

WHEN RECORDED MAIL TO:

Central Davis Sewer District
Attn: General Manager
2200 South Sunset Dr.
Kaysville, UT 84037

E 3418750 B 7844 P 1340-1348
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/15/2021 01:34 PM
FEE \$0.00 Pgs: 9
DEP RT REC'D FOR CW SOUTH DAVIS RO
SE LLC

RETURNED

SEP 15 2021

08-052-0275

EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned CW South Davis Rose, LLC, a Delaware limited liability company ("Grantor") hereby grants, conveys, sells, and sets over unto Central Davis Sewer District, a body politic of the State of Utah ("Grantee"), its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the Facilities, said right-of-way and easement, being situate in Davis County, State of Utah, over and through a parcel of the Grantor's land lying within a strip Thirty (30) feet wide, said strip extending fifteen (15) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows (the "Easement Area"):

See Exhibit A

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns, with the right of ingress and egress in the Grantee, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the Facilities. During construction periods, Grantee and its contractors may use such portion of Grantor's property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the Facilities. The contractor performing the 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 the above-described property except for the purposes for which this right-of-way and easement is granted to the Grantee, provided such use shall not interfere with the Facilities or with the discharge and conveyance of sewage through the Facilities, or any other rights granted to the Grantee hereunder.

Grantor shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of Grantee. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the Grantor and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantors have executed this right-of-way and Easement
this 15 day of September, 2021.

GRANTOR:

CW South Davis Rose, LLC,
a Utah limited liability company

By: *Darlene Carter*
Name: Darlene Carter
Title: Authorized Person

STATE OF UTAH)
 :ss.
COUNTY OF DAVIS)

On the 15 day of September, 2021, personally appeared before me Darlene Carter who
being duly sworn, did say that she is the signer of the foregoing instrument, who duly
acknowledged to me that she executed the same.

Stephanie Heiner
Notary Public
Residing at:
Layton, UT

My Commission Expires:
02/11/2023



EXHIBIT A
(Easement Area)

EASEMENT DESCRIPTION

ENTELLUS PROJ. #1416003, The Rose
PREPARED SEPTEMBER 2, 2021, by ALI

SEWER EASEMENT DESCRIPTION (WITHIN PROPOSED LOT 339)

AN EASEMENT SITUATE IN LOT 339 OF THE PROPOSED THE ROSE PLANNED RESIDENTIAL UNIT DEVELOPMENT, SAID EASEMENT BEING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON AN EXISTING FENCE LINE, SAID FENCE LINE BEING THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED IN A SPECIAL WARRANTY DEED RECORDED AS ENTRY #3350295 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), SAID POINT IS NORTH 89°07'41" EAST 931.85 FEET ALONG THE QUARTER SECTION LINE AND NORTH 0°52'19" WEST 643.42 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 88°46'58" EAST 21.36 FEET ALONG SAID FENCE AND SAID NORTHERLY LINE; THENCE SOUTH 1°13'02" EAST 8.18 FEET TO A POINT ON A LINE THAT IS 10.0 FEET DISTANT FROM AND PARALLEL TO A PROPOSED SEWER LINE; THENCE SOUTH 75°21'42" WEST 47.33 FEET ALONG SAID PARALLEL LINE TO THE EAST LINE OF A PROPOSED PUBLIC UTILITY EASEMENT AND TO A 60.0-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 25.54 FEET ALONG THE SAID EASEMENT LINE AND CURVE THROUGH A CENTRAL ANGLE OF 24°23'13", CHORD BEARS NORTH 45°44'11" WEST 25.35 FEET, TO SAID EXISTING FENCE LINE AND SAID NORTHERLY LINE; THENCE NORTH 87°18'01" EAST 42.47 FEET ALONG SAID FENCE LINE AND NORTHERLY LINE TO THE POINT OF BEGINNING.



