



Date: August 13, 2024  
To: Weber County Board of County Commissioners  
From: Sean Wilkinson, AICP *SW*  
Director, Community Development Department  
Subject: **Request for approval to grant a 30-foot access and utility easement to Plain City on parcel number 19-027-0020**  
Agenda Date: August 20, 2024  
Documents: Exhibit A: Easement Site Plan  
Exhibit B: Easement Document

---

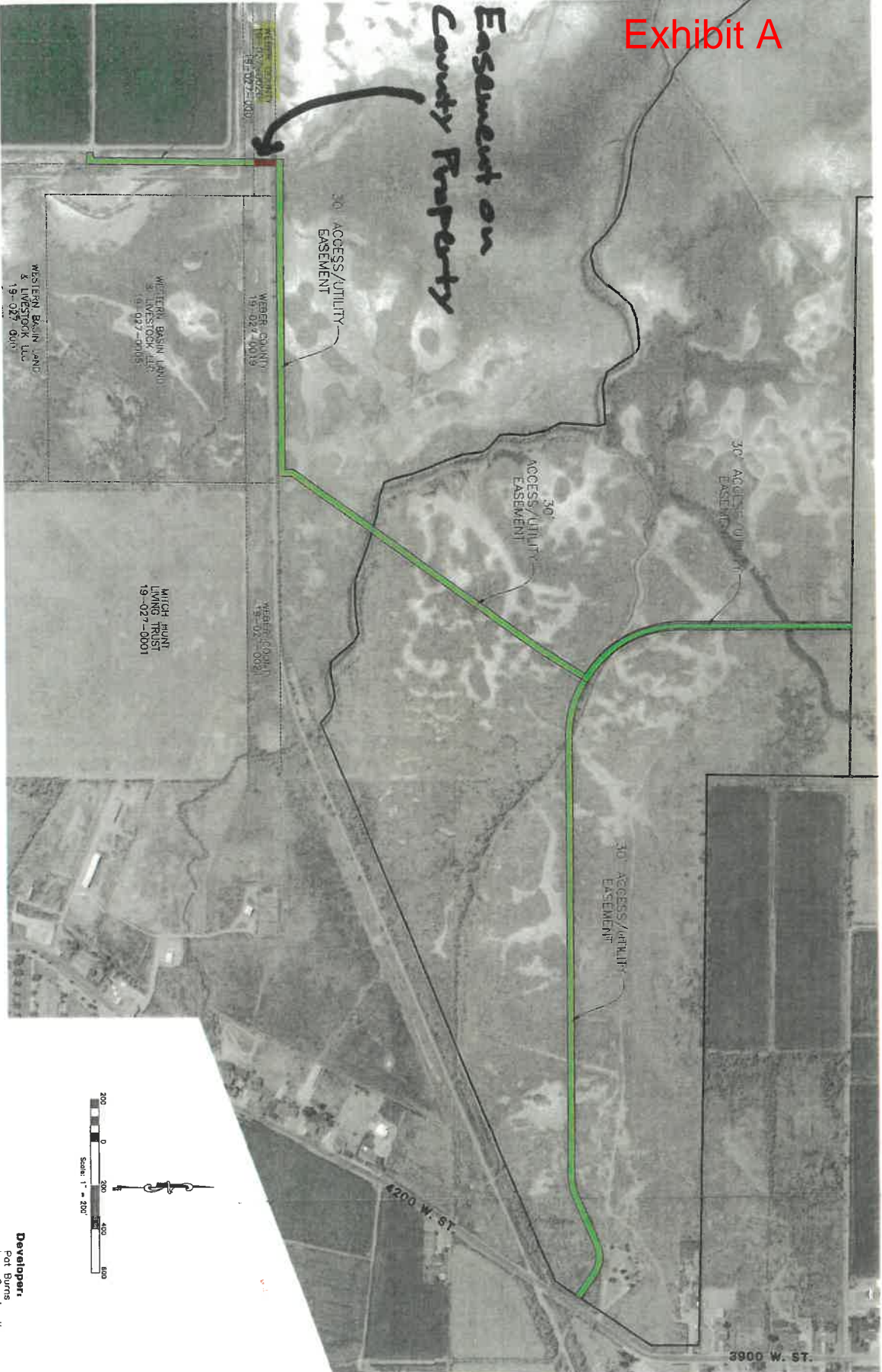
**Summary:**

Plain City is requesting a 30-foot access and utility easement from Weber County and other property owners to install new sewer infrastructure. The easement will be a non-exclusive, perpetual easement for ingress and egress, and for installation, maintenance, and use of utilities. The County-owned property affected is parcel number 19-027-0020, which is part of the Rail Trail corridor.

