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05/07/2014 10:34 AM \$0.00  
Book - 10229 Pg - 539-542  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 908  
DRAPER UT 84020  
BY: JNA, DEPUTY - WI 4 P.

When Recorded Return to:  
Mr. Craig L. White  
South Valley Sewer District  
P.O. Box 908  
Draper, Utah 84020

PARCEL I.D.# 26-36-400-053  
GRANTOR: HTC Communities LLC  
(HTC Market Place Lots 5,6)  
Page 1 of 4

## EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 36, 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, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

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

Contains: 0.112 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.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR(S)

HTC Communities LLC

By: *[Signature]*

Its: *MANAGER*  
Title

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 24 day of April, 2014, personally appeared before me Michael Bradshaw who being by me duly sworn did say that (s)he is the ~~Manager & Member~~ Manager of HTC LLC, HTC 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: May 22, 2017

Residing in: Salt Lake County, UT

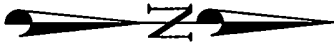


**Exhibit 'A'**

Herriman Towne Center Market Place  
Lots 5&6

**Sewer Easement**

A sewer easement in the SE Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:  
Beginning at the Southwest corner of the 20' sewer easement recorded in the Office of the Salt Lake County Recorder in Book 9963 on Page 3420 said point of beginning being South 89°38'29" East 594.20 feet along the Section line and North 0°21'31" East 342.17 feet from the South Quarter Corner of said Section 36 and running;  
    thence South 88°55'50" West 243.54 feet;  
    thence North 0°32'20" West 20.00 feet;  
    thence North 88°55'50" East 243.93 feet to the Northwest Corner of said Sewer Easement;  
    thence South 0°03'22" West 20.00 feet along the West line of said Sewer Easement to the point of beginning.



**Sewer Easement**

A sewer easement in the SE Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at the Southwest corner of the 20' sewer easement recorded in the Office of the Salt Lake County Recorder in Book 9963 on Page 3420 said point of beginning being South 89°38'29" East 594.20 feet along the Section line and North 0°21'31" East 342.17 feet from the South Quarter Corner of said Section 36 and running;

thence South 88°55'50" West 243.54 feet;

thence North 0°32'20" West 20.00 feet;

thence North 88°55'50" East 243.93 feet to the Northwest Corner of said Sewer Easement;

thence South 0°03'22" West 20.00 feet along the West line of said Sewer Easement to the point of beginning.

36/36  
1 1  
S 89°38'29" E BASIS OF BEARING 2651.29' (RECORD)  
594.20'  
2651.25' (MEASURED)

LOT 5

LOT 6

N 0°32'20" W  
20.00'

S 88°55'50" W 243.54'

26-36-400-052  
HTC COMMUNITIES

N 88°55'50" E 243.93'

20' SEWER EASEMENT  
BOOK 9963 PAGE 3420  
S.L.C.R.O.

S 0°03'22" W  
20.00'

N 0°21'31" E 342.17'

36 31  
1 6

HTC LOTS 5 & 6  
SEWER EASEMENT



DIAMOND LAND  
SURVEYING, LLC

SCALE:  
1"=30'

FIGURE:  
SS E-1