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ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
HERRIMAN  
5355 W HERRIMAN MAIN ST  
HERRIMAN UT 84096  
BY: DKP, DEPUTY - WI 7 P.

WHEN RECORDED RETURN TO:

Herriman City  
Attn: City Attorney  
5355 West Herriman Main Street  
Herriman, UT 84096

Affect Tax Parcel No's. 26-26-200-022, 26-26-100-002  
26-26-100-001

**MIDAS CREEK CORE EASEMENT AND AGREEMENT**

The Last Holdout, L.L.C., (“Grantor”), for Ten Dollars and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey, without warranty or representation, to Herriman City, a Utah municipal corporation (“Grantee”) a non-exclusive easement over the real property (“Easement Property”) as more fully described below.

Grantor, Grantee and Teton Ranch, LLC (“Master Developer”) entered into a Master Development Agreement (“MDA”) of even date regarding the development of certain real property of which the Easement Property is a portion. As a part of the MDA, Master Developer agreed to dedicate at certain times certain property to Grantee for the use and maintenance of certain public trails (“Public Trails”). The MDA provides for the eventual dedication by Master Developer to Grantee of the property between the two trails (referred to in the MDA as the “Midas Creek Core”) that is the Easement Property subject to this Easement. However, until such time as the Easement Property is dedicated to Grantee this Easement is necessary and is required by the MDA. This Easement is hereby granted to Grantee on the Easement Property for access, ingress and egress to, from and between the Public Trails for the sole and exclusive purposes of the operation, maintenance, repair and replacement from time to time as necessary of the Public Trails.

Nothing contained in this Easement and Agreement will be deemed to be a gift or dedication of any portion of the Easement Property to the general public or for the general public or for any public purpose whatsoever, it being the intention of the parties that this Easement will be strictly limited to and for the purpose expressed herein.

The Property subject to this Easement is located in Herriman City, Salt Lake County, State of Utah, and is more particularly described in Exhibit 1 hereto.

All use by Grantee of this Easement shall be at Grantee’s sole cost and expense. Grantee shall indemnify, defend and hold Grantor and Teton Ranch, LLC, harmless from any loss, damage or claims related to Grantee’s use of this Easement.

The terms, covenants, agreements, restrictions, and conditions in this Easement shall be construed as covenants running with the land. This Easement binds and inures to the benefit of the respective successors, transferees, legal representatives, heirs and assigns of Grantors and Grantee.

*[Signatures on following pages]*

DATED this 22<sup>nd</sup> day of February, 2018.

“Grantor”  
The Last Holdout, L.L.C.  
Emily Markham  
(By: Emily Markham  
Its: Manager

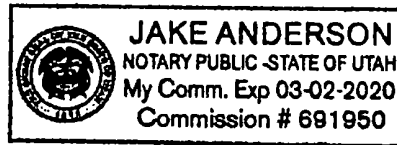
STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

On the 22<sup>nd</sup> day of February, 2018, personally appeared before me Emily Markham, who being by me duly sworn, did say that she is the Manager of The Last Holdout, L.L.C., a Utah limited liability company 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: 03-02-2020

Residing at: Centerville, Utah



AGREED TO AND ACCEPTED BY:  
City  
Herriman City

By: \_\_\_\_\_  
Its: \_\_\_\_\_

[Signature]  
By: Brett Geo. Wood  
Its: City Manager

Approved as to form and legality:

[Signature]  
City Attorney

Attest:

[Signature]  
City Recorder



CITY ACKNOWLEDGMENT

STATE OF UTAH )

IN AND FOR THE COUNTY OF SALT LAKE )

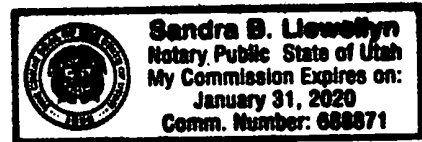
COUNTY OF SALT LAKE )

On the 1 day of ~~February~~ March, 2018 personally appeared before me Brett Geo Wood who being by me duly sworn, did say that he is the City Manager of Herriman City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.

