

When Recorded, Return to:

Herriman City
5355 West Herriman Main Street
Herriman, Utah 84096

14280372 B: 11513 P: 8661 Total Pages: 5
08/26/2024 04:50 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HERRIMAN
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



REVOCABLE ENCROACHMENT PERMIT

Affecting Parcel(s): 2625402002

Herriman City, a Utah municipality, whose address is 5355 West Herriman Main Street, Herriman, UT 84096 (“Grantor”), hereby grants to MOUNTAINVIEW PLAZA, LLC, (“Grantee(s)”) a revocable permit, effective the 31 day of July, 2024 whereby Grantee(s) is/are permitted, subject to the conditions contained herein, to encroach into the public utility easement located on the following described real property (“Property”) located in Salt Lake County, Utah:

Lot 5, Mountainview Plaza

5107 West Miller Crossing Drive

This Revocable Encroachment Permit shall be for the limited purpose of constructing a monument sign (the “Improvement(s)”) in the location and to the dimension depicted on the attached Exhibit “A.” In no event shall this consent waive or relinquish any rights of Grantor or any other public utility which are necessary to the operation, maintenance, renewal, construction or repair of Grantor’s lines, conduit, or other facilities, which are or may be located in said public utility easement.

As provided in UTAH CODE ANN. § 54-3-27, Grantee(s) bear the risk of loss or damage to the Improvement(s) if such Improvement(s) interfere with the easement rights of Grantor or any other public utility company with a Protected Utility Easement¹ over the Property.

The encroachment permitted herein does not relinquish or diminish the rights of any other public utility companies or public utilities who are lawfully authorized to use or install public utility facilities within the public utility easement located on the Property.

This Revocable Encroachment Permit does not vest Grantee(s) with any authority to construct the Improvement(s) without first obtaining all necessary approvals from Grantor. This Revocable Permit shall run with the land and shall be binding on all successors and assigns of Grantee(s). Grantor may revoke this Permit at any time and for any reason. Upon revocation, Grantee(s) shall bear the cost of removing the Improvement(s) within a reasonable timeframe or as otherwise agreed to by Grantor.

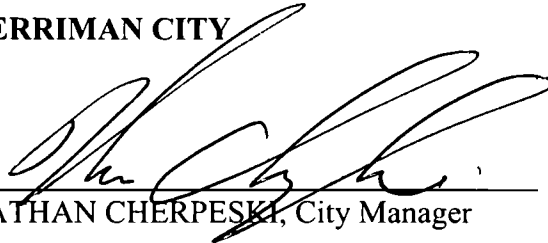
Grantor makes no representation as to the location of utility facilities within the Property, or the effect of the permitted encroachment hereunder on said utilities. Accordingly, Grantee(s) agree to hold harmless the Grantor, its officers, agents, employees, and servants from all other costs, damages, and liabilities that may accrue or be claimed to accrue by reason of any work performed in connection with this Revocable Permit.

By executing this Revocable Permit, Grantor acknowledges that it is granting to Grantee(s) a revocable encroachment into the public utility easement on the Property and Grantee(s) acknowledge(s) receipt of such permit subject to the conditions and requirement hereof.

¹ See UTAH CODE ANN. § 54-3-27(1)(b) (2009).

REVOCABLE ENCROACHMENT PERMIT – GRANTOR ACKNOWLEDGEMENT

HERRIMAN CITY




NATHAN CHERPESKI, City Manager

ATTEST



JACKIE NOSTROM, City Recorder

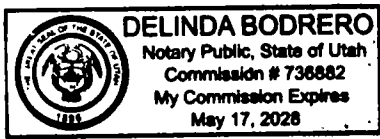


City Attorney
Approved as to form and legality



STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 31 day of July, 2024, before me, Delinda Bodrero
personally appeared NATHAN CHERPESKI and JACKIE NOSTROM, as the City Manager and
the City Recorder, respectively, of HERRIMAN CITY, a Utah municipality, proved on the basis
of satisfactory evidence to be the person(s) whose name(s) are subscribed to in this document,
and acknowledged they executed the same for the purposes described therein.