1470 South 600 West
Woods Cross, Utah
84010

Tel. 801.298.2236
Web www.entellus.com

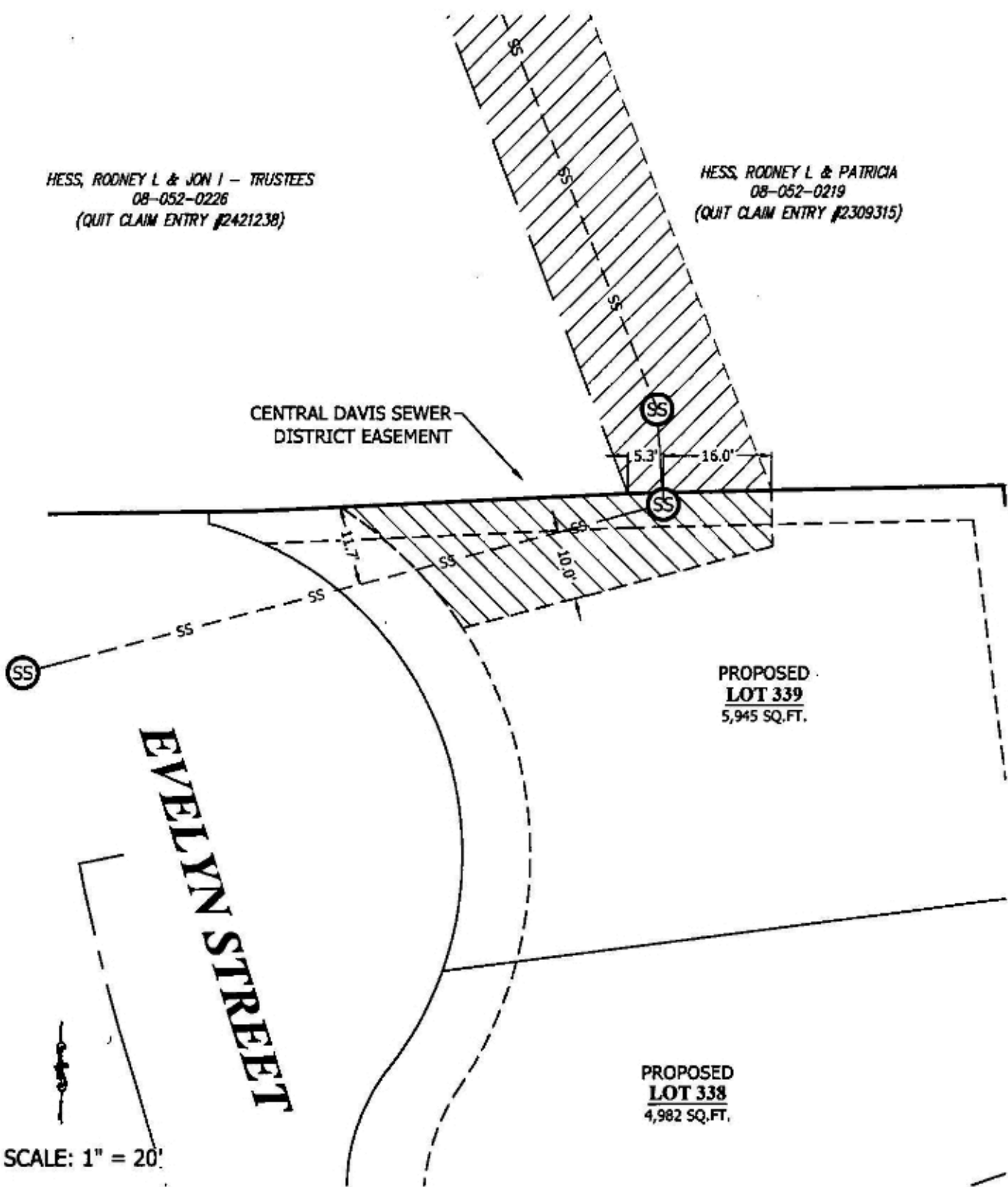


EXHIBIT B
(Easement Exhibit)

HESS, RODNEY L & JON I - TRUSTEES
08-052-0226
(QUIT CLAIM ENTRY #2421238)

HESS, RODNEY L & PATRICIA
08-052-0219
(QUIT CLAIM ENTRY #2309315)

CENTRAL DAVIS SEWER
DISTRICT EASEMENT



PROPOSED
LOT 339
5,945 SQ.FT.

PROPOSED
LOT 338
4,982 SQ.FT.

