

3.

12491626
03/09/2017 11:05 AM \$14.00
Book - 10536 Pg - 4852-4854
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
HTC COMMUNITIES
10421 S JORDAN GATEWAY BLVD
#200
SOUTH JORDAN UT 84095
BY: CRA, DEPUTY - WI 3 P.

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

**GRANT OF EASEMENT FOR
PUBLIC WATER LINE**

HTC Communities, LLC a Delaware limited liability company (“Grantor”), whose address is 10421 South Jordan Gateway Blvd. #200, South Jordan, Utah 84095, hereby grants and conveys to **Herriman City**, a Utah municipality, whose address is 13011 South Pioneer Street, Herriman, Utah 84096 (“Grantee”), for good and valuable consideration, a receipt and adequacy of which is hereby acknowledged, a permanent and perpetual nonexclusive permanent easement and right-of-way for use by Grantee’s employees, and any and all agents, contractors or other third-parties acting on behalf of the Grantee for purpose of constructing, operating, maintaining, modifying, removing, augmenting, and/or replacing water line facilities, and any all other appurtenances upon, over, under, and across Grantor’s real property, more particularly described as follows:

Herriman Towne Center Lot 7 Waterline Easement

A 20’ waterline easement located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point being South 89°38’29” East 109.90 feet along the section line and North 0°21’31” East 214.52 feet from the South Quarter Corner of said Section 36 and running:

- thence North 0°11’38” East 74.49 feet;
- thence North 89°57’01” West 37.51 feet;
- thence North 0°11’38” East 20.00 feet;
- thence South 89°57’01” East 66.89 feet;
- thence North 44°33’03” East 38.97 feet;
- thence North 89°33’03” East 432.98 feet;
- thence South 0°22’31” West 20.00 feet;
- thence South 89°33’03” West 424.41 feet;
- thence South 44°33’03” West 39.07 feet;
- thence South 0°11’38” West 78.54 feet;
- thence South 89°48’21” East 20.00 feet to the point of beginning.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement for Public Water Line Facilities this 12th day of January, ~~2018~~ 2017

GRANTOR:
HTC COMMUNITIES, L.L.C., a
Delaware limited liability company

By: Momentum HTC, L.L.C., a Utah
limited liability company
As its Managing Member

By: [Signature]
Name: Cory A. Leisath
Its: Manager

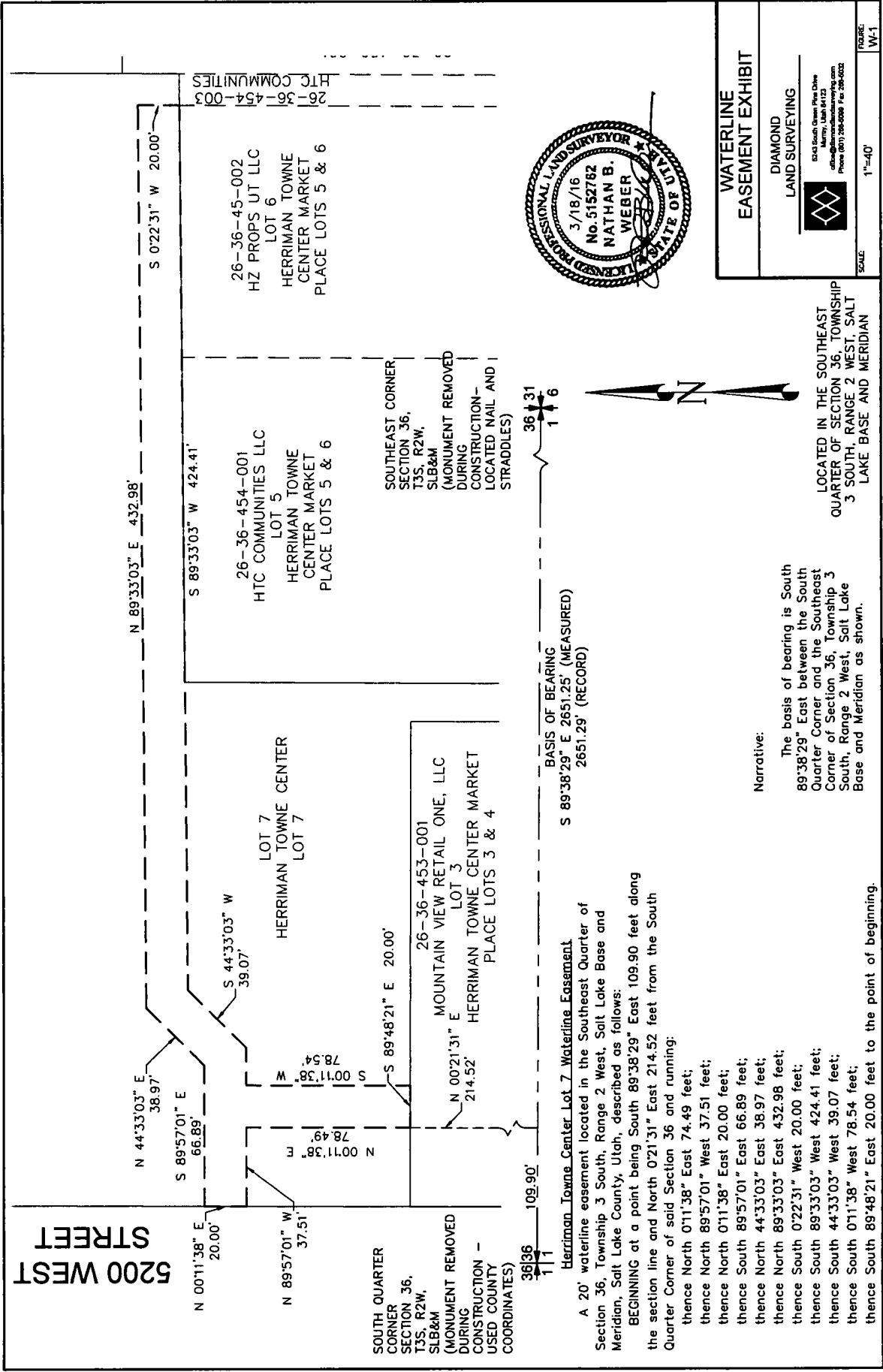
STATE OF UTAH)
 :SS.
County of Salt Lake)

