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22 APRIL 93 10:37 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: REBECCA GRAY , DEPUTY

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 12 day of April, 1993 by Watts 89, Inc., a Utah corporation (herein "Watts"), and Federal Pointe Homeowners' Association, a Utah nonprofit corporation (herein "Association") to and in favor of First Charter Development Corporation, a Utah corporation, (herein "First Charter").

1. Watts and Association, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to First Charter a perpetual non-exclusive easement and right-of-way for ingress and egress for pedestrian and vehicular traffic for one or more single family residences, over and across the Private Streets designated on the Federal Point P.U.D. plat, as recorded in the office of the Salt Lake County Recorder, to and from and for the benefit of that certain real property owned by First Charter, located in Salt Lake County, State of Utah, and more particularly described as the "Southwest Parcel" on Exhibit "A."

2. By accepting this Grant, First Charter, and/or each successor lot owner agrees to pay to the Association assessments or charges in accordance with the requirements of Sections 5.2, 5.3, 5.4, 5.6, 5.7, 5.8 and 5.9 of the Declaration of Covenants, Conditions, and Restrictions of The Federal Pointe Subdivision, recorded April 22, 1993 as Entry No. 5482962 in the Salt Lake County Recorder's Office, an equal assessment for each lot now or hereafter located within the "Southwest Parcel" (as of the date hereof, one lot).

3. The grants, covenants and provisions contained herein shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Watts, Association and First Charter.

IN WITNESS WHEREOF, the parties hereof entered this Grant of Easement the day and year first above written.

WATTS 89, INC.

By Rick Watts
Its V. PRESIDENT

FEDERAL POINTE HOMEOWNERS' ASSOCIATION

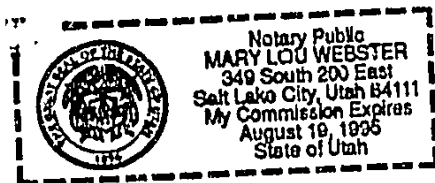
By Rick Watts
Its Pres.

5482982

ARC D-108217

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

On this 10th day of April, 1993, personally appeared before me Russell K. Watts, who being by me duly sworn did say that he the said Russell K. Watts is the Vice President of Watts 89, Inc. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Russell K. Watts duly acknowledged to me that said corporation executed the same.



Mary Lou Webster
NOTARY PUBLIC
Residing in: Salt Lake County, UT

My Commission Expires:
8/19/95

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

On this 10th day of April, 1993, personally appeared before me Russell K. Watts, who being by me duly sworn did say that he the said Russell K. Watts is the President of Federal Point Homeowners Association and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Russell K. Watts duly acknowledged to me that said corporation executed the same.

Mary Lou Webster
NOTARY PUBLIC
Residing in: Salt Lake County, UT

My Commission Expires:

8/19/95



EXHIBIT A
TO
GRANT OF EASEMENT

DESCRIPTION OF "SOUTHWEST PARCEL"

PARCEL NO. 1:

BEGINNING at a point that is North 00°01'46" East 1017.99 feet along the West boundary of Fort Douglas Military Reservation and South 89°58'23" East 2481.76 feet along the North Military Reservation boundary from United States Military Reservation Monument No. 13; said Monument No. 13 being South 00°01'57" East (bearing base) which equals South 00°12'58" West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South 89°58'15" West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the West); thence South 89°58'23" East 1286.60 feet along the north boundary of Fort Douglas Military Reservation, said boundary being between United States Monuments 14 and 15, to a point of intersection of the northerly extension of the westerly boundary between United States Monuments 11 and 12 (Monument 12 being identified by City's Monument 12A); thence South 00°00'17" East 1015.40 feet along the northerly extension of the Westerly boundary of the Fort Douglas Military Reservation between United States Monuments 11 and 12; thence South 89°58'15" West 1286.60 feet along the South boundary of Fort Douglas Military Reservation, between United States Monuments 12 (Monument 12 being identified by City's Monument 12A) and 13; thence North 00°00'17" West 1016.29 feet to the point of BEGINNING.

PARCEL 2:

BEGINNING South 89°59'23" East 877.57 feet from the Southwest Corner of Lot 19, ARLINGTON PARK; South 89°59'23" East 355 feet; South 0°00'17" East 641.56 feet; South 83°44'01" West 83.11 feet; North 65°13'44" West 300 feet; North 0°00'17" West 525 feet to BEGINNING.

LESS and excluding from Parcels 1 and 2:

A parcel of land located in the Southwest Quarter of the Northeast Quarter of Section 33, Township 1 North, Range 1 East, Salt Lake Meridian, described as follows:

BEGINNING at a point that is North 0°00'46" East 1017.99 feet along the West boundary of Fort Douglas Military Reservation and South 89°59'23" East 2481.76 feet along the north Military Reservation boundary from United States Military Reservation Monument No. 13, said Monument No. 13 being South 00°01'57" East (bearing base) which equals South 00°12'58" West (State plane grid bearing Utah Central Zone) 496.98 feet along the monument line of Virginia Street and South 89°59'15" West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the west), thence South 89°59'23" East 1286.60 feet along the north boundary of Fort Douglas Military Reservation; thence South 0°00'17" East 1015.40 feet to the North line extended of Federal Heights Plat F; thence South 89°58'15" West 1286.6 feet along said North line of Federal Heights Plat F; thence North 0°00'17" West 392.29 feet; thence North 16°46'25" East 190.33 feet; thence North 10°51'01" East 145.35 feet; thence North 27°28'01" East 72.89 feet; thence North 16°46'25" East 140.00 feet; thence North 57°19'22" West 185.76 feet to the point of BEGINNING.