



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for your group.

Handouts and Electronic Information: An electronic or hard copy of any information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Thank you.

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on January 15, 2026.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

A. Presentation – Years of Service Awards

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

A. Approve and Grant Perpetual Easements to the Utah Department of Transportation, for the Relocation of Water Facilities, as Part of the Construction Project Identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398 – Resolution 26-01 – Various Locations Throughout the City

6. PUBLIC HEARINGS:

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ By: _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.A.

Subject:

Presentation – Years of Service Awards

Background:

The following employees with 20 years of service or more will be recognized at Council Meeting. Employees with 15 years or less will be recognized in their department staff meetings.

Finance

20 – Kristy Neel

25 – Paul Pitts

Community Development

10 – Michelle Williams

Fire

5 – Garrett Sholly

10 – Natalie Tholen

20 – Douglas Bitton

20 – Benjamin DeJong

20 – Declan Hogan

25 – Chris Miller

25 – Jeremy Stell

30 – Lance Beech

Legal

10 – Joni Wilson

Police

5 – Ross Pranter

25 – Lisa Murdock

Public Works

5 – Melinda Hunsaker

5 – Dustin McRae

5 – Teran Stoddard

10 – Cayden Cearley

10 – Barry Engelmeier

15 – Stacy Majewski

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Approve and Grant Perpetual Easements to the Utah Department of Transportation, for the Relocation of Water Facilities, as Part of the Construction Project Identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398 – Resolution 26-01 – Various Locations Throughout the City

Background:

Utah Department of Transportation (UDOT) has completed the construction of the project identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398 (Project). Layton City (City) owns real property, located at 1985 Valley View Drive, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:651B:E, 2130 North 2900 East, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:670B:E and Marvin Way Dream's End, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:663F:E. The Bureau of Reclamation owns water facilities, within the extent of the Project. The Project's construction necessitated the relocation of these facilities, which requires easements to be established. The City's obligation to establish easements, upon the completion of the relocation, is outlined in previously executed Relocation Agreements, approved and executed by the City, at the onset of the Project.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-01 to approve and grant Perpetual Easements to the Utah Department of Transportation, for the Relocation of Water Facilities, as Part of the Construction Project Identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398; 2) Adopt Resolution 26-01 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-01 and remand to Staff with direction.

Recommendation:

Staff recommends the Council adopt Resolution 26-01 to approve and grant Perpetual Easements to the Utah Department of Transportation, for the Relocation of Water Facilities, as Part of the Construction Project Identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398 and authorize the Mayor to sign the necessary documents.

RESOLUTION 26-01

**A RESOLUTION APPROVING AND GRANTING PERPETUAL EASEMENTS
TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE
RELOCATION OF WATER FACILITIES, AS PART OF THE US-89;
FARMINGTON TO I-84 IN DAVIS AND WEBER COUNTIES, UTAH, PROJECT
NUMBER S-0089(406)398**

WHEREAS, Utah Department of Transportation (UDOT) is engaged in constructing the highway project identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah, Project Number S-0089(406)398 (Project), a portion of which runs through Layton City (City); and

WHEREAS, The City owns real property, located at 1985 Valley View Drive, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:651B:E, 2130 North 2900 East, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:670B:E and Marvin Way Dream's End, Layton, Utah, Davis County, identified as UDOT Parcel Number 0089:663F:E; and

WHEREAS, the Bureau of Reclamation owns water facilities, within the extent of the Project, that have been relocated by UDOT and require easements to be established; and

WHEREAS, Agreements have been previously executed by the City, and UDOT, which require easements to be established for relocated water facilities for the Project; and

WHEREAS, the City desires to grant Perpetual Easements to UDOT in order to facilitate the completion of the Project and have agreed to the terms and conditions contained in the easement documents; and

WHEREAS, it is deemed to be in the best interest of the citizens of Layton City to approve and grant Perpetual Easements to the Utah Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That the Perpetual Easements, between Layton City and the Utah Department of Transportation, which are attached hereto and incorporated herein by this reference, be approved and granted.
2. That the Mayor is authorized to execute the necessary documents and any additional documents or contracts forthcoming in relation to these Perpetual Easements.
3. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 15th day of January, 2026.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

Jadyn Appleton
FOR: CLINTON R. DRAKE, City Attorney

Stephen Jackson
STEPHEN JACKSON, Department Director

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

DOCUMENT WAS
RECEIVED FROM AN
OUTSIDE SOURCE

Perpetual Easement

(CITY)

Davis County

Agreement No. 20-LM-40-506790

Tax ID No. N/A

PIN No. 13821

Project No. S-0089(406)398

Parcel No.: 0089:651B:E

Layton City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A transferrable perpetual easement upon part of an entire tract of property situate in the NW1/4 NW1/4 of Section 13, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, Utah, to lay, construct, re-construct, operate and maintain an underground water pipeline or pipelines and appurtenant structures, on, over and through said part of an entire tract. The boundaries of said part of entire tract are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract and the easterly highway right of way and no-access line of Highway 89 as established by Project No. S-0089(406)398, which point is 250.94 feet S.89°38'39"E. along the section line (Record S.89°56'E.) from the Northwest corner of said Section 13; and running thence S.89°38'39"E. 20.26 feet along said northerly boundary line; thence S.09°32'38"W. 33.18 feet to the southerly boundary line of said entire tract; thence N.89°38'39"W. (Record N.89°56'W.) 20.26 feet along said southerly boundary line to said easterly highway right of way and no-access line; thence N.09°32'38"E 33.18 feet along said easterly highway right of way and no-access line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The perpetual easement is only transferrable to the United States of America and its assigns.

The above described easement contains 664 square feet in area or 0.015 acre.

(Note: Above bearings equal NAD83 Highway bearings)

Grantee at all times agrees and abides by the provisions of the Protection Criteria, designated in Exhibit A, attached hereto, and by this reference made a part hereof.

STATE OF UTAH

)

Layton City

) ss.

COUNTY OF

)

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he/she is the _____ of Layton City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 _____, and said acknowledged to me that said municipal corporation executed the same.

Notary Public

Approved as to form:

John A. Plonick

EXHIBIT "A"

Protection Criteria

A. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways. However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. **HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.**

B. Structures that may not be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as retaining walls, block walls, buildings, garages, decks, carports, mobile homes with permanent foundations, swimming pools, block, cement, fences, or rock fences and walls as designated by the United States.

C. No trees or vines will be allowed within the rights-of-way of the United States.

D. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered to be encroaching structures and must be handled as such. Earth fills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.

E. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.

F. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of water users or the United States.

G. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.

H. The ground surfaces within United States rights-of-way must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.

I. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States and/or the Weber Basin Water Conservancy District (WBWCD) upon completion of construction and shall provide the WBWCD with one copy and the United States with two copies of as-built drawings showing actual improvements in, on, or along the rights-of-way.

J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the United States and WBWCD at least 10 days' notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.

K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.

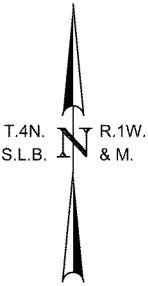
L. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.

