

176952-CPI

WHEN RECORDED, RETURN TO:  
Herriman City  
5355 West Herriman Main Street  
Herriman, Utah 84096

14241428 B: 11491 P: 8212 Total Pages: 4  
05/16/2024 03:02 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Affecting Parcel #(s): 26-34-226-008 and 26-34-276-020


**GRANT OF EASEMENT**  
**(Storm Drain Pond)**

OLYMPIA RANCH, LLC, a Utah limited liability company ("Grantor"), who for itself and its successors and assigns, hereby conveys and grants to HERRIMAN CITY ("Grantee"), a Utah municipality, a permanent, non-exclusive easement (the "Easement") over, under, in, along, across and upon the property described in Exhibit A hereto (the "Easement Area") solely for the lawful construction, installation, maintenance, operation, repair, replacement and use of a storm drainage pond and related improvements, facilities, and equipment reasonable necessary to operate and maintain the subject storm drainage pond (the "Storm Drainage Pond Improvements"). The Easement Area is described and depicted on **Exhibit A** attached hereto. Grantor reserves the right to install other utility lines and improvements within the Easement Area so long as they do not unreasonably interfere with the Storm Drainage Pond Improvements and Grantee's use thereof. This Easement shall run with the land and shall be binding upon any and all grantees, lessees, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has executed this Grant of Easement effective as of this  
16 day of May 2024.

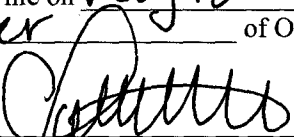
GRANTOR:

OLYMPIA RANCH, LLC,  
a Utah limited liability company

By:   
Name: Ryan Button  
Title: Manager

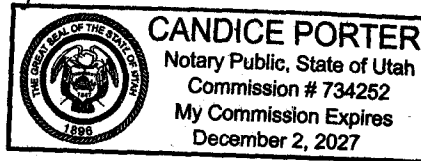
STATE OF UTAH )  
 )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me on May 15, 2024  
by Ryan Button, as Manager of OLYMPIA  
RANCH LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

12-2-2027



**Exhibit A**

**Legal Description**

**Great Basin at Olympia – Phase 1**

**Storm Drainage Pond Easement**

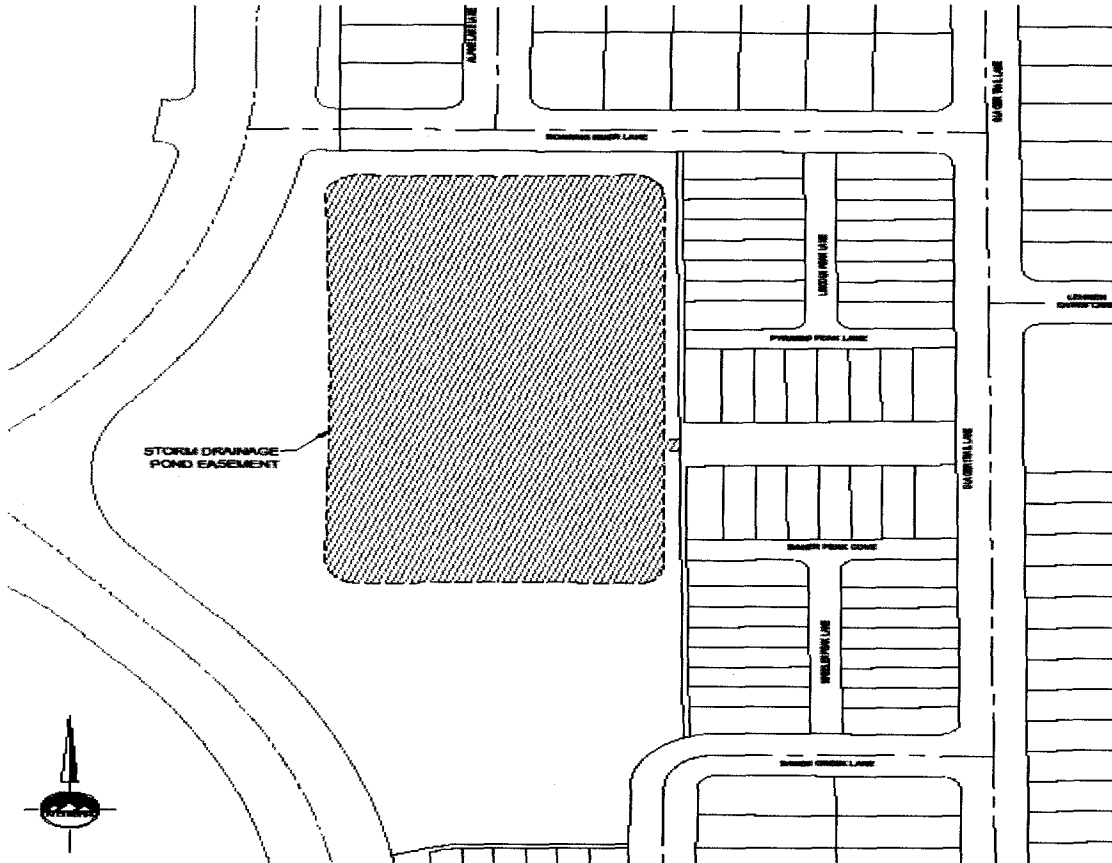
A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 227.54 feet along the section line and South 446.56 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southeasterly 41.30 feet along the arc of a 26.00 foot radius curve to the right (center bears South 01°00'17" East and the chord bears South 45°30'08" East 37.09 feet with a central angle of 91°00'17");  
thence South 315.81 feet;  
thence East 13.47 feet;  
thence South 00°30'22" East 16.00 feet;  
thence West 13.61 feet;  
thence South 151.02 feet;  
thence Southwesterly 32.65 feet along the arc of a 20.50 foot radius curve to the right (center bears West and the chord bears South 45°37'34" West 29.31 feet with a central angle of 91°15'08");  
thence North 88°44'52" West 112.63 feet;  
thence South 88°45'17" West 110.80 feet;  
thence Northwesterly 49.09 feet along the arc of a 30.50 foot radius curve to the right (center bears North 01°14'43" West and the chord bears North 45°08'14" West 43.96 feet with a central angle of 92°12'59");  
thence North 00°58'16" East 235.44 feet;  
thence North 00°58'16" West 235.57 feet;  
thence Northeasterly 43.34 feet along the arc of a 27.00 foot radius curve to the right (center bears North 89°01'44" East and the chord bears North 45°01'00" East 38.84 feet with a central angle of 91°58'32");  
thence South 88°59'43" East 114.54 feet;  
thence North 88°59'43" East 107.06 feet to the point of beginning.

Contains 144,035 Square Feet or 3.307 Acres

Depiction of Easement Area



PROJECT NUMBER: 17000A PROJECT MANAGER: MCE <b>1 OF 1</b>	SHEET DATE: 2024.05.20 DRAWN BY: MCE	<p align="center"><b>GREAT BASIN AT OLYMPIA</b>  <b>PHASE 1</b>          6400 WEST 13200 SOUTH          HERRING, UTAH  <b>OFF-SITE STORM DRAINAGE POND EASEMENT EXHIBIT</b></p>	<p><b>ENSIGN</b>          THE SITE DESIGN EXPERTS</p> <p> <small>           4000 W. 12000 S., Suite 100            Sandy, UT 84070            Phone: 801.255.0000            www.ensigndesign.com         </small> </p>
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