

WHEN RECORDED, PLEASE MAIL TO:

Silver Summit Properties, LLC
c/o Robert Barron Mosteller
9275 Par Court
Park City, UT 84098

10945301

5/3/2010 11:39:00 AM \$20.00

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Gary W. Ott

Recorder, Salt Lake County, UT

FIRST AMERICAN TITLE PARK CITY

BY: eCASH, DEPUTY - EF 5 P.

Affects Parcel ID Nos. 28-08-153-022

DEDICATION OF ACCESS EASEMENT

(North Access)

THIS DEDICATION OF ACCESS EASEMENT is made as of the 19th day of April, 2010, by SILVER SUMMIT PROPERTIES, LLC, a Utah limited liability company (Grantor), whose address is 9275 Par Court, Park City, Utah 84098, with reference to the following facts and circumstances:

A. Grantor, as the owner of certain real property located in Sandy City, Salt Lake County, Utah, has applied to Sandy City to approve subdivision of the real property into two separate lots.

B. Following subdivision of the property, Grantor is and shall be the owner of two adjoining parcels of land designated as Lot 1 and Lot 2 of the Summit Subdivision located in Sandy City, Salt Lake County, Utah. Lot 1 (the Servient Tenement) is more particularly described in Exhibit A attached hereto, and Lot 2 (the Dominant Tenement) is more particularly described in Exhibit B attached hereto.

C. As part of the subdivision approval process for the Summit Subdivision, Grantor, as the owner of Lot 1, desires and is required by Sandy City to dedicate and grant certain easements, including the easement granted herein, to and for the benefit of Lot 2.

NOW, THEREFORE, in order to facilitate the subdivision of Lot 1 and Lot 2 and the use and enjoyment of Lot 2 following subdivision, Grantor hereby declares, dedicates, grants, conveys, assigns and warrants to and for the benefit of the owner of Lot 2 and its tenants, invitees, visitors, agents, employees successors and assigns, a non-exclusive, perpetual easement for the purpose of pedestrian and vehicular ingress to and egress from Lot 2. The easement granted herein shall include the right of the owner of Lot 2 to improve, construct, maintain, repair, reconstruct, reinstall, restore, alter and operate necessary or appropriate driveway improvements, provided ingress to, egress from, and the use and enjoyment of Lot 1 are not materially adversely affected thereby, and the owner of Lot 2 shall be solely responsible for all costs associated therewith. The easement shall run over and across the following-described parcel of land:

BEGINNING AT A POINT BEING SOUTH 00° 21'30" EAST ALONG THE SECTION LINE 2015.28 FEET AND SOUTH 89° 17'43" EAST 57.11 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1

EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 56'07" EAST 0.81 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 5.75 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00° 03'53" EAST WITH A CENTRAL ANGLE 34° 42'30"); THENCE NORTH 55° 21'23" EAST 11.31 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 6.17 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 34° 38'37" EAST WITH A CENTRAL ANGLE 35° 20'57") TO A POINT ON THE NORTHERLY LINE OF GRANTOR'S PROPERTY ; THENCE SOUTH 89° 17'43" EAST 93.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 9.50 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00° 42'19" WEST WITH CENTRAL ANGLE 19° 26'29"); THENCE SOUTH 69° 51'12" EAST 9.39 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 1.71 FEET ALONG THE ARC OF A 5.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 20° 08'48" EAST WITH CENTRAL ANGLE 19° 35'53"); THENCE SOUTH 89° 27'05" EAST 2.30 FEET TO THE EASTERLY LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 00° 21'30" EAST ALONG SAID EASTERLY LINE 24.00 FEET; THENCE NORTH 89° 17'41" WEST 0.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 1.37 FEET ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00° 42'19" EAST WITH A CENTRAL ANGLE 39° 22'29"); THENCE NORTH 49° 55'12" WEST 9.89 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 6.87 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 40° 04'48" WEST WITH A CENTRAL ANGLE 39° 22'27"); THENCE NORTH 89° 17'40" WEST 91.23 FEET; THENCE SOUTH 25.72 FEET; THENCE WEST 29.91 FEET; THENCE NORTH 00° 00'35" WEST 35.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.078 ACRES

The easement granted hereby is for the benefit of and appurtenant to the parcel of land designated as Lot 2, more particularly described in Exhibit B, shall run with the land, and shall be binding on and inure to the benefit of the parties' respective successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement on the 19 day of April, 2010.

GRANTOR:

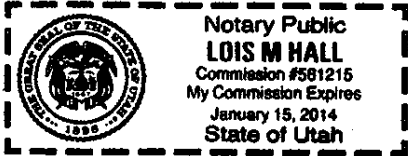
SILVER SUMMIT PROPERTIES, LLC, a Utah limited liability company

By: _____
Its: Manager

STATE OF UTAH)

Summit, UT ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19 day of April, 2010, by Robert Barron Mosteller in his capacity as manager of SILVER SUMMIT PROPERTIES, LLC.





Notary Public

EXHIBIT A

Legal Description of Lot 1 (the Servient Tenement)

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 7TH EAST STREET, SAID POINT BEING SOUTH 00°21'30" EAST ALONG THE SECTION LINE 2005.09 FEET AND SOUTH 89°17'43" EAST 57.16 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°17'40" EAST 136.83 FEET; THENCE SOUTH 00°21'30" EAST 143.01 FEET; THENCE SOUTH 89°54'20" WEST 35.38 FEET; THENCE NORTH 89°29'00" WEST 102.31 FEET TO SAID EAST STREET; THENCE NORTH 00°00'35" WEST ALONG SAID EASTERLY LINE 143.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,704 S.F.
CONTAINS 0.452 ACRES

EXHIBIT B

Legal Description of Lot 2 (the Dominant Tenement)

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 SUMMIT SUBDIVISION; NOT YET RECORDED, AT A SAID POINT BEING SOUTH 00° 21' 30" EAST 2005.09 FEET AND SOUTH 89° 17' 43" EAST 194.00 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89° 17' 43" EAST 160.99 FEET; THENCE SOUTH 89° 53' 37" EAST 107.05 FEET; THENCE SOUTH 00° 21' 30" EAST 140.39 FEET; THENCE SOUTH 89° 54' 20" WEST 268.02 FEET; THENCE NORTH 00° 21' 30" WEST 143.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,888 S.F.
CONTAINS 0.870 ACRES