

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

12413026  
11/15/2016 2:15:00 PM \$18.00  
Book - 10500 Pg - 537-541  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**PARCEL I.D.#** 26-25-201-001, 26-25-176-017  
**GRANTOR:** Anthem Commercial LLC, Fort Herriman Crossing, LLC  
(Anthem Commercial to Lot 3)  
Page 1 of 5

## **EASEMENT**

A twenty (20) foot wide sanitary sewer easement located in the North Half 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: 0.554 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 15 day of Nov, 2016

GRANTOR(S)

*Anthem Commercial LLC*

By: [Signature]

Its: MANAGER  
Title

STATE OF UTAH )

COUNTY OF SALT LAKE )

On the 15 day of Nov, 2016, personally appeared before me Bryan Button who being by me duly sworn did say that (s)he is the manager of **Anthem Commercial 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: Beverton



Fort Herriman Crossing LLC

By: [Signature]

Its: MANAGER  
Title

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF SALT LAKE )

On the 15 day of Nov, 2016 personally appeared before me Ryan Button who being by me duly sworn did say that (s)he is the manager of Fort Herriman Crossing 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: Provo



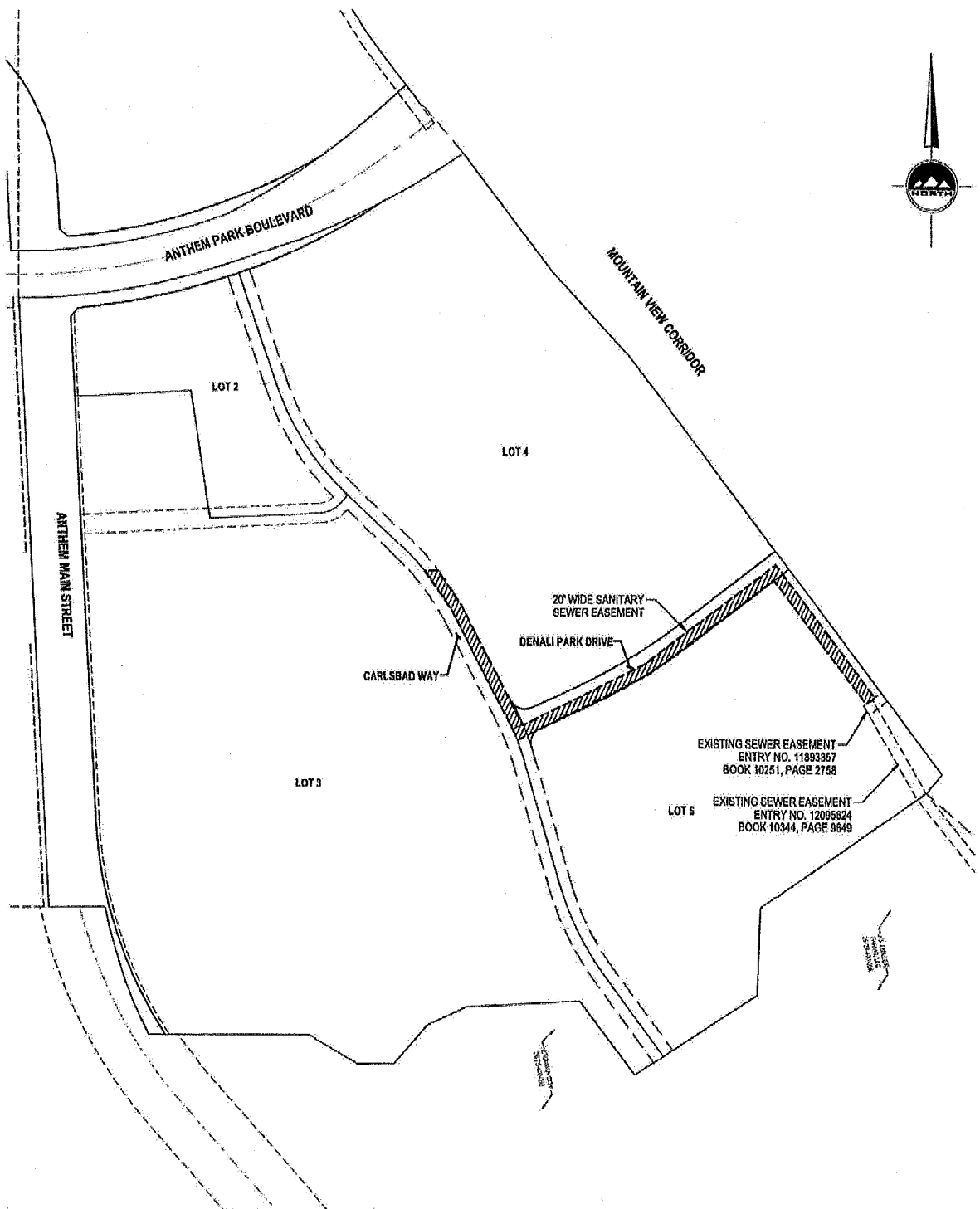
**Exhibit 'A'**


**Sewer Easement to Anthem Commercial Lot 3**

Beginning at a point being South 89°53'31" East 2,685.11 feet along the Section Line and South 1,489.99 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 87°26'47" East 24.69 feet;  
thence South 34°13'07" East 81.15 feet;  
thence South 27°10'05" East 248.21 feet;  
thence North 63°27'28" East 251.59 feet;  
thence North 53°10'11" East 311.19 feet;  
thence South 37°06'46" East 306.68 feet;  
thence South 53°06'12" West 20.00 feet;  
thence North 37°06'46" West 286.70 feet;  
thence South 53°10'11" West 293.09 feet;  
thence South 63°27'28" West 273.17 feet;  
thence North 27°10'05" West 266.76 feet;  
thence North 34°13'07" West 80.25 feet;  
thence Northwesterly 12.68 feet along the arc of a 516.00 foot radius curve to the left (center bears South 51°54'07" West and the chord bears North 38°48'06" West 12.68 feet with a central angle of 01°24'27") to the point of beginning.

Contains 24,114 Square Feet or 0.554 Acres



<p>PROJECT # 4058    DATE 10/26/16</p> <p><b>1 OF 1</b></p> <p>FILE: 4058.Dwg (sanitary sewer easement) 4/5</p>	<p><b>ANTHEM COMMERCIAL DEVELOPMENT</b> <b>EASEMENT TO LOT 3</b> 5500 WEST HERRIMAN PARKWAY HERRIMAN, UTAH <b>SANITARY SEWER EASEMENT EXHIBIT</b></p>	<p>FOR: ANTHEM UTAH, LLC 6450 SOUTH REDWOOD ROAD TAYLORSVILLE, UTAH 84123 PHONE: 801-880-9977</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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