

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 629  
Riverton, UT 84065

12650498  
11/02/2017 12:32 PM \$0.00  
Book - 10615 Pg - 8024-8027  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: CBA, DEPUTY - WI 4 P.

**PARCEL I.D.#** 26-25-126-004  
**GRANTOR:** Anthem Center LLC  
(Herriman Commercial Phase 1B)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Northwest Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

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 South Valley 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 Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.229 acres

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 and vehicles 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.

31 IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of Oct, 2017.

GRANTOR(S)

*Anthem Center LLC*

By: *[Signature]*

Its: *Member / MANAGER*  
Title

STATE OF UTAH )  
 :SS  
COUNTY OF SALT LAKE )

On the 31 day of October, 2017, personally appeared before me Cory Gust who being by me duly sworn did say that (s)he is the Member/Manager of Anthem Center LLC a limited liability company, and that the within and foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited liability company executed the same.

*[Signature]*

Notary Public

My Commission Expires: 9/22/19

Residing in: Riverton



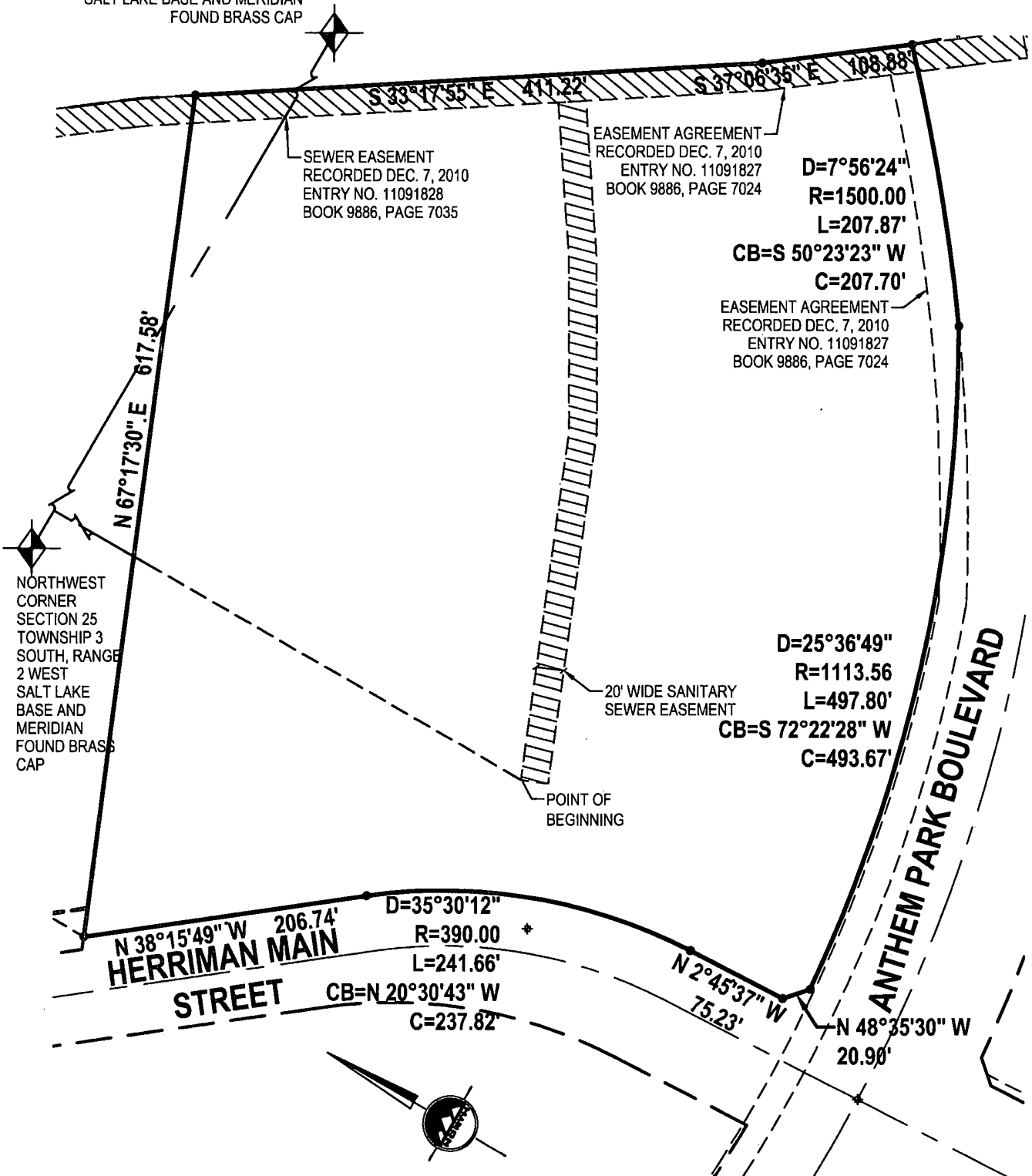
**Exhibit 'A'**

20' Wide Sanitary Sewer Easement

Beginning at a point being South 89°53'31" East 2,046.84 feet along the section line and South 614.82 feet from the Northeast Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 67°38'49" East 256.01 feet; thence North 59°40'14" East 128.25 feet; thence North 55°55'27" East 112.32 feet; thence South 33°17'56" East 20.00 feet; thence South 55°55'27" West 112.70 feet; thence South 59°40'14" West 130.30 feet; thence South 67°38'49" West 257.40 feet; thence North 22°21'11" West 20.00 feet to the point of beginning.