EVELYN STREET

SCALE: 1" = 20'



Entellus

1470 South 600 West
Woods Cross, Utah 84010
Phone 801-298-2236

EXHIBIT: CENTRAL DAVIS SEWER EASEMENT

**THE ROSE PLANNED RESIDENTIAL UNIT
DEVELOPMENT**
LOCATED IN THE EAST HALF OF SECTION 13, T.3.N., R.1.W.,
S.L.B.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN:
ALI 08/19/2021
PROJECT: 1416003

EXHIBIT-SEWER

SHEET 1 OF 1

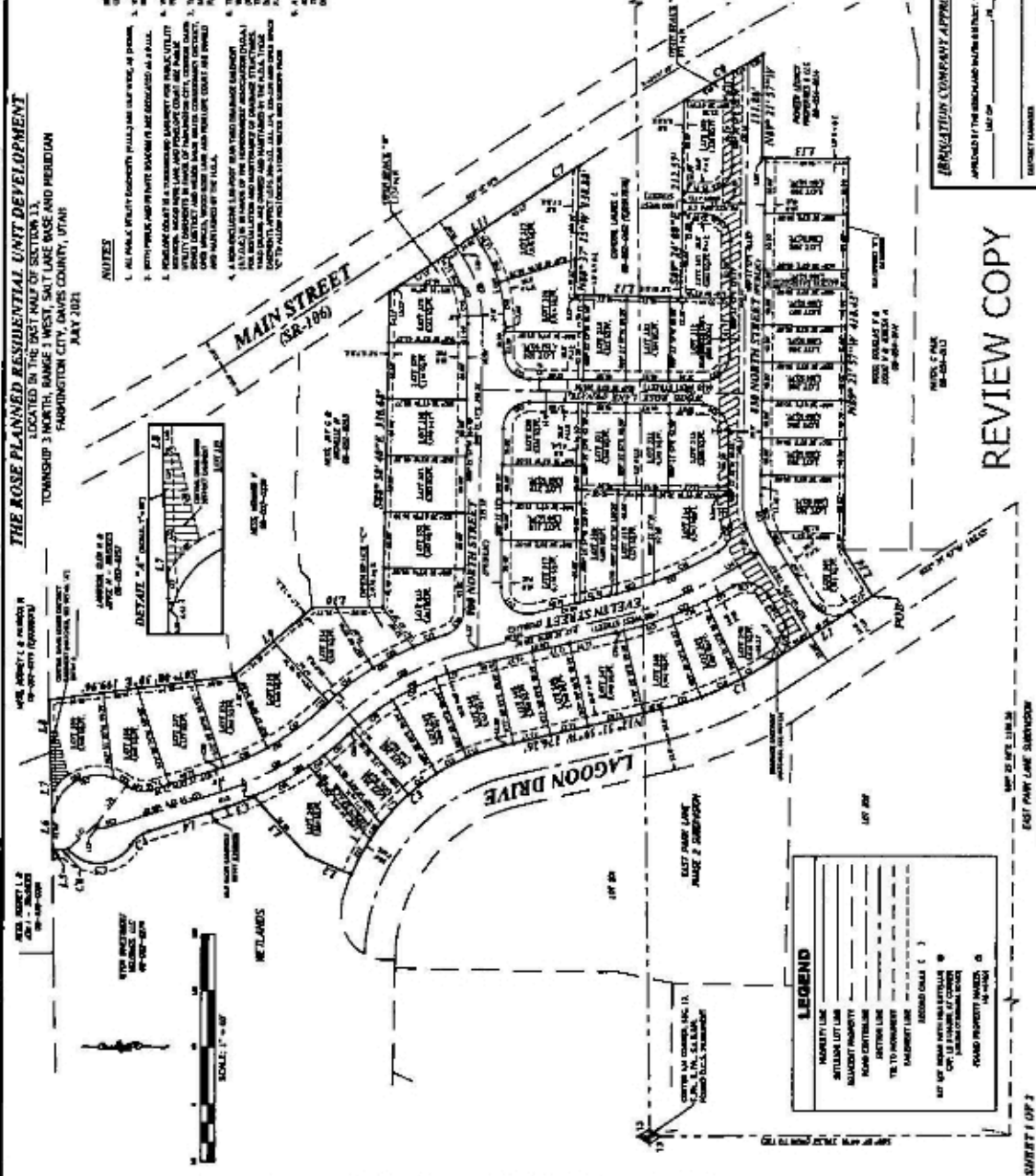
EXHIBIT C
(Plat including easement)

