

When Recorded Return to:
Joel Thompson
South Valley Sewer District
P.O. Box 629
Riverton, UT 84065

14145853 B: 11441 P: 1490 Total Pages: 4
08/28/2023 01:00 PM By: dsalazar Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH VALLEY SEWER DISTRICT
PO BOX 629 RIVERTON, UT 84065



PARCEL I.D.# 26-25-400-076-0000
26-25-400-095-0000
26-25-400-085-0000
26-25-400-079-0000

GRANTOR: HERRIMAN 73 PARTNERS LLC
(Herriman Auto Mall Phase 1)

Page 1 of 4

EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the South East 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: 30,675 square feet or 0.704 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 18th day of August, 2023.

GRANTOR(S)

HERRIMAN 73 PARTNERS LLC

By: _____

 Its: _____

 Title

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

On the 18th day of August, 2023 personally appeared before me Larry Myler Manager who being by me duly sworn did say that (s)he is the Manager of HERRIMAN 73 PARTNERS 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.

_____ 
 Notary Public

My Commission Expires: May 24, 2025

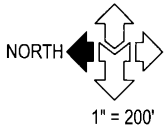
Residing in: Pleasant Grove, UT



Exhibit 'A'

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 4, MIDAS CROSSING RETAIL CENTER PHASE 1, RECORDED BOOK 2021P AT PAGE 80, SAID POINT BEING EAST 56.60 FEET FROM THE NORTHWEST CORNER OF SAID LOT 4, (*SAID POINT OF BEGINNING BEING NORTH 0°23'45" EAST, ALONG THE SECTION LINE, A DISTANCE OF 616.93 FEET AND WEST, A DISTANCE OF 819.52 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN*); AND RUNNING THENCE NORTH 46°04'30" WEST 179.47 FEET; THENCE NORTH 18°40'42" WEST 122.37 FEET; THENCE NORTH 27°44'20" WEST 711.21 FEET; THENCE NORTH 27°44'20" WEST 215.43 FEET; THENCE SOUTH 89°54'21" EAST 22.62 FEET; THENCE SOUTH 27°44'20" EAST 204.87 FEET; THENCE SOUTH 27°44'20" EAST 712.79 FEET; THENCE SOUTH 18°40'42" EAST 119.08 FEET; THENCE SOUTH 46°04'30" EAST 156.44 FEET; THENCE EAST 238.65 FEET; THENCE SOUTH 27.00 FEET; THENCE WEST 239.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: 30,675 SQ. FT., OR 0.704 AC.



N 0°23'45" E 2646.68'
 P.O.B. TIE N 0°23'45" E 616.93'
 SOUTHEAST CORNER OF SECTION 25,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN

MOUNTAIN VIEW CORRIDOR

(PROPOSED)
 LOT 2
 PROPERTIES OF GREATNESS, LLC
 26-25-400-094

(PROPOSED)
 LOT 1
 HERRIMAN 73
 PARTNERS LLC
 26-25-400-076

LOT 1
 AFP HGP LLC
 26-25-476-005

LOT 4
 AFP HGP 2 LLC
 26-25-476-003

(PROPOSED)
 LOT 3

HERRIMAN 73
 PARTNERS, LLC
 26-25-400-093

HERRIMAN 73 PARTNERS
 26-25-400-091

NORTHWEST CORNER
 LOT LOT 4, MIDAS CROSSING
 RETAIL CENTER PHASE 1

LOT 12

MIDAS CROSSING
 RETAIL CENTER PH 2
 BK 2021P PG 203

LOT 14

SEWER EASEMENT
 CONTAINS: 30,671 SQ. FT.

MYLER CROSSING

P.O.B. TIE: WEST 819.92'

MIDAS CROSSING
 RETAIL CENTER PH 1
 BK 2021P PG 80

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 46°04'30" W	179.47'
L2	N 18°40'42" W	122.37'
L3	N 27°44'20" W	711.21'
L4	N 27°44'20" W	215.43'
L5	S 89°54'21" E	22.62'
L6	S 27°44'20" E	204.87'
L7	S 27°44'20" E	712.79'
L8	S 18°40'42" E	119.08'
L9	S 46°04'30" E	156.44'
L10	N 90°00'00" E	238.65'
L11	S 00°00'00" W	27.00'
L12	N 90°00'00" W	239.45'

McNEIL ENGINEERING
 Economic and Sustainable Design, Professionals You Know and Trust
 410 South Sky Parkway, Suite 200, Sandy, Utah 84070 801.353.7700 mcnengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

HERRIMAN AUTOMALL PHASE 1 SEWER EASEMENT
 633 SOUTH MAIN STREET
 HERRIMAN CITY, UTAH
 LOCATED IN THE SE 1/4 OF SEC 25, T 3 S, R 2 E, S 1 B.&M.

PROJECT NO: 18381.H
 CHECKED BY: DBD
 DRAWN BY: KSL
 DATE: 7/28/23

1 OF 1