NOTARY PUBLIC

REVOCABLE ENCROACHMENT PERMIT – GRANTEE(S) ACKNOWLEDGEMENT
(this page may be reproduced if there are additional Grantees)

GRANTEE

Signature: *Aaron Osmond*

Print Name: Aaron Osmond

Title (if any): Manager, Mountainview Plaza LLC

GRANTEE

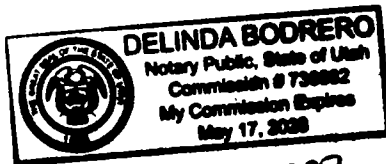
Signature: _____

Print Name: _____

Title (if any): _____

STATE OF UTAH)
) §
 COUNTY OF SALT LAKE)

On this 31 day of July, 2024, before me, Delinda Bodrero,
 personally appeared Aaron Osmond, proved on the basis
 of satisfactory evidence to be the person(s) whose name(s) are subscribed to in this document,
 and acknowledged they executed the same for the purposes described therein.



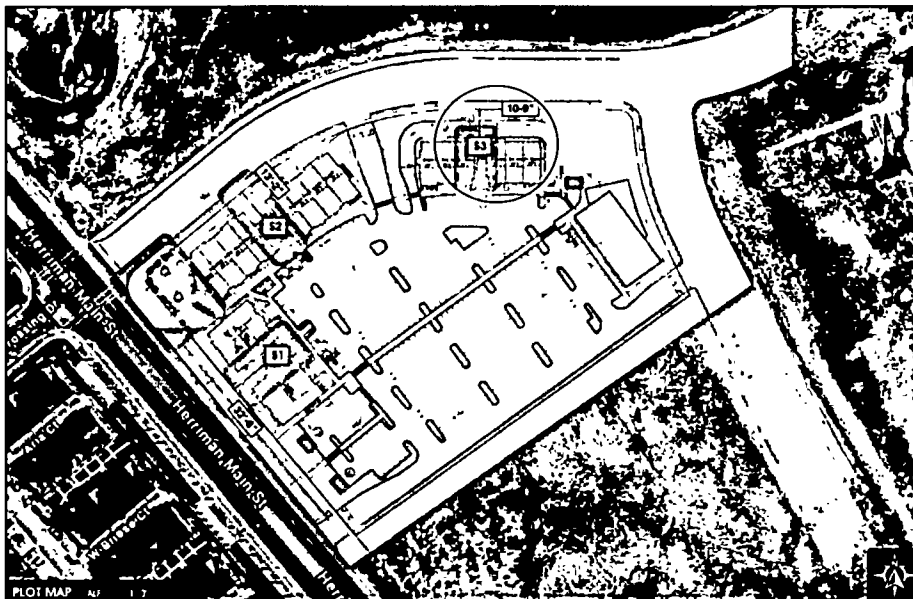
Delinda Bodrero
 NOTARY PUBLIC

*Comm# 736882
 exp - May 17, 2028*

Exhibit A

PLOT MAP

PERMIT
PERMIT READY AS SHOWN



DESIGN LEGEND

- S1: INTERNALLY LIT D/S MONUMENT SIGN
- 6'-0" x 10'-6" OVERALL
- S2: INTERNALLY LIT D/S MONUMENT SIGN
- 6'-0" x 10'-6" OVERALL
- S3: INTERNALLY LIT D/S MONUMENT SIGN
- 6'-0" x 10'-6" OVERALL



CLIENT: Mountain View Plaza
ADDRESS: 12943 S. Healdman Lane S
Healdman, IA 52036
DESIGNER: Jackson
ACCOUNT EXEC: Angela Hester DATE: 09/18/24
FILE NAME: Mountain View Plaza (permits) Sign Package B3 (permit)

FILE LOCATION: Google Drive IG // Shared Drive / ALL - JCR - 2024-8782 Mountain View Plaza-Mountain View Plaza-Healdman - 03 DESIGNER DRAWING

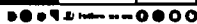
NO.	DESCRIPTION	DATE	BY
1	Initial Design	09/18/24	JCR
2	Revised Design	09/18/24	JCR
3	Final Design	09/18/24	JCR

NO.	DESCRIPTION	DATE	BY
1	Initial Design	09/18/24	JCR
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NO.	DESCRIPTION	DATE	BY
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2	Revised Design	09/18/24	JCR
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ALLIANCE: THE LITHOGRAPHIC ARTS & TRADES UNION, LOCAL 1430, 1715 S. WYOMING ST., WASHINGTON, DC 20004-4101
UNION: THE LITHOGRAPHIC ARTS & TRADES UNION, LOCAL 1430, 1715 S. WYOMING ST., WASHINGTON, DC 20004-4101
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