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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
HERRIMAN
5355 W HERRIMAN MAIN ST
HERRIMAN UT 84096
BY: GGA, DEPUTY - WI 5 P.

WHEN RECORDED, MAIL TO:
Herriman City
5355 West Herriman Main Street
Herriman, Utah 84096

Affecting Parcel # 32 12 476 017, 32 12 480 001, 33 07 357 001,
33 07 357 025, 33 07 351 024, and 33 07 351 049

GRANT OF EASEMENT
Public Utility

JUNIPER BEND (PLAT S) HOMEOWNERS ASSOCIATION, INC., (“Grantor”), whose address is PO BOX 5555, Draper, UT 84020, hereby grants and conveys to **Herriman City** (“Grantee”), a Utah municipality, whose address is 5355 West Herriman Main Street, Herriman, Utah 84096, for good and valuable consideration, receipt and adequacy of which is hereby acknowledged, a public, permanent, perpetual, nonexclusive easement for use by Grantee for the purpose of constructing, including excavation and grading, operating, maintaining, modifying, removing, augmenting, and/or replacing one or more water line facilities, all necessary or desirable accessories and appurtenances to the above upon, over, under, and across Grantor’s real property, also granting a secondary water drain line connection to the Rosecrest Plat S Phase 3D storm drain line at the inlet box / catch basin / cleanout located near 4752 W Thorntree Ln Grantee having responsibility to replace or repair in kind Grantor’s existing facilities or improvements damaged by grantee’s activity in the easement. Said easement being more particularly described as follows:

SEE EXHIBIT A

This Easement shall run with the land and be binding upon the grantees, lessees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement this 21st day of September, 2019.

GRANTOR:

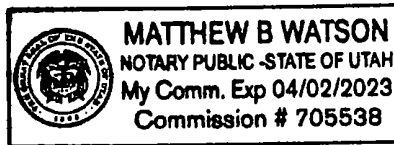
**JUNIPER BEND (PLAT S)
HOMEOWNERS ASSOCIATION, INC.**

[Signature]
By: MICHAEL BRADSHAW
Its: Board President

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 21st day of September, 2020 personally appeared before me Michael Bradshaw, who, being by me duly sworn, did say that he is the **Board President for JUNIPER BEND (PLAT S) HOMEOWNERS ASSOCIATION, INC.**, a Utah corporation, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

[Signature]
NOTARY PUBLIC



My Commission Expires:
4-2-2023

Residing at:
Salt Lake County

EXHIBIT A

Parcel ID# 32-12-476-017

Also described as:

BEGINNING North 0°9'32" West 337.09 feet and West 943.64 feet from the Southeast Quarter of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence Northwesterly along a 937.00 foot radius curve to the right 442.28 feet (Long Chord bears North 36°55'46" West); thence North 23°24'26" West 444.75 feet; North 51°19'46" East 358.32 feet; thence North 61°4'01" East 222.65 feet; thence South 28°45'49" East 196.73 feet; thence South 23°24'05" East 151.53 feet; thence Southwesterly along a 315.00 foot radius curve to the left for 4.46 feet (Long Chord bears South 67°0'17" West); thence South 66°35'55" West 37.98 feet; thence South 23°24'05" East 189.38 feet; thence South 24°31'23" East 50.00 feet; thence South 29°55'10" East 50.0 feet; South 35°43'58" East 50.00 feet; thence South 42°6'20" East 59.61 feet; thence South 44°08'09" West 120.62 feet; thence Southeasterly along a 585.00 foot radius curve to the left for 10.82 feet (Long Chord bears South 46°23'39" East); thence South 39°38'20" West 269.49 feet; thence South 39°52'45" West 115.57 feet to the POINT OF BEGINNING. Said parcel contains 10.58 acres more or less. Less lots and open space (being private streets, of JUNIPER BEND AT ROSECREST PHASE 1). Said parcel contains 1.078 acres more or less.