Contains 9,970 Square Feet or 0.229 Acres

NORTH QUARTER CORNER SECTION 25  
TOWNSHIP 3 SOUTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
FOUND BRASS CAP



NORTHWEST  
CORNER  
SECTION 25  
TOWNSHIP 3  
SOUTH, RANGE  
2 WEST  
SALT LAKE  
BASE AND  
MERIDIAN  
FOUND BRASS  
CAP

SEWER EASEMENT  
RECORDED DEC. 7, 2010  
ENTRY NO. 11091828  
BOOK 9886, PAGE 7035

EASEMENT AGREEMENT  
RECORDED DEC. 7, 2010  
ENTRY NO. 11091827  
BOOK 9886, PAGE 7024

$D=7^{\circ}56'24''$   
 $R=1500.00$   
 $L=207.87'$   
 $CB=S 50^{\circ}23'23'' W$   
 $C=207.70'$

EASEMENT AGREEMENT  
RECORDED DEC. 7, 2010  
ENTRY NO. 11091827  
BOOK 9886, PAGE 7024

$D=25^{\circ}36'49''$   
 $R=1113.56$   
 $L=497.80'$   
 $CB=S 72^{\circ}22'28'' W$   
 $C=493.67'$

20' WIDE SANITARY  
SEWER EASEMENT

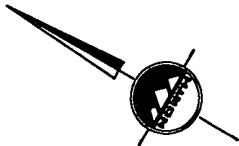
POINT OF  
BEGINNING

$N 38^{\circ}15'49'' W$  206.74'  
**HERRIMAN MAIN**  
**STREET**  $CB=N 20^{\circ}30'43'' W$   
 $C=237.82'$

$N 2^{\circ}45'37'' W$   
75.23'

$N 48^{\circ}35'30'' W$   
20.90'

**ANTHEM PARK BOULEVARD**



<p>PROJECT # DATE 4056MM 10/25/17</p> <p><b>1 OF 1</b></p> <p>FILE: 4056MM</p>	<p><b>ANTHEM COMMERCIAL DEVELOPMENT</b> <b>EASEMENT TO LOT 1</b> 5264 W. ANTHEM PARK BLVD HERRIMAN, UTAH</p> <p><b>SANITARY SEWER EASEMENT EXHIBIT</b></p>	<p>FOR: ANTHEM UTAH, LLC 6450 SOUTH REDWOOD ROAD TAYLORSVILLE, UTAH 84123 PHONE: 801-889-9977</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 <a href="http://www.ensigneng.com">www.ensigneng.com</a></p>	
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