

WHEN RECORDED, MAIL TO:

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 7 P.

OPEN SPACE DEDICATION DEED

With Easement Reservation

(Salt Lake County, Utah)

OLYMPIA RANCH, LLC, a Utah limited liability company (“Grantor”), for valuable consideration, hereby conveys, dedicates, and warrants against all claiming by, through or under it, but not otherwise, to **HERRIMAN CITY**, a municipal corporation and political subdivision of the State of Utah (“Grantee”) the following described real property located in Salt Lake County, State of Utah (the “Property”):

See Legal Description attached as Exhibit A and incorporated herein. A map depicting the location and boundaries of the Property is also attached as Exhibit A hereto.

Subject to all easements, rights of way, and encumbrances of record, and also subject to the easement reserved below.

Reservation of Easement. In dedicating and granting the Property to Grantee, Grantor, for itself, its assignees/designees, its successors-in-interest, and its affiliates, including, without limitation, Teton Ranch, LLC, a Utah limited liability company (collectively, the “Easement Holders”), hereby expressly reserves on, in, under, above, and through all of the Property described in Exhibit A hereto (the “Easement Property”), for the benefit and use of the Easement Holders, a blanket easement covering all of the Easement Property with access, construction, and improvement rights for the following purposes:

- (i) To construct, install, repair, maintain, access, and replace, as needed, any and all “wet” and “dry” utility lines, underground pipes, surface-level improvements, roadways, and other infrastructure needed to support or facilitate development of any other real property owned, controlled, or developed by one or more of the Easement Holders in Salt Lake County, Utah; and
- (ii) To design, construct, install, improve, repair, access and replace, as needed, culinary and secondary/irrigation water lines, storm water detention or retention facilities, storm drain improvements, water storage tanks, water treatment facilities, and any other improvements that may be reasonably necessary or useful to support or facilitate development of any other real property owned, controlled, or developed by one or more of the Easement Holders in Salt Lake County, Utah.

For clarification, the Easement Holders shall not have the right to construct any residential dwellings or commercial buildings on or within the Easement Property.

DATED this 21 day of June, 2021.

GRANTOR:

OLYMPIA RANCH, LLC
a Utah limited liability company



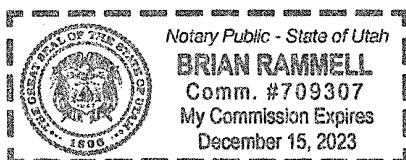
J. Ryan Button, Manager

ACKNOWLEDGMENT

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

On this 21 day of June, 2021, personally appeared before me J. Ryan Button, who duly acknowledged to me that he is authorized as Manager to sign for Olympia Ranch, LLC, a Utah limited liability company, and that he executed the within and foregoing instrument by authority of the organizational documents governing said entity.

SEAL:



NOTARY PUBLIC

EXHIBIT "A"

(Legal Description and Map the Property/Easement Property)

The Property (which is also the Easement Property) is located in Salt Lake County, State of Utah, and is described as follows:

Midas Creek and Pond are to be deeded to Herriman City

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 259.09 feet along the section line and South 1,933.40 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following five (5) courses:

- (1) South 00°08'37" West 189.82 feet;
- (2) North 89°51'23" West 15.00 feet;
- (3) South 00°08'37" West 60.00 feet;
- (4) South 89°51'23" East 15.00 feet;
- (5) South 00°08'37" West 34.51 feet;

thence South 85°54'18" West 71.20 feet;

thence Southwesterly 109.31 feet along the arc of a 504.00 foot radius curve to the left (center bears South 04°05'42" East and the chord bears South 79°41'31" West 109.09 feet with a central angle of 12°25'34");

thence South 74°04'39" West 351.93 feet;

thence Southwesterly 88.43 feet along the arc of a 504.00 foot radius curve to the left (center bears South 15°55'21" East and the chord bears South 69°03'03" West 88.32 feet with a central angle of 10°03'10");

thence Southwesterly 90.51 feet along the arc of a 271.00 foot radius curve to the right (center bears North 25°58'32" West and the chord bears South 73°35'33" West 90.09 feet with a central angle of 19°08'10");

thence South 82°16'55" West 289.20 feet;

thence Northwesterly 149.98 feet along the arc of a 200.00 foot radius curve to the right (center bears North 07°43'05" West and the chord bears North 76°14'07" West 146.49 feet with a central angle of 42°57'57");

thence North 54°45'09" West 514.24 feet;

thence Northwesterly 99.69 feet along the arc of a 796.00 foot radius curve to the right (center bears North 34°50'52" East and the chord bears North 51°33'51" West 99.63 feet with a central angle of 07°10'32");

thence Northwesterly 149.65 feet along the arc of a 154.00 foot radius curve to the left (center bears South 42°01'25" West and the chord bears North 75°48'51" West 143.83 feet with a central angle of 55°40'32");

thence Southwesterly 115.77 feet along the arc of a 246.00 foot radius curve to the right (center bears North 13°39'08" West and the chord bears South 89°49'47" West 114.70 feet with a central angle of 26°57'49");

thence North $76^{\circ}41'19''$ West 121.16 feet;
thence Southwesterly 146.98 feet along the arc of a 254.00 foot radius curve to the left
(center bears South $13^{\circ}18'41''$ West and the chord bears South $86^{\circ}44'02''$ West 144.94 feet
with a central angle of $33^{\circ}09'19''$);
thence South $70^{\circ}09'22''$ West 39.11 feet;

thence Northwesterly 302.54 feet along the arc of a 421.00 foot radius curve to the right
(center bears North $19^{\circ}50'38''$ West and the chord bears North $89^{\circ}15'24''$ West 296.07 feet
with a central angle of $41^{\circ}10'27''$);
thence North $68^{\circ}40'10''$ West 64.01 feet;
thence Southwesterly 139.23 feet along the arc of a 144.00 foot radius curve to the left
(center bears South $21^{\circ}19'50''$ West and the chord bears South $83^{\circ}37'55''$ West 133.87 feet
with a central angle of $55^{\circ}23'48''$);
thence South $55^{\circ}56'01''$ West 90.32 feet;
thence Southwesterly 102.57 feet along the arc of a 246.00 foot radius curve to the right
(center bears North $34^{\circ}03'59''$ West and the chord bears South $67^{\circ}52'43''$ West 101.83 feet
with a central angle of $23^{\circ}53'23''$);
thence South $79^{\circ}49'24''$ West 124.97 feet;
thence North $00^{\circ}01'04''$ East 283.18 feet;
thence South $89^{\circ}58'56''$ East 5.68 feet;
thence South $30^{\circ}07'21''$ East 80.09 feet;
thence South $61^{\circ}33'47''$ East 76.65 feet;
thence North $72^{\circ}03'01''$ East 238.65 feet;
thence Northeasterly 97.27 feet along the arc of a 250.00 foot radius curve to the right
(center bears South $17^{\circ}56'59''$ East and the chord bears North $83^{\circ}11'49''$ East 96.66 feet with a
central angle of $22^{\circ}17'37''$);
thence South $85^{\circ}39'22''$ East 80.27 feet;
thence Southeasterly 77.84 feet along the arc of a 400.00 foot radius curve to the right
(center bears South $04^{\circ}20'38''$ West and the chord bears South $80^{\circ}04'53''$ East 77.72 feet with a
central angle of $11^{\circ}08'59''$);
thence Northeasterly 323.57 feet along the arc of a 426.50 foot radius curve to the left
(center bears North $15^{\circ}29'36''$ East and the chord bears North $83^{\circ}45'35''$ East 315.86 feet with a
central angle of $43^{\circ}28'03''$);
thence North $50^{\circ}10'32''$ East 36.34 feet;
thence Southeasterly 183.34 feet along the arc of a 105.00 foot radius curve to the right
(center bears South $39^{\circ}49'28''$ East and the chord bears South $79^{\circ}48'07''$ East 160.92 feet with a
central angle of $100^{\circ}02'42''$);
thence South $29^{\circ}46'46''$ East 50.84 feet;
thence Southeasterly 31.07 feet along the arc of a 45.00 foot radius curve to the left
(center bears North $60^{\circ}13'14''$ East and the chord bears South $49^{\circ}33'26''$ East 30.45 feet with a
central angle of $39^{\circ}33'19''$);
thence South $69^{\circ}20'05''$ East 29.78 feet;

thence Southeasterly 22.72 feet along the arc of a 38.00 foot radius curve to the left (center bears North 20°39'55" East and the chord bears South 86°27'40" East 22.38 feet with a central angle of 34°15'10");

thence Northeasterly 58.06 feet along the arc of a 212.00 foot radius curve to the right (center bears South 13°35'15" East and the chord bears North 84°15'28" East 57.88 feet with a central angle of 15°41'27");

thence South 87°53'49" East 23.38 feet;

thence Southeasterly 40.94 feet along the arc of a 156.54 foot radius curve to the right (center bears South 02°08'40" West and the chord bears South 80°21'50" East 40.82 feet with a central angle of 14°59'00");

thence South 73°48'32" East 71.67 feet;

thence Southeasterly 40.49 feet along the arc of a 90.00 foot radius curve to the right (center bears South 16°11'32" West and the chord bears South 60°55'09" East 40.15 feet with a central angle of 25°46'38");

thence South 48°01'50" East 23.94 feet;

thence North 04°22'58" East 521.26 feet;

thence North 67°41'42" East 118.40 feet;

thence South 20°46'53" East 12.65 feet;

thence Southeasterly 7.35 feet along the arc of a 276.50 foot radius curve to the left (center bears North 69°13'07" East and the chord bears South 21°32'36" East 7.35 feet with a central angle of 01°31'26");

thence South 67°41'42" West 98.00 feet;

thence Southeasterly 148.34 feet along the arc of a 374.50 foot radius curve to the left (center bears North 67°41'42" East and the chord bears South 33°39'09" East 147.37 feet with a central angle of 22°41'42");

thence South 45°00'00" East 169.20 feet;

thence South 24°59'19" West 133.68 feet;

thence South 13°54'48" West 150.09 feet;

thence South 11°41'27" East 37.50 feet;

thence Southeasterly 16.05 feet along the arc of a 120.00 foot radius curve to the right (center bears South 36°26'52" West and the chord bears South 49°43'16" East 16.04 feet with a central angle of 07°39'45");

thence Southeasterly 41.65 feet along the arc of a 410.00 foot radius curve to the right (center bears South 44°06'36" West and the chord bears South 42°58'47" East 41.63 feet with a central angle of 05°49'15");

thence Southeasterly 276.54 feet along the arc of a 600.00 foot radius curve to the left (center bears North 49°55'51" East and the chord bears South 53°16'22" East 274.09 feet with a central angle of 26°24'26");

thence South 66°28'35" East 43.81 feet;

thence Southeasterly 133.13 feet along the arc of a 290.00 foot radius curve to the left (center bears North 23°31'25" East and the chord bears South 79°37'39" East 131.96 feet with a central angle of 26°18'07");

thence North 87°13'18" East 33.70 feet;

thence Northeasterly 69.33 feet along the arc of a 70.00 foot radius curve to the left (center bears North 02°46'42" West and the chord bears North 58°50'52" East 66.53 feet with a central angle of 56°44'53");

thence North 30°28'25" East 17.24 feet;

thence North 12°13'18" West 76.84 feet;

thence Northeasterly 160.25 feet along the arc of a 393.00 foot radius curve to the left (center bears North 12°13'18" West and the chord bears North 66°05'48" East 159.14 feet with a central angle of 23°21'46");

thence Northeasterly 17.25 feet along the arc of a 323.50 foot radius curve to the right (center bears South 35°35'05" East and the chord bears North 55°56'33" East 17.24 feet with a central angle of 03°03'16");

thence South 30°48'25" East 92.03 feet;

thence South 82°42'19" East 12.69 feet;

thence Northeasterly 120.48 feet along the arc of a 223.50 foot radius curve to the right (center bears South 30°44'30" East and the chord bears North 74°42'04" East 119.02 feet with a central angle of 30°53'07");

thence South 89°51'23" East 183.94 feet;

thence Northeasterly 27.48 feet along the arc of a 50.00 foot radius curve to the left (center bears North 00°08'37" East and the chord bears North 74°24'03" East 27.13 feet with a central angle of 31°29'09");

thence North 58°39'28" East 20.04 feet;

thence North 00°08'37" East 83.10 feet;

thence Northeasterly 101.66 feet along the arc of a 176.50 foot radius curve to the left (center bears North 05°44'36" West and the chord bears North 67°45'23" East 100.26 feet with a central angle of 33°00'02");

thence Northeasterly 8.45 feet along the arc of a 15.00 foot radius curve to the right (center bears South 38°44'38" East and the chord bears North 67°23'55" East 8.34 feet with a central angle of 32°17'07");

thence Northeasterly 39.01 feet along the arc of a 55.00 foot radius curve to the left (center bears North 06°27'31" West and the chord bears North 63°13'25" East 38.19 feet with a central angle of 40°38'07");

thence South 89°55'03" East 121.00 feet to the point of beginning.

Contains 668,148 Square Feet or 15.339 Acres

Parcel Identification No.'s: 26-26-151-003, 004, 005, 006, 007

26-26-176-011, 012, 015

26-26-252-008

The following Map depicts the location and boundaries of the Property/Easement Property:

