

When Recorded, please return to:  
Saddleback Pastures, L.C.  
Attention: Christopher F. Robinson  
P.O. Box 540478  
North Salt Lake, Utah 84054

Tooele County Tax Parcel Nos.: 21-002-0-0208, 21-002-0-0209, 021-002-0-0210, 05-029-0-0050, & a portion of 05-028-0-0056

## GRANT OF EASEMENT

(Drainage Conveyance and Retention)

THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is entered into this 23<sup>rd</sup> day of June, 2020 by LAKE POINT VISTAS, L.C., a Utah limited liability company, whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, ("Grantor"), in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, and conveys to TOOELE COUNTY, a body politic of the State of Utah, whose address is 47 South Main, Tooele County, Utah, 84074 ("Grantee"), a perpetual, non-exclusive storm drainage conveyance and retention easement (the "Easement"), located on, over, under, and across certain real property owned by Grantor in Tooele County, State of Utah and more particularly described in Exhibit "A" attached hereto (the "Property"), solely for the purpose of constructing, operating, maintaining, cleaning, and operating piping, ditches, berms, swales and retention ponds (collectively "Drainage Improvements") necessary for conveying and retaining of the naturally draining storm water runoff generated from residential developments located adjacent to the south of the Property, the legal description for which adjacent property is as shown on Exhibit "B" attached hereto (the "Adjacent Property"). The Property and the Adjacent Property are graphically depicted on Exhibit "C" attached hereto.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantor from using the Property for any lawful purpose, including, but not limited to any improvements thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights of Grantee as granted herein. Grantor acknowledges that the retention pond constructed as part of the Drainage Improvements will retain water after precipitation events or melting of accumulated snowfall. Water depths up to approximately five (5) feet may be retained after significant precipitation events. Any improvements constructed within the retention pond will be subject to periodic flooding, the duration of which may be several days.

This Grant of Easement shall be deemed to run with the Property as legally described on Exhibit "A" and Exhibit "B" and as graphically depicted on Exhibit "C" attached hereto, and shall be binding upon and inure to the benefit of the successors and assigns of Grantor.



**EXHIBIT "A"**  
**TO**  
**GRANT OF EASEMENT**

**LEGAL DESCRIPTION OF THE PROPERTY**  
**Drainage Conveyance and Retention Easement**

An easement for the construction of a storm water drainage improvements located at the rear 65.10 feet of Lots 208, 209, and 210 of Lake Point Vistas Plat 2 as recorded in the office of the Tooele County Recorder as Entry No. 497659, being more particularly described as follows:

Beginning at the southwest corner of Lot 208 of Lake Point Vistas Plat 2 as recorded in the office of the Tooele County Recorder as Entry No. 497659, said point lies South 00°11'20" West along the section line 1,327.94 feet to the south line of said Lake Point Vistas Plat 2, said point also being an extension of the south line of said Lot 208, and South 89°31'58" East along said extension 40.00 feet from the West Quarter Corner of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being South 00°11'20" West between the West Quarter Corner and the Southwest Corner of Section 11, T2S, R4W, Tooele County Resurvey), to the east right-of-way line of 1200 East Street as dedicated in said Plat 2, and running thence North 00°11'20" East along said east right-of-way line and the west line of said Lot 208 65.10 feet; thence South 89°31'58" East 489.05 feet to the east line of Lot 210 of said Plat 2; thence South 00°01'48" West along said east line 65.10 feet to the south line of said Plat 2; thence North 89°31'58" West along said south line 489.23 feet to the point of beginning.

Contains 31,841 square feet, or 0.731 acres

Tooele County Tax Parcel Nos.: 21-002-0-0208, 21-002-0-0209, 021-002-0-0210

**EXHIBIT "B"**  
**TO**  
**GRANT OF EASEMENT**

**LEGAL DESCRIPTION**  
**OF THE**  
**ADJACENT PROPERTY**

A parcel of land located in the Southeast Quarter of Section 10 and the Southwest Quarter of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as:

Beginning at the intersection of the south line of Lake Point Vistas Plat 2 as recorded in the Office of the Tooele County Recorder as Entry No. 497659 and the West Section Line of Section 11, Township 2 South, Range 4 West, Salt Lake Meridian, said point lies South 00°11'20" West along said section line 1,327.94 feet from the West Quarter Corner of said Section 11, (basis of bearing being S 00°11'20" W between the West Quarter Corner and the Southwest Corner of Section 11, T2S, R4W, SLB&M), and running thence South 89°31'58" East along said south line of said Plat 2 1,324.51 feet to the southeast corner of said Plat 2; thence South 00°12'01" West 94.78 feet to the northwesterly right-of-way line of the Oregon Short Line Railroad, approved November 5th, 1903, Serial File No. 36; thence South 53°59'08" West along said right-of-way 1,641.39 feet to said West Section Line; thence North 00°11'20" East along said West Section Line 479.68 feet; thence northwesterly along the arc of a 958.00 foot radius non-tangent curve to the left, through a central angle of 02°36'04" a distance of 43.49 feet (chord bearing N 74°46'27" W, chord length 43.49'); thence North 00°11'20" East 355.02 feet; thence northwesterly along the arc of a 15.00 foot radius tangent curve to the left, through a central angle of 89°43'16" a distance of 23.49 feet (chord bearing N 44°40'20" W, chord length 21.16'); thence North 00°02'59" East 60.00 feet; thence northeasterly along the arc of a 15.00 foot non-tangent curve to the left, through a central angle of 90°16'42" a distance of 23.63 feet (chord bearing N 45°19'41" E, chord length 21.26'); thence North 00°11'20" East 134.61 feet to the south line of Lake Point Estates Phase 2, Lot 211 as recorded in said office as Entry No. 293407, said line also being the extension of said south line of said Lake Point Vistas Plat 2; thence South 89°58'12" East along said south line of said Lot 211 and said south line of said Lake Point Vistas Plat 2 42.00 feet to the point of beginning.

Containing 797,403 square feet or 18.306 acres.

Tooele County Tax Parcel Nos.: 05-029-0-0050 & a portion of 05-028-0-0056

**EXHIBIT "C"**  
**TO**  
**GRANT OF EASEMENT**  
**GRAPHIC DEPICTION**  
**OF**  
**THE PROPERTY AND THE ADJACENT PROPERTY**

**[SEE ATTACHED]**

