

ENT59656:2022 PG 1 of 7  
Andrea Allen  
Utah County Recorder  
2022 May 16 10:26 AM FEE 44.00 BY SM  
RECORDED FOR Colemere Gibbs & Stout, PLLC  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:  
Michael A. Stout, Esq.  
COLEMERE GIBBS & STOUT, PLLC  
13961 South Minuteman Drive, Suite 100  
Drapers, UT 84020


**EASEMENT AGREEMENT**

Canterbury Park Condominiums Phase 1, by and through its authorized agent, and pursuant to that Resolution of the Canterbury Office Park Board of Directors dated the ~~28~~ <sup>March 2022</sup> day of ~~December 2021~~ ("Grantor"), hereby grants the following perpetual Monument Sign Easement to Unit 1 of the Canterbury Park Condominiums, Phase 1 ("Grantee") across, under and on the Common Area to run with the land as identified in the Scope of Easement against the following real property in Utah County, State of Utah:

CANTERBURY PARK CONDOMINIUMS, PHASE 1, a Condominium Project as the same is identified in the Record of Survey Map recorded on February 9, 1996 in Utah County, Utah, as Entry No. 11441 (as said Record of Survey Map may have heretofore been amended or supplemented), and in the Declaration recorded on February 9, 1996 in Utah County, Utah as Entry No. 11442 in Book 3886 at Page 197 (as said Declaration may have heretofore been amended and/or supplemented).

Scope of The Easement: The scope of the Monument Sign easement is limited to a sign equivalent to the originally approved sign and the originally placement, all as illustrated in **Exhibit A**, attached hereto ("Sign.") The Scope of the Easement includes the original path for the underground electrical wiring from Unit 1, Canterbury Park Condominiums, Phase 1 to the Sign. The Sign Cabinet is limited to its original size unless otherwise required to meet municipal ordinances or regulations but may be updated with more advanced materials at Unit 1's election, and at Unit 1's sole cost and expense. Unit 1 may replace the signage as desired, but such replacement shall be approved by the Grantor in accordance with the Grantor's then existing rules and regulations. The signage approval process shall be timely and shall not be administered in an arbitrary, capricious, or commercially unreasonable manner. Unit 1 is solely responsible for all costs of repair, replacement, and maintenance of the Sign.

DATED this ~~28~~ <sup>March 2022</sup> day of ~~December 2021~~:

  
Nathan Johnson  
Authorized Agent, Canterbury Park Condominiums

STATE OF UTAH )

: ss.

COUNTY OF UTAH )

On this <sup>28<sup>th</sup></sup> day of ~~December 2021~~ <sup>March 2022</sup>, personally appeared before me Nathan Johnson, authorized agent for Canterbury Office Park, the Community Association that executed the above and foregoing instrument by and through its limited agent, and that said instrument was signed on behalf of said Association and that Nathan Johnson acknowledged to me that said Association authorized execution of the same. IN WITNESS HEREOF, I have herein set my hand and affixed my seal.



NOTARY PUBLIC

A handwritten signature in black ink, appearing to be 'Nathan Johnson', written over a horizontal line.

# EXHIBIT A

# Meads Mediation

# A

# B

# C

Signs of  
and installed  
by the  
ARTICLE 600.4

SIGN CABINET = 36" X 50"  
OVERALL HEIGHT = 40"  
Cabinet to be aluminum, faces to be  
plex, with 3 lines 6" copy capability.  
Installed on 2-4" scdl 40 poles.  
Footing size to be 12" diam x 3'  
deep. Bag mix to be 6 with 1%  
calcium. Illumination to be T10  
fluorescent, operating on 1-110

