

When recorded return to:
Last Holdout Properties LLC
527 E Pioneer Rd, Ste 200
Draper, UT 84020

13964775 B: 11345 P: 8154 Total Pages: 6
06/06/2022 12:38 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: LAST HOLDOUT PROPERTIES LLC
527 E PIONEER RD, STE 200 DRAPER, UT 84020



DECLARATION of PUBLIC UTILITY EASEMENT

RECITALS

- A. The undersigned Grantor(s) is the Owner and Master Developer of certain lands within the City of Herriman, Utah, which development is commonly known as Jackson Subdivision and Teton Village Subdivision (the Development).
- B. Grantor has determined that the Development would be better served by gas, power, communication and landscaping irrigation systems and appurtenant facilities by providing additional Public Utility Easements for said services in order to provide better connectivity between the two subdivisions.

EASEMENT

NOW THEREFORE

1. The undersigned Owners (Grantors) hereby Grant a non-exclusive Perpetual Public Utility Easement through, under and across the easement property located in the City of Herriman, Salt lake County, Utah, described in Exhibit A attached hereto and depicted on map Exhibit B (the Easement Property). Said Easement is granted for the purpose of installation, construction, operation, maintenance, repair and removal of natural gas, electrical, communication and pressurized irrigation lines and appurtenant equipment ("Public Utility Systems"), in said Easement property.
2. Access to the Easement Property is by way of adjacent dedicated public rights of way.
3. The Easement Property will be reasonably level with the adjacent public rights of way on the date of the recording of this Easement.
4. All public utility service provider's lines, including pipes, wires and conduit, shall be underground.

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{signatures on next page}

IN WITNESS WHEREOF the parties have agreed and signed this 31 day of March, 2022

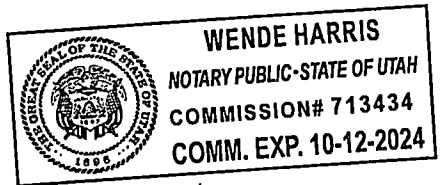
GRANTOR:
LAST HOLDOUT PROPERTIES, LLC
A Utah Limited Liability Company

By: Emily B Markham
Its: Manager

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

On the 28 day of April MARCH, 2022, personally appeared before me Emily B Markham, who being duly sworn did say that he/she is the Manager of **LAST HOLDOUT PROPERTIES, LLC.**, and that the foregoing Declaration of Easement was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.

Wende Harris
Notary Public



GRANTOR:
CITY OF HERRIMAN
A Utah Municipal Corporation

By: Nathan Cherpeski
Its:

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

On the 31 day of MARCH, 2022, personally appeared before me Nathan Cherpeski, who being duly sworn did say that he/she is authorized to sign on behalf of the **CITY OF HERRIMAN**, and that the foregoing Declaration of Easement was signed on behalf of said Municipal Corporation by authority of its Ordinances.

Shelly A. Peterson
Notary Public

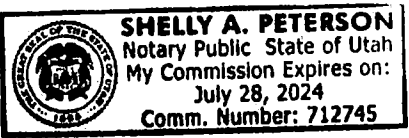


EXHIBIT A

Jackson and Teton Village

Public Utility Easement No. 1

Beginning at a point on the Southwesterly Right-of-Way Line of Teton Park Drive, said point being North $89^{\circ}59'04''$ West 1,250.43 feet along the section line and South 1,185.53 feet the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Southwesterly Right-of-Way Line the following seven (7) courses:

(1) Easterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South $45^{\circ}00'00''$ East and the chord bears East 21.21 feet with a central angle of $90^{\circ}00'00''$);

(2) South $45^{\circ}00'00''$ East 47.07 feet;

(3) Southeasterly 73.87 feet along the arc of a 220.00 foot radius curve to the right (center bears South $45^{\circ}00'00''$ West and the chord bears South $35^{\circ}22'50''$ East 73.52 feet with a central angle of $19^{\circ}14'19''$);

(4) South $25^{\circ}45'41''$ East 28.14 feet;

(5) Southeasterly 43.46 feet along the arc of a 500.00 foot radius curve to the right (center bears South $64^{\circ}14'19''$ West and the chord bears South $23^{\circ}16'17''$ East 43.45 feet with a central angle of $04^{\circ}58'48''$);

(6) South $20^{\circ}46'53''$ East 67.76 feet;