AND

Parcel ID# 32-12-480-001

Also described as:

BEGINNING North 00°09'32" West 116.01 feet and North 89°25'01" West 102.36 feet from the Southeast Corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°25'01" West 248.09 feet; thence Northwesterly 390.13 feet along a 937.00 foot radius curve to the right (Long Chord bearing North 77°29'20" West); thence North 65°33'39" West 7.41 feet; thence Northwesterly 247.09 feet along a 937.00 foot radius curve to the right (Long Chord bearing North 58°00'23" West); thence North 39°52'45" East 115.57 feet; thence North 38°41'24" East 30.01 feet; thence North 39°38'20" East 269.49 feet; thence Northwesterly 10.82 feet along a 585.00 foot radius curve to the right (Long Chord bearing North 46°23'39" West); thence North 44°08'09" East 120.62 feet; thence North 42°06'20" West 59.61 feet; thence North 35°43'58" West 50 feet; thence North 29°55'10" West 50 feet; thence North 24°31'23" West 50 feet; thence North 23°24'05" West 189.38 feet; thence North 66°35'55" East 37.98 feet; thence Northeasterly 4.46 feet along a 315.00 foot radius curve to the right (Long Chord bearing North 67°00'17" East); thence North 23°24'05" West 151.53 feet; thence North 28°45'49" West 196.73 feet; thence North 61°14'01" East 164.09 feet; thence North 82°49'59" East 463.58 feet; thence North 84°16'05" East 302.90 feet; thence South 0°09'32" East 613.41 feet; thence South 73°45'58" West 142.72 feet; thence Southeasterly 92.46 feet along a 315.00 foot radius curve to the right (Long Chord bearing South 7°49'29" East); thence South 0°35'04" West 326.56 feet; thence Southeasterly 39.27 feet along a 25.00 foot radius curve to the left (Long Chord bearing South 44°24'56" East); thence South 0°35'04" West 30 feet; thence Southwesterly 39.27 feet along a 25.00 foot radius curve to the left (Long Chord bearing South 45°35'04" West); thence South 0°35'04" West 149 feet; thence Southeasterly 39.27 feet along a 25.00 foot radius curve to the left (Long Chord bearing South 44°24'56" East); thence South 21°13'01" East 32.31 feet; thence Southwesterly 39.27 feet along a 25.00 foot radius curve to the left (Long Chord bearing South 45°35'04" West); thence South 0°35'04" West 76.12 feet; thence Southeasterly 31.42 feet along a 20.00 foot radius curve to the left (Long Chord

bearing South 44°24'58" East) to the POINT OF BEGINNING. LESS LOTS & PARCELS. (BEING THE PRIVATE DRIVES WITHIN JUNIPER BEND AT ROSECREST PHASE 2.)

AND

Parcel ID# 33-07-357-001

Also described as:

BEGINNING South 89°16'06" East 806.46 feet and North 123.97 feet from the Southeast Corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence Southwesterly 5.03 feet along a 892 foot radius curve to the right (Long Chord bearing South 84°11' West); thence North 10°42'19" West 250.13 feet; thence North 89°24'56" West 887.09 feet; thence North 0°35'04" East 74.50 feet; thence Northeasterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 43°35'04" East); thence North 0°35'04" East 30 feet; thence Northwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 44°24'56" West); thence N 0°35'04" East 65.50 feet; thence South 89°24'56" East 100 feet; thence South 0°35'04" West 90.50 feet; thence South 89°24'56" East 75 feet; thence Northeasterly 39.27 feet along a 25 foot radius curve to the left (Long Chord bearing North 45°35'04" East); thence South 89°24'56" East 30 feet; thence Southeasterly 39.27 feet along a 25 foot radius curve to the left (Long Chord bearing South 44°24'56" East); thence South 89°24'56" East 150 feet; thence Northeasterly 39.27 feet along a 25 foot radius curve to the left (Long Chord bearing North 45°35'04" East); thence South 89°24'56" East 30 feet; thence Southeasterly 39.27 feet along a 25 foot radius curve to the left (Long Chord bearing South 44°24'56" East); thence South 89°24'56" East 156.73 feet; thence North 84°52'26" East 58.10 feet; thence Northeasterly 41.70 feet along a 25 foot radius curve to the left (Long Chord bearing North 37°05'04" East); thence North 79°17'41" East 30 feet; thence South 10°42'19" East 9.19 feet; thence Southeasterly 19.36 feet along a 25 foot radius curve to the left (Long Chord bearing South 32°56'43" East); thence Northeasterly 56.44 feet along a 595 foot radius curve to the left (Long Chord bearing North 86°00'44" East); thence North 83°17'41" East 21.39 feet; thence North 36°17'41" East 21.18 feet; thence North 72°58'07" East 5.04 feet; thence Southwesterly 32.81 feet along a 20 foot radius curve to the right (Long Chord bearing South 36°17'41" West); thence South 13°38'44" East 54.40 feet; thence Southeasterly 30.02 feet along a 20 foot radius curve to the right (Long Chord bearing South 53°42'19" East); thence South 10°42'19" East 330.83 feet to the POINT OF BEGINNING. LESS LOTS (BEING THE PRIVATE DRIVE WITHIN ROSECREST PLAT S PHASE 3B).