BUILDER IS RESPONSIBLE  
FOR ALL SIGNS AS APPROVED  
BY THE COUNTY OF OPEN  
LOCAL ORDINANCES

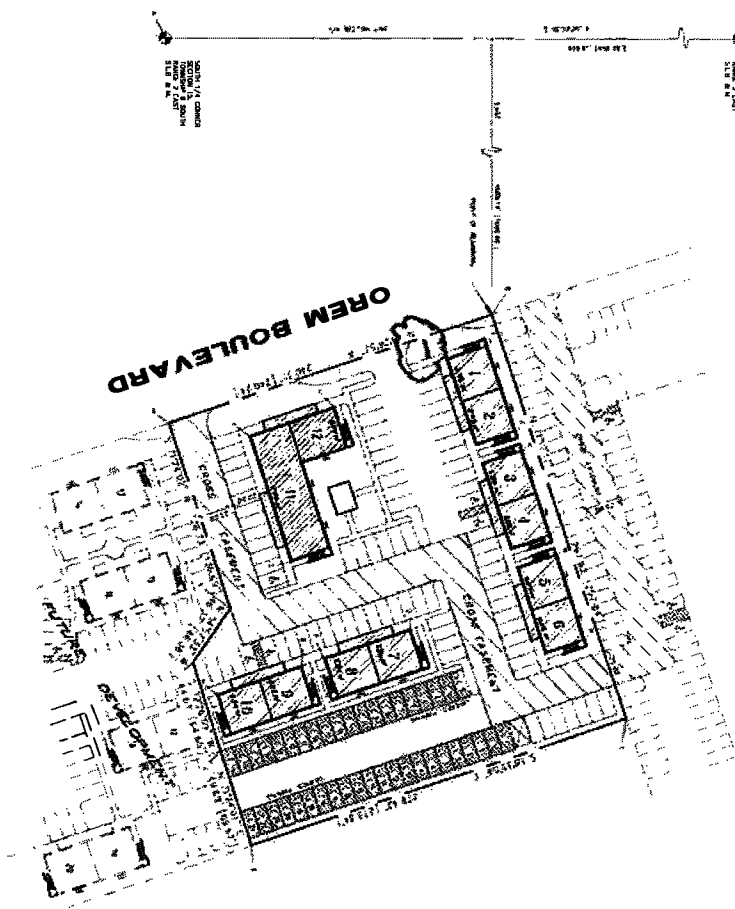
THESE PLANS HAVE BEEN  
APPROVED BY THE COUNTY  
BUILDING DEPARTMENT.  
Please do not work on signs  
on building site during normal  
work hours.

PERMIT NO. 99-1101 GATE A 2195  
APPROVED BY *Joly*



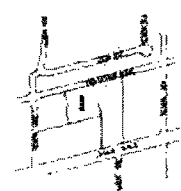
- BUILDING AREA
- PRIVATE AREA  
SEE SHEET 2 OF 2
- LIMITED COMMON AREA  
PARKING SPACES & EXTERIOR STAIR CASES
- COMMON AREA

(0449-77(1000))



SCALE IN ANCH CONDUCTIONS

NO.	DESCRIPTION	AMOUNT
1	PLAN	1.00
2	SECTION	1.00
3	CONDUCTION	1.00
4	CONDUCTION	1.00
5	CONDUCTION	1.00
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48	CONDUCTION	1.00
49	CONDUCTION	1.00
50	CONDUCTION	1.00



COMMISSIONER OF JARMONIK

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 20th DAY OF SEPTEMBER, A.D. 1987 BY THE JARMONIK CITY PLANNING COMMISSION.  
 APPROVED BY THE CITY OF OREM  
 APPROVED BY THE OREM PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF SEPTEMBER, A.D. 1987 BY THE JARMONIK CITY PLANNING COMMISSION.

APPROVED BY THE CITY OF OREM

APPROVED BY THE OREM PLANNING COMMISSION

**CANTERBURY PARK**  
 CONDOMINIUMS  
 OREM CITY - SCALE 1" = 40 FEET - OREM COUNTY, UTAH

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

**CONDOMINIUMS**

**CANTERBURY PARK**

SCALE: 1" = 40 FEET

UTAH COUNTY, UTAH

**ACKNOWLEDGMENT**

NOTED AND ACCEPTED FOR THE CITY OF OREM, UTAH, THIS 20th DAY OF SEPTEMBER, 1987, BY THE COMMISSIONER OF JARMONIK, OREM, UTAH.

*[Signature]*

**CONVEYANCE AND SUBORDINATION**

THIS INSTRUMENT IS A CONVEYANCE AND SUBORDINATION OF THE REAL ESTATE DESCRIBED IN THE ABOVE INSTRUMENT TO THE CITY OF OREM, UTAH, FOR THE PURPOSES OF THE CITY OF OREM, UTAH.

**RECORDING INFORMATION**

RECORDED IN THE PUBLIC RECORDS OF OREM COUNTY, UTAH, ON SEPTEMBER 20, 1987, AT 10:00 AM.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