(7) Southeasterly 7.35 feet along the arc of a 276.50 foot radius curve to the left (center bears North $69^{\circ}13'07''$ East and the chord bears South $21^{\circ}32'36''$ East 7.35 feet with a central angle of $01^{\circ}31'26''$);

thence South $67^{\circ}41'42''$ West 20.00 feet;

thence Northwesterly 7.89 feet along the arc of a 296.50 foot radius curve to the right (center bears North $67^{\circ}41'42''$ East and the chord bears North $21^{\circ}32'36''$ West 7.89 feet with a central angle of $01^{\circ}31'26''$);

thence North $20^{\circ}46'53''$ West 67.76 feet;

thence Northwesterly 41.72 feet along the arc of a 480.00 foot radius curve to the left (center bears South $69^{\circ}13'07''$ West and the chord bears North $23^{\circ}16'17''$ West 41.71 feet with a central angle of $04^{\circ}58'48''$);

thence North $25^{\circ}45'41''$ West 28.14 feet;

thence Northwesterly 67.16 feet along the arc of a 200.00 foot radius curve to the left (center bears South $64^{\circ}14'19''$ West and the chord bears North $35^{\circ}22'50''$ West 66.84 feet with a central angle of $19^{\circ}14'19''$);

thence North $45^{\circ}00'00''$ West 52.11 feet;

thence South $45^{\circ}32'13''$ West 683.27 feet;

thence Southwesterly 12.42 feet along the arc of a 140.00 foot radius curve to the left (center bears South $39^{\circ}54'58''$ East and the chord bears South $47^{\circ}32'31''$ West 12.42 feet with a central angle of $05^{\circ}05'02''$);

thence Southwesterly 18.65 feet along the arc of a 336.50 foot radius curve to the right (center bears North $45^{\circ}00'00''$ West and the chord bears South $46^{\circ}35'17''$ West 18.65 feet with a central angle of $03^{\circ}10'35''$);

thence North $35^{\circ}28'41''$ West 10.06 feet;

thence Northeasterly 16.99 feet along the arc of a 326.50 foot radius curve to the left (center bears North 42°01'08" West and the chord bears North 46°29'26" East 16.99 feet with a central angle of 02°58'52");

thence Northeasterly 12.91 feet along the arc of a 150.00 foot radius curve to the right (center bears South 45°00'00" East and the chord bears North 47°27'53" East 12.90 feet with a central angle of 04°55'46");

thence North 45°32'13" East 687.79 feet to the point of beginning.

Contains 12,661 Square Feet or 0.291 Acres

Public Utility Easement No. 2

Beginning at a point on the Northeasterly Right-of-Way Line of Teton Park Drive, said point being North 89°59'04" West 1,080.33 feet along the section line and South 1,260.48 feet the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Northeasterly Right-of-Way Line the following two (2) courses:

(1) Northwesterly 22.28 feet along the arc of a 15.00 foot radius curve to the right (center bears North 20°46'53" West and the chord bears North 68°14'05" West 20.29 feet with a central angle of 85°05'35");

(2) Northwesterly 73.47 feet along the arc of a 280.00 foot radius curve to the left (center bears South 64°18'43" West and the chord bears North 33°12'18" West 73.26 feet with a central angle of 15°02'01");

thence North 45°00'00" East 10.03 feet;

thence Southeasterly 76.84 feet along the arc of a 290.00 foot radius curve to the right (center bears South 49°07'49" West and the chord bears South 33°16'44" East 76.62 feet with a central angle of 15°10'53");

thence Southeasterly 7.43 feet along the arc of a 5.00 foot radius curve to the left (center bears North 64°18'43" East and the chord bears South 68°14'05" East 6.76 feet with a central angle of 85°05'35");

thence South 20°46'53" East 10.00 feet to the point of beginning.

Contains 900 Square Feet or 0.021 Acres

Public Utility Easement No. 3

Beginning at a point on the Northeasterly Right-of-Way Line of Teton Park Drive, said point being North 89°59'04" West 1,029.27 feet along the section line and South 1,430.29 feet the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Northeasterly Right-of-Way Line the following two (2) courses:

(1) Northwesterly 46.89 feet along the arc of a 223.50 foot radius curve to the right (center bears North 57°11'49" East and the chord bears North 26°47'32" West 46.81 feet with a central angle of 12°01'19");

(2) North 20°46'53" West 62.34 feet;

(3) Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 69°13'07" East and the chord bears North 24°13'07" East 21.21 feet with a central angle of 90°00'00");

thence South 20°46'53" East 10.00 feet;

thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the left (center bears South 20°46'53" East and the chord bears South 24°13'07" West 7.07 feet with a central angle of 90°00'00");

thence South 20°46'53" East 62.34 feet;

thence Southeasterly 42.74 feet along the arc of a 213.50 foot radius curve to the left (center bears North 69°13'07" East and the chord bears South 26°30'59" East 42.67 feet with a central angle of 11°28'13");

thence South 45°35'30" West 10.22 feet to the point of beginning.

