

E 3620313 B 8763 P 1337-1339  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
6/4/2025 4:46 PM  
FEE 40.00 Pgs: 3  
DEP JMF REC'D FOR FLINT  
ACRES LLC

**WHEN RECORDED MAIL TO:**

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

**RETURNED**

**JUN 04 2025**

**PARCEL 11-095-0106**

**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 Thirty (30) feet wide, said strip extending fifteen (15) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

A 30 FOOT WIDE SEWER EASEMENT LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF PROPOSED LOT 3 OF THE FLINT ACRES SUBDIVISION 256.49 FEET SOUTH 89°13'14" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 653.59 FEET NORTH 0°17'56" EAST, 131.45 FEET NORTH 34°24'24" WEST AND 89.90 FEET NORTH 67°40'11" EAST FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 22°15'54" WEST, 15.00 FEET; THENCE NORTH 53°08'57" EAST, 71.94 FEET; THENCE NORTH 19°12'37" WEST 54.17 FEET; THENCE NORTH 12°42'43" EAST, 8.25 FEET TO THE POINT OF TERMINUS.

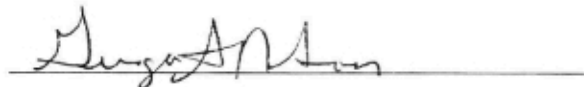
PARCEL CONTAINS 4,490 SQ. FT. OR 0.103 ACRES, MORE OR LESS.

THE SIDELINES OF THE DESCRIBED CENTERLINE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT ALL ANGLE POINTS OF THE EASEMENT AND THE NORTH AND SOUTH LINES OF PROPOSED LOT 3 OF THE FLINT ACRES SUBDIVISION.

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.

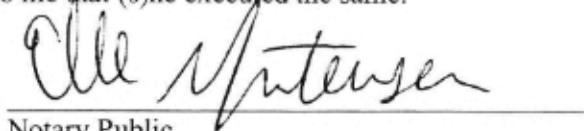
IN WITNESS WHEREOF, the Grantors have executed this right-of-way and Easement this 4<sup>th</sup> day of JUNE, 2025.



FLINT ACRES, LLC Authorized Signer

STATE OF UTAH )  
COUNTY OF DAVIS )

On the 4 day of June, 2025, personally appeared before me Greg Nelson who being duly sworn, did say that (s)he is the signer(s) of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

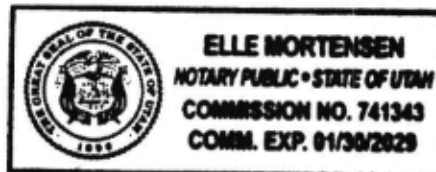


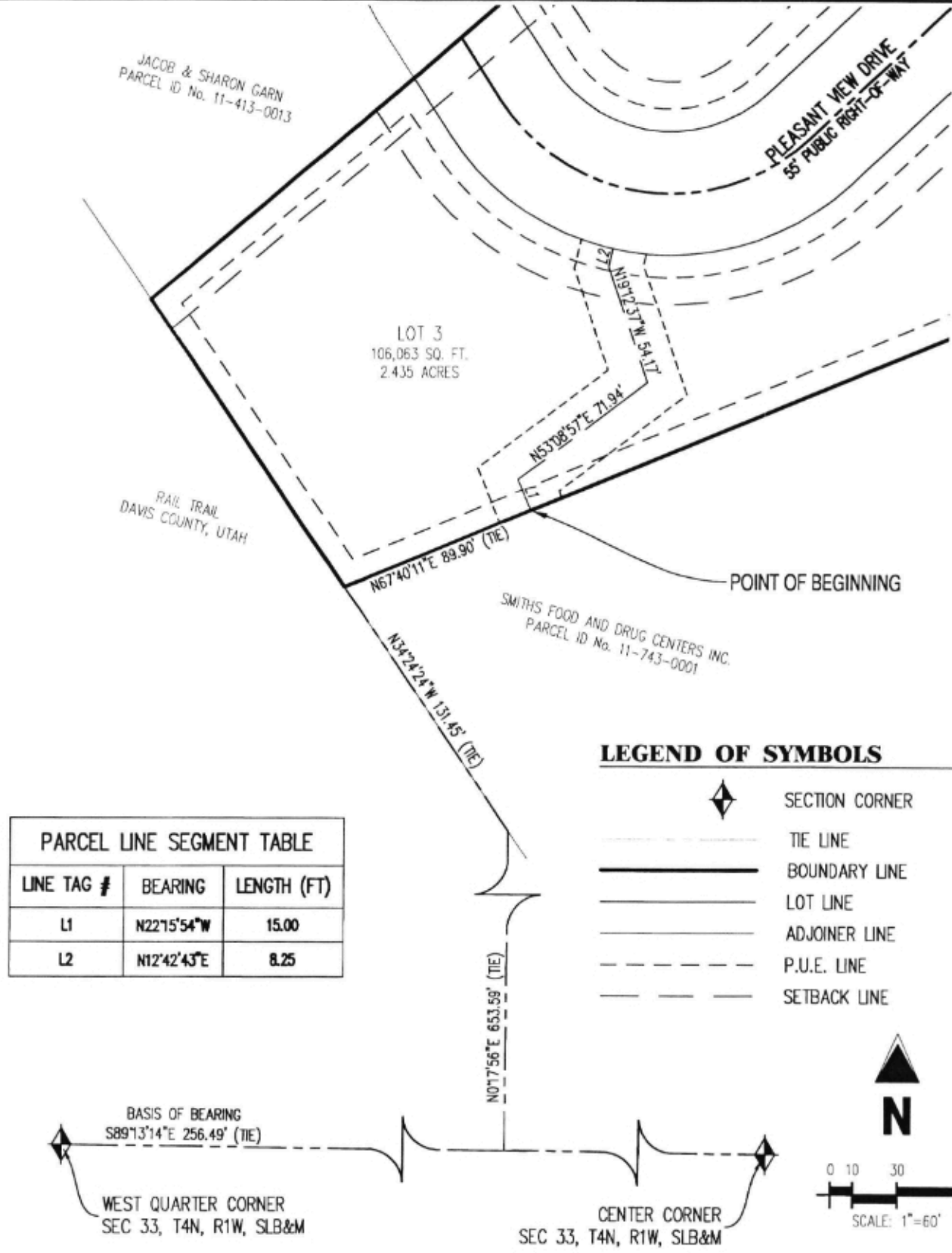
Notary Public  
Residing at:

My Commission Expires:

01/30/2029

America First Credit Union





# FLINT ACRES SUBDIVISION

MILLSTREAM PARTNERS  
KAYSVILLE, UT  
SEWER EASEMENT

Project No: MLP00001.10  
Drawn By: GJS  
Checked By: TWO  
Date: 07/25/2024

**Galloway**  
1221 S. Valley Grove Way, Suite 140  
Pleasant Grove, UT 84062  
385.248.0400  
GallowayUS.com