the right; thence along said curve 44.25 feet, (interior angle 9°27'17", Chord bears S 6°25'12"W a distance of 44.20 feet); thence S 12°25'48" W a distance of 98.71 feet; thence S 13°47'01" W a distance of 105.80 feet; thence S 13°14'06" W a distance of 24.60 feet; thence S 16°44'20" W a distance of 135.87 feet; thence S 17°43'37" W a distance of 145.59 feet; thence S 7°26'37" W a distance of 110.61 feet; thence S 6°54'10" E a distance of 135.78 feet; thence S 15°57'07" W a distance of 54.85 feet; thence S 89°32'59" W a distance of 90.69 feet; thence S 5°30'00" E a distance of 125.54 feet; thence S 89°39'30" W a distance of 77.47 feet; thence N 11°40'45" W a distance of 10.20 feet; thence N 89°39'30" E a distance of 68.53 feet; thence N 5°30'01" W a distance of 125.52 feet; thence N 89°32'59" E a distance of 94.13 feet; thence N 15°55'43" E a distance of 45.89; thence N.6°57'50" W a distance of 134.24 feet; thence N 7°23'08" E a distance of 113.01 feet; thence N 17°43'37" E a distance of 146.41 feet; thence N 16°44'20" E a distance of 135.48 feet; thence N 13°14'06" E a distance of 24.35; thence N13°47'01" E a distance of 105.73 feet; thence N 12°25'48" E a distance of 98.48 to a 258.13 foot radius curve to the left; thence along said curve 42.28 feet, (interior angle is 9°23'07", Chord bears N 6°25'48" E, a distance of 42.24 feet); thence N 0°38'31" W a distance of 58.57 feet to a 1204.86 foot radius curve to the left; thence along said curve 102.41 feet, (interior angle is 4°52'12", Chord bears N 4°44'47" W, a distance of 102.38 feet); thence N 10°12'38" W a distance of 151.58 feet to the point of beginning. Contains 14,525 sqft more or less.

Part of Tax ID 11-117-0030, and 11-117-0031

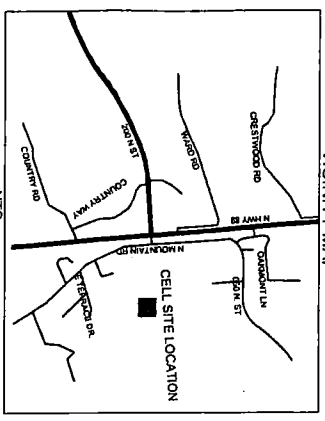
A & E EDGECONNEX

Located in the Northeast Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kayville City, Davis County, State of Utah.

