



Date: March 11, 2026  
To: Weber County Board of County Commissioners  
From: Sean Wilkinson *SW*  
Director, Community Development Department  
Subject: Request to grant a public utility and municipal utility easement to Pleasant View City  
Agenda Date: March 17, 2026  
Documents: Exhibit A: Easement document

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**Summary:** Pleasant View City is requesting a public utility and municipal utility easement from Weber County. The easement is a 10-foot-wide permanent and non-exclusive utility easement for the installation, maintenance, and operation of public utility and municipal utility lines as authorized by Pleasant View City. The easement is on County owned property adjacent to the south side of a new road (Woodsonia Avenue) to be built in the Farr West landing Subdivision.

# Exhibit A

WHEN RECORDED, RETURN TO:  
Pleasant View City  
Attn: Laurie Hellstrom  
520 W Elberta Drive  
Pleasant View, UT 84414

## **PUBLIC UTILITY AND MUNICIPAL UTILITY EASEMENT** (affects Weber County Parcel #19-125-0002)

WEBER COUNTY ("Grantor"), for itself and for its successors and assigns, does hereby grant and convey to PLEASANT VIEW CITY, a municipal corporation of the State of Utah ("Grantee"), its successors and assigns, for sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid this day by Grantee to Grantor, the following described real property interest:

A permanent, non-exclusive easement (the "Easement") over, under, along, across, and upon Grantor's Property, solely for the lawful installation, maintenance, operation, repair, replacement, and use of public utility and municipal utility lines as may be authorized by Pleasant View City.

The legal description is:

Beginning at a point on the proposed Southerly Right-of-Way line of Woodsonia Avenue as depicted on the proposed Farr West Landing Commercial Subdivision, said point being North 88°10'18" East 537.06 feet along the section line and North 17.16 feet from the West Quarter Corner of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian: and running thence along said proposed Southerly Right-of-Way line the following five (5) courses:

(1) Easterly 147.21 feet along the arc of a 555.00 feet radius curve to the left (center bears North 00°44'55" West and the chord bears North 81°39'10" East 146.78 feet with a central angle of 15°11'51"); (2) North 74°03'14" East 99.08 feet; (3) Easterly 135.15 feet along the arc of a 465.00 feet radius curve to the right (center bears South 15°56'46" East and the chord bears North 82°22'49" East 134.67 feet with a central angle of 16°39'10"); (4) South 89°17'36" East 767.48 feet; (5) South 44°17'38" East 42.43 feet; thence South 00°42'21" West 6.34 feet;

thence South 88°10'18" West 10.01 feet; thence North 00°42'21" East 2.64 feet; thence North 44°17'38" West 34.14 feet; thence North 89°17'36" West 763.34 feet; thence Westerly 132.24 feet along the arc of a 455.00 feet radius curve to the left (center bears South 00°42'24" West and the chord bears South 82°22'49" West 131.78 feet with a central angle of 16°39'10"); thence South 74°03'14" West 99.08 feet; thence Westerly 146.73 feet along the arc of a 565.00 feet radius curve to the right (center bears North 15°56'46" West and the chord bears South

81°29'38" West 146.32 feet with a central angle of 14°52'46"); thence North 18°10'00" West 10.47 feet to the point of beginning.

Contains 11,879 square feet or 0.273 acres

The easement area is depicted on Exhibit A.

**Non-Exclusive Use.** All right, title and interest in and to any easement area under this Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved to Grantor, provided, however, that Grantor shall not enact or maintain any buildings or other permanent structures in said easement which may cause damage to or interfere with the Grantee's use of this easement.

**Term of Easement.** The Easement shall commence on the later of 1) the date of the execution of this easement and 2) the date of recordation of the Farr West Landing Commercial Subdivision and shall run with the land and continue in full force and effect in perpetuity, unless vacated by Grantee by separate instrument.

**Protection and Restoration of Existing Improvements.** Grantee shall protect in place all existing improvements on subject property where possible. Where Grantee's use, as defined in this document, will be cause for disturbing existing improvements, Grantee shall restore improvements to a condition equal to pre-disturbance.

