

The City of Bountiful, Utah  
Public Utility Easement Deed

E 2940621 B 6523 P 180-183  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/24/2016 10:09 AM  
FEE \$0.00 Pgs: 4  
DEP RTT REC'D FOR BOUNTIFUL CITY

Address: 1810 SOUTH MAIN STREET  
Parcel: 05-001-0109 *pt*  
Location: N.W. CORR, SEC. 31, T2N-R1E-SLB&M

SHAWNA ROMERO INVESTMENTS, LLC, a Utah limited liability company, and SUSIE HEATON INVESTMENTS LLC, a Utah limited liability company, and DON M. (DUFF) WILLEY, an individual, as tenants in common, (collectively the "Grantor"), do hereby grant and convey to the City of Bountiful, Grantee, its successor and assigns, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a public utility easement. This includes the right to install, maintain, operate, repair, remove, replace or relocate public utility facilities above and/or below ground, with the right of access within the public utility easement for public utility employees, contractors and agents, with necessary equipment. For overhead utility lines, this deed includes the right to keep the facilities clear of foliage.

It is understood that under Section 54-3-27(2)(b) of the Utah Code, that a public utility using the easement shall restore or repair, at the expense of the public utility, any fence, grass, soil, shrubbery, bushes, flowers or other low level vegetation, sprinkler system, irrigation system, gravel, flat concrete, or asphalt damaged or displaced from the exercise of the easement rights. However, this does not include structures or other above ground facilities in the easement area. The Grantor retains the right to use the property in any manner not inconsistent with the easement rights granted herein.

The public utility easement conveyed by this deed is attached as Exhibit A and B to this deed.

SHAWNA ROMERO INVESTMENTS LLC, Grantor

By: *Shawna Romera*

Its: Sole Member

State of Utah )  
                  : ss.  
Davis County )

On the 17<sup>th</sup> day of May, 2016, personally appeared before me Shawna Romera, a signer and a Grantor of the foregoing instrument, who duly acknowledged to me that they executed the same.

*Joy Prout*  
Notary Public



SUSIE HEATON INVESTMENTS LLC, Grantor

By: Susie Heaton

Its: Sole Member

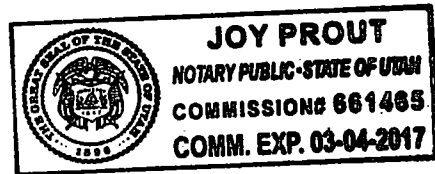
State of Utah )  
                  : ss.  
Davis County )

On the 17<sup>th</sup> day of May, 2016, personally appeared before me  
Susie Heaton, a signer and a Grantor of the foregoing instrument,  
who duly acknowledged to me that they executed the same.

Joy Prout  
Notary Public

DON M. (DUFF) WILLEY, Grantor

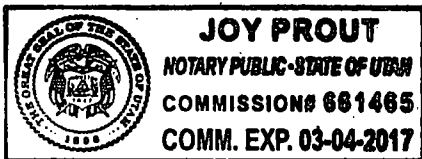
By: Don M. (Duff) Willey



State of Utah )  
                  : ss.  
Davis County )

On the 16<sup>th</sup> day of May, 2016, personally appeared before me  
Don M. (Duff) Willey, a signer and a Grantor of the foregoing instrument,  
who duly acknowledged to me that they executed the same.