Sandra Jewellyn  
NOTARY PUBLIC

My Commission Expires: January 31, 2020

Residing at: Salt Lake County



# Exhibit 1

## (Legal Description of Easement Property)

### **Midas Creek Area**

Beginning at a point on the Westerly Right of Way Line of Mustang Trail Way, said point also being South 89°59'00" East 258.76 feet along the section line and South 2,062.22 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°08'37" West 61.00 feet along the Westerly Right of Way Line of said Mustang Trail Way;

thence North 89°51'23" West 15.00 feet along the Westerly Right of Way Line of said Mustang Trail Way;

thence South 00°08'37" West 60.00 feet along the Westerly Right of Way Line of said Mustang Trail Way;

thence South 89°51'23" East 15.00 feet along the Westerly Right of Way Line of said Mustang Trail Way;

thence South 00°08'37" West 26.19 feet along the Westerly Right of Way Line of said Mustang Trail Way;

thence Northwesterly 104.95 feet along the arc of a 150.00 foot radius curve to the left (center bears South 31°23'55" West and the chord bears North 78°38'42" West 102.82 feet with a central angle of 40°05'14");

thence South 81°18'41" West 68.76 feet;

thence Southwesterly 56.04 feet along the arc of a 300.00 foot radius curve to the left (center bears South 08°41'19" East and the chord bears South 75°57'34" West 55.96 feet with a central angle of 10°42'13");

thence South 70°36'28" West 439.78 feet;

thence Southwesterly 115.94 feet along the arc of a 200.00 foot radius curve to the right (center bears North 19°23'32" West and the chord bears South 87°12'54" West 114.32 feet with a central angle of 33°12'51");

thence Northwesterly 114.33 feet along the arc of a 250.00 foot radius curve to the left (center bears South 13°49'19" West and the chord bears North 89°16'46" West 113.34 feet with a central angle of 26°12'10");

thence Northwesterly 173.64 feet along the arc of a 250.00 foot radius curve to the right (center bears North 12°22'51" West and the chord bears North 82°29'00" West 170.17 feet with a central angle of 39°47'42");

thence North 62°35'09" West 498.24 feet;

thence Northwesterly 137.17 feet along the arc of a 500.00 foot radius curve to the right (center bears North 27°24'51" East and the chord bears North 54°43'36" West 136.74 feet with a central angle of 15°43'05");

thence Northwesterly 184.32 feet along the arc of a 200.00 foot radius curve to the left (center bears South 43°07'56" West and the chord bears North 73°16'11" West 177.87 feet with a central angle of 52°48'14");

thence Northwesterly 101.42 feet along the arc of a 250.00 foot radius curve to the right (center bears North 09°40'18" West and the chord bears North 88°02'58" West 100.73 feet with a central angle of 23°14'40");

thence North 76°25'38" West 124.24 feet;

