

E 3584727 B 8573 P 213-217  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/28/2024 10:34 AM  
FEE 40.00 Pgs: 5  
DEP JMF REC'D FOR LAYTON  
CITY

**When recorded, mail to:**  
Layton City Recorder  
437 N. Wasatch Dr.  
Layton, Utah 84041

**RETURNED**  
**AUG 28 2024**

Affects Parcel No(s): 09-403-0301

**LAYTON CITY**  
**QUIT-CLAIM DEED**

LAYTON CITY CORPORATION of 437 Wasatch Drive, Layton, County of Davis, State of Utah, GRANTOR, hereby **QUIT-CLAIM** to Leadership Learning Academy INC, GRANTEE, of 100 West 2675 North, Layton City, Davis County, Utah, for the sum of Ten Dollars (\$10.00) and/or other valuable consideration, any interest in the Culinary Waterline easement, on the following described tract of land in Davis County, State of Utah:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Grantor expressly retains any other interest or easements on the above described tract of land.

**[Signature and notary pages to follow]**

IN WITNESS WHEREOF, the GRANTOR has executed this Quit-Claim Deed  
this 15<sup>th</sup> day of AUGUST, 2024.

GRANTOR:

LAYTON CITY CORPORATION



Joy Petro  
JOY PETRO, Mayor

ATTEST:

Kimberly S Read  
KIMBERLY S READ, City Recorder

Approved as to Form:

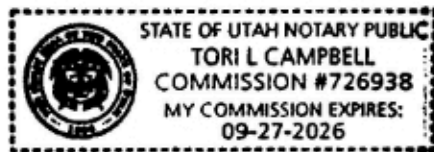
For: Judith Applonie  
City Attorney

[Signature]  
City Engineer

GRANTOR'S ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF DAVIS

On this 15<sup>th</sup> day of August, 2024, personally appeared before me JOY PETRO, who being duly sworn, did say that he/she is the MAYOR of LAYTON CITY, a municipal corporation of the State of Utah, and that LAYTON CITY is the legal property owner of record of the property subject to this Quit-Claim Deed, and that the foregoing Quit-Claim Deed was signed in his/her capacity as land use authority on behalf of the City for approval.



Tori L Campbell  
NOTARY PUBLIC

EXISTING WATERLINE EASEMENT:

A 20-FOOT-WIDE PERPETUAL WATERLINE EASEMENT LOCATED IN LOT 301 OF THE WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 3, RECORDED AS ENTRY NUMBER 2817293 IN THE DAVIS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF AN EXISTING 10.0-FOOT-WIDE PUBLIC UTILITY EASEMENT PERPENDICULARLY DISTANT FROM THE SOUTH LINE OF SAID LOT 301 LOCATED NORTH 00°08'15" EAST 10.00 FEET ALONG THE EAST LINE OF SAID LOT AND SOUTH 89°58'00" WEST 93.45 FEET ALONG THE NORTHERLY LINE OF SAID PUBLIC UTILITY EASEMENT FROM THE SOUTHEAST CORNER OF SAID LOT;

RUNNING THENCE SOUTH 89°58'00" WEST 20.00' ALONG THE NORTHERLY LINE OF SAID PUBLIC UTILITY EASEMENT; THENCE NORTH 00°08'15" EAST 214.43 FEET PARALLEL WITH THE EAST LINE OF SAID LOT; THENCE NORTH 89°47'48" WEST 94.17 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT; THENCE NORTH 00°08'10" EAST 63.86 FEET; THENCE NORTH 89°58'00" EAST 20.00 FEET; THENCE SOUTH 00°08'10" WEST 43.86 FEET; THENCE SOUTH 89°47'48" EAST 94.22 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT; THENCE SOUTH 00°08'15" WEST 234.23 FEET PARALLEL WITH THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING.

CONTAINING 7,468 SQUARE FEET OR 0.171 ACRES MORE OR LESS



RESOLUTION 24-25

**A RESOLUTION APPROVING A QUIT-CLAIM DEED, VACATING A CULINARY WATER EASEMENT, ON REAL PROPERTY, LOCATED AT APPROXIMATELY 100 WEST 2675 NORTH**

**WHEREAS**, Leadership Learning Academy, Inc. (LLA) owns real property, which is located at approximately 100 West 2675 North; and

**WHEREAS**, Windsor Square Commercial Phase 3 dedication plat has dedicated an easement for a culinary water line that was proposed to connect to the culinary water system in Rolling Hills to Layton City; and

**WHEREAS**, Layton City Public Works has determined that the culinary water connection to Rolling Hills is no longer needed for the proper function of the water system; and

**WHEREAS**, the LLA desires to construct an addition to the existing building requiring the relocation of a private fire hydrant, which is connected to a private culinary water line; and

**WHEREAS**, due to the culinary water line being private, the connection to Rolling Hills no longer being needed and the City's ownership of the easement being unnecessary, Layton City desires to Quit-Claim its interest in the existing culinary water line easement to LLA; and

**WHEREAS**, the City Council of Layton City deems it to be in the best interest of the City to Quit-Claim its interest in the easement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:**

1. That the City Quit-Claim its interest in the culinary water line easement to Leadership Learning Academy, Inc., which is attached hereto as Exhibit "A" and incorporated herein by this reference
2. That the Mayor be authorized to sign the said Quit-Claim Deed and vacate the said easement on behalf of the City.

**PASSED AND ADOPTED** by the City Council of Layton, Utah this 15<sup>th</sup> day of August, 2024.



*Joy Petro*  
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JOY BETRO, Mayor

ATTEST:

*Kimberly S Read*  
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KIMBERLY S READ, City Recorder