Joy Prout  
Notary Public



**EXHIBIT "A"**

**UTILITY EASEMENT  
ADDRESS: 1810 SOUTH MAIN STREET  
BOUNTIFUL, UTAH**

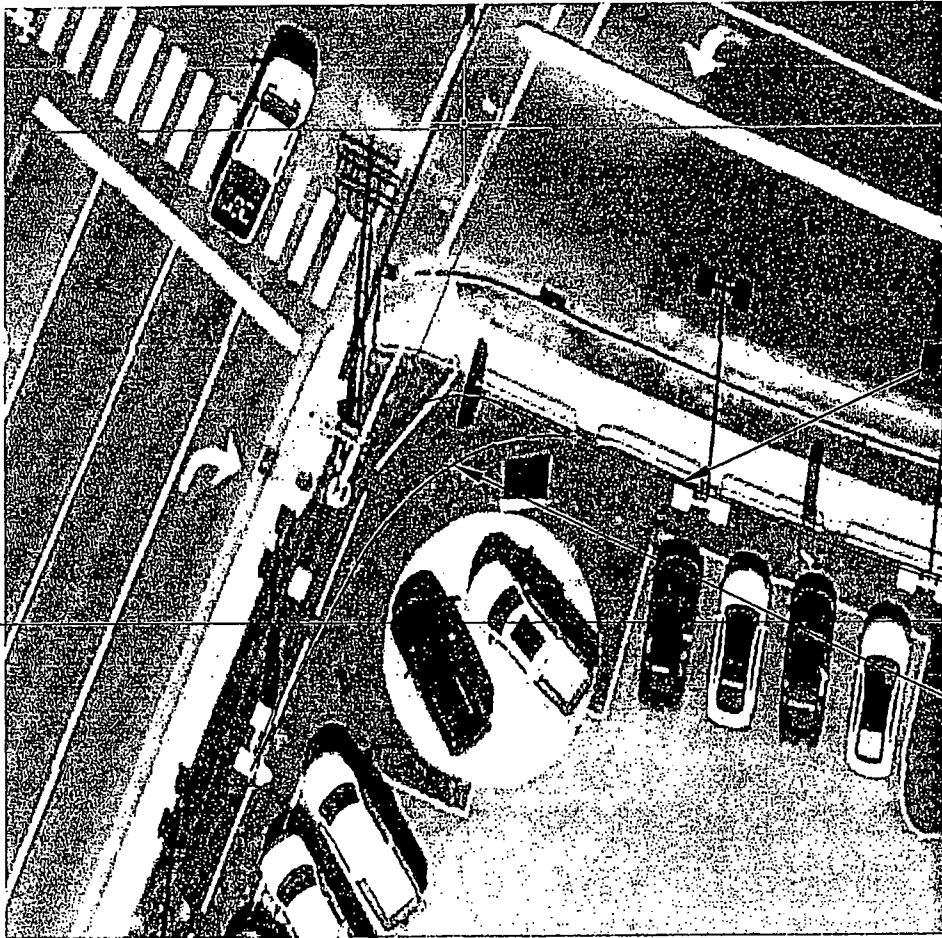
Parcel: 05-001-0109

BEGINNING AT A POINT ON THE EAST LINE OF HIGHWAY 106 AT A POINT 319.11 FEET EAST AND 34.61 FEET S27°01'00"W FROM THE NW CORNER OF SECTION 31, TOWNSHIP 2N, RANGE 1E, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH. RUNNING THENCE ALONG NORTHERLY BOUNDARY OF GRANTORS PROPERTY THE FOLLOWING TWO COURSES: 1) 15.93 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N80°43'10"E) TO A POINT OF TANGENCY WITH A 540.00 FOOT RADIUS CURVE TO THE LEFT; 2) EASTERLY ALONG THE ARC OF SAID CURVE 10.00 FEET (CHORD BEARS S69°22'51"E). THENCE WESTERLY AND SOUTHWESTERLY 33.00 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS S65°05'37"W); THENCE S33°34'51"W 24.84 FEET TO SAID EAST LINE OF HIGHWAY; THENCE ALONG SAID EAST LINE N27°01'00"E 39.25 FEET TO THE POINT OF BEGINNING.

EASEMENT PREPARED BY TODD CHRISTENSEN  
(BOUNTIFUL CITY PUBLIC WORKS ENGINEER)

EXHIBIT "B"  
EASEMENT DESCRIPTION FOR  
1810 SOUTH MAIN ST  
PARCEL: 05-001-0109  
NAME: SUSIE HEATON INVESTMENTS  
LLC-ETAL

NOT TO SCALE



EXISTING ROW

PROPOSED EASEMENT

COMMENTS:  
EASEMENT AS PREPARED BY TODD CHRISTENSEN  
BOUNTIFUL CITY PUBLIC WORKS ENGINEER