THE ROSE PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE WEST HALF OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SAIT JARVIS AND HERRINGTON
FARMINGTON CITY, DAVIS COUNTY, IOWA
MAY 2021

NOTES

1. ALL PUBLIC UTILITY EASEMENTS FULLY ARE SHOWN, IF KNOWN.
2. WITH PERKS AND PRIVATE EASEMENTS ARE SHOWN AS DASHED LINES.
3. EASEMENTS TO THE EAST AND SOUTH ARE SHOWN AS DASHED LINES.
4. EASEMENTS TO THE WEST AND NORTH ARE SHOWN AS DASHED LINES.
5. THE STATE PLANS SHOWN ABOVE THE PERKS AND PRIVATE EASEMENTS ARE SHOWN AS DASHED LINES.
6. A CHANGE OF EASEMENT IS INDICATED BY A DASHED LINE WITH AN ARROW POINTING TO THE NEW EASEMENT LINE.
7. A CHANGE OF EASEMENT IS INDICATED BY A DASHED LINE WITH AN ARROW POINTING TO THE NEW EASEMENT LINE.
8. A CHANGE OF EASEMENT IS INDICATED BY A DASHED LINE WITH AN ARROW POINTING TO THE NEW EASEMENT LINE.
9. A CHANGE OF EASEMENT IS INDICATED BY A DASHED LINE WITH AN ARROW POINTING TO THE NEW EASEMENT LINE.
10. A CHANGE OF EASEMENT IS INDICATED BY A DASHED LINE WITH AN ARROW POINTING TO THE NEW EASEMENT LINE.



ENGINEER'S CERTIFICATE

REVIEW COPY

BOUNDARY DESCRIPTION

WHEREAS the above described property is situated in the County of Davis, State of Iowa, and is more particularly described as follows: [Detailed description of the property boundaries and easements]

IMPROVEMENT DEDICATION

WHEREAS the above described property is situated in the County of Davis, State of Iowa, and is more particularly described as follows: [Detailed description of the property boundaries and easements]

ACCOMPLISHMENT

IN WITNESS WHEREOF, I have hereunto set my hand and seal of my office, this _____ day of _____, 2021.

REVIEW COPY

SEWER DISTRICT APPROVAL

APPROVED BY THE BOARD OF SEWER DISTRICT NO. _____ OF THE CITY OF FARMINGTON, IOWA, THIS _____ DAY OF _____, 2021.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF FARMINGTON CITY, IOWA, THIS _____ DAY OF _____, 2021.

CITY ENGINEER'S APPROVAL

APPROVED BY THE CITY ENGINEER OF FARMINGTON CITY, IOWA, THIS _____ DAY OF _____, 2021.

CITY COUNCIL'S APPROVAL

APPROVED BY THE CITY COUNCIL OF FARMINGTON CITY, IOWA, THIS _____ DAY OF _____, 2021.

CITY ATTORNEY APPROVAL

APPROVED BY THE CITY ATTORNEY OF FARMINGTON CITY, IOWA, THIS _____ DAY OF _____, 2021.

RAJES COUNTY RECORDER

RECORDED BY _____ OF RAJES COUNTY, IOWA, THIS _____ DAY OF _____, 2021.

Entellus

1470 South 6th St
Woods Cross, UT 84015
Phone: 801.982.2336
www.entellus.com
1000 West 1000 North
Salt Lake City, UT 84119

THE BONE PLANNED RESIDENTIAL UNIT DEVELOPMENT
 LOCATED IN THE EAST HALF OF SECTION 13,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MICHIGAN
 ADMINISTRATION CITY, DAVIS COUNTY, UTAH
 JULY 2021

LINE	MARKER	LENGTH
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
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99	99	99
100	100	100

LINE	MARKER	LENGTH	CH (BEARING)	COL (LENGTH)
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2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
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LINE	MARKER	LENGTH	CH (BEARING)	COL (LENGTH)
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DAVIS COUNTY RECORDER
 1470 N. _____
 1470 W. _____
 1470 E. _____
 1470 S. _____