M. That the backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 95 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.

O. Owners of encroaching facilities shall notify the United States at (801) 379-1000 and/or the WBWCD at (801) 771-1677 at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States and/or the WBWCD.

P. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.



NOT-TO-SCALE

SW1/4 SW1/4
SECTION 12

NW1/4 NW1/4
SECTION 13

651B
:E

HWY ROW N/A LINE

20.26'

33.18'

33.18'

20.26'

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
651B:E	LAYTON CITY	0.015	664			PERPETUAL EASEMENT	

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	651B-EXHIBIT	PARTIAL SUMMARY NO.	46P	PROPERTY OWNER:	LAYTON CITY
PROJECT	US-89			PROPERTY ADDRESS:	APPROX. 1985 VALLEY VIEW DRIVE, LAYTON
PROJECT NUMBER	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS	
	S-0089(406)398	PIN	13821		



PARCEL NO.		OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT RIGHT	
651B:E	LAYTON CITY		0.015	664			PERPETUAL EASEMENT	
THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.								
SHEET NO. 651B-EXHIBIT		PARTIAL SUMMARY NO. 46P		PROPERTY OWNER: LAYTON CITY				
PROJECT	US-89			PROPERTY ADDRESS: APPROX. 1985 VALLEY VIEW DRIVE, LAYTON				
	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS				
PROJECT NUMBER	S-0089(406)398		PIN					

OWNERSHIP RECORD

Title by: MWW

Date: May 2023

County: Davis

Parcel No.: 0089:651B

Type Ownership: Government

Tax ID No.: N/A, (Part of a city street)

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owners: Layton City

Address: 437 North Wasatch Drive, Layton, Utah 84041

Property Address: Approx. 1985 Valley View Drive, Layton, Utah 84040

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
264218	287	507	Quit Claim Deed	15 Sept 1961	02 Mar 1964

Description:

A tract of land for road purposes situated in the northwest quarter of Section 13, T4N, R1W, Salt Lake Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point on an easterly line of a certain State Highway which is S.89°56' E. 124.5 ft. from the northwest corner of Section 13, T4N R1W, SLM, thence S.89 56' E. 408.5 ft. along the North line of said Section 13 to the west line of the Old Mountain Road; thence S.2°51' W. 33.04 ft.; thence N.89°56' W. 407.71 ft. parallel with and 33.0 ft. distant southerly from said north line of Section 13 to the easterly line of said State Highway; thence N. 1°29' E. 33.01 ft., more or less to the point of beginning containing 0.309 acres, more or less.

Calculated area: The above described tract of land contains 13,460 square feet or 0.309 acre, more or less.

Grantor: Thomas V. Wall and Dorothy C. Wall Frank D. Adams, Leona L. Adams, Clyde B. Adams, Ruth H. Adams

Note(s): Not all descriptions shown in vesting deed are shown in the ownership, since they are not contiguous.

LESS:09-081-0205

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
3464139	7969	315	Quit Claim Deed	03 Feb 2022	18 Mar 2022

Description:

A parcel of land in fee, being a portion of Fernwood Drive, situate in the NW1/4 NW1/4 Section 13, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning in the existing northerly right of way line of said Fernwood Drive at a point 217.20 feet S.89°56'00"E. along the section line from the Northwest corner of said Section 13; and running thence S.89°56'00"E. 33.74 feet along said section line to a point 165.64 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1329+29.07; thence S.09°15'17"W. 33.18 feet to the existing southerly right of way of said Fernwood Drive, at a point 161.42 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1328+95.91; thence N.89°56'00"W. 30.45 feet along said southerly right of way line; thence N. 03°34'42"E. 32.82 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 1,051 square feet or 0.024 acre, more or less, of which 1,051 square feet or 0.024 acre, more or less are within existing right of way of Fernwood Drive. Balance is 0 square feet or 0.000 acre, more or less.

(Note: Rotate above bearings 00°17'21 " clockwise to equal NAD83 Highway bearings)

Grantor: Layton City, a municipal corporation of the State of Utah

Grantee: Utah Department Of Transportation

Calculated area: The above described tract of land contains 12,409 square feet or 0.285 acre.

Recorded at Request of Layton City MAR 2 1964
at 3³² P. M. Fee Paid \$No fee EMILY T. ELDREDGE, DAVIS COUNTY RECORDER
by Grace R. Bybee Dep. Book 287 Page 507 Ref.: NW 1/4-13-47-1W
Mail tax notice to _____ Address _____

264218 QUIT-CLAIM DEED

Thomas V. Wall and Dorothy C. Wall
Frank D. Adams, Leona L. Adams, Clyde B. Adams, Ruth H. Adams, grantors
of _____, County of _____, State of Utah, hereby
QUIT-CLAIM to Layton City

of _____ grantee
for the sum of _____
DOLLARS,

the following described tract of land in _____ County,
State of Utah:

A tract of land for road purposes situated in the northwest quarter of Section 13,
T4N, R1W, Salt Lake Meridian. The boundaries of said tract of land are described as
follows:

Beginning at a point on an easterly line of a certain State Highway which is S. 89°
56' E. 124.5 ft. from the northwest corner of Section 13, T4N R1W, SLM; thence S. 89°
56' E. 408.5 ft. along the North line of said Section 13 to the west line of the Old
Mountain Road; thence S. 2° 51' W. 33.04 ft.; thence N. 89° 56' W. 407.71 ft. parallel with
and 33.0 ft. distant southerly from said north line of Section 13 to the easterly line of
said State Highway; thence N. 1° 29' E. 33.01 ft., more or less to the point of beginning
containing 0.309 acres, more or less.

Beginning at a point on the East Line of the Old Mountain Road which is S. 89° 56' E.
599.0 ft. from the Northwest corner of Section 13, T4N, R1W, SLM; thence S. 2° 51' W.
33.04 ft.; thence S. 89° 56' E. 662.6 ft. parallel with and 33.0 ft. distant southerly from
the north line of said Section 13 to a point of curvature with a 162.44 ft. radius curve to
the right; thence easterly 61.45 ft. along said curve to the right to the west line of the
National Forest Boundary; thence N. 0° 04' E. 44.47 ft. to said north line of Section 13;
thence N. 89° 56' W. 721.0 ft. to the point of beginning, containing 0.553 acres, more
or less.

☒ WITNESS the hand of said grantors, this 15th day of September,
1961, A. D. one thousand nine hundred and sixty one.

Signed in the presence of

Thomas V. Wall, Dorothy C. Wall
Frank D. Adams, Leona L. Adams
Clyde B. Adams, Ruth H. Adams

Platted ☒
On Margin ☒
Abstracted ☒
Indexed ☒
Entered ☒
Compared ☒

STATE OF UTAH,
County of Davis

} ss.

On the
thousand nine hundred and

SEP 15 1961

day of _____
personally appeared before me

A. D. one

Thomas V. Wall, Dorothy C. Wall, Frank D. Adams, Leona L. Adams, Clyde B. Adams and Ruth H. Adams

the signer of the foregoing instrument, who duly acknowledge to me that they executed the
same.

