

176952-CPI

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

14241426 B: 11491 P: 8200 Total Pages: 4
05/16/2024 03:02 PM By: tpham 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

Affecting Parcel #(s): 26-34-226-008 and 26-34-276-020

**GRANT OF EASEMENT
(Drainage Line)**

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 an underground storm drain pipe and related improvements, facilities, and equipment reasonable necessary to operate and maintain the subject storm drain pipe (the "Storm Drain 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 Storm Drain 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
16 day of May 2024.

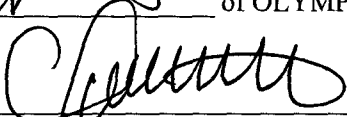
GRANTOR:

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 May 15, 2024
by Ryan Button, as Manager of OLYMPIA
RANCH, LLC, a Utah limited liability company.



Notary Public

My Commission Expires:

12-2-2027

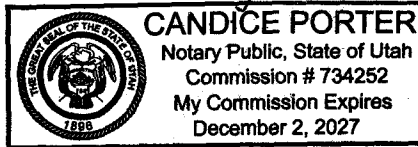


Exhibit A

Legal Description

Great Basin at Olympia – Phase 1

Drainage Easement

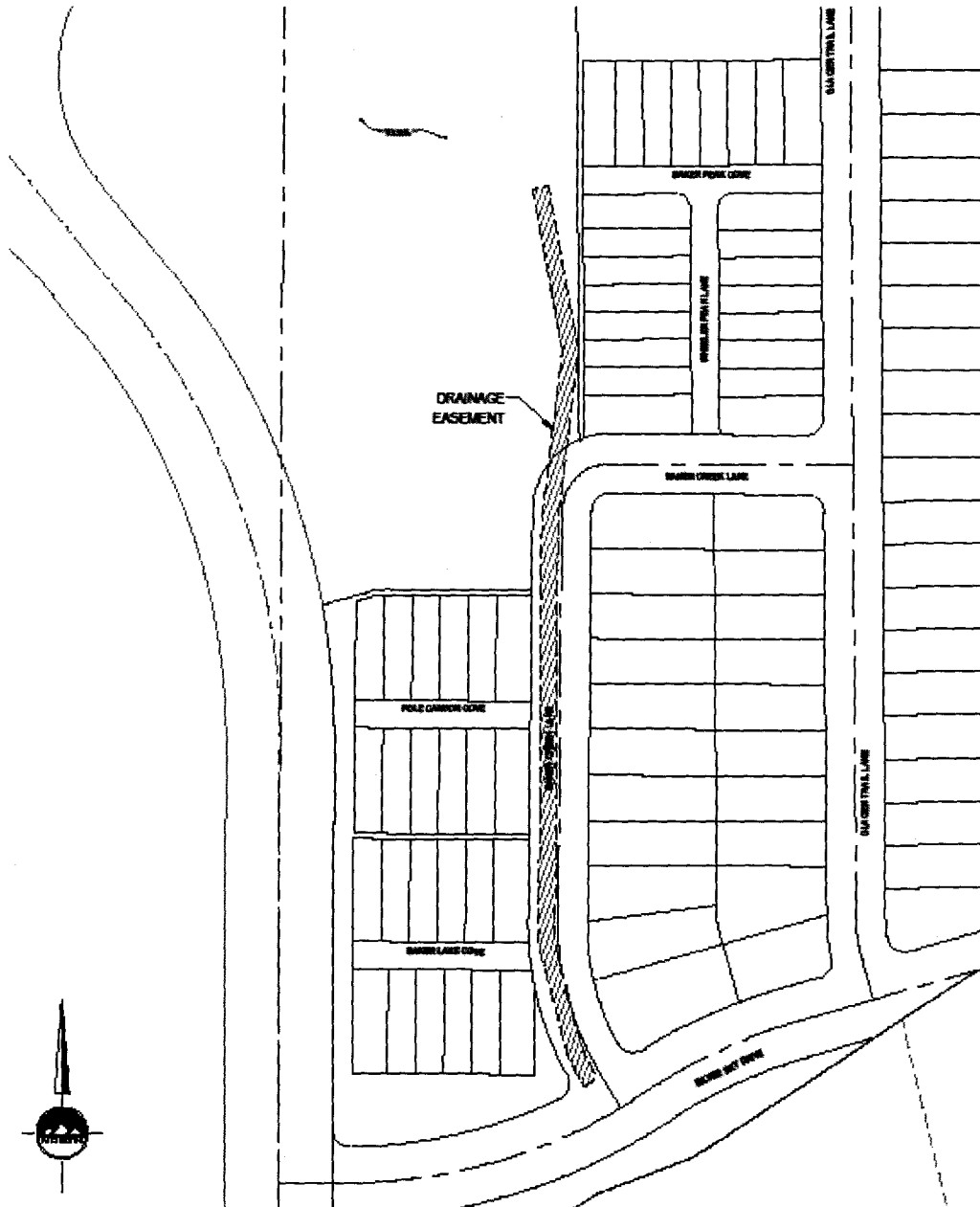
A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 226.74 feet along the section line and South 942.44 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 79°20'58" East 15.00 feet;
thence South 10°30'36" East 157.26 feet;
thence South 06°55'17" West 158.24 feet;
thence South 00°17'47" West 393.47 feet;
thence South 14°46'23" East 103.84 feet;
thence South 29°16'15" East 24.45 feet;
thence Southwesterly 12.00 feet along the arc of a 17.00 foot radius curve to the right (center bears North 69°16'45" West and the chord bears South 40°56'38" West 11.75 feet with a central angle of 40°26'46");
thence Southwesterly 3.94 feet along the arc of a 466.00 foot radius curve to the right (center bears North 28°50'00" West and the chord bears South 61°24'33" West 3.94 feet with a central angle of 00°29'04");
thence North 29°16'15" West 30.29 feet;
thence North 14°46'23" West 107.73 feet;
thence North 00°17'47" East 395.21 feet;
thence North 06°51'53" East 157.98 feet;
thence North 10°30'28" West 154.84 feet to the point of beginning.

Contains 12,634 Square Feet or 0.290 Acres

Depiction of Easement Area



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| PROJECT NUMBER: 10525A PROJECT DATE: 2023-10-04 PROJECT NUMBER: 10525A PROJECT DATE: 2023-10-04 | GREAT BASIN AT OLYMPIA PHASE 1 6400 WEST 12500 SOUTH HERRINGHAM, UTAH OFFSITE DRAINAGE EASEMENT EXHIBIT |  ENSIGN THE STANDARD IN PROFESSIONALITY 6000 WEST 12500 SOUTH HERRINGHAM, UTAH 84043 PHONE: 801.254.2000 WWW.ENSIGNENGINEERING.COM |
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