

E 3614090 B 8733 P 648-654
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
4/22/2025 1:05 PM
FEE 0.00 Pgs: 7
DEP MEC REC'D FOR LAYTON
CITY CORP

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

Affects Parcel No(s): 09-088-0141 pt

LAYTON CITY
SLOPE EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells, and sets over unto Layton City Corporation a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement to maintain a construction slope and all appurtenances thereto, hereinafter called Facilities, said easement being situated in Layton City, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same unto the said GRANTOR, its 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 construct, maintain, repair, inspect, protect, install, remove and replace said Facilities. During construction periods, GRANTEE and its agents may use such portion of GRANTOR's property along and adjacent to said easement 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. GRANTOR shall have the right to use said premises except for the purpose for which this easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the use of said Facilities, or any other rights granted to the GRANTEE hereunder.

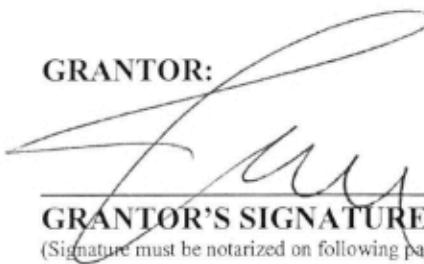
GRANTOR warrants that they and no one else holds title to the above described property and that they have authority to sell said easement to the City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said easement nor change the contour thereof without the written consent of GRANTEE. This 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.

[Signature and notary pages to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Slope Easement
this 30th day of APRIL, 2025.

GRANTOR:


GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

Joe Johnsen – Managing Member – LGI, LLC

GRANTOR'S NAME & TITLE

LAYTON CITY ACCEPTANCE:


ALEX R. JENSEN

, City Manager

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

Approved as to Form:

for: John Appleme
City Attorney

B. H. J.
City Engineer

CITY ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF DAVIS

On this 7th day of April, 2025, personally appeared before me Alex R. Jensen who being duly sworn, did say that he/she is the City Manager of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Layton City Slope Easement was signed in his/her capacity as land use authority on behalf of the City for approval.



Tori L Campbell

NOTARY PUBLIC

GRANTOR NOTARY
(Complete only if signing as an Individual)

STATE OF _____
_____ §
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn, did say that he/she is the legal property owner of record of the property subject to this Layton City Slope Easement and that he/she has executed this Layton City Slope Easement with full authority to do so.

_____ NOTARY PUBLIC

(Complete only if signing on behalf of a Corporation/Partnership)

STATE OF _____
_____ §
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the _____ of _____, a _____ corporation/partnership, and that _____ is the legal property owner of record of the property subject to this Layton City Slope Easement and that the foregoing Layton City Slope Easement was signed in behalf of said corporation/partnership by authority of its Board of Directors/by laws, and he/she acknowledged to me that said corporation/partnership executed the same.

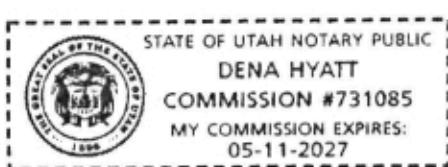
_____ NOTARY PUBLIC

(See Following Page for Limited Liability Company & Trust Notaries)

(Complete only if signing on behalf of a Limited Liability Company)

STATE OF UTAH
COUNTY OF DAVIS §

On this 3rd day of April, 2025, personally appeared before me Joe Johnsen, who being by me duly sworn did say that he/she is the Managing Member of LGI, LLC, a limited liability company, that LGI, LLC is the legal property owner of record of the property subject to this Layton City Slope Easement and that the foregoing Layton City Slope Easement was signed in behalf of said company by authority, and he/she acknowledged to me that said company executed the same.



A handwritten signature of "Dena Hyatt" is written over a horizontal line. Below the signature, the words "NOTARY PUBLIC" are printed in capital letters.

