

When recorded, mail to:
Lehi City Planning Division
153 North 100 East
Lehi, Utah 84043

Affects Parcel No(s): _____

RELOCATION OF DRAINAGE EASEMENT

TOLL SOUTHWEST, LLC, a Utah limited liability company, hereinafter GRANTOR, and as declarant for the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, does hereby vacate the drainage easement located Lots 31, 32, 33, 34 and 35 of Plat "A" Hidden Canyon a Residential Subdivision, Entry 58038: 2018 recorded on June 21, 2018 and Lots 40, 41, 42, 43, 44, 45, and 46 on Plat B, Hidden Canyon, a Residential Subdivision, Entry 22008:2019 recorded on March 18, 2019 and does hereby grant and convey to HIDDEN CANYON HOMEOWNER'S ASSOCIATION, hereinafter GRANTEE, a drainage easement (the "Easement") on, over, under, and across portions of the described property situated in the County of Utah, State of Utah, to-wit (the "Easement Area"):

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION AND DEPICTION

TO HAVE AND TO HOLD the same unto Grantee and its successors, so long as such Easement shall be maintained, with the reasonable right of ingress and egress to install, maintain, operate, repair, inspect, protect, remove and replace. Grantee and its successors and assigns, hereby release Grantor from any and all claims relating to the condition of the Easement Area and the entry upon the Easement Area by Grantee and Grantee and its agents, servants, employees, consultants, contractors and subcontractors (collectively, "Grantee's Agents"). Grantee accepts the Easement Area and all aspects thereof in its "AS IS," "WHERE IS" condition, without warranties, either express or implied.

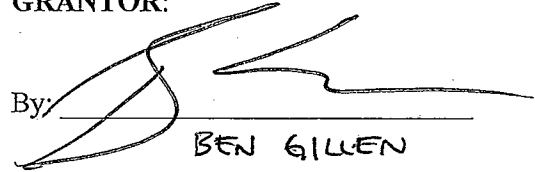
Grantor reserves the right to occupy and use said property for all purposes not inconsistent with the rights herein granted and shall retain the full right, title, and possession of the Grantor's property except for the limited Easement granted herein.

The rights, conditions, and provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Grantor, has caused this instrument to be executed this 30 day of August, 2022.

[signature and notary pages to follow]

GRANTOR:

By: 
BEN GILLEN

STATE OF UTAH)
COUNTY OF UTAH) ss.

On the 30 Day of August, 2022, personally appeared before me and did acknowledge that he/she executed the foregoing document.


NOTARY PUBLIC

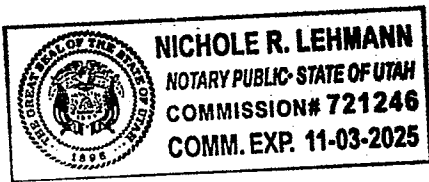


EXHIBIT A

Legal Description of Easement Area

STORM DRAIN DESCRIPTION
(LOTS 31-45)

A part of the SW 1/4 of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point South 6,593.04 feet and East 2,350.79 from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is N0°17'58"W between the Southeast Corner and the East 1/4 Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian); thence S51°47'59"W 74.28 feet; thence S68°21'00"W 101.03 feet; thence S88°59'08"W 101.76 feet; thence N66°15'58"W 106.01 feet; thence N62°52'10"W 98.39 feet; thence N46°13'01"W 26.15 feet; thence N49°43'58"W 90.26 feet; thence N33°06'01"W 73.40 feet; thence N30°28'16"W 79.51 feet; thence N30°39'35"W 82.67 feet; thence N31°14'53"W 80.38 feet; thence N28°38'49"W 80.46 feet; thence N34°59'13"W 241.77 feet; thence N42°09'32"W 59.47 feet; thence N40°20'50"W 47.51 feet; thence N49°39'10"E 10.00 feet; thence S40°20'50"E 47.35 feet; thence S42°09'32"E 59.94 feet; thence S34°59'13"E 242.95 feet; thence S28°38'49"E 80.78 feet; thence S31°14'53"E 80.20 feet; thence S30°39'35"E 82.74 feet; thence S30°28'16"E 79.30 feet; thence S33°06'01"E 71.70 feet; thence S49°43'36"E 89.25 feet; thence S46°13'01"E 24.84 feet; thence N46°13'01"W 24.99 feet; thence S46°13'01"E 24.99 feet; thence S62°52'10"E 96.63 feet; thence S66°15'58"E 103.52 feet; thence N88°59'08"E 97.75 feet; thence N68°21'00"E 97.76 feet; thence N51°47'59"E 72.82 feet; thence S38°12'01"E 10.00 feet to the point of beginning.