My commission expires

Address:

Fred J. Hansen
Notary Public.

Abstract- Serial Number: 09-081-0205

Abstract	
Serial Number:	09-081-0205
Tax District:	39
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS OGDEN, UT 84404
Situs Address:	null null null
Parcel Dates:	03/18/2022 to
Acres:	0.024

Less

Dedication Plat	
Plat:	null

Parent / Child	
----------------	--

Legal Description	
A PARCEL OF LAND IN FEE, BEING A PORTION OF FERNWOOD DRIVE, SIT IN THE NW 1/4 NW 1/4 SEC 13-T4N-R1W, SLB&M, FOR THE WIDENING OF EXISTING US-89, KNOWN AS PROJECT NO. S-0089(406)398. THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG IN THE EXISTING N'LY R/W LINE OF SD FERNWOOD DRIVE AT A PT 217.20 FT S 89°56'00" E ALG THE SEC LINE FR THE NW COR OF SD SEC 13; & RUN TH S 89°56'00" E 33.74 FT ALG SD SEC LINE TO A PT 165.64 FT RADially DISTANT E'LY FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1329+29.07; TH S 09°15'17" W 33.18 FT TO THE EXISTING S'LY R/W OF SD FERNWOOD DRIVE, AT A PT 161.42 FT RADially DISTANT E'LY FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1328+95.91; TH N 89°56'00" W 30.45 FT ALG SD S'LY R/W LINE; TH N 03°34'42" E 32.82 FT TO THE POB. (NOTE: ROTATE ABOVE BEARINGS 00°17'21" CLOCKWISE TO EQUAL NAD83 HWY BEARINGS.) CONT. 0.024 ACRES	

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
UTAH DEPT OF TRANSPORTATION UTAH DEPT OF TRANSPORTATION Grantor: LAYTON CITY , Grantee: UTAH DEPARTMENT OF TRANSPORTATION,	QUIT CLAIM DEED	3464139	7969-315	02/03/2022	03/18/2022 09:33	\$10.00	y	90770003	

E 3464139 B 7969 P 315-316
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/18/2022 09:33 AM
FEE \$0.00 Pgs: 2
DEP RT REC'D FOR UTAH DEPT OF TRAN
SPORTATION

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)
Davis County

09-077-0003 JV
09-081-0195 JV

Tax ID No. 09-081-0079
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:651

Layton City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being a portion of Fernwood Drive, situate in the NW1/4 NW1/4 Section 13, Township 4 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398. The boundaries of said parcel of land are described as follows:

Beginning in the existing northerly right of way line of said Fernwood Drive at a point 217.20 feet S.89°56'00"E. along the section line from the Northwest corner of said Section 13; and running thence S.89°56'00"E. 33.74 feet along said section line to a point 165.64 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1329+29.07; thence S.09°15'17"W. 33.18 feet to the existing southerly right of way of said Fernwood Drive, at a point 161.42 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1328+95.91; thence N.89°56'00"W. 30.45 feet along said southerly right of way line; thence N. 03°34'42"E. 32.82 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 1,051 square feet or 0.024 acre, more or less, of which 1,051 square feet or 0.024 acre, more or less are within existing right of way of Fernwood Drive. Balance is 0 square feet or 0.000 acre, more or less.

(Note: Rotate above bearings 00°17'21" clockwise to equal NAD83 Highway bearings)

Page 2

PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:651

IN WITNESS WHEREOF, said Layton City has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3rd day of February, A.D. 20 22.

STATE OF UTAH

)

Layton City

) ss.

COUNTY OF DAVIS

)

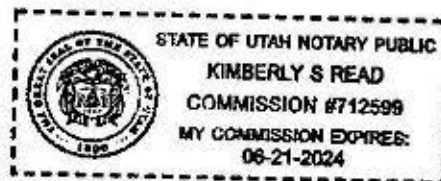
By

Joy Petro
Joy Petro

On the date first above written personally appeared before me, Joy Petro, who, being by me duly sworn, did say that she is the Mayor of Layton City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the City Council held on the 3rd of February, A.D. 2022, and said acknowledged to me that said municipal corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Kimberly S Read
Notary Public



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

DOCUMENT WAS
RECEIVED FROM AN
OUTSIDE SOURCE

Perpetual Easement

(CITY)

Davis County

Agreement No. 20-LM-40-506790

Tax ID No. N/A (Part of a city street)

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:670B:E

Layton City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

Two transferrable easements, upon part of an entire tract of property, situate in the SE1/4 SE1/4 and the NE1/4 SE1/4 of Section 11, Township 4 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, Utah, to lay, construct, re-construct, operate and maintain an underground water pipeline or pipelines and appurtenant structures, on, over and through said part of an entire tract. The boundaries of said parcels are described as follows:

Beginning at the intersection of the westerly boundary line of 2900 East and the northerly right of way line of 2100 North Street, said point also being the Southwest corner of 2900 East as shown on said Antelope Estates Subdivision Phase -1, which point is 574.45 feet N.00°45'36"E. along the Section line and 169.49 feet West from the Southeast corner of said Section 11; running thence N.16°31'20"W. (record N.16°51'06"W.) 44.18 feet along said westerly boundary line of 2900 East; thence S.89°54'20"E. 10.09 feet; thence S.12°22'25"E. 34.62 feet; thence S.21°47'31"E. 5.26 feet to a point of curvature of a curve to the left with a radius of 227.23 feet; thence along said curve with an arc length of 7.80 feet, chord bears S.62°10'42"W. 7.79 feet; to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The perpetual easement is only transferrable to the United States of America and its assigns.

The above described easement contains 349 square feet in area or 0.008 acres.

(Note: Above bearings equal NAD83 Highway bearings)

Grantee at all times agrees and abides by the provisions of the Protection Criteria, designated in Exhibit A, attached hereto, and by this reference made a part hereof.

ALSO:

Beginning at a point in the northerly boundary of an existing easement recorded October 20, 1959 as Entry No. 195053 Book 173 Page 241 in favor of the United States of America, in the office of the Davis County Recorder which point is 637.49 feet N.00°45'36"E. along the section line and 177.35 feet West from the Southeast corner of said Section 11; and running thence N.89°53'00"W. 11.69 feet along said northerly boundary line; thence N.16°31'20"W. 101.79 feet to a point of curvature of a curve to the right with a radius of 249.55 feet; thence along said curve with an arc length of 57.16 feet, chord bears N.09°57'37"W. 57.04 feet; thence S.19°39'24"E. 129.19 feet; thence S.12°22'25"E. 32.90 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The perpetual easement is only transferrable to the United States of America and its assigns.

The above described easement contains 1,562 square feet in area or 0.036 acre.

(Note: Above bearings equal NAD83 Highway bearings)

Grantee at all times agrees and abides by the provisions of the Protection Criteria, designated in Exhibit A, attached hereto, and by this reference made a part hereof.

The above combined easements contain 1,911 square feet in area or 0.044 acre.

STATE OF UTAH

)

Layton City

) ss.

COUNTY OF

)

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he/she is the _____ of Layton City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 _____, and said acknowledged to me that said municipal corporation executed the same.