(Complete only if signing on behalf of a Trust)

STATE OF _____
COUNTY OF _____ §

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the Trustee of the _____ and that the _____ is the legal property owner of record of the property subject to this Layton City Slope Easement and that the foregoing Layton City Slope Easement was signed in behalf of said Trust by _____, Trustee, and he/she acknowledged to me that the Trust executed the same.

NOTARY PUBLIC

IF ADDITIONAL SIGNERS AND/OR NOTORIAL WORDING ARE NECESSARY, PLEASE NOTATE ANY ADDITIONS ON THIS NOTARY PAGE AND ATTACH A STATE APPROVED NOTARIAL CERTIFICATE, WHICH IDENTIFIES THE DOCUMENT THE ATTACHED NOTARIAL CERTIFICATE RELATES TO, AS WELL AS, THE NUMBER OF PAGES IN THE DOCUMENT

By: CGR
Job: Holmes Estates, Fawkes
Date: February 25, 2025

Slope Easement Description

A parcel of land located in the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah. More particularly described as follows:

Beginning at a point North 89°39'19" West 149.77 feet along the South Quarter Section Line and North 00°20'41" East 81.84 feet from the Southeast Corner of said Section 14, and running thence;

North 53°09'03" West 15.56 feet;

thence North 08°09'03" West 152.41 feet;

thence North 89°10'04" West 60.65 feet;

thence westerly along the arc of curve to the right a distance of 221.36 feet having a radius of 65.00 feet a central angle of 195°07'32" and chord bearing and distance of North 71°51'43" West 128.87 feet;

thence northeasterly along the arc of curve to the right a distance of 72.43 feet having a radius of 58.57 feet a central angle of 70°51'05" and chord bearing and distance of North 61°06'44" East 67.91 feet;

thence South 89°10'04" East 115.03 feet;

thence South 44°10'04" East 15.98 feet;

thence westerly along the arc of curve to the left a distance of 6.32 feet having a radius of 66.50 feet a central angle of 05°26'50" and chord bearing and distance of North 86°26'39" West 6.32 feet;

thence North 89°10'04" West 120.02 feet;

thence southeasterly along the arc of curve to the left a distance of 223.08 feet having a radius of 50.00 feet a central angle of 255°38'01" and chord bearing and distance of South 36°59'04" East 79.00 feet;

thence northeasterly along the arc of curve to the right a distance of 21.78 feet having a radius of 16.50 feet a central angle of 75°38'01" and chord bearing and distance of North 53°00'56" East 20.23 feet;

thence South 89°10'04" East 55.59 feet;

thence southeasterly along the arc of curve to the right a distance of 23.33 feet having a radius of 16.50 feet a central angle of 81°01'00" and chord bearing and distance of South 48°39'33" East 21.44 feet;

thence South 08°09'03" East 158.71 feet to the Point of Beginning.

Containing 7,711 square feet or 0.177 acres, more or less.