On the 12th day of January 2017, personally appeared before me, Cory A. Leisath, the signer of the foregoing instrument who duly acknowledged to me that he executed the same in his capacity as the Manager of MOMENTUM HTC, L.L.C., a Utah limited liability company and that said limited liability company executed the same in its capacity as the Managing Member of HTC COMMUNITIES, L.L.C., a Delaware limited liability company.

My Commission Expires:
2-24-19

[Signature]
Notary Public





WATERLINE EASEMENT EXHIBIT

DIAMOND LAND SURVEYING

224 South Queen Pine Drive
Murray, Utah 84123
diamondlandsurveying.com
Phone (801) 246-0099 Fax 246-0022

SCALE: 1"=40'

FIGURE: W-1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Narrative:
The basis of bearing is South 89°38'29" East between the South Quarter Corner and the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian as shown.

BASIS OF BEARING
S 89°38'29" E 2651.25' (MEASURED)
2651.29' (RECORD)

Herriman Towne Center Lot 7 Waterline Easement

A 20' waterline easement located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point being South 89°38'29" East 109.90 feet along the section line and North 0°21'31" East 214.52 feet from the South Quarter Corner of said Section 36 and running:
thence North 0°11'38" East 74.49 feet;
thence North 89°57'01" West 37.51 feet;
thence North 0°11'38" East 20.00 feet;
thence South 89°57'01" East 66.89 feet;
thence North 44°33'03" East 38.97 feet;
thence North 89°33'03" East 432.98 feet;
thence South 0°22'31" West 20.00 feet;
thence South 89°33'03" West 424.41 feet;
thence South 44°33'03" West 39.07 feet;
thence South 0°11'38" West 78.54 feet;
thence South 89°48'21" East 20.00 feet to the point of beginning.

SOUTH QUARTER CORNER SECTION 36, T3S, R2W, SLB&M (MONUMENT REMOVED DURING CONSTRUCTION - USED COUNTY COORDINATES)

N 00°11'38" E 20.00'
S 89°57'01" E 66.89'
S 44°33'03" W 39.07'
S 89°33'03" W 424.41'
S 0°22'31" W 20.00'

LOT 7 HERRIMAN TOWNE CENTER

S 44°33'03" W 39.07'
N 00°11'31" E 214.52'
N 00°21'31" E 214.52'

LOT 3 MOUNTAIN VIEW RETAIL ONE, LLC

LOT 4 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 3 & 4

LOT 5 HTC COMMUNITIES LLC

LOT 6 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

LOT 7 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

26-36-45-001 HZ PROPS UT LLC

26-36-45-002 HERRIMAN TOWNE CENTER MARKET PLACE LOTS 5 & 6

26-36-45-003 HTC COMMUNITIES