Area Contains: 13,352 square feet or 0.31 acres+/-

STORM DRAIN DESCRIPTION
(LOTS 51-61)

A part of the SW 1/4 of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on the Southwest corner of Lot 30 of the HIDDEN CANYON PLAT "A" Subdivision, Entry No. 58038:2018 Map: 16118 on file and recorded in the office of the Utah County Recorder, said point also being located South 6,738.91 feet and East 2,641.36 from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is N0°17'58"W between the Southeast Corner and the East 1/4 Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian); thence N54°42'46"E 241.17 feet; thence N33°41'39"E 157.15 feet; thence N00°40'15"W 294.77 feet; thence S79°37'12"W 97.73 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 293.00 feet (radius bears: S80°35'51"W) a distance of 10.00 feet through a central angle of 01°57'19" Chord: N10°22'49"W 10.00 feet; thence N79°37'09"E 97.06 feet; thence N14°52'27"W 67.33 feet; thence N75°07'33"E 10.00 feet; thence S83°56'47"E 44.18 feet; thence S04°24'39"W 10.10 feet; thence N85°35'21"W 40.19 feet; thence S14°52'27"E 66.10 feet; thence S00°40'15"E 281.86 feet; thence N33°41'39"E 41.36 feet; thence S09°11'10"E 14.70 feet; thence S33°41'39"W 221.25 feet; thence S54°42'46"W 224.96 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 172.00 feet (radius bears: N33°27'23"E) a distance of 15.83 feet through a central angle of 05°16'28" Chord: N53°54'23"W 15.83 feet to the point of beginning.

Area Contains: 10,772 square feet or 0.25 acres+/-

STORM DRAIN DESCRIPTION
(LOTS 51-61)

A part of the SW 1/4 of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the Southerly Right of Way Line of Canyon Rim Road, said Roadway established by HIDDEN CANYON PLAT "A" Subdivision, Entry No. 58038:2018 Map: 16118 on file and recorded

in the office of the Utah County Recorder, said point also being located South 7,860.07 feet and East 2,580.01 from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is N0°17'58"W between the Southeast Corner and the East 1/4 Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian); thence N25°14'26"E 10.00 feet; thence S64°53'59"E 105.08 feet; thence N38°26'16"E 71.42 feet; thence S70°03'00"E 40.24 feet; thence S59°17'33"E 67.52 feet; thence S30°42'27"W 10.00 feet; thence N59°17'33"W 66.58 feet; thence N70°03'00"W 32.10 feet; thence S38°26'16"W 56.21 feet; thence N83°49'43"E 30.43 feet; thence S06°10'17"E 10.00 feet; thence S83°49'43"W 43.78 feet; thence N64°53'59"W 110.45 feet to the point of beginning.

Area Contains: 3,192 square feet or 0.07 acres+/-

STORM DRAIN DESCRIPTION
(LOTS 134 & 135)

A part of the SW 1/4 of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located Northwest Corner of 135 of HIDDEN CANYON PLAT "B" on file and recorded in the Utah County Recorder's Office as Entry No. 22008:2019, Map 16484, March 18, 2019, said point also being located South 8,210.59 feet and East 3029.56 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is N0°17'58"W between the Southeast Corner and the East 1/4 Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian); thence N30°58'50"E 5.00 feet; thence S59°01'10"E 114.15 feet; thence S30°58'50"W 10.00 feet; thence N59°01'10"W 114.15 feet; thence N30°58'50"E 5.00 feet to the point of beginning.

Area Contains: 1,141 square feet or 0.03 acres+/-