An excavation permit, as described in Title 18 of the County Code, is required for any work to commence within the easement area on the County's property. This permit ensures that all work done on the property will be reviewed, inspected, and restored appropriately.

# Exhibit A

*Easement on  
County Property*



## Sage Creek

Plain City, Weber County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 8100 S. 11000 W., INDEPENDENCE, MISSOURI, AND SHALL NOT BE REPRODUCED, RE-COMPAILED, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREON WITHOUT THE WRITTEN PERMISSION OF REEVE & ASSOCIATES, INC. REEVE & ASSOCIATES, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGES OR IMPROPERNESS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT WRITTEN CONSENT.

**Developer:**  
Pot Burns  
Lynx Construction  
1407 N. Main, RD.  
Ogden, UT 84404  
(801) 710-2234

Project Info:	Project Name:	Sage Creek
Engineer:	Reeve & Associates, Inc.	
Designer:	Michael J. Reed	
Date:	1-13-24	
Name:	Utility Easement	
Number:	4485-26	
Sheet:	1	1
Sheets:		

**Sage Creek**  
PLAIN CITY, WEBER COUNTY, UTAH

**Off-site Access and Utility Easement Exhibit**

REVISIONS	
DATE	DESCRIPTION

**Reeve & Associates, Inc.**  
1800 W. 11000 S. SUITE 100, INDEPENDENCE, MO 64645  
(816) 821-1100 FAX: (816) 821-1104 www.ra-inc.com  
LAND SURVEYING • CIVIL ENGINEERING • LAND MANAGEMENT  
WATER TREATMENT • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

# Exhibit B

When recorded, please return to:

Plain City Corporation  
4160 W 2200 N  
Plain City, Utah 84404


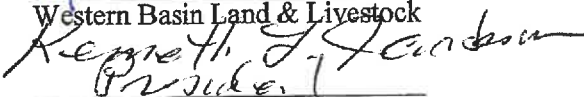
Parcel No. 190270008

Space above for County Recorder's use only

## Access and Utilities Easement

Western Basin Land & Livestock, Pleasant Plains Ranch Inc, and Weber County Corporation (hereinafter referred to as "Grantors") does hereby grant an easement upon the terms contained herein unto Plain City Corporation (hereinafter referred to as "Grantee"), for the sum of Ten Dollars and other good and valuable consideration.

1. **Benefited Property.** Attached hereto marked Exhibit "A" is a description of the properties owned by the Grantee under this easement instrument (hereinafter referred to as the "Benefited Parcel"). The easement granted by this easement instrument is intended to benefit and be appurtenant to the Benefited Parcel.
2. **Description of Easement.** The easement granted by this instrument is located upon the following-described tract of land located in Weber County, State of Utah, and described as follows: See attached Exhibit "B"
3. **Purpose of Easement.** The easement granted by this instrument shall be a perpetual nonexclusive easement for ingress and egress, and the installation, maintenance and use of utilities, for the benefit of the Grantee and appurtenant to the Benefited Parcel.
4. **Successors and Assigns.** The easement granted by this instrument shall be a perpetual easement, is intended to run with the land, and shall be binding upon Grantors, Grantee and their respective successors and assigns and others owning interests in the Benefited Parcel and Easement Parcel.

  
Western Basin Land & Livestock  
  
Pleasant Plains Ranch Inc.

\_\_\_\_\_  
Weber County Corporation

Dated this 24 day of ~~February~~ <sup>July</sup>, 2024.

By Kenn Jackson  
For Pleasant Plains Ranch inc  
Its President

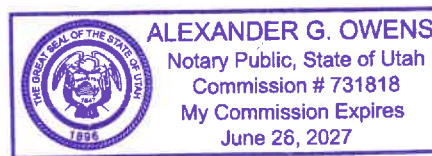
  
Signature

STATE OF Utah )  
County of Weber )ss.

