

Affects Parcels No(s): **110910097**

RETURNED

JAN 29 2025

Private Detention Easement

E 3603919 B 8675 P 302-305
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
1/29/2025 10:52 AM
FEE 40.00 Pgs: 4
DEP AAM REC'D FOR IVORY
DEVELOPMENT LLC

For value received, **Ivory Development, LLC** ("Grantor"), hereby grants **Ivory Development, LLC** ("Grantee") its successors and assigns, a perpetual easement to lay maintain, operate, repair, inspect, protect, install remove and replace a surface drain pipe, boxes appurtenances thereto ("Facilities"), said right of way and easement being situated In Layton City, State of Utah, Over and through a parcel of the GRANTORS land, more fully described as follows:

(See Attached Legal Description)

To have and to hold the same unto said GRANTOR, It's successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said Facilities. During the construction periods, GRANTEE and its agents may use such portions of GRANTOR'S property along the adjacent to the said right-of-way as may be reasonably necessary in connection with the construction or repair of said 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 said premises except for the purpose for which this right-of way and easement is granted to the said GRANTEE, provided such use shall not interfere with the facilities or which the collection and conveyance of sewage, storm drainage through said Facilities, or any other right 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 said right-of-way nor change the contour thereof without the written consent of the 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.

(Signature and Notary pages to follow)

In witness whereof, the GRANTORS have executed this right-of-way and easement this

23rd day of JANUARY 2025.

Grantor:

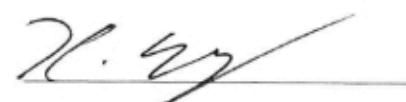


Grantor Signature

KEVIN ANGLESEY

Grantor name and title

Grantee:



Grantee Signature

KEVIN ANGLESEY

Grantee name and title

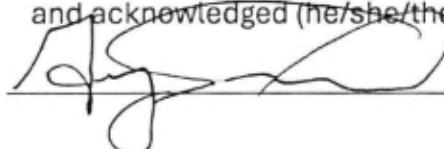
(Notary pages to follow)

Grantors Notary

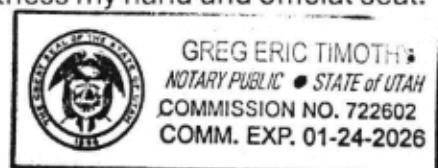
State of Utah) §

County of SALT LAKE)

On this 23RD day of JANUARY, in the year 2025, before me, GREG TIMOTHY a notary date month year notary public name public, personally appeared KEVIN ANGLESEY, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



(notary signature)

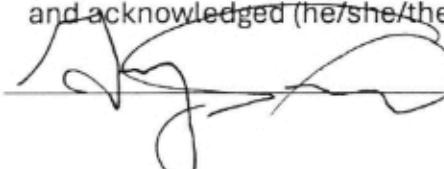


Grantees Notary

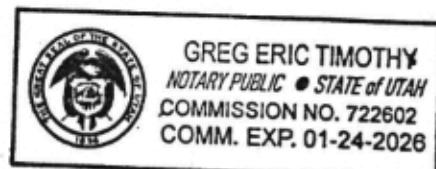
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(notary signature)



ANGEL HILL DETENTION POND EASEMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ANGEL STREET,
SAID POINT BEING NORTH 89°58'20" EAST ALONG THE SECTION LINE 276.22 FEET AND
SOUTH 40°03'34" EAST 386.82 FEET FROM THE NORTHWEST CORNER, SECTION 32,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING
THENCE SOUTH 40°03'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 107.47
FEET; THENCE SOUTH 50°00'00" WEST 49.75 FEET; THENCE NORTH 40°03'34" WEST
107.42 FEET; THENCE NORTH 49°56'26" EAST 49.75 FEET TO THE POINT OF BEGINNING.
NAD83 ROTATION IS 00°22'03" CLOCKWISE.

CONTAINS 5345.45 SQ/FT