thence Northwesterly 85.03 feet along the arc of a 200.00 foot radius curve to the left (center bears South 13°34'22" West and the chord bears North 88°36'25" West 84.39 feet with a central angle of 24°21'34");  
 thence South 79°12'48" West 221.11 feet;  
 thence Northwesterly 78.33 feet along the arc of a 200.00 foot radius curve to the right (center bears North 10°47'12" West and the chord bears North 89°34'02" West 77.83 feet with a central angle of 22°26'20");  
 thence North 78°20'52" West 129.07 feet;  
 thence Southwesterly 199.50 feet along the arc of a 250.00 foot radius curve to the left (center bears South 11°39'08" West and the chord bears South 78°47'30" West 194.24 feet with a central angle of 45°43'16");  
 thence Southwesterly 87.99 feet along the arc of a 250.00 foot radius curve to the right (center bears North 34°04'08" West and the chord bears South 66°00'53" West 87.54 feet with a central angle of 20°10'01");  
 thence South 76°05'53" West 155.39 feet;  
 thence North 00°01'02" East 136.85 feet;  
 thence North 73°39'20" East 328.15 feet;  
 thence Southeasterly 249.29 feet along the arc of a 300.00 foot radius curve to the right (center bears South 16°20'40" East and the chord bears South 82°32'18" East 242.18 feet with a central angle of 47°36'43");  
 thence Northeasterly 336.88 feet along the arc of a 250.00 foot radius curve to the left (center bears North 31°16'03" East and the chord bears North 82°39'49" East 311.97 feet with a central angle of 77°12'28");  
 thence North 44°03'35" East 29.37 feet;  
 thence Northeasterly 128.61 feet along the arc of a 100.00 foot radius curve to the right (center bears South 45°56'25" East and the chord bears North 80°54'11" East 119.93 feet with a central angle of 73°41'11");  
 thence South 62°15'14" East 209.35 feet;  
 thence Southeasterly 75.61 feet along the arc of a 245.00 foot radius curve to the left (center bears North 27°44'46" East and the chord bears South 71°05'40" East 75.31 feet with a central angle of 17°40'52");  
 thence South 79°56'06" East 35.23 feet;  
 thence Southeasterly 91.85 feet along the arc of a 150.00 foot radius curve to the right (center bears South 10°03'54" West and the chord bears South 62°23'33" East 90.42 feet with a central angle of 35°05'06");  
 thence Southeasterly 82.50 feet along the arc of a 100.00 foot radius curve to the left (center bears North 45°08'59" East and the chord bears South 68°29'06" East 80.18 feet with a central angle of 47°16'11");  
 thence North 87°52'49" East 53.97 feet;  
 thence Southeasterly 114.43 feet along the arc of a 125.00 foot radius curve to the right (center bears South 02°07'11" East and the chord bears South 65°53'40" East 110.48 feet with a central angle of 52°27'02");  
 thence South 39°40'09" East 57.35 feet;  
 thence Southeasterly 133.22 feet along the arc of a 350.00 foot radius curve to the left (center bears North 50°19'51" East and the chord bears South 50°34'23" East 132.41 feet with a central angle of 21°48'28");  
 thence South 61°28'37" East 78.07 feet;

thence Southeasterly 176.25 feet along the arc of a 350.00 foot radius curve to the left (center bears North 28°31'23" East and the chord bears South 75°54'11" East 174.39 feet with a central angle of 28°51'08");

thence North 89°40'15" East 52.24 feet;

thence Northeasterly 169.52 feet along the arc of a 350.00 foot radius curve to the left (center bears North 00°19'45" West and the chord bears North 75°47'44" East 167.87 feet with a central angle of 27°45'03");

thence North 61°55'13" East 30.34 feet;

thence Northeasterly 142.45 feet along the arc of a 350.00 foot radius curve to the right (center bears South 28°04'47" East and the chord bears North 73°34'47" East 141.47 feet with a central angle of 23°19'09");

thence Northeasterly 41.79 feet along the arc of a 350.00 foot radius curve to the left (center bears North 04°45'39" West and the chord bears North 81°49'09" East 41.76 feet with a central angle of 06°50'25");

thence North 78°23'56" East 181.25 feet;

thence Northeasterly 122.05 feet along the arc of a 500.00 foot radius curve to the right (center bears South 11°36'04" East and the chord bears North 85°23'30" East 121.74 feet with a central angle of 13°59'08");

thence South 87°36'56" East 112.65 feet;

thence Northeasterly 59.78 feet along the arc of a 100.00 foot radius curve to the left (center bears North 02°23'04" East and the chord bears North 75°15'27" East 58.90 feet with a central angle of 34°15'14");

thence North 58°07'50" East 46.53 feet to the point of beginning.

Contains 368,525 Square Feet or 8.460 Acres

# EXHIBIT 'G'

11800 SOUTH STREET