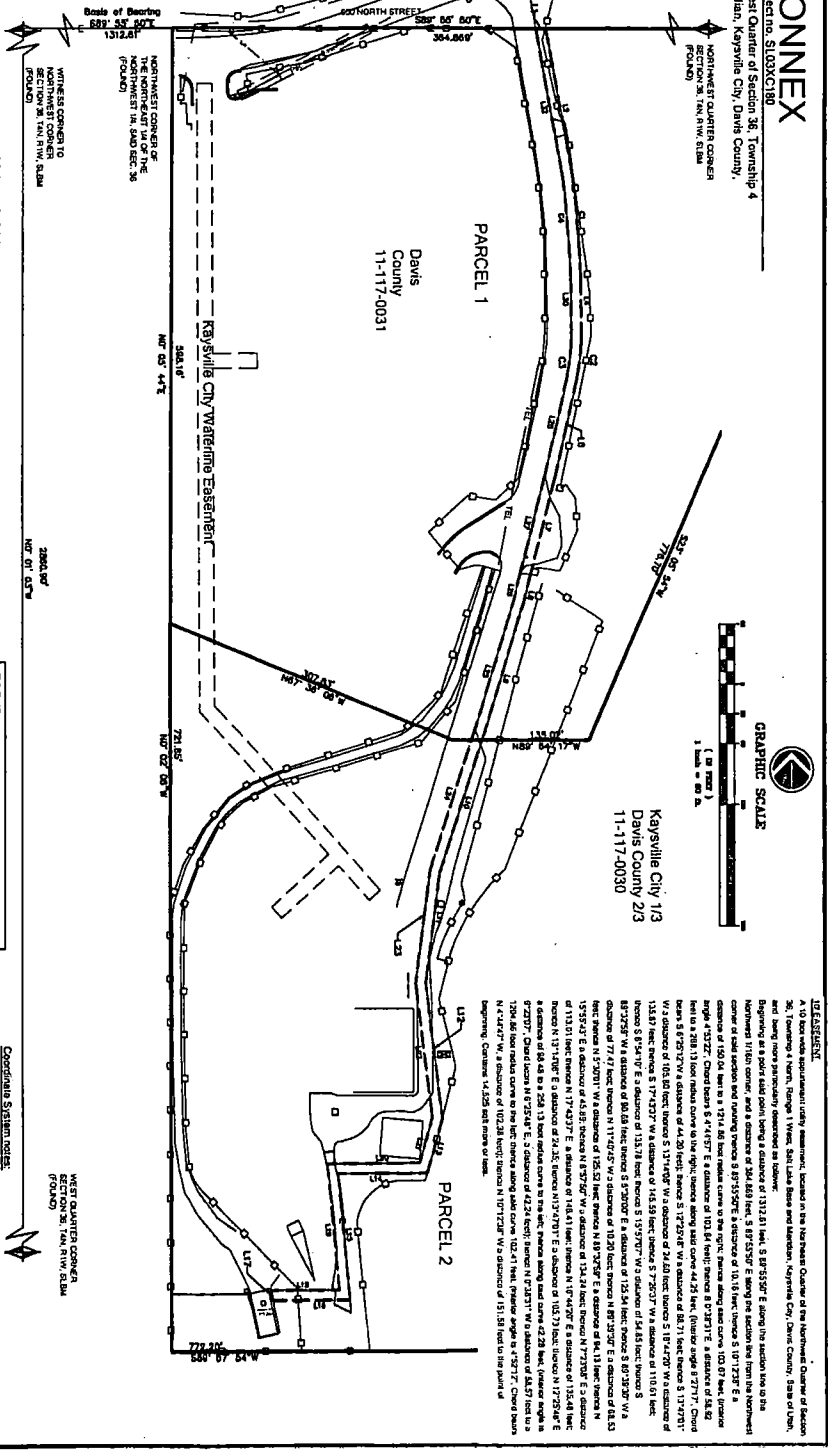
Project No. S100XC180

CURVE	RADIUS	LENGTH	DELTA	BEARINGS	CHORD
C1	500.00	127.17	147.01°	N 107°12'38" W	102.81
C2	200.00	63.58	73.50°	N 053°36'19" W	51.40
C3	100.00	31.79	36.75°	N 026°45'09" W	25.70
C4	50.00	15.89	18.37°	N 013°22'34" W	12.85

LINE #	LENGTH	BEARING	CHORD
L1	10.00	N 00°00'00" W	10.00
L2	10.00	N 00°00'00" W	10.00
L3	10.00	N 00°00'00" W	10.00
L4	10.00	N 00°00'00" W	10.00
L5	10.00	N 00°00'00" W	10.00
L6	10.00	N 00°00'00" W	10.00
L7	10.00	N 00°00'00" W	10.00
L8	10.00	N 00°00'00" W	10.00
L9	10.00	N 00°00'00" W	10.00
L10	10.00	N 00°00'00" W	10.00
L11	10.00	N 00°00'00" W	10.00
L12	10.00	N 00°00'00" W	10.00
L13	10.00	N 00°00'00" W	10.00
L14	10.00	N 00°00'00" W	10.00
L15	10.00	N 00°00'00" W	10.00
L16	10.00	N 00°00'00" W	10.00
L17	10.00	N 00°00'00" W	10.00
L18	10.00	N 00°00'00" W	10.00
L19	10.00	N 00°00'00" W	10.00
L20	10.00	N 00°00'00" W	10.00
L21	10.00	N 00°00'00" W	10.00
L22	10.00	N 00°00'00" W	10.00
L23	10.00	N 00°00'00" W	10.00
L24	10.00	N 00°00'00" W	10.00
L25	10.00	N 00°00'00" W	10.00
L26	10.00	N 00°00'00" W	10.00
L27	10.00	N 00°00'00" W	10.00
L28	10.00	N 00°00'00" W	10.00
L29	10.00	N 00°00'00" W	10.00
L30	10.00	N 00°00'00" W	10.00
L31	10.00	N 00°00'00" W	10.00
L32	10.00	N 00°00'00" W	10.00
L33	10.00	N 00°00'00" W	10.00
L34	10.00	N 00°00'00" W	10.00
L35	10.00	N 00°00'00" W	10.00
L36	10.00	N 00°00'00" W	10.00
L37	10.00	N 00°00'00" W	10.00
L38	10.00	N 00°00'00" W	10.00
L39	10.00	N 00°00'00" W	10.00
L40	10.00	N 00°00'00" W	10.00