On this 24<sup>th</sup> day of July, in the year 2024, before me Alexander Owens a notary public, personally appeared Kenn Jackson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

  
(notary signature)



(seal)

Dated this 31 day of ~~February~~ <sup>July</sup>, 2024.

By Kami Marriott

For Western Basin Land & Livestock

Its Manager

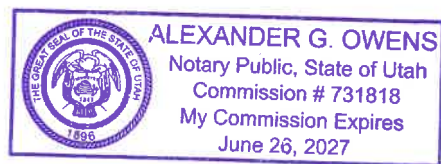
Kami Marriott  
Signature

STATE OF Utah )  
County of Weber )ss.

On this 31 day of July, in the year 2024, before me Alex Owens a notary public, personally appeared Kami Marriott, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Alex Owens  
(notary signature)



(seal)

Dated this \_\_\_\_ day of February, 2024.

By \_\_\_\_\_

For \_\_\_\_\_

Its \_\_\_\_\_

\_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

On this \_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me \_\_\_\_\_ a notary public, personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
(notary signature)

(seal)

**EXHIBIT "A"**  
**(BENEFITTED PROPERTY)**

The following tract of land located in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 450 FEET EAST FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE EAST 870 FEET; THENCE SOUTH 660 FEET; THENCE EAST 330 FEET; THENCE NORTH 560 FEET; THENCE EAST 850 FEET; THENCE NORTH 1300 FEET; THENCE WEST 2050 FEET; THENCE SOUTH 1200 FEET TO BEGINNING.

---

**EXHIBIT "B"**  
(EASEMENT DESCRIPTION)

30 FOOT ACCESS AND UTILITY EASEMENTS  
WEBER COUNTY, UTAH  
JOB NO. 6298-26  
2-16-2024

LOCATED WITHIN PARCEL 19-027-0006

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 1959.02 FEET SOUTH 89°25'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 8.29 FEET NORTH 00°34'30" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°31'11" WEST 797.22 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 790.70 FEET, A DELTA ANGLE OF 90°36'27", A CHORD BEARING OF SOUTH 44°47'02" EAST, AND A CHORD LENGTH OF 710.85 FEET; THENCE NORTH 89°54'44" EAST 2010.98 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 99.24 FEET, A DELTA ANGLE OF 22°44'38", A CHORD BEARING OF NORTH 78°32'25" EAST, AND A CHORD LENGTH OF 98.59 FEET; THENCE NORTH 67°10'07" EAST 235.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 149.02 FEET, A DELTA ANGLE OF 56°55'23", A CHORD BEARING OF SOUTH 84°22'12" EAST, AND A CHORD LENGTH OF 142.97 FEET; THENCE SOUTH 55°54'31" EAST 123.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4200 WEST STREET WHICH IS THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

TOGETHER WITH:

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 2200.75 FEET SOUTH 89°25'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND 1216.12 FEET SOUTH 00°34'30" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 31°37'02" WEST 234.25 FEET; THENCE SOUTH 36°00'21" WEST 313.74 FEET; THENCE SOUTH 35°51'29" WEST 1101.36 FEET; THENCE SOUTH 00°26'38" WEST 36.96 FEET; THENCE SOUTH 89°54'00" WEST 1275.56 FEET; THENCE NORTH 89°08'00" WEST 143.16 FEET; THENCE SOUTH 00°06'05" EAST 15.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

---

LOCATED WITHIN PARCEL 19-027-0020

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.92 FEET DUE WEST AND 2636.06 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 103.13 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

LOCATED WITHIN PARCEL 19-027-0007

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.74 FEET DUE WEST AND 2739.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'05" EAST 20.00 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