Contains 1,229 Square Feet or 0.028 Acres

Public Utility Easement No. 4

Beginning at a point on the Northeasterly Right-of-Way Line of Teton Village Drive, said point being North 89°59'04" West 420.04 feet along the section line and South 1,534.92 feet the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Northeasterly Right-of-Way Line the following two (2) courses:

(1) North 45°00'00" West 85.00 feet;

(2) Northerly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 45°00'00" East and the chord bears North 21.21 feet with a central angle of 90°00'00");

thence South 45°00'00" East 10.00 feet;

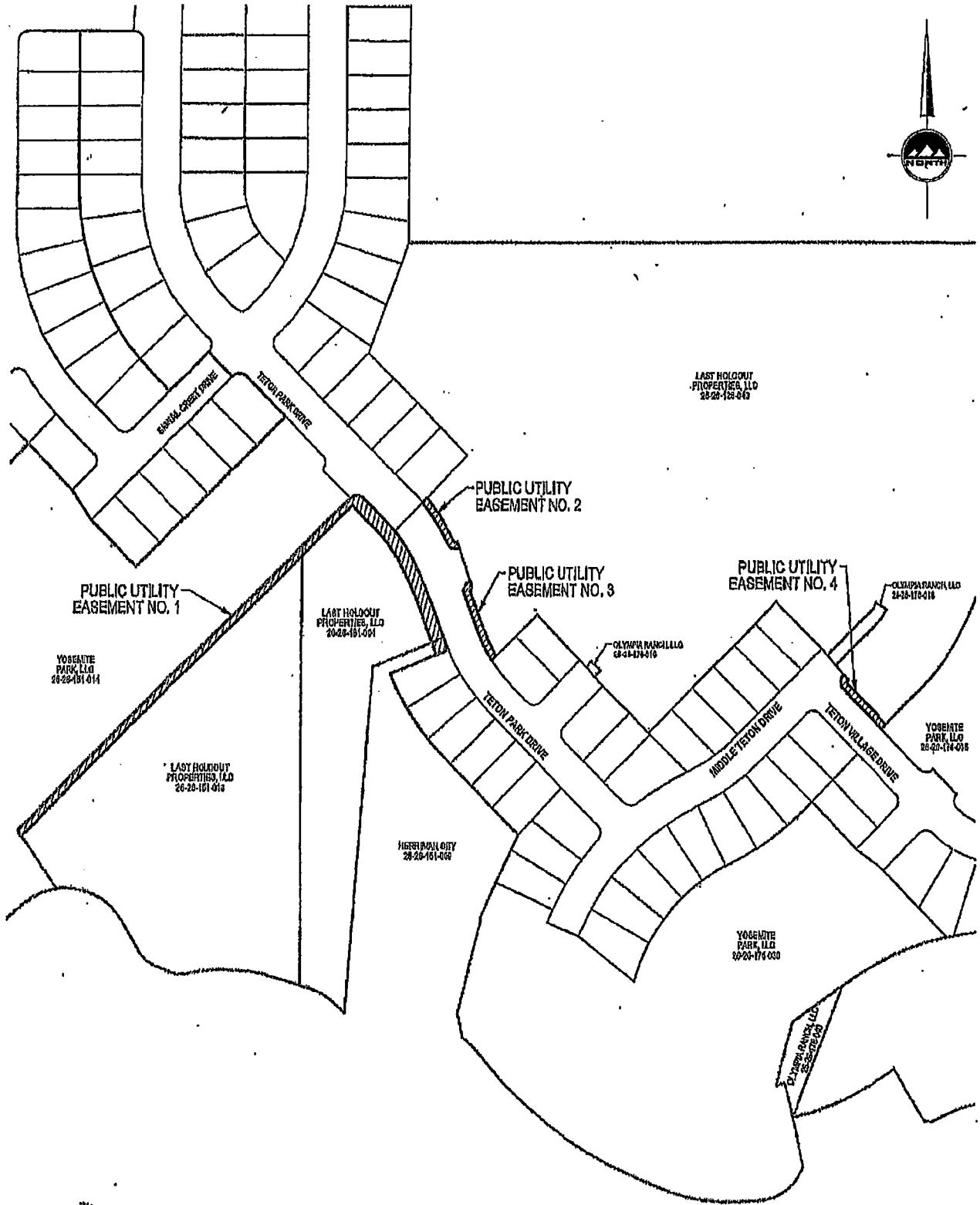
thence Southerly 7.85 feet along the arc of a 5.00 foot radius curve to the left (center bears South 45°00'00" East and the chord bears South 7.07 feet with a central angle of 90°00'00");

thence South 45°00'00" East 85.00 feet;

thence South 45°00'00" West 10.00 feet to the point of beginning.

Contains 1,007 Square Feet or 0.023 Acres

EXHIBIT B



PROJECT # 405611 DATE 1/3/22 1 OF 1 P.L.C. SOUTH EASEMENTS 1/10	JACKSON PHASE 1 AND TETON VILLAGE PHASE 1 0200 WEST 11800 SOUTH HERMAN, UTAH PUBLIC UTILITY EASEMENTS EXHIBIT	FOR: ANTHEM UTAH, LLC 6160 S. REDWOOD ROAD, STE 150 TAYLORSVILLE, UTAH 84123 PHONE# 801-305-5500	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.265.0529 Fax: 801.265.4449 www.enalgnong.com
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