VICINITY MAP



ORIGINAL PARCELS

CELL TOWER LEASE

BEGINNING AT A POINT SOUTH 00°00' WEST 34.15 FEET AND SOUTH 84.80 FEET AND THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°52' EAST 73.24 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 12°00' WEST 20.00 FEET; THENCE SOUTH 12°00' WEST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.021 ACRES.

PARCEL 2

BEGINNING AT A POINT SOUTH 89°52' EAST 73.24 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°52' EAST 73.24 FEET; THENCE SOUTH 12°00' WEST 20.00 FEET; THENCE SOUTH 12°00' WEST 20.00 FEET TO THE POINT OF BEGINNING, CONTAINS 0.021 ACRES.

SYMBOL	DESCRIPTION
●	FOUND SECTION CORNER
○	FOUND CITY MONUMENT
—	POWER LINE
—	OVERHEAD POWER LINE
—	ELECTRIC PEDESTAL
—	SEWER MANHOLE
—	UNDERGROUND SEWER LINE
—	CATCH BASIN TYPE 1
—	CATCH BASIN TYPE 2
—	STORM DRAIN LINE
—	WATER LINE
—	FIRE HYDRANT
—	WATER VALVE
—	GAS METER
—	UNDERGROUND ELECTRICAL
—	UNDERGROUND TELEPHONE
—	COMMUNICATIONS PEDESTAL
—	TELEPHONE LINE
—	FLAG POLE
—	BOLLARD

LEGEND

Coordinate System Note:
The coordinate system used for this survey is a modified NAD83, Utah North Zone, U.S. Survey Feet.

Navigation:
1. NAVD83, Utah North Zone, U.S. Survey Feet.
2. NAVD83, using the current Geoid Contour 12A.
3. Rounded to Davis County State of Bearing.

Survey Certificate:
I, Russell D. Fink, a professional land surveyor in the State of Utah, holding a license in License No. 498722, do hereby certify that:
1. This plat represents the results of a survey conducted under my supervision at the instance of Powder River Development.
2. The land survey lies within the Northeast Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kayville City, Davis County, State of Utah, and the survey was completed on Jan 29, 2014.
3. This plat complies with applicable statutes of this state, and any local ordinances in effect on the date that the survey was completed. The survey is also in accordance with Section 17-23-17, Utah State Code.

Russell D. Fink, PS
Date Signed: April 7, 2014
License Expires: March 31, 2015

PROJECT A & E EDGECONNEX Sylvia Networks, Project No. S100XC180 1422 EAST 550 NORTH, KAYVILLE CITY, UTAH DAVIS COUNTY, NE1/4 OF THE NW1/4, SEC. 36, T.4N., R.1W., S.L.B.M.	SHEET TITLE RECORD OF SURVEY	CLIENT Powder River Development Jason Brown 219 S. Wooddale Ave Eagle, ID 83616 PHONE: (208) 928-8844	DATE OF ORIGINAL DRAWING January 30, 2014	DRAWING BY RDF	
			DATE OF THIS SURVEY February 11, 2014	CHECKED BY Russell Fink, PS	
1 OF 1			1. Acquired Easement, Radlines (renew)	4/7/2014	RDF
			2. Acquired Easement per request. Completed Radlines	4/2/2014	M.S.B.
			1. Rounded Base of Bearing and Easement to match Davis County	4/2/2014	M.S.B.
			2. Revised	4/2/2014	RDF
			PROJECT NUMBER 140104		