IN WITNESS of this, the undersigned have executed this Easement as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

By: GRANTOR

\_\_\_\_\_  
Commission Chair  
Weber County

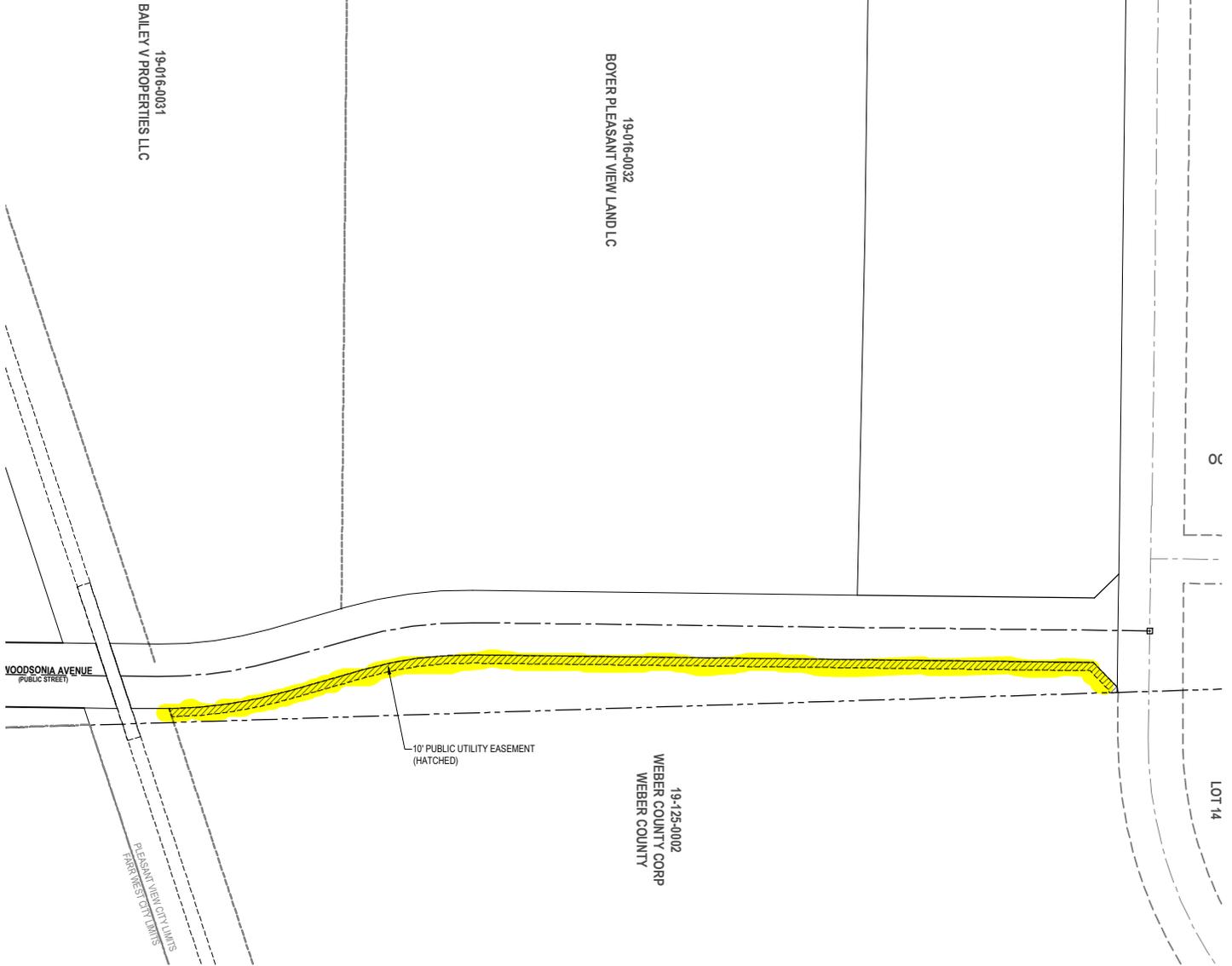
Attest:

\_\_\_\_\_  
Weber County Clerk

Approved as to Form: \_\_\_\_\_  
County Attorney

# Exhibit A Easement Depiction

SIMON GOE  
SUBDIVISION  
19-443-0003  
OCEAN STAR INTERNATIONAL INC  
LOT 103



PROJECT NUMBER  
13111

PRINT DATE  
2026-03-03

PROJECT MANAGER  
SJL

DESIGNED BY  
SJL

1 OF 1

**FARR WEST LANDING  
COMMERCIAL SUBDIVISION**

2725 NORTH 1850 WEST  
PLEASANT VIEW CITY, UTAH  
PUBLIC UTILITY EXHIBIT

**ENSGN**  
THE STANDARD IN ENGINEERING

**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSGNENG.COM

**LAYTON** Phone: 801.547.1100    **TOOELE** Phone: 435.843.3550    **CEDAR CITY** Phone: 435.895.1453    **RICHFIELD** Phone: 435.896.2983