AND

Parcel ID# 33-07-357-025

Also described as:

BEGINNING South 89°16'06" East 801.45 feet and North 123.40 feet from the Southeast Corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence Southwesterly 97.08 feet along a 892 foot radius curve to the right (Long Chord bearing South 87°27'45" West); thence North 89°25'11" West 704.81 feet; thence North 89°25'01" West 102.36 feet; thence Northwesterly 31.42 feet along a 20 foot radius curve to the right (Long Chord bearing North 44°24'58" West); thence North 0°35'04" East 76.12 feet; thence Northeasterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 45°35'04" East); thence North 21°13'01" West 32.31 feet; thence Northwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 44°24'56" West); thence North 0°35'04" East 74.50 feet; thence South 89°24'56" East 887.09 feet; thence South 10°42'19" East 250.12 feet to the POINT OF BEGINNING. LESS LOTS (BEING THE PRIVATE DRIVE WITHIN ROSECREST PLAT S PHASE 3C).

AND

Parcel ID# 33-07-351-024

Also described as:

BEGINNING South 89°16'06" East 299.46 feet and North 521.93 feet from the Southeast Corner of Section 12, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°35'04" East 314.61 feet; thence Northwesterly 39.27 feet along a 25 foot radius curve to the left (Long Chord bearing North 44°24'56" West); thence North 0°35'04" East 30 feet; thence South 89°24'56" East 67.98 feet; thence North 0°35'04" East 119.66 feet; thence South 89°27'36" East 285.54 feet; thence South 10°42'19" East 482.75 feet; thence South 36°17'41" West 21.18 feet; thence South 83°17'41" West 21.39 feet; thence Southwesterly 56.44 feet along a 595 foot radius curve to the right (Long Chord bearing South 86°00'45" West); thence Northwesterly 19.36 feet along a 25 foot radius curve to the right (Long Chord bearing North 32°56'43" West); thence North 10°42'19" West 9.19 feet; thence South 79°17'41" West 30 feet; thence Southwesterly 41.70 feet along a 25 foot radius curve to the right (Long Chord bearing South 37°05'04" West); thence South 84°52'26" West 58.10 feet; thence North 89°24'56" West 156.73 feet; thence Northwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 44°24'56" West); thence North 89°24'56" West 30 feet to the POINT OF BEGINNING. LESS LOTS. (BEING PRIVATE ROAD ROSECREST PLAT S PHASE 3D)

AND

Parcel ID# 33-07-351-049

Also described as:

BEGINNING South 89°16'06" East 299.46 feet and North 521.93 feet from the Southeast Corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence Southwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing South 45°35'04" West); thence North 89°24'56" West 150 feet; thence Northwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing North 44°24'56" West); thence North 89°24'56" West 30 feet; thence Southwesterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing South 45°35'04" West); thence North 89°24'56" West 75 feet; thence North 0°35'04" East 477 feet; thence North 73°45'58" East 24.18 feet; thence North 0°09'32" West 30 feet; thence South 89°27'36" East 350.23 feet; thence South 0°35'04" West 119.66 feet; thence North 89°24'56" West 67.98 feet; thence South 0°35'04" West 30 feet; thence Southeasterly 39.27 feet along a 25 foot radius curve to the right (Long Chord bearing South 44°24'56" East); thence South 0°35'04" West 314.61 feet to the POINT OF BEGINNING. LESS LOTS. (BEING PRIVATE ROAD ROSECREST PLAT S PHASE 3E)