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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD HEIGHTS
2277 E BENIGAL BLVD
COTTONWOOD HEIGHTS UT 84121
BY: MZF, DEPUTY - WI 2 P.

After Recording Return To:

Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

(Space above for recorders use only)

DRAINAGE AND ACCESS EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Cottonwood Heights City, a Utah municipal corporation** as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of drainage lines and facilities, on, over, under, and across real property located in Salt Lake County, State of Utah, described as follows:

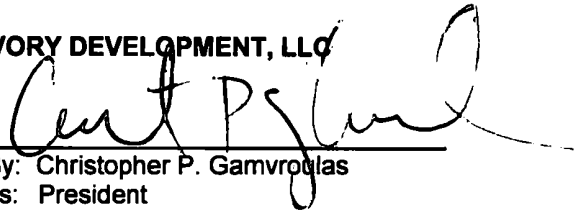
SEE ATTACHED EXHIBIT "A"

Parcel No. 22-35-151-002, 22-35-151-003, 22-35-151-037 and 22-35-102-055

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement

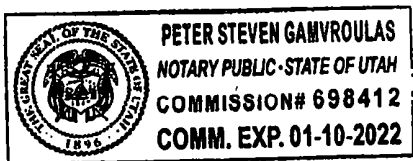
Witness, the hand of said Grantor, this 26TH day of APRIL, 2018.

IVORY DEVELOPMENT, LLC


By: Christopher P. Gamvroulas
Its: President

STATE OF Utah)
) :ss
COUNTY OF Salt Lake)

On 26TH day of APRIL, 2018, personally appeared before me Christopher P. Gamvroulas, who being duly sworn did say that he is the President of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company and said Christopher P. Gamvroulas acknowledged to me that the said limited liability company executed the same.



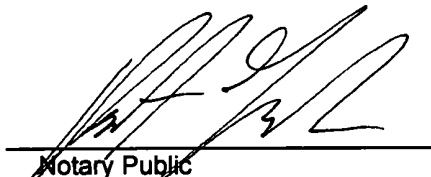

Notary Public
Exhibit "A"

EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING A FOUND BRASS CAP MONUMENT; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION N89°56'40"E 209.83 FEET; THENCE DEPARTING SAID NORTH LINE S00°00'00"E 1679.70 FEET TO THE POINT OF BEGINNING;

THENCE N65°39'46"E 20.00 FEET; THENCE S24°20'14"E 131.85 FEET; THENCE S46°17'01"W 218.44 FEET; THENCE S46°07'32"E 121.09 FEET; N82°17'26"E 101.78 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 229.00 FEET, A DISTANCE OF 28.76 FEET, A CHORD DIRECTION N78°41'32"E AND A CHORD DISTANCE OF 28.75 FEET; THENCE N36°03'17"E 17.11 FEET; THENCE N05°06'38"W 136.93 FEET; THENCE N33°25'21"W 110.08 FEET; THENCE N30°37'06"E 289.34 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A DISTANCE OF 31.06 FEET, A CHORD DIRECTION OF S47°32'31"E AND A CHORD DISTANCE OF 30.65 FEET; THENCE S30°37'06"W 264.29 FEET; THENCE S33°25'21"E 98.89 FEET; THENCE S05°06'38"E 139.67 FEET; THENCE S23°23'43"E 26.14 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 249.00 FEET, A DISTANCE OF 79.10 FEET, A CHORD DIRECTION OF S73°11'23"W AND A CHORD DISTANCE OF 78.77 FEET; THENCE S82°17'26"W 124.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1056.00 FEET, A DISTANCE OF 21.13 FEET, A CHORD DIRECTION OF S81°43'03"W AND A CHORD DISTANCE OF 21.13 FEET; THENCE N26°30'00"E 3.21 FEET; THENCE S84°00'00"W 21.26 FEET; THENCE S26°30'00"W 8.30 FEET; THENCE S84°00'00"W 32.14 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 64.97 FEET, A CHORD DIRECTION OF S80°33'11"W AND A CHORD DISTANCE OF 64.93 FEET; THENCE S79°47'40"W 97.07 FEET; THENCE N26°28'57"E 233.84 FEET; THENCE S46°07'32"E 68.72 FEET; THENCE N46°17'01"E 205.12 FEET; THENCE N24°20'14"W 117.69 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.19 ACRES IN AREA