Notary Public

Approved as to form:

John Apple

EXHIBIT "A"

Protection Criteria

A. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways. However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. **HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.**

B. Structures that may not be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as retaining walls, block walls, buildings, garages, decks, carports, mobile homes with permanent foundations, swimming pools, block, cement, fences, or rock fences and walls as designated by the United States.

C. No trees or vines will be allowed within the rights-of-way of the United States.

D. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered to be encroaching structures and must be handled as such. Earth fills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.

E. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.

F. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of water users or the United States.

G. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.

H. The ground surfaces within United States rights-of-way must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.

I. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States and/or the Weber Basin Water Conservancy District (WBWCD) upon completion of construction and shall provide the WBWCD with one copy and the United States with two copies of as-built drawings showing actual improvements in, on, or along the rights-of-way.

J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the United States and WBWCD at least 10 days' notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.

K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.

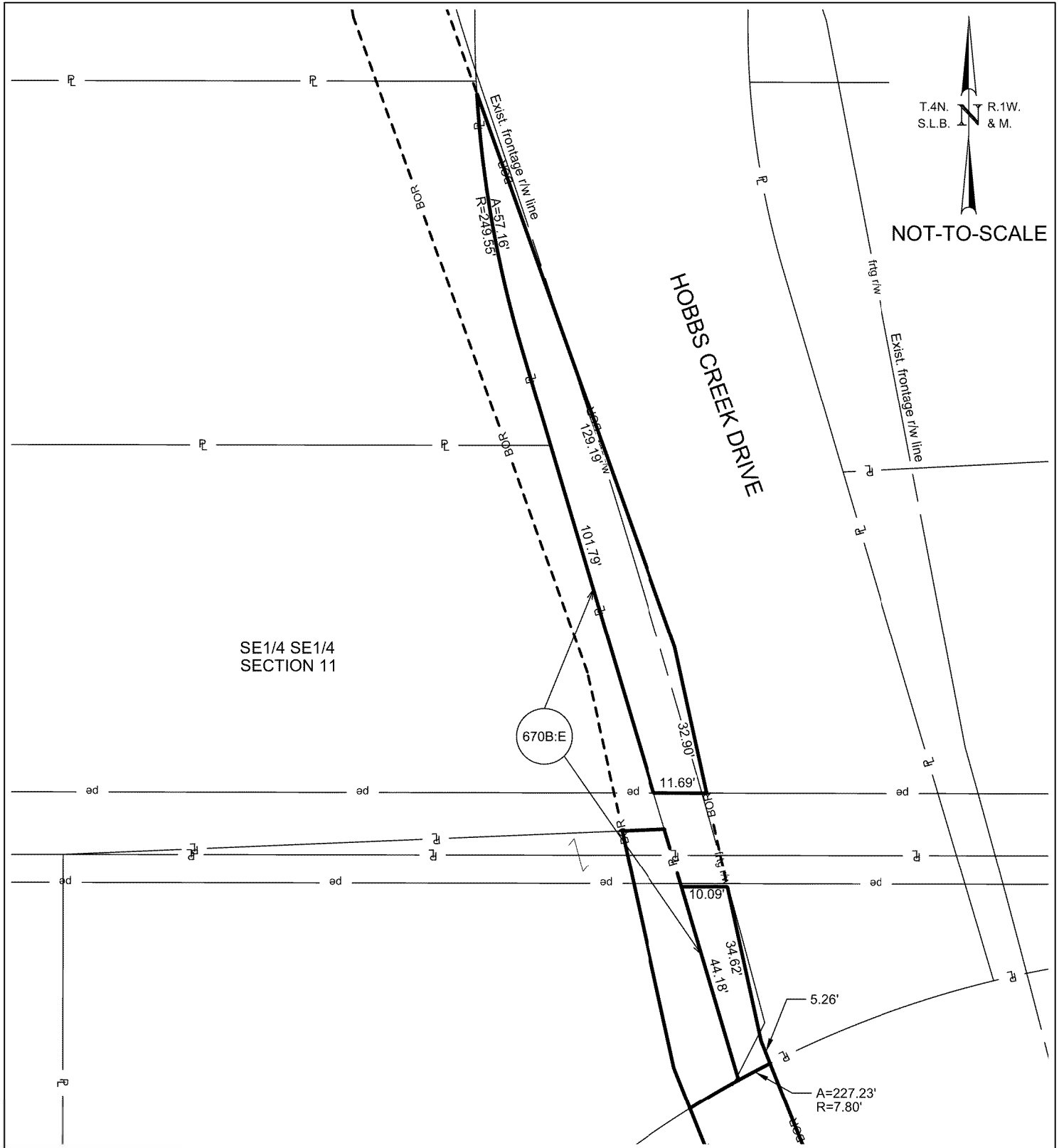
L. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.

M. That the backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 95 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

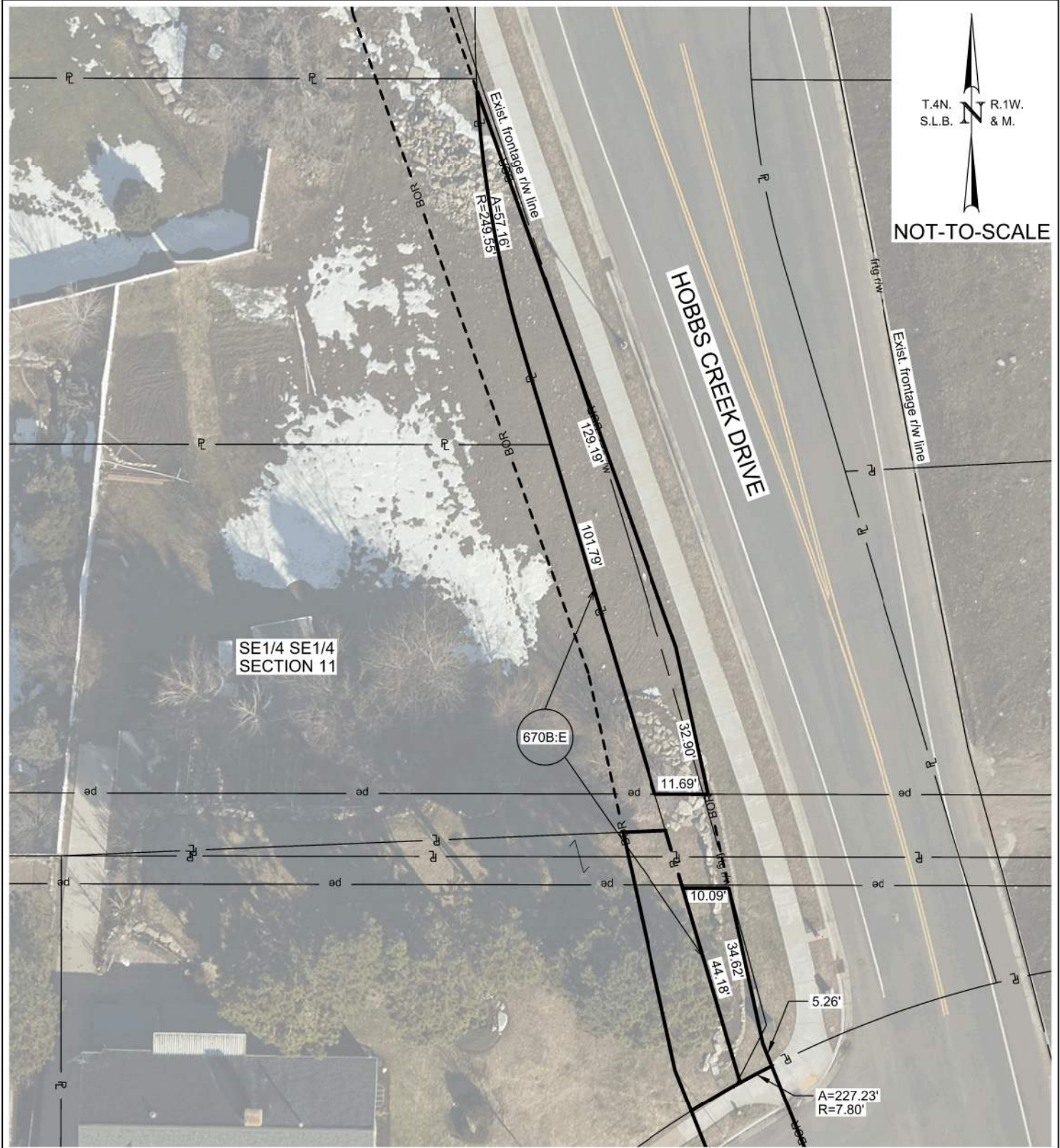
N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.

