

After recording return to:

Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, Utah 84117

ACCESS 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, their successors and/or assigns, a perpetual, non-exclusive easement for the purpose of ingress and egress. Said easement and right of way being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is more particularly described as follows:

See attached Exhibit A

In witness whereof, the Grantor has executed this document on the

16th day of December, 2019.

HF Ranch, LC, a Utah limited liability company

Stephen G. Holbrook
By: Stephen G. Holbrook
Its: Manager

STATE OF Utah)
 :ss
COUNTY OF Salt Lake)

On 16th day of December, 2019, personally appeared before me Stephen G. Holbrook, who being duly sworn did say that he is the manager of HF Ranch, LC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company and said Stephen G. Holbrook acknowledged to me that the said limited liability company executed the same.

Brad Mackay
Notary Public



IVORY DEVELOPMENT, LLC

Chris P. Gamvroulas

By: Christopher P. Gamvroulas
Its: President

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On 16th day of December, 2019, personally appeared before me Christopher P. Gamvroulas, who being duly sworn did say that he is the President of Ivory Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company and said Christopher P. Gamvroulas acknowledged to me that the said limited liability company executed the same.

Brad Mackay

Notary Public



Exhibit "A"**WATER TANK ACCESS ROAD**

A portion of the NE1/4 & NW1/4 of Section 3 and the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of Redwood Road (State Road 68) located N89°49'32"E along the Section line 101.66 feet and South 8.35 feet from the Northwest Corner of Section 2, T5S, R1W, S.L.B.& M.; thence S00°13'07"W 12.70 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: N18°02'29"W) a distance of 46.87 feet through a central angle of 17°54'08" Chord: S80°54'35"W 46.68 feet; thence S89°51'39"W 3,661.34 feet; thence along the arc of a curve to the left with a radius of 294.00 feet a distance of 270.21 feet through a central angle of 52°39'34" Chord: S63°31'52"W 260.80 feet; thence S37°12'05"W 137.06 feet; thence along the arc of a curve to the right with a radius of 156.00 feet a distance of 170.42 feet through a central angle of 62°35'38" Chord: S68°29'54"W 162.08 feet; thence N80°12'18"W 32.74 feet; thence along the arc of a curve to the right with a radius of 156.00 feet a distance of 158.93 feet through a central angle of 58°22'23" Chord: N51°01'06"W 152.15 feet; thence N21°49'55"W 99.14 feet; thence along the arc of a curve to the left with a radius of 144.00 feet a distance of 171.33 feet through a central angle of 68°10'05" Chord: N55°54'57"W 161.40 feet; thence S89°59'36"W 276.99 feet; thence N06°50'53"E 12.09 feet; thence N89°59'39"E 275.55 feet; thence along the arc of a curve to the right having a radius of 156.00 feet a distance of 185.60 feet through a central angle of 68°10'05" Chord: S55°54'57"E 174.85 feet; thence S21°49'55"E 99.14 feet; thence along the arc of a curve to the left with a radius of 144.00 feet a distance of 146.71 feet through a central angle of 58°22'23" Chord: S51°01'06"E 140.44 feet; thence S80°12'18"E 32.74 feet; thence along the arc of a curve to the left with a radius of 144.00 feet a distance of 157.32 feet through a central angle of 62°35'38" Chord: N68°29'54"E 149.61 feet; thence N37°12'05"E 137.06 feet; thence along the arc of a curve to the right with a radius of 306.00 feet a distance of 281.24 feet through a central angle of 52°39'34" Chord: N63°31'52"E 271.44 feet; thence N89°51'39"E 3,661.34 feet; thence along the arc of a curve to the left with a radius of 138.00 feet a distance of 47.10 feet through a central angle of 19°33'15" Chord: N80°05'02"E 46.87 feet to the point of beginning.

Contains: 1.38 acres+/-