

WHEN RECORDED RETURN TO:

Chad Evans
12751 S. Costanza Way
Draper, Utah 84020

CTIA 182313-CAP

Tax Serial No. Part of 28-33-129-019

STORM DRAINAGE EASEMENT

Linda A. Richins, as Trustee of the Vern Leland Richins and Linda Asay Richins Living Trust (collectively "Grantors"), of 12741 S. Costanza Way, Draper, Utah 84020, for Ten Dollars and other valuable consideration, do hereby grant for the benefit of the owners of the proposed Warhorse Ranch Subdivision, and their successors and assigns as owner(s) of real property therein (collectively "Grantees"), a non-exclusive perpetual easement for:

the construction, installation, operation, maintenance, repair and replacement, as necessary, of a storm drainage easement for storm water draining off of Warhorse Ranch Road and proposed lot 2A WARHORSE RANCH SUBDIVISION, located in Salt Lake County State of Utah, and more particularly described and incorporated herein as Exhibit B, over and upon that portion only of Grantors' real property which is located in Draper City, Salt Lake County, State of Utah, and is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Property"). The Easement Property is also depicted on the "Plat" attached hereto as Exhibit "C" and incorporated herein.

In granting this easement Grantors shall have, and Grantees acknowledge Grantors have no responsibility whatsoever for the cost of construction, installation, operation, maintenance, repair or replacement of the easement, and no liability whatsoever to Grantees or to any third parties for the manner of its use, operation or maintenance, or lack thereof.

This easement benefits and burdens the successors and assigns of the Grantors and Grantees, and runs with the land.

DATED this 27 day of September, 2024.

"Grantors"

Linda A. Richins

Linda A. Richins, as Trustee of the Vern Leland Richins and Linda Asay Richins Living Trust

~~STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)~~

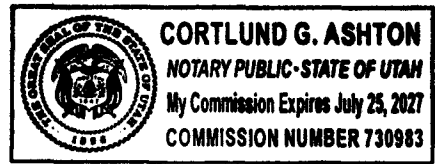
STATE OF UTAH)
)
 :SS.
COUNTY OF SALT LAKE)

On the 27 day of September, 2024, personally appeared before me Linda A. Richins, who being by me duly sworn, did say that they executed the foregoing instrument in her capacity as Trustee of the Vern Leland Richins and Linda Asay Richins Living Trust.



NOTARY PUBLIC

My Commission Expires: 7/25/27
Residing at: DRAPER, UT



1683880v2

EXHIBIT A
EASEMENT PROPERTY

BEGINNING AT A POINT ON THE NORTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, AS RECORDED IN BOOK 2001P AT PAGE 145 IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, SAID POINT BEING SOUTH 0°21'12" WEST 989.68 FEET (SOUTH 0°02'20" WEST BY DEED) ALONG THE SECTION LINE TO A POINT ON THE WESTERLY EXTENSION OF THE SAID NORTH LINE OF LOT "A" AND NORTH 89°52'39" EAST 1813.21 FEET (NORTH 89°39'00" EAST BY PLAT) ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION FROM THE NORTHWEST CORNER OF SAID SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 34°56'17" WEST 61.12 FEET ALONG THE EASTERLY LINE OF SAID DRAPER CITY PARCEL; THENCE SOUTH 89°07'53" EAST 129.94 FEET; THENCE SOUTH 0°57'44" WEST 47.94 FEET TO A POINT ON SAID NORTH LINE OF LOT "A"; THENCE SOUTH 89°52'39" WEST 94.12 FEET (SOUTH 89°39'00" WEST BY PLAT) TO THE POINT OF BEGINNING.

EXHIBIT B

PROPOSED LOT 2A, WARHORSE RANCH SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NOORDA SUBDIVISION, AS RECORDED IN BOOK 2016P AT PAGE 133, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING SOUTH 0°21'12" WEST 812.69 FEET (SOUTH 0°02'20" WEST 803.933 FEET BY DEED) ALONG THE SECTION LINE AND EAST 1669.55 FEET (1666.45 FEET BY DEED) TO SAID SOUTH LINE AND SOUTH 88°48'58" EAST 229.43 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 88°48'58" EAST 261.00 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION COMPANY CANAL, CURRENTLY THE DRAPER CITY PARCEL; THENCE SOUTH 19°04'56" EAST 171.54 FEET (SOUTH 19°14'34" EAST 167.55 FEET BY DEED) ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, AS RECORDED IN BOOK 2001P AT PAGE 145 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 89°52'39" WEST 316.67 FEET (NORTH 89°55'41" WEST BY DEED AND SOUTH 89°39'00" WEST BY PLAT) ALONG SAID NORTH LINE; THENCE NORTH 0°07'21" WEST 168.18 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
Proposed Plat
WARHORSE RANCH SUBDIVISION