O. Owners of encroaching facilities shall notify the United States at (801) 379-1000 and/or the WBWCD at (801) 771-1677 at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States and/or the WBWCD.

P. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.



PARCEL NO.		OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT RIGHT	
670B:E		LAYTON CITY	0.044	1,911			PERPETUAL EASEMENT	
THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.								
SHEET NO. 670B-EXHIBIT		PARTIAL SUMMARY NO. 46P		PROPERTY OWNER: LAYTON CITY				
PROJECT	US-89			PROPERTY ADDRESS: APPROX. 2130 NORTH 2900 EAST, LAYTON				
	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS				
PROJECT NUMBER	S-0089(406)398		PIN					



PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	RIGHT
670B:E	LAYTON CITY	0.044	1,911			PERPETUAL EASEMENT	

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	670B-EXHIBIT	PARTIAL SUMMARY NO.	46P	PROPERTY OWNER:	LAYTON CITY
PROJECT	US-89			PROPERTY ADDRESS:	APPROX. 2130 NORTH 2900 EAST, LAYTON
	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS	
PROJECT NUMBER	S-0089(406)398	PIN	13821		

OWNERSHIP RECORD

Title by: MRH

Date: July 2024

County: Davis County

Parcel No.: 0089:670B

Type Ownership: Government

Tax ID No.: N/A (Part of a city street)

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owners: Layton City

Address: 437 North Wasatch Drive, Layton, Utah 84041

Property Address: Approx. 2130 North 2900 East, Layton, Utah 84040

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
1130391	1779	506	Subdivision Plat	09 Jun 1994	13 Jul 1994

Description:

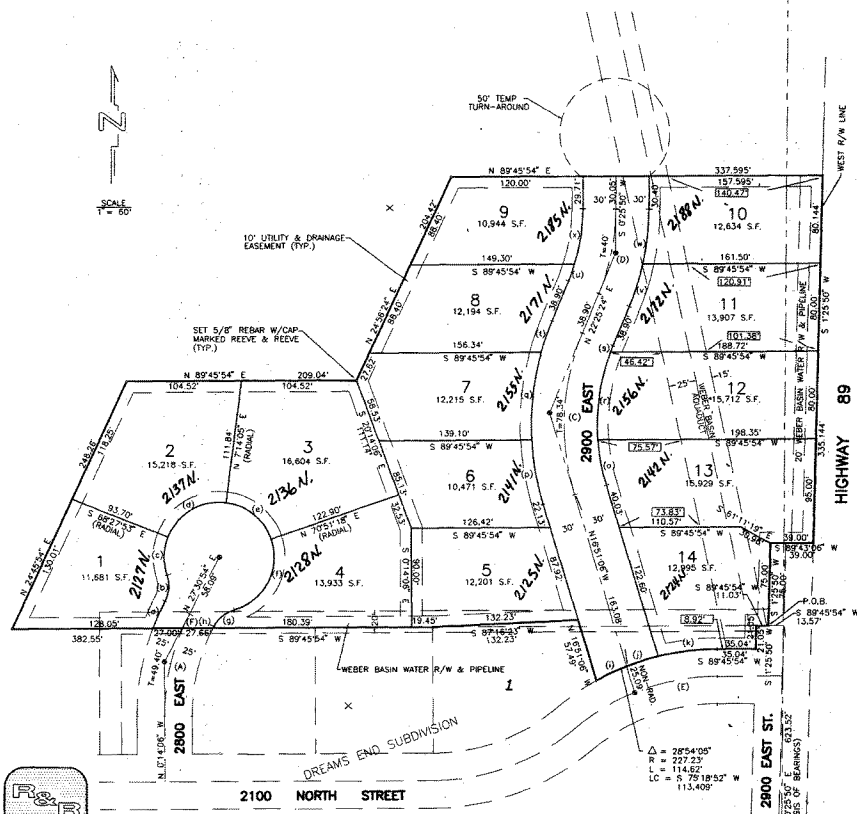
2900 East Street as shown on Antelope Estates Subdivision Phase-1, according to the official plat thereof, recorded July 13, 1994, as Entry No. 1130391 in Book 1779 at Page 506 in the office of the Davis County Recorder, situate in the SE1/4 SE1/4 of Section 11, Township 4 North, Range 1 West, Salt Lake Base and Meridian.

Calculated area: Incalculable

Grantor: Dale P Redd Trustee, Spencer J Klomp, Spencer F. Klomp, Dale Redd, Maurine J. Redd, trustee, Kathleen L Klomp, Janice G Klomp

2331

PART OF THE SE. 1/4 OF SEC 11 & SW 1/4 OF SEC. 12, T. 4N., R. 1W., S.L.B. & M., U.S. SURVEY
AND LOTS 1-13N OF DREAMS END SUBDIVISION
LAYTON CITY, DAVIS COUNTY, UTAH
JUNE, 1994



REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

LAYTON CITY PLANNING COMMISSION

APPROVED BY THE LAYTON CITY PLANNING COMMISSION
ON THE 25th DAY OF January 1984

Hal DaCosta
CHAIRMAN

LAYTON CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND I AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS MAP IN COMPLIANCE WITH THE REQUIREMENTS OF LAYTON CITY. SIGNED THIS 28 DAY OF July, 1922.

LAYTON CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND
PLAT WERE DULY APPROVED AND ACCEPTED
OF LAYTON CITY, UTAH, THIS 17th DAY OF
1998

NAME: James Stevenson
TITLE: Major

LAYTON CITY ACCEPTANCE

DAVIS COUNTY HEALTH DEPT.

