

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

13923332 B: 11323 P: 6301 Total Pages: 4
03/31/2022 12:21 PM By: salvarado Fees: \$0.00
EASEMENT - EASEMENT OR GRANT OF EASEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-25-178-008-0000
26-25-178-009-0000
26-25-178-010-0000
GRANTOR: ANTHEM CENTER, LLC
(Anthem Commercial Phase 5)
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: 4,981 square feet or 0.114 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 30 day of March, 2022

GRANTOR(S)

ANTHEM CENTER, LLC

By: [Signature]

Its: Member / Manager
Title

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

On the 30 day of March, 2022 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: 9/22/23

Residing in: Riverton

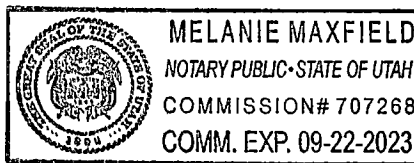


Exhibit 'A'

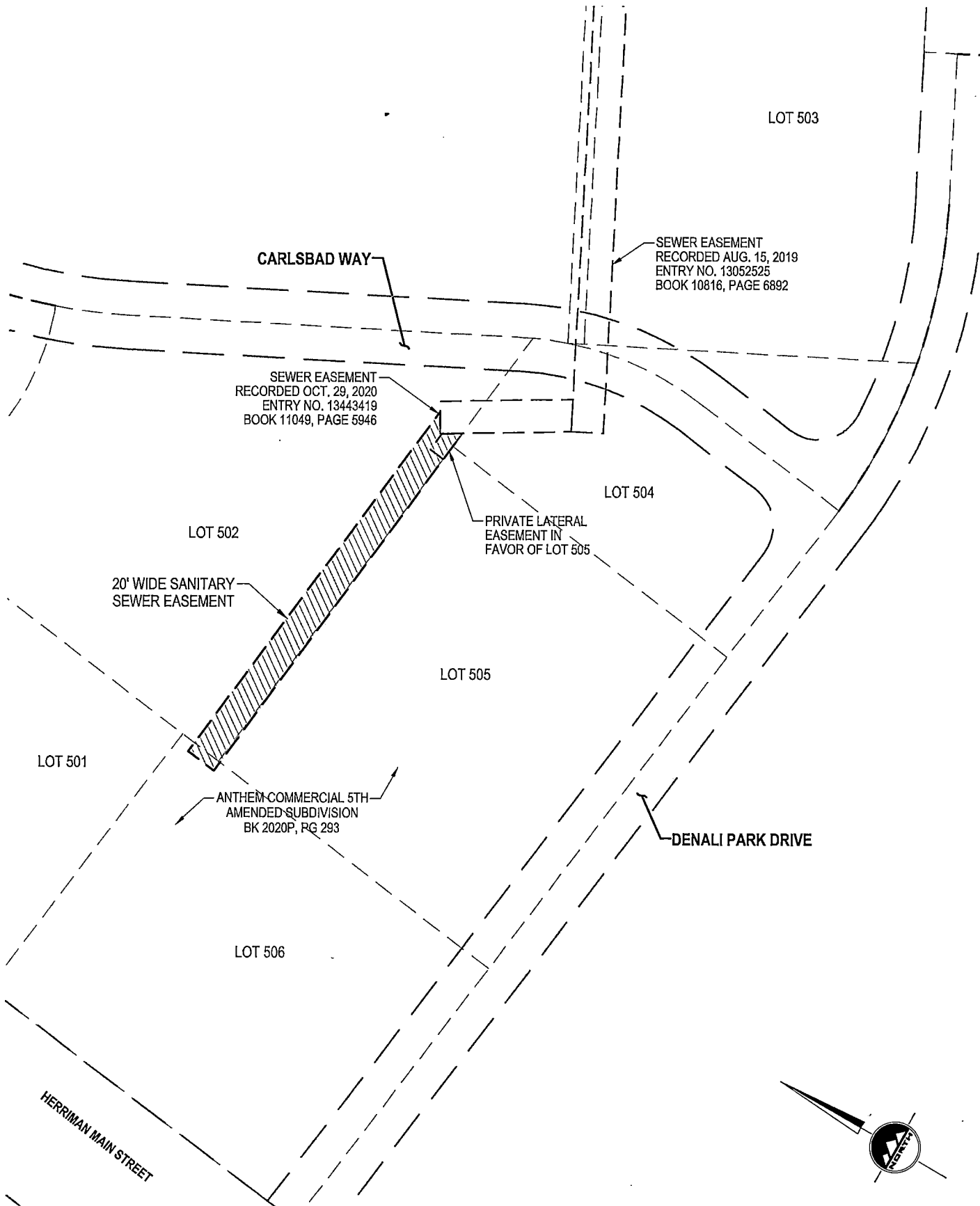
Anthem Commercial Phase 5 Improvements


20' Wide Sanitary Sewer Easement

Beginning at a point being South 89°53'31" East 2,513.19 feet along the section line and South 1,719.02 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 48°57'57" West 13.42 feet;
thence South 41°04'12" East 13.63 feet;
thence South 86°14'32" West 259.13 feet;
thence North 03°31'53" West 20.00 feet;
thence North 86°28'07" East 261.47 feet to the point of beginning.

Contains 4,981 Square Feet or 0.114 Acres



<p>PROJECT# DATE 4056AAA2/22/22</p> <p>1 OF 1</p> <p>FILE: ISD/sewer easement</p>	<p>ANTHEM COMMERCIAL DEVELOPMENT PHASE 5 IMPROVEMENTS</p> <p>5167 W. DENALI PARK DRIVE HERRIMAN, UTAH</p> <p>SANITARY SEWER EASEMENT EXHIBIT</p>	<p>FOR: ANTHEM UTAH, LLC 126 W. SEGO LILY DRIVE, STE 275 SANDY, UTAH 84070 PHONE: 801-561-8594</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p>	
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