When recorded, mail to: Herriman City 13011 South Pioneer Street Herriman, Utah 84096

12365728 9/15/2016 11:08:00 AM \$22.00 Book - 10476 Pg - 2580-2584 Gary W. Ott Recorder, Salt Lake County, UT INTEGRATED TITLE INS SERVICES BY: eCASH, DEPUTY - EF 5 P.

## **GRANT OF EASEMENT**

The undersigned as GRANTORS, hereby grants and conveys to Herriman City, a Utah municipality, whose address is 13011 South Pioneer Street, Heriman, Utah 84096 ("Grantee"), for good and valuable consideration, receipt and adequacy of which is hereby acknowledged, a public, permanent, perpetual, nonexclusive easement for use by Grantee and the general public for purpose of constructing, including excavation and grading, operating, maintaining, modifying, removing, augmenting, and/or replacing one or more underground pipelines, water line facilities, storm drain facilities, sanitary sewer facilities, public roadways for vehicular, bicycle, and pedestrian purposes, public utilities, curb, gutter, sidewalk; all necessary or desirable accessories and appurtenances to all of the above upon, over, under, and across Grantor's real property, depicted on Exhibit 'A" and more particularly described as follows:

See attached Exhibit "A."

parties hereto.	ntees, lessees, successors, and assigns of the
IN WITNESS WHEREOF, the GRANTORS have executed this right-of	f-way and Easement this $rac{pt}{p}$ day of
September 20/6.	
GRANTOR	R(S)
Last Hølde By: <u>C<b>7</b>1</u> Its: ^	rely & Markham
113	Title
STATE OF UTAH )	
:ss	
COUNTY OF SALT LAKE )	
Manager of Last Holdout LLC a	limited liability company, and that the within
and foregoing instrument was duly authorized by the limited li	
authority of its operating agreement; and duly acknowledged to n	ne that said limited liability company executed
the same.	fler Upsiline
My Commission Expires: April 9, 2017	blic
Residing in: Salt Lake County	HEATHER UPSHAW Notary Public State of Utah My Commission Expires on: April 9, 2017 Comm. Number: 665265

COURTESY RECORDING This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the antent thereof.

Ent 12365728 BK 10476 PG 2580

	Fort Herriman Crossing LLC	
	Ву:	
	Its: MANKER.	
STATE OF LITAL	Title	
STATE OF UTAH ) :ss		
COUNTY OF SALT LAKE )		
On the 15 day of September 2016 personally appeared before me who being by me duly sworn did say that (s)he is the who being by me duly sworn did say that (s)he is the 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 RUTH LARSEN NOTARY PUBLIC-STATE OF UTAH COMMISSION# 668229 COMM. EXP.07.02-2017  My commission Expires: 0 7 02 2017  Residing in: SL County		
	Board of Education of	
	Jordan School District	
	By:OR	
STATE OF UTAH ) :ss		
COUNTY OF SALT LAKE )		
	20 lb, personally appeared before me, who being by me duly sworn, did say that he is the d of Education of Jordan School District, a governmental of the District by authority of its Board of Trustees and e.  Notary Public	
My Commission Expires: 6-26-20		
Residing in: Sandy UT	JERI A. CLAYTON NOTARY PUBLIC - STATE OF UTAM My Comm. Exp 06/26/2020 Commission # 688992	

## EXHIBIT 'A'

## Anthem Phase 3 Development - Roadway Easement

Beginning at a point on the Westerly Right-of-Way Line of Anthem Park Boulevard, said point being North 89°59′00″ West 18.46 feet along the section line and South 2,923.82 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°07'34" West 182.58 feet along the Westerly Right-of-Way Line of said Anthem Park Boulevard;

thence North 44°49'21" West 68.66 feet;

thence South 89°57'52" West 36.77 feet;

thence Southwesterly 175.93 feet along the arc of a 112.00 foot radius curve to the left (center bears South 00°02'08" East and the chord bears South 44°57'52" West 158.39 feet with a central angle of 90°00'00"); thence South 00°02'08" East 76.35 feet;

thence Southeasterly 164.11 feet along the arc of a 727.00 foot radius curve to the left (center bears North 89°57'52" East and the chord bears South 06°30'10" East 163.77 feet with a central angle of 12°56'03"); thence South 12°58'11" East 177.18 feet;

thence Southeasterly 151.70 feet along the arc of a 673.00 foot radius curve to the right (center bears South 77°01'49" West and the chord bears South 06°30'44" East 151.38 feet with a central angle of 12°54'54"); thence South 00°03'17" East 157.32 feet;