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE DAVIS COUNTY HEALTH DEPT. HAVE BEEN COMPLIED WITH, DATED THIS DAY OF , 19 .


SURVEYOR'S CERTIFICATE

1. ~~JOHN P. REVELE~~ A REGISTERED PROFESSIONAL SURVEYOR
IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF
ANTELOPE ESTATES SUBDIVISION PHASE II IN LAYTON CITY,
DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE
BEST OF MY SKILLED JUDGMENT AND FROM THE RECORDS OF
THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED
UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY
RECORDS OFFICE AND FROM THE DAVIS COUNTY RECORDS OFFICE.
I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE
STATUTES AND ORDINANCES OF LAYTON CITY CONCERNING SURVEY
REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED
WITH AND THAT THE DEVELOPMENT STANDARDS FOR
THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 10 DAY OF JUNE 1997

3492
UTAH LICENSE NUMBER

[Signature]
SIGNATURE



OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAN, AND NAME SAID TRACT ANTILLEAN ESTATES SUBDIVISION PHASE I, AND HEREBY DEDICATE, GRANT, AND CONVEY TO LAYTON CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT AND OF THE DESIGNATED STREETS TO BE USED FOR THE PURPOSES OF PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO LAYTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY LAYTON CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET
ALL THE REQUIREMENTS OF LAYTON CITY ORDINANCES.

SIGNED THIS 9th DAY OF June, 1994
Walter Redd
James D. Rouse
Person # 7
Walter Redd
Marion J. Redd
Kathleen Rouse
Janice D. Rouse

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Davis) ss

ON THE 9th DAY OF June, 1974, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Paul P. Rodd, and Maurice P. Rodd, Trustees of the Paul P. Rodd Trust, Spencer F. Klomp and William L. Klomp, General Partners of Becky Enterprises Company, a Utah Limited Partnership,
and Spencer F. Klomp, Paul Rodd and an individual
(and Walter P. Klomp, SIGNERS) OF THE ABOVE OWNER'S DEDICATION
AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO
ME that they SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSE
THEREIN MENTIONED.

September 15th 1996
COMMISSION EXPIRES

DAVIS COUNTY RECORDER

ENTRY NO. 113039 FEE PAID 49.00
FILED FOR RECORD AND RECORDED
July 13 1994 AT 7:19 AM
IN BOOK 1779 OF THE OFFICIAL
RECORDS PAGE 506

RECORDED FOR:
Layton City

Carol Dean Page
DAVIS COUNTY RECORDER

7331

1331

1- Layton City	SEE 09-059
2-	SEE 09-073
3-Layton City	0003
4-	
5-IVORY & Co.	0005
6-Dana Hecker	0006
7-	
8-LAYTON CITY	0008

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Perpetual Easement

(CITY)

Davis County

Agreement No. 20-LM-40-506790

Tax ID No. N/A (Part of a City Street)

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:663F:E

Layton City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A transferrable perpetual easement upon part of the city street known as 2100 North as shown on Dreams End Subdivision, according to the official plat thereof, recorded May 09, 1980, as Entry No. 564418 in Book 824 at Page 94 in the office of the Davis County Recorder, situate in the SE1/4 SE1/4 of Section 11, Township 4 North, Range 1 West, Salt Lake Base and Meridian, to lay, construct, re-construct, operate and maintain an underground water pipeline or pipelines and appurtenant structures, on, over and through said part of an entire tract. The boundaries of said easement are described as follows:

Beginning in the northerly right of way line of said 2100 North Street at a point 577.31 feet N.00°29'00"E. along the Section line and 162.63 feet West from the Southeast corner of said Section 11; and running thence S.22°04'07"E. 50.24 feet to the southerly right of way line of said 2100 North Street at the point of curvature of a curve to the left with a radius of 177.23 feet; thence along said curve with an arc length of 20.31 feet, chord bears S.58°11'03"W. 20.30 feet; thence N.22°04'07"W. 51.00 feet to said northerly right of way line at a point of curvature of a curve to the right with a radius of 227.23 feet; thence along said curve with an arc length of 20.19 feet, chord

bears N.60°19'59"E. 20.18 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The perpetual easement is only transferrable to the United States of America and its assigns.

The above described easement contains 1,012 square feet in area or 0.023 acre.

(Note: Rotate above bearings 0°16'36" clockwise to equal NAD83 Highway bearings)

Grantee at all times agrees and abides by the provisions of the Protection Criteria, designated in Exhibit A, attached hereto, and by this reference made a part hereof.

STATE OF UTAH

)

Layton City

) ss.

COUNTY OF

)

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that he/she is the _____ of Layton City, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority of a resolution adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 _____, and said acknowledged to me that said municipal corporation executed the same.

Notary Public

Approved as to form:

John Appleton

EXHIBIT "A"

Protection Criteria

A. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways. However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. **HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.**

B. Structures that may not be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as retaining walls, block walls, buildings, garages, decks, carports, mobile homes with permanent foundations, swimming pools, block, cement, fences, or rock fences and walls as designated by the United States.

C. No trees or vines will be allowed within the rights-of-way of the United States.

D. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered to be encroaching structures and must be handled as such. Earth fills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.

E. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.

F. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of water users or the United States.

G. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.

H. The ground surfaces within United States rights-of-way must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.

I. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States and/or the Weber Basin Water Conservancy District (WBWCD) upon completion of construction and shall provide the WBWCD with one copy and the United States with two copies of as-built drawings showing actual improvements in, on, or along the rights-of-way.

J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the United States and WBWCD at least 10 days' notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.

K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.