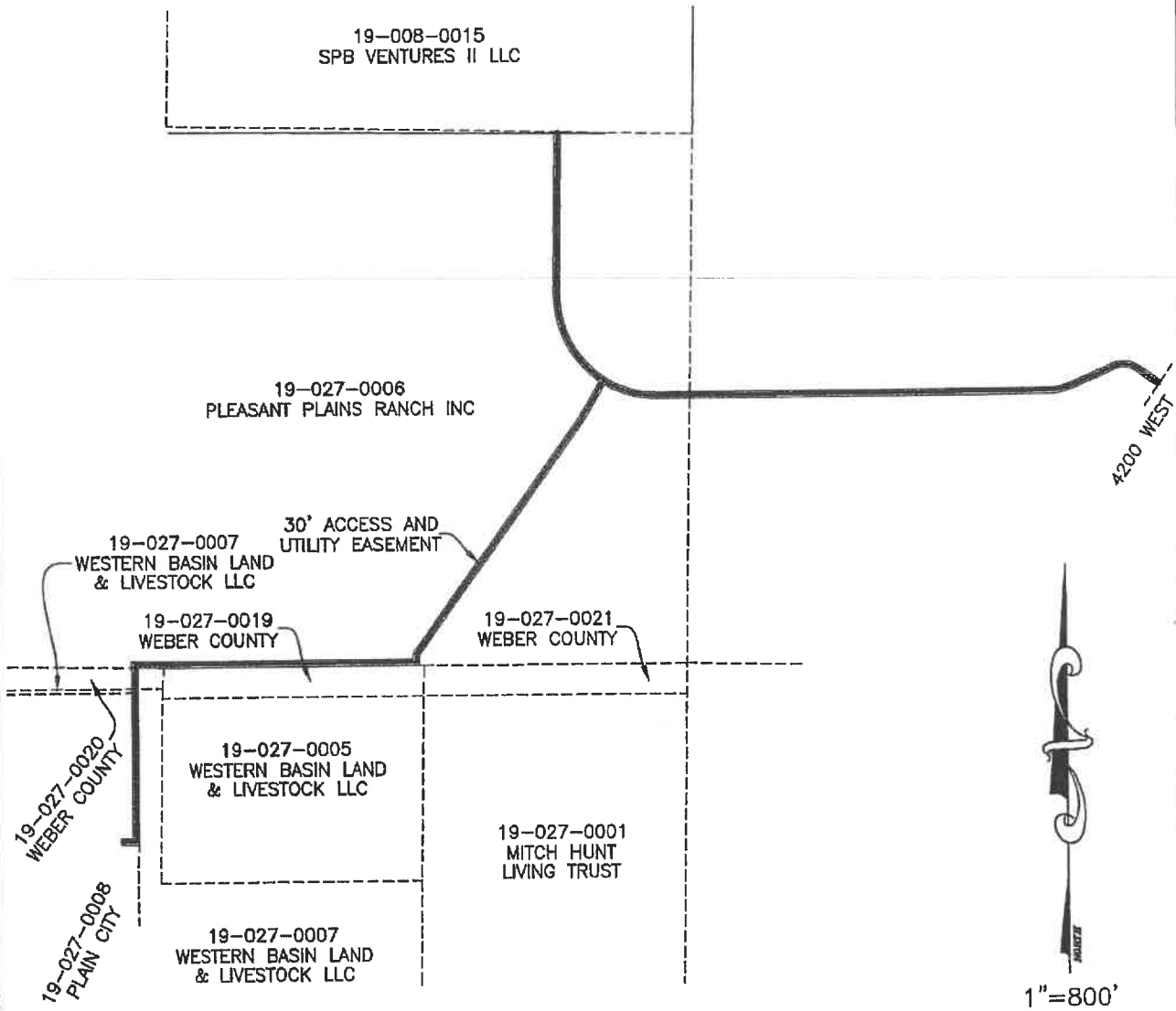
LOCATED WITHIN PARCEL 19-027-0008

A 30 FOOT ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE GRANTORS PROPERTY, SAID POINT BEING 182.71 FEET DUE WEST AND 2759.19 FEET DUE SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH  $00^{\circ}06'05''$  EAST 733.12 FEET; THENCE SOUTH  $89^{\circ}53'55''$  WEST 70.41 FEET TO THE POINT OF TERMINUS. THE SIDES OF SAID EASEMENT EXTEND TO OR TERMINATE AT GRANTORS PROPERTY.

---

# SEWER EASEMENT EXHIBIT



**Reeve  
& Associates, Inc.**

5160 S 1500 W, RIVERDALE, UTAH - 84405  
TEL: (801) 621-3100 FAX: (801) 621-2888 www.reeve.co  
LAND PLANNERS \* CIVIL ENGINEERS \* LAND SURVEYORS  
TRAFFIC ENGINEERS \* STRUCTURAL ENGINEERS \* LANDSCAPE ARCHITECTS

## Project Info.

Designer: N. ANDERSON  
Date: 2-16-2024  
Name: ACCESS/UTILITY EASE.  
Number: 6298-26  
Scale: 1"=800'