thence Southeasterly 6.72 feet along the arc of a 20.00 foot radius curve to the left (center bears North 89°56'43" East and the chord bears South 09°40'39" East 6.69 feet with a central angle of 19°14'44");

thence Southwesterly 81.60 feet along the arc of a 60.00 foot radius curve to the right (center bears South 70°41'59" West and the chord bears South 19°39'41" West 75.46 feet with a central angle of 77°55'24"); thence South 89°57'52" West 62.44 feet;

thence Northwesterly 10.11 feet along the arc of a 20.00 foot radius curve to the left (center bears. South 28°55'16" West and the chord bears North 75°33'26" West 10.00 feet with a central angle of 28°57'24"); thence South 89°57'51" West 571.75 feet;

thence Northwesterly 259.56 feet along the arc of a 291.50 foot radius curve to the right (center bears North 00°02'09" West and the chord bears North 64°31'37" West 251.07 feet with a central angle of 51°01'03"); thence Northwesterly 3.55 feet along the arc of a 2.50 foot radius curve to the left (center bears South 50°58'55" West and the chord bears North 79°42'52" West 3.26 feet with a central angle of 81°23'34");

thence South 59°35'21" West 5.73 feet;

thence Southwesterly 136.36 feet along the arc of a 158.50 foot radius curve to the left (center bears South 30°24'39" East and the chord bears South 34°56'37" West 132.19 feet with a central angle of 49°17'28"); thence South 89°57'52" West 83.89 feet;

thence Northeasterly 222.82 feet along the arc of a 241.50 foot radius curve to the right (center bears South 83°16'28" East and the chord bears North 33°09'26" East 215.00 feet with a central angle of 52°51'49"); thence North 59°35'21" East 5.73 feet;

thence Northeasterly 3.55 feet along the arc of a 2.50 foot radius curve to the left (center bears North 30°24'39" West and the chord bears North 18°53'34" East 3.26 feet with a central angle of 81°23'34");

thence Northwesterly 141.14 feet along the arc of a 291.50 foot radius curve to the right (center bears North 68°11'47" East and the chord bears North 07°55'57" West 139.77 feet with a central angle of 27°44'32"); thence Northeasterly 152.04 feet along the arc of a 1,458.50 foot radius curve to the left (center bears North 84°03'41" West and the chord bears North 02°57'08" East 151.97 feet with a central angle of 05°58'22");

thence North 00°02'03" West 34.96 feet;

thence North 89°57'57" East 83.00 feet;

thence South 00°02'03" East 34.96 feet;

thence Southwesterly 160.69 feet along the arc of a 1,541.50 foot radius curve to the right (center bears South 89°57'57" West and the chord bears South 02°57'08" West 160.62 feet with a central angle of 05°58'22"); thence Southeasterly 349.25 feet along the arc of a 208.50 foot radius curve to the left (center bears South 84°03'41" Fact and the chord bears South 43°03'55" East 300.83 foot with a central angle of 05°58'328").

South 84°03'41" East and the chord bears South 42°02'55" East 309.83 feet with a central angle of 95°58'28"); thence North 89°57'51" East 566.18 feet;

thence Northeasterly 29.85 feet along the arc of a 19.00 foot radius curve to the left (center bears North 00°02'09" West and the chord bears North 44°57'17" East 26.87 feet with a central angle of 90°01'08"); thence North 00°03'17" West 130.42 feet:

thence Northwesterly 132.99 feet along the arc of a 590.00 foot radius curve to the left (center bears South 89°56'43" West and the chord bears North 06°30'44" West 132.71 feet with a central angle of 12°54'54"); thence North 12°58'11" West 177.18 feet;

thence Northwesterly 182.85 feet along the arc of a 810.00 foot radius curve to the right (center bears North 77°01'49" East and the chord bears North 06°30'10" West 182.46 feet with a central angle of 12°56'03"); thence North 00°02'08" West 76.35 feet;

thence Northeasterly 306.31 feet along the arc of a 195.00 foot radius curve to the right (center bears North 89°57'52" East and the chord bears North 44°57'52" East 275.77 feet with a central angle of 90°00'00"); thence North 89°57'52" East 34.57 feet;

thence North 45°05'48" East 72.08 feet to the point of beginning.

Contains 210,903 Square Feet or 4.842 Acres

Affects Parcels: 26-26-400-047, 26-26-428-002, 26-26-427-002, 26-26-429-001, 26-26-400-048