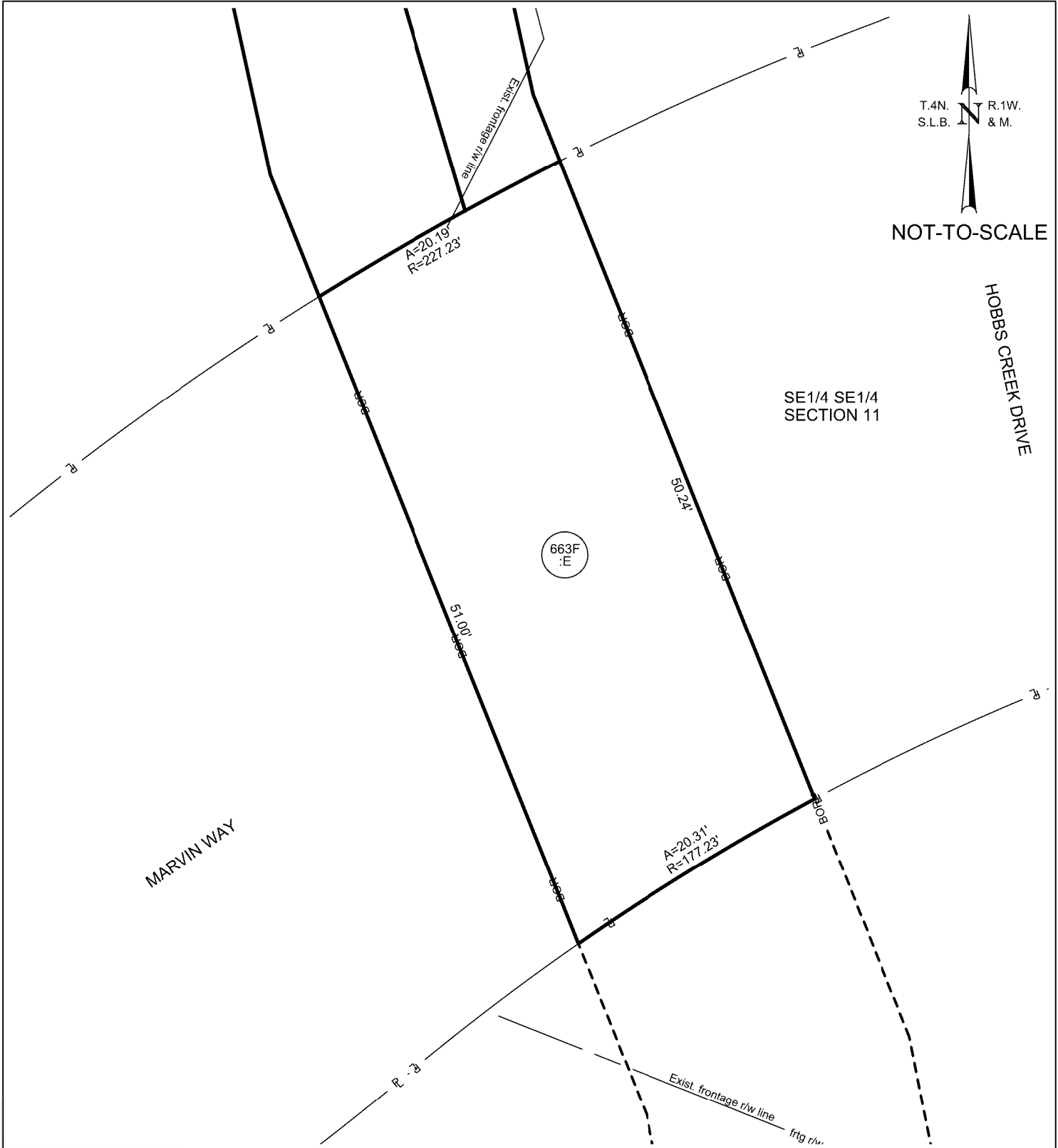
L. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.

M. That the backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 95 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

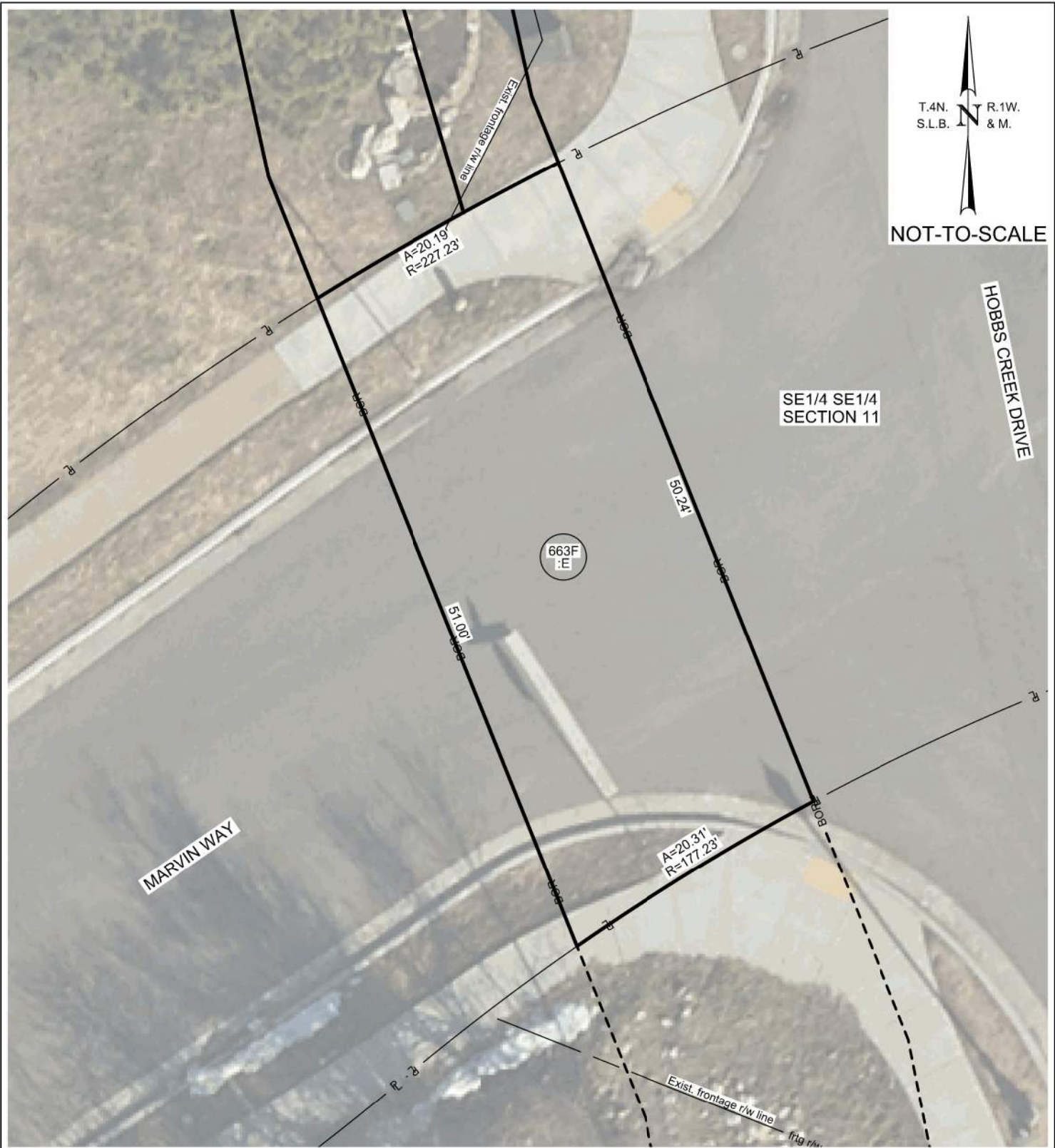
N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.

O. Owners of encroaching facilities shall notify the United States at (801) 379-1000 and/or the WBWCD at (801) 771-1677 at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States and/or the WBWCD.

P. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.



