

After Recording Return To:

LEHI CITY  
153 N. 100 E.  
LEHI, UT 84043

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(Space above for recorders use only)

### DRAINAGE EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **Lehi City, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual right-of-way and easement for the operation, maintenance, repair, alteration and replacement of drainage lines and facilities, on, over, under, and across real property located in Utah County, State of Utah, described as follows:

#### SEE ATTACHED EXHIBIT "A"

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement

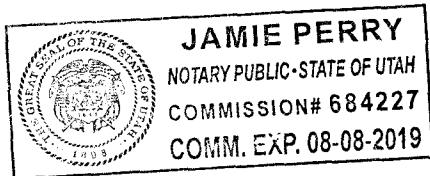
Witness, the hand of said Grantor, this 26<sup>th</sup> day of January, 2017.

HF Ranch LC, a Utah limited liability company

Stephen Holbrook  
By: Stephen Holbrook  
Its: Manager

State of Utah  
County of Salt Lake :ss

On the 26<sup>th</sup> day of January, 2017, personally appeared before me, Stephen Holbrook, who being duly sworn did say that he is the manager of HF Ranch LC, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



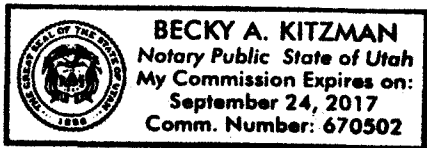
[Signature]  
Notary Public

Ivory Development, LLC, a Utah limited liability company

By: [Signature]  
Name (Print): Dominic E. Horsell II  
Its: Secretary

STATE OF Utah  
COUNTY OF Wasatch :SS

On the 22nd day of June, 2017, personally appeared before me Dominic E. Horsell II, who acknowledged himself/herself to be the Secretary of Ivory Development, LLC, a Utah limited liability company, and that within and foregoing instrument was duly authorized by Ivory Development, LLC, a Utah limited liability company at a lawful meeting held by authority of its operating agreement; and that He, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



[Signature]  
Notary Public

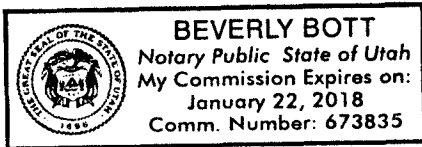
Boyer Holbrook Farm, L.C., a Utah limited liability company




By: \_\_\_\_\_  
Name (Print): BRIAN GOCHNOUR  
Its: MANAGER

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE

On the 27<sup>th</sup> day of JANUARY, 2017, personally appeared before me Brian Gochnour, who acknowledged himself/herself to be the Manager of Boyer Holbrook Farm, L.C., a Utah limited liability company, and that within and foregoing instrument was duly authorized by Boyer Holbrook Farm, L.C., a Utah limited liability company at a lawful meeting held by authority of its operating agreement; and that Brian Gochnour, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



  
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Notary Public

**EXHIBIT "A"****DRAINAGE EASEMENT**

A portion of the NE1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N0°08'15"W along the Section line 958.30 feet and East 2,870.23 feet from the West ¼ Corner of Section 1, T5S, R1W, S.L.B. & M.; thence N34°46'35"E 20.22 feet; thence S46°44'15"E 765.86 feet; thence N89°47'39"E 11.96 feet; thence along the arc of a 28.00 foot radius curve to the right 43.98 feet through a central angle of 90°00'00" (chord: S45°12'21"E 39.60 feet); thence S0°12'21"E 108.94 feet; thence along the arc of a 197.00 foot radius curve to the left 309.45 feet through a central angle of 90°00'00" (chord: S45°12'21"E 278.60 feet); thence N89°47'39"E 227.76 feet; thence along the arc of a 28.00 foot radius curve to the right 43.75 feet through a central angle of 89°31'25" (chord: S45°26'39"E 39.43 feet); thence S0°40'56"E 8.93 feet; thence along the arc of a 28.00 foot radius curve to the right 12.28 feet through a central angle of 25°07'39" (chord: S11°52'54"W 12.18 feet); thence S25°16'30"E 53.91 feet to the northerly right-of-way line of 2100 North Street; thence West along said line 22.12 feet; thence N25°16'31"W 37.89 feet; thence Southwesterly along the arc of a 28.00 foot radius non-tangent curve (radius bears: N21°23'23"W) 10.35 feet through a central angle of 21°11'01" (chord: S79°12'08"W 10.29 feet); thence S89°47'39"W 678.24 feet; thence along the arc of a 28.00 foot radius curve to the right 51.52 feet through a central angle of 105°26'01" (chord: N37°29'21"W 44.56 feet); thence N15°13'40"E 355.95 feet; thence along the arc of a 28.00 foot radius curve to the right 36.44 feet through a central angle of 74°33'59" (chord: N52°30'39"E 33.92 feet); thence N89°47'39"E 89.40 feet; thence N46°44'15"W 741.43 feet to the point of beginning.

Contains: 3.37+/- acres