

WHEN RECORDED MAIL TO:

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

11-120-0033

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 as Grantors hereby grant, convey, sell, and set over unto Central Davis Sewer District, a body politic of the State of Utah, hereinafter referred to as 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 Grantors land lying within a strip Forty (40) feet wide, said strip extending twenty (20) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See Attached 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 Grantors 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. Grantors 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.

Grantors 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 Grantors and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.



CITY OF FRUIT HEIGHTS, UTAH
6-24-2022

40' SEWER AND CITY STORM DRAIN EASEMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

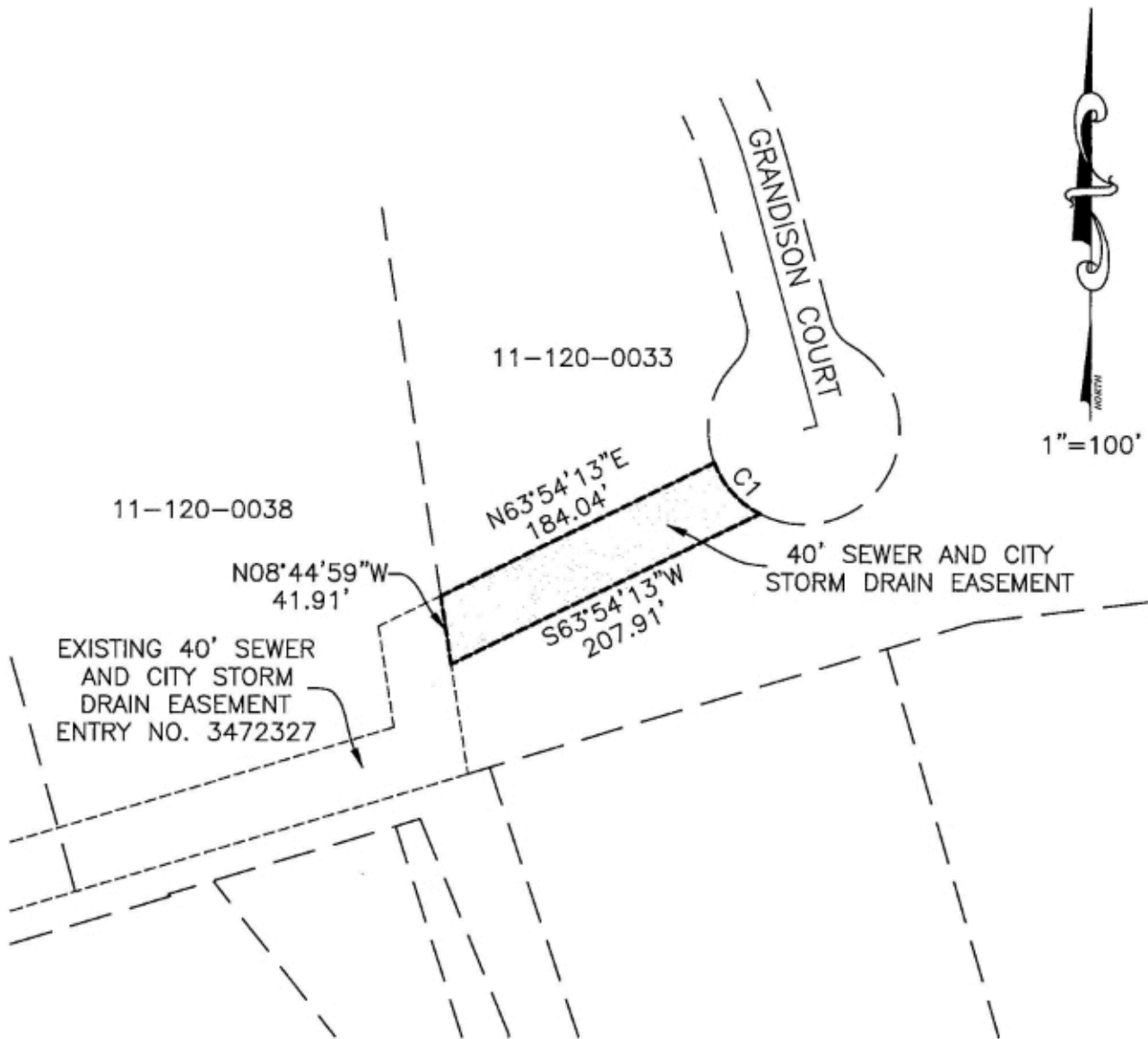
BEGINNING AT THE NORTHEAST CORNER OF AN EXISTING 40' SEWER AND CITY STORM DRAIN EASEMENT RECORDED AS ENTRY NO. 3472327 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING N00°07'46"W 532.81 FEET AND N89°52'14"E 246.73 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 36 (NOTE: BASIS OF BEARING IS N89°59'50"E (N89°39'55"W NAD 83) BETWEEN EXISTING BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 36); THENCE N63°54'13"E 184.04 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 58.00 FEET, AN ARC LENGTH OF 42.53 FEET, A DELTA ANGLE OF 42°00'55", A CHORD BEARING OF S41°58'00"E, AND A CHORD LENGTH OF 41.59 FEET; THENCE S63°54'13"W 207.91 FEET TO THE EASTERLY LINE OF SAID EXISTING 40' SEWER AND CITY STORM DRAIN EASEMENT; THENCE N08°44'59"W ALONG SAID EASTERLY LINE, 41.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,731 SQUARE FEET OR 0.177 ACRES MORE OR LESS.

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ogden@reeve-assoc.com • reeve-assoc.com

40' SEWER AND CITY STORM DRAIN EASEMENT



#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	58.00'	42.53'	41.59'	22.27'	S41°58'00"E	42°00'55"



Reeve & Associates, Inc.

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Project Info.

Designer: N. ANDERSON
 Date: 6-24-2022
 Name: EASEMENT
 Number: 4825-12
 Scale: 1"=100'