PARCEL NO.		OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC.	
							LEFT	RIGHT
663F:E	LAYTON CITY		0.023	1,012			PERPETUAL EASEMENT	
THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.								
SHEET NO. 663F-EXHIBIT		PARTIAL SUMMARY NO. 46P		PROPERTY OWNER: LAYTON CITY				
PROJECT	US-89			PROPERTY ADDRESS: APPROX. 2100 NORTH 2900 EAST, LAYTON				
	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS				
PROJECT NUMBER	S-0089(406)398	PIN	13821					



PARCEL NO.		OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT RIGHT	
663F:E		LAYTON CITY	0.023	1,012			PERPETUAL EASEMENT	
THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.								
SHEET NO. 663F-EXHIBIT		PARTIAL SUMMARY NO. 46P		PROPERTY OWNER:		LAYTON CITY		
PROJECT	US-89			PROPERTY ADDRESS:		APPROX. 2100 NORTH 2900 EAST, LAYTON		
	FARMINGTON TO I-84			UTAH DEPARTMENT OF TRANSPORTATION HORROCKS				
PROJECT NUMBER	S-0089(406)398		PIN					

OWNERSHIP RECORD

Title by: MRH

Date: July 2023

County: Davis

Parcel No.: 0089:663F

Type Ownership: Government

Tax ID No.: N/A (Part of a city street)

Project No.: S-0089(406)398

PIN No.: 13821

Recorded Owners: Layton City

Address: 437 North Wasatch Drive, Layton, Utah 84041

Property Address: Approx. 2100 North 2900 East, Layton, Utah 84040

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
564418	824	94	Subdivision Plat	17 Jan 1980	09 May 1980

Description:

2100 North Street as shown on Dreams End Subdivision, according to the official plat thereof, recorded May 09, 1980, as Entry No. 564418 in Book 824 at Page 94 in the office of the Davis County Recorder, situate in the SE1/4 SE1/4 of Section 11, Township 4 North, Range 1 West, Salt Lake Base and Meridian.

Calculated area: Incalculable

Grantor: Leona Hackmeister

DREAMS END SUBDIVISION

PART OF SE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC. 11

T 4 N, R 1 W

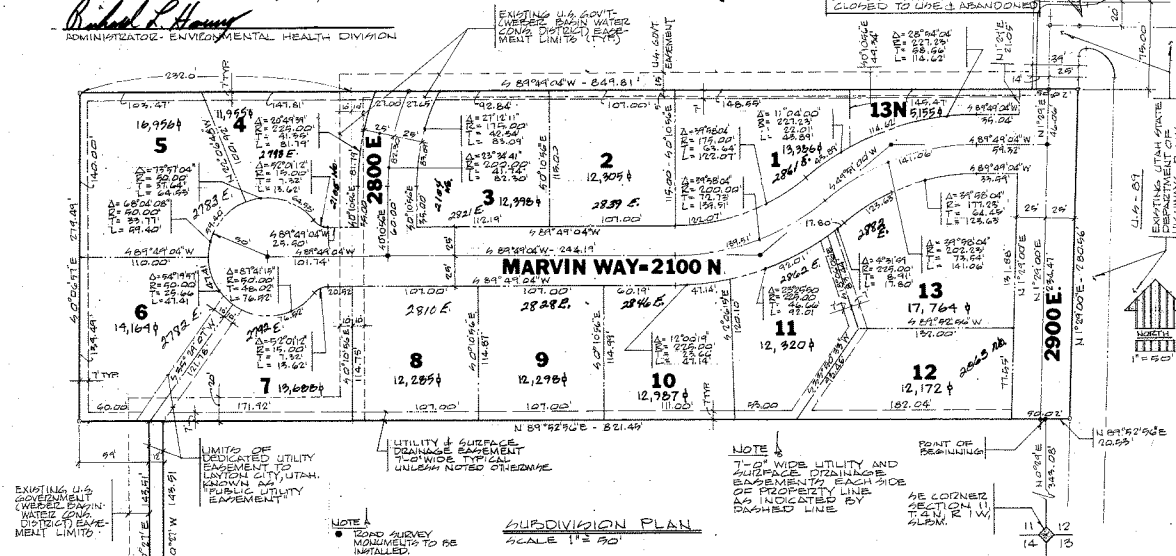
SLBM

LAYTON, UTAH

DAVIS CO. BOARD OF HEALTH

APPROVED BY THE DAVIS COUNTY BOARD OF HEALTH - ENVIRONMENTAL HEALTH DIVISION ON THIS 7th DAY OF January, 1980.

Richard L. Harnett
ADMINISTRATOR - ENVIRONMENTAL HEALTH DIVISION



SUBDIVISION PLAN
SCALE 1" = 50'

PREPARED BY
T.R. PRICE & ASSOCIATES
442 NO. MAIN, SUITE 105
BOULDER, UTAH 84002
TERRY R. PRICE - ENGINEER
J. RUMBLE MANNING - LAND SURVEYOR

LAYTON CITY PLANNING COMM.

APPROVED BY THE LAYTON CITY PLANNING COMMISSION ON THE 7th DAY OF January, 1980.

CHAIRMAN: *[Signature]*

LAYTON CITY APPROVAL

THINKING TO CERTIFY THAT THIS PLAT AND SUBDIVISION OF THIS PLAT WERE DULY PREPARED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON CITY, DAVIS COUNTY, UTAH, THIS 14th DAY OF January, 1980.

[Signature]
Mayor: *[Signature]*

LAYTON CITY ENG.

I HEREBY CERTIFY THAT I HAVE REVIEWED THE LINES OF SURVEY OF THE FOREGOING SUBDIVISION PLAT AND DESCRIPTION OF THE EMPRACED LAND THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH RECORDS IN THIS OFFICE.

SIGNED THIS 23rd DAY OF JAN, 1980

[Signature]
LAYTON CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, J. RUMBLE MANNING, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF DREAMS END SUBDIVISION IN DAVIS COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY REGISTERED OFFICE, AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 15th DAY OF January, 1980.

3080
LICENSE NUMBER

[Signature]
J. RUMBLE MANNING

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND DEDICATE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT DREAMS END SUBDIVISION AND HEREBY DEDICATE, GRANT, AND CONVEY TO LAYTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED AS PUBLIC PROPERTY, PUBLIC THROUGHFARES, AND PUBLIC UTILITY EASEMENTS FOREVER, AND ALSO DEDICATE TO LAYTON CITY, DAVIS COUNTY, UTAH, THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND SURFACE DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY LAYTON CITY.

SIGNED THIS ___ DAY OF ___, 19__

LEONA HAGEMASTER - OWNER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS
ON THE ___ DAY OF ___, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES ___ NOTARY PUBLIC

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 0° 00' 00" E, 343.08 FT. ALONG THE SECTION LINE FROM THE SE CORNER OF SECTION 11, T 4 N, R 1 W, S 100M, THENCE N 84° 16' 00" E, 220.95 FT. TO THE WEST LINE OF HWY 89, THENCE N 1° 00' 00" E, 280.96 FT. ALONG SAID HWY LINE, THENCE S 88° 00' 00" W, 344.81 FT. THENCE S 0° 00' 00" E, 274.44 FT. THENCE N 84° 16' 00" E, 321.45 FT. TO POINT OF BEGINNING. (CONTAINING 5.44 ACRES.)

BOUND OF BEARINGS IN THE MONUMENTED LINE ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, SUBJECT TO EASEMENTS OF RECORD.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID \$_____ FILED FOR
RECORD THIS 23rd DAY OF
1980 A.D. AT _____ IN BOOK _____ OF _____
PAGE _____
BY _____ DEPUTY
DAVIS COUNTY RECORDER