

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

E 3614091 B 8733 P 655-660  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
4/22/2025 1:05 PM  
FEE 0.00 Pgs: 6  
DEP MEC REC'D FOR LAYTON  
CITY CORP

**Affects Parcel No(s):** 09-088-0141 *pk*

**LAYTON CITY**  
**PUBLIC UTILITY 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 right-of-way and easement to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace culinary water, storm drain, land drain, and sanitary sewer lines and all appurtenances thereto, hereinafter called Facilities, said right-of-way and 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, lay, maintain, operate, 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 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. GRANTOR 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 with the use of said Facilities, or any other rights granted to the GRANTEE hereunder.

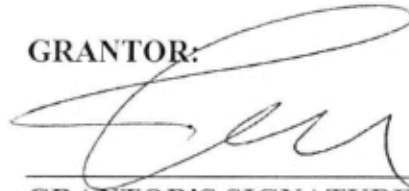
GRANTOR warrants that they and no one else holds title to the above described property and that they have authority to sell said easement to the City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this Public Utility Easement  
this 3<sup>rd</sup> day of APRIL, 2025.

GRANTOR:



GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

Joe Johnsen – Managing Member – LGI, LLC

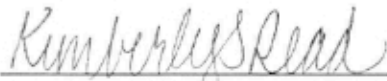
GRANTOR'S NAME & TITLE

LAYTON CITY ACCEPTANCE:



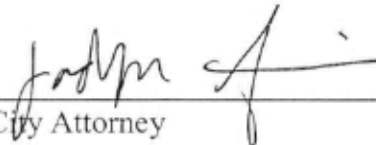
ALEX R. JENSEN, City Manager

ATTEST:



KIMBERLY S READ, City Recorder

Approved as to Form:

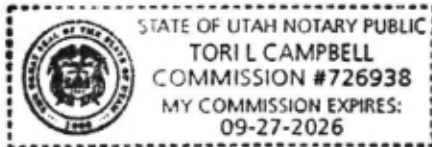
For:   
City Attorney

  
City Engineer

CITY ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DAVIS

On this 7<sup>th</sup> 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 Public Utility 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 Public Utility Easement and that he/she has executed this Layton City Public Utility 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 Public Utility Easement and that the foregoing Layton City Public Utility 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.

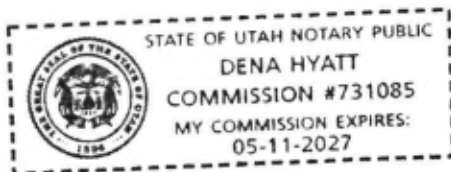
\_\_\_\_\_  
NOTARY PUBLIC

(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 Public Utility Easement and that the foregoing Layton City Public Utility Easement was signed in behalf of said company by authority, and he/she acknowledged to me that said company executed the same.



[Signature]  
NOTARY PUBLIC

\*\*\*\*\*

~~(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 Public Utility Easement and that the foregoing Layton City Public Utility 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 21, 2025

### Utility Easement Description

A strip of land 30 foot in width 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 on the North Line of Gentile Street, said point being North 89°39'19" West 386.98 feet along the South Quarter Section Line and North 00°20'41" East 22.33 feet from the Southeast Corner of said Section 14, and running thence;

North 00°20'38" East 2.16 feet;  
thence North 13°11'16" East 197.33 feet;  
thence southeasterly along the arc of curve to the left a distance of 31.12 feet having a radius of 50.00 feet a central angle of 35°39'55" and chord bearing and distance of South 65°13'46" East 30.62 feet;  
thence South 13°11'16" West 187.53 feet to a point on the North Line of Gentile Street;  
thence westerly along the arc of curve to the right a distance of 30.08 feet having a radius of 1,382.52 feet a central angle of 01°14'47" and chord bearing and distance of North 87°50'35" West 30.08 feet along said North Line of Gentile Street to the Point of Beginning.

Containing 5,758 square feet or 0.132 acres, more or less.

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

PARCEL #  
092320002

PARCEL # 090880141

PARCEL # 090880140

US HIGHWAY 89

R=50.00'  
L=31.12'  
-Δ=35°39'55"  
CHB=S65°13'46"E  
CH=30.62'

30.00' UTILITY  
EASEMENT

PARCEL #  
090880018

N0°20'38"E 2.16'

POINT OF BEGINNING

6"E 197.33'

187.53

R=1382.52'  
L=30.08'  
Δ=1°14'47"  
CHB=N87°50'35"W  
CH=30.08'

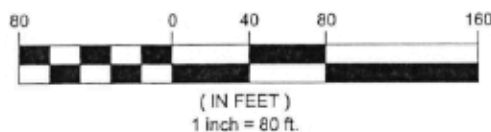
N0°20'41"E 22.33'

386.98' N89°39'19"W

GENTILE STREET  
"PUBLIC STREET"

SOUTHEAST CORNER  
SEC. 14, T4N, R1W SLB&M

### GRAPHIC SCALE



### LEGEND

- LEGEND
- COUNTY MONUMENT AS NOTED  
SET 24" REBAR AND CAP  
MARKED "107088886"
- SUBDIVISION BOUNDARY
- FUTURE LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT

**LAYTON SURVEYS LLC**

Professional Land Surveying 837 S 500 W, STE. 201  
(801) 663-1641 Willis.Long@daytonsurveys.com WOODSCROSS, UT 84010