EXHIBIT A

SLOPE EASEMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH

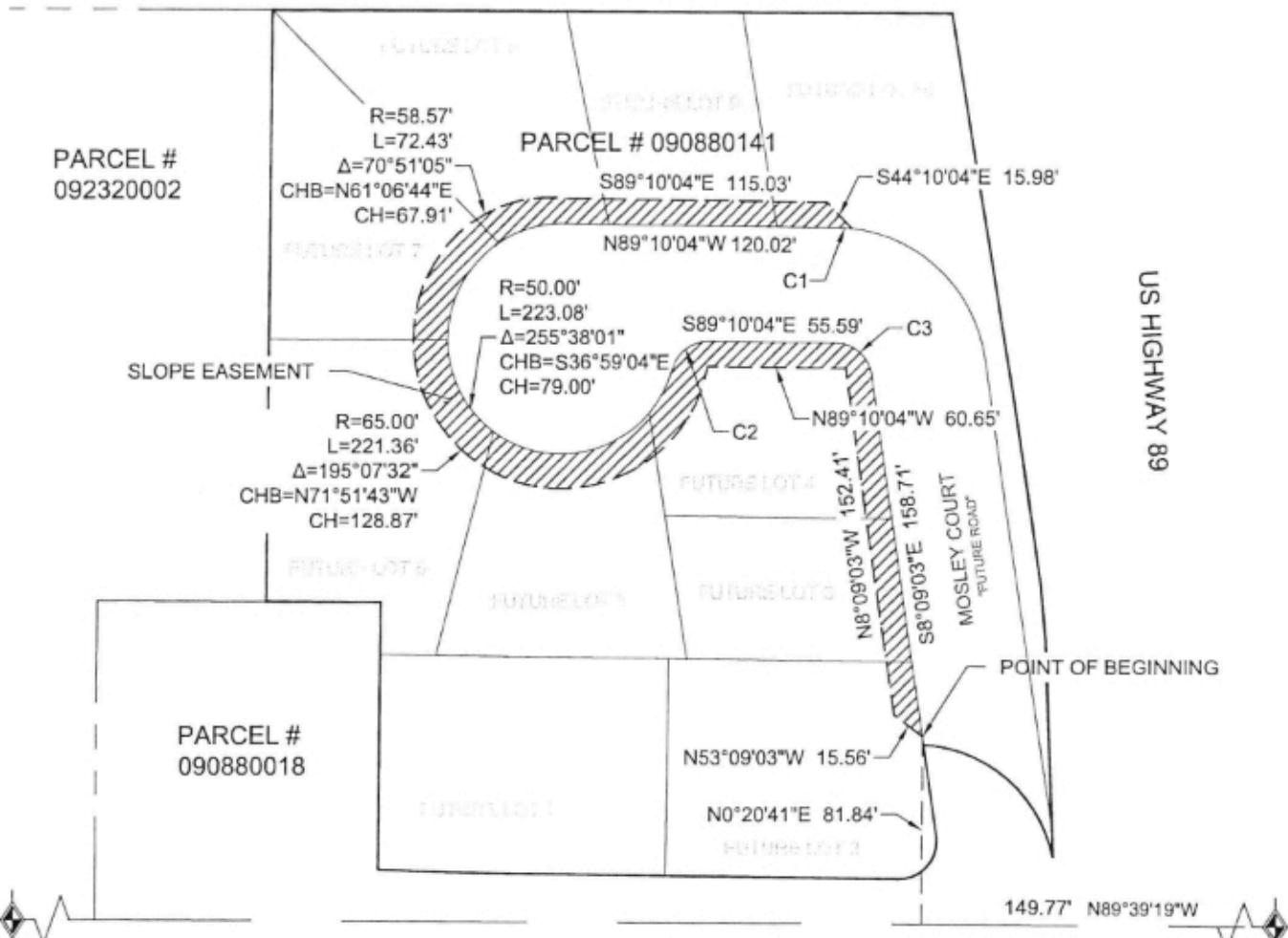
PARCEL # 090880126

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 6.32 | 66.50 | 5°26'50" | N85°26'59"W | 6.32 |
| C2 | 21.78 | 16.50 | 75°38'01" | N53°00'56"E | 20.23 |
| C3 | 23.33 | 16.50 | 81°01'00" | S48°39'33"E | 21.44 |

PARCEL #
092320002

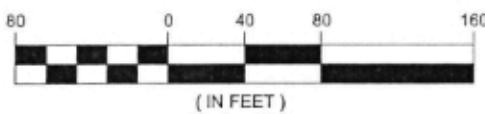
PARCEL # 090880141

US HIGHWAY 89



SOUTH
QUARTER
CORNER
SEC. 14,
T4N, R1W
SLB&M

GRAPHIC SCALE



LAYTON SURVEYS LLC

Professional Land Surveying
(801) 683-1641 willis.long@laytonsurveys.com
837 S 500 W, STE. 201
WOODSCROSS, UT 84010



LEGEND

- COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED "10708886"
- SUBDIVISION BOUNDARY
- FUTURE LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT