

14172534 B: 11455 P: 2966 Total Pages: 5
11/07/2023 03:48 PM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Herriman City
5355 West Herriman Main Street
Herriman, Utah 84096

File No.: 160151-CPI

Grant of Easement

In Reference to Tax ID Number(s):

26-26-326-014

WHEN RECORDED, RETURN TO:
Herriman City
5355 West Herriman Main Street
Herriman, Utah 84096

Affecting Parcel #(s): 26-26-326-014

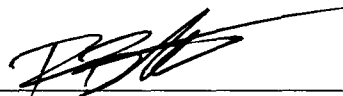
GRANT OF EASEMENT

OLYMPIA RANCH, LLC, a Utah limited liability company ("Grantor"), who for itself and its successors and assigns, hereby conveys and grants to HERRIMAN CITY ("Grantee"), a Utah municipality, a permanent, non-exclusive easement (the "Easement") over, under, in, along, across and upon the property described in Exhibit A hereto (the "Easement Area") solely for the lawful construction, installation, maintenance, operation, repair, replacement and use of roadway, trail and landscaping improvements set forth on the approved construction drawings for the Teton Ranch Subdivision (the "Roadway Improvements") and related improvements, facilities, and equipment reasonably necessary to operate and maintain said roadway, trail and landscaping improvements (the "Roadway Improvements"). The Easement Area is described and depicted on **Exhibit A** attached hereto. Grantor reserves the right to install other utility lines and improvements within the Easement Area so long as they do not unreasonably interfere with the Roadway Improvements and Grantee's use thereof. This Easement shall run with the land and shall be binding upon any and all grantees, lessees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement effective as of this 2 day of November, 2023.

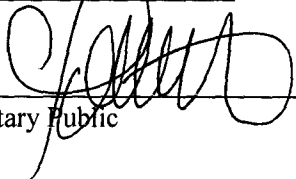
GRANTOR:

OLYMPIA RANCH, LLC,
a Utah limited liability company

By: 
Name: Ryan Button
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me on November 2, 2023
by Ryan Burton, as Manager of OLYMPIA
RANCH, LLC, a Utah limited liability company



Notary Public

My Commission Expires:

12-2-2023

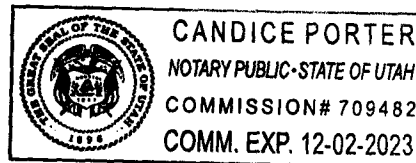


Exhibit A

Teton Ranch Phase 3

Additional Herriman Boulevard Parcel

A parcel of land situate in the Southeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way Line of Herriman Boulevard, said being North 89°59'04" West 978.06 feet along the section line and South 4,095.52 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°56'19" West 295.00 feet along said Northerly Right-of-Way Line;

thence North 00°08'37" East 16.50 feet;

thence North 89°56'19" East 295.00 feet;

thence South 00°08'37" West 16.50 feet to the point of beginning.

Contains 4,868 Square Feet or 0.112 Acres




—BASTIAN FAMILY FOUNDATION—
26-56-326-001



ADDITIONAL HERRIMAN
BOULEVARD PARCEL

HERRIMAN BOULEVARD

PROJECT # 4056H DATE 10/31/23 1 OF 1 FILE: SIDP/TREASUREMENTS/pt-3 of site	TETON RANCH PHASE 3 6200 WEST 12300 SOUTH HERIMAN, UTAH ADDITIONAL HERRIMAN BOULEVARD EXHIBIT	FOR: ANTHEM UTAH, LLC 6150 S. REDWOOD ROAD, STE 150 TAYLORSVILLE, UTAH 84123 PHONE: 801-205-5500	45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com	
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