

WHEN RECORDED MAIL TO:

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

PARCEL 11-095-0106

RETURNED

JUN 04 2025

EASEMENT

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 RECD FOR FLINT
ACRES LLC

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 $89^{\circ}13'14''$ EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 653.59 FEET NORTH $0^{\circ}17'56''$ EAST, 131.45 FEET NORTH $34^{\circ}24'24''$ WEST AND 89.90 FEET NORTH $67^{\circ}40'11''$ EAST FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH $22^{\circ}15'54''$ WEST, 15.00 FEET; THENCE NORTH $53^{\circ}08'57''$ EAST, 71.94 FEET; THENCE NORTH $19^{\circ}12'37''$ WEST 54.17 FEET; THENCE NORTH $12^{\circ}42'43''$ 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.

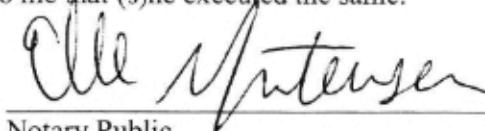
IN WITNESS WHEREOF, the Grantors have executed this right-of-way and Easement this 4th day of JUNE, 2025.



FLINT ACRES, LLC Authorized Signer

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

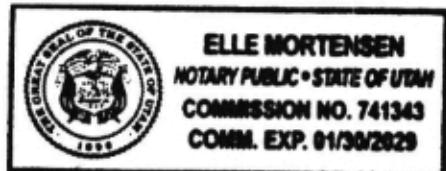
On the 4 day of JUNE, 2025, personally appeared before me
Greg Nelson who being duly sworn, did say that (s)he is the signer(s) of the
foregoing instrument, who duly acknowledged to me that (s)he executed the same.

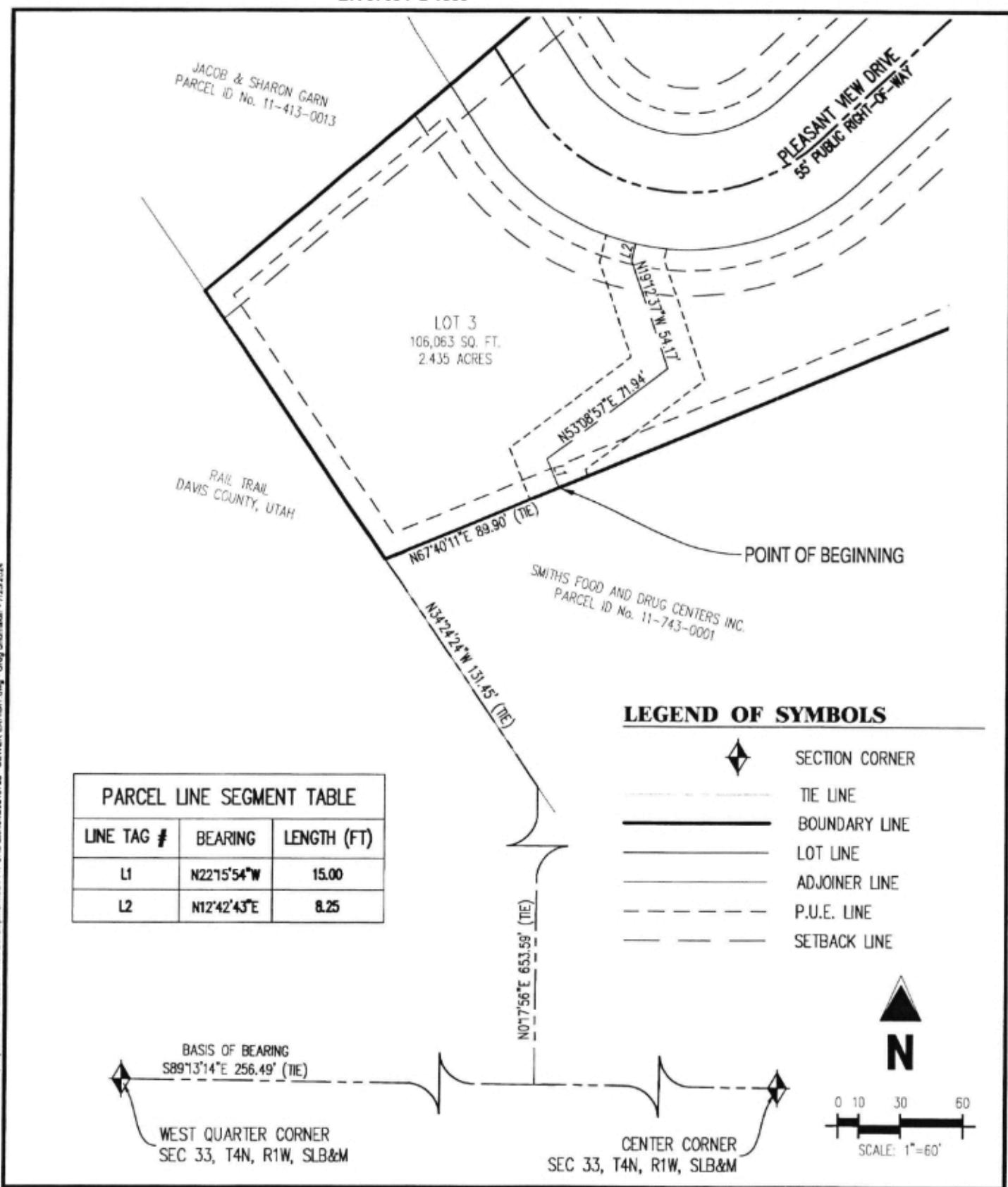


Notary Public
Residing at:

America First Credit Union

My Commission Expires:
01/30/2029





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
GallowayJ3.com