

ENT 80303 : 2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 14 04:00 PM FEE 0.00 BY LM
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:
Element Arrowhead, LLC
134 W 13100 South, Suite 200
Draper, Utah 84020

GRANT OF PUBLIC DRAINAGE EASEMENT

Element Arrowhead, LLC, a Utah limited liability company, as owner of the lot described in Exhibit A attached hereto and made a part hereof, does hereby grant to Payson City and establish a drainage easement dedicated for the use, installation and maintenance of a surface and subsurface ground drainage easement across Lot 82, in the area as described in Exhibit B and further described on Exhibit C.

Grantor shall not build or construct or permit to be built or constructed over and across said easement, any building or other permanent improvement, nor change the contour thereof, provided, however, a fence may be constructed over and across said easement so long as the contours of the drainage swale are not compromised.

This easement shall run with the land and shall be binding upon and inure the benefit of the successors and assigns of the respective parties hereto.

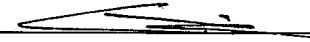
Executed this 14th day of November, 2024.

Element Arrowhead, LLC
a Utah limited liability company


Ross S. Holliday, Manager

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

On this 14th day of November, 2024, personally appeared before me, a Notary Public, Ross S. Holliday, as Manager of Element Arrowhead, LLC, a Utah limited liability company, who acknowledged to me that the above instrument was executed by authority.


Notary Public

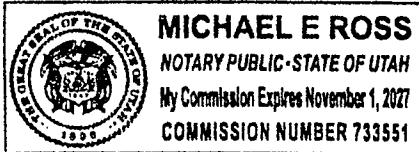


EXHIBIT A

LEGAL DESCRIPTION OF LOT

Lot 82, Plat "B", Arrowhead Ranch, a Residential Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax Parcel No. 34-766-0082

**Exhibit B**

A 10-FOOT IRRIGATION EASEMENT IN FAVOR OF PAYSON CITY OVER LOT 82, A PARCEL OF LAND DESCRIBED IN THAT CERTAIN PLAT SUBDIVISION RECORDED AS ENTRY NUMBER 30310:2024 IN THE UTAH COUNTY RECORDERS OFFICE, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES S00°29'05"E 1342.63' ALONG THE SECTION AND EAST 1671.06 FEET OF SAID SECTION 03 (BASIS OF BEARING N 00°29'05" E BETWEEN THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SAID SECTION 03); THENCE N88°38'57.00"E 10.00 FEET; THENCE S1°21'03.00"E 27.34 FEET; THENCE S2°14'00.22"W 7.27 FEET; THENCE S1°47'01.43"W 34.86 FEET; THENCE S89°01'33.23"W 10.01 FEET; THENCE N1°47'01.43"E 35.38 FEET; THENCE N2°14'00.22"E 7.00 FEET; THENCE N1°21'03.00"W 27.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 694 SF OR 0.02 ACRES.

