

WHEN RECORDED, MAIL TO:

Wasatch Pines, LLC

9186398  
09/30/2004 02:58 PM \$22.00  
Book - 9043 Pg - 5809-5814  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WASATCH PINES LLC  
3304 E WASATCH PINES LN  
SANDY UT 84092  
BY: SEM, DEPUTY - WI 6 P.

Parcel Nos. 28-11-427-030,  
28-11-427-035,  
28-11-427-023

**QUIT CLAIM DEED  
WITH  
RESERVATION OF EASEMENT RIGHT**

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, of Salt Lake City, Salt Lake County, State of Utah, hereby quit claims to WASATCH PINES, LLC, a Utah limited liability company, GRANTEE, of Salt Lake County, State of Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel(s) of land in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

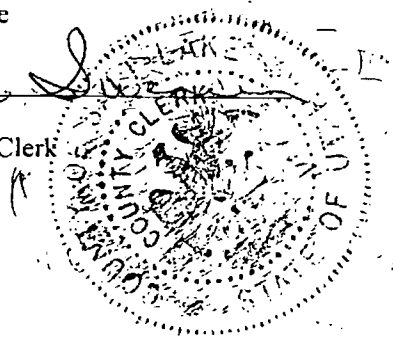
Grantor reserves unto itself a perpetual easement over, under, and across the above described property for slope maintenance of Wasatch Boulevard. Said easement is more particularly described in Exhibit "B" attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this 26 day of August, 2003.

SALT LAKE COUNTY

By [Signature]  
Mayor or Designee

By [Signature]  
Sherrie Swensen  
Salt Lake County Clerk



APPROVED AS TO FORM  
Salt Lake County District Attorney's Office  
By [Signature]  
Deputy District Attorney  
Date 7/21/03



EXHIBIT "A" PAGE ONE  
Remainder 28-11-427-023

A parcel of land being part of an entire tract of property situate in the Southeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said entire tract is described in that Warranty Deed recorded in Book 5622, Page 2049, Salt Lake Recorder's Office. The boundaries of said parcel of land are described as follows:

Beginning at the most northerly corner of said entire tract which is 1,565.21 feet S. 89°35'24" E. along the section line and 215.13 feet S. 06°18'30" W. and 55.5 feet S. 83°07'50" E. from the Center Quarter corner of said Section 11 (by record the point of beginning is East 233.34 and S. 06°18'30" W. 216.81 feet and S. 83°07'50" E. 55.5 feet from the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 11); thence S. 83°07'50" E. 31.64 feet along the northerly boundary line to the Northeast corner of said entire tract; thence S. 08°12'00" E. 59.35 feet, more or less, along the easterly boundary line of said entire tract to the northwesterly right of way line of Wasatch Boulevard at a point of non-tangency with a 1,604.42 foot radius curve to the left; thence southwesterly 543.32 feet, more or less, along the arc of said curve (chord bears S. 34°15'51" W. 540.73 feet) having a central angle of 19°24'10" along said northwesterly right of way line to the westerly boundary line of said entire tract also being the One-Sixteenth Section line; thence North 228.01 feet along said westerly boundary line and One-Sixteenth Section line; thence along the northwesterly, westerly and northerly boundary lines of said entire tract the following five courses and distances: 1) N. 45° E. 125.52 feet; 2) N. 89°15'25" E. 74.28 feet; 3) N. 04°41'00" E. 110.49 feet; 4) N. 39° E. 39.13 feet; 5) N. 53° E. 85.0 feet to the point of beginning.

The above described parcel of land contains 38,523 square feet in area, or 0.884 acre, more or less.

**28-11-427-030**

An entire tract of property situate in the Southeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said entire tract is also described in that Warranty Deed recorded in Book 6754, Page 865, Salt Lake County Recorder's Office. The boundaries of said entire tract are described as follows:

Beginning at the northwesterly corner of said entire tract which is 225.93 feet South and 296.02 feet East from the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence S.  $83^{\circ}07'50''$  E. 59.54 feet, more or less, along the northerly boundary line of said entire tract to the northwesterly right of way line of Wasatch Boulevard; thence along said northwesterly right of way line the following two courses and distances: 1) S.  $45^{\circ}00'00''$  W. 41.16 feet to a point of tangency with a 1,604.42 foot radius curve to the left; 2) southwesterly 30.87 feet along the arc of said curve (chord bears S.  $44^{\circ}26'56''$  W. 30.87 feet) having a central angle of  $01^{\circ}06'08''$  to the most southerly corner of said entire tract; thence N.  $08^{\circ}12'00''$  W. 58.87 feet along the westerly boundary line of said entire tract to the point of beginning.

The above described entire tract contains 0.039 acre, more or less.

**Remainder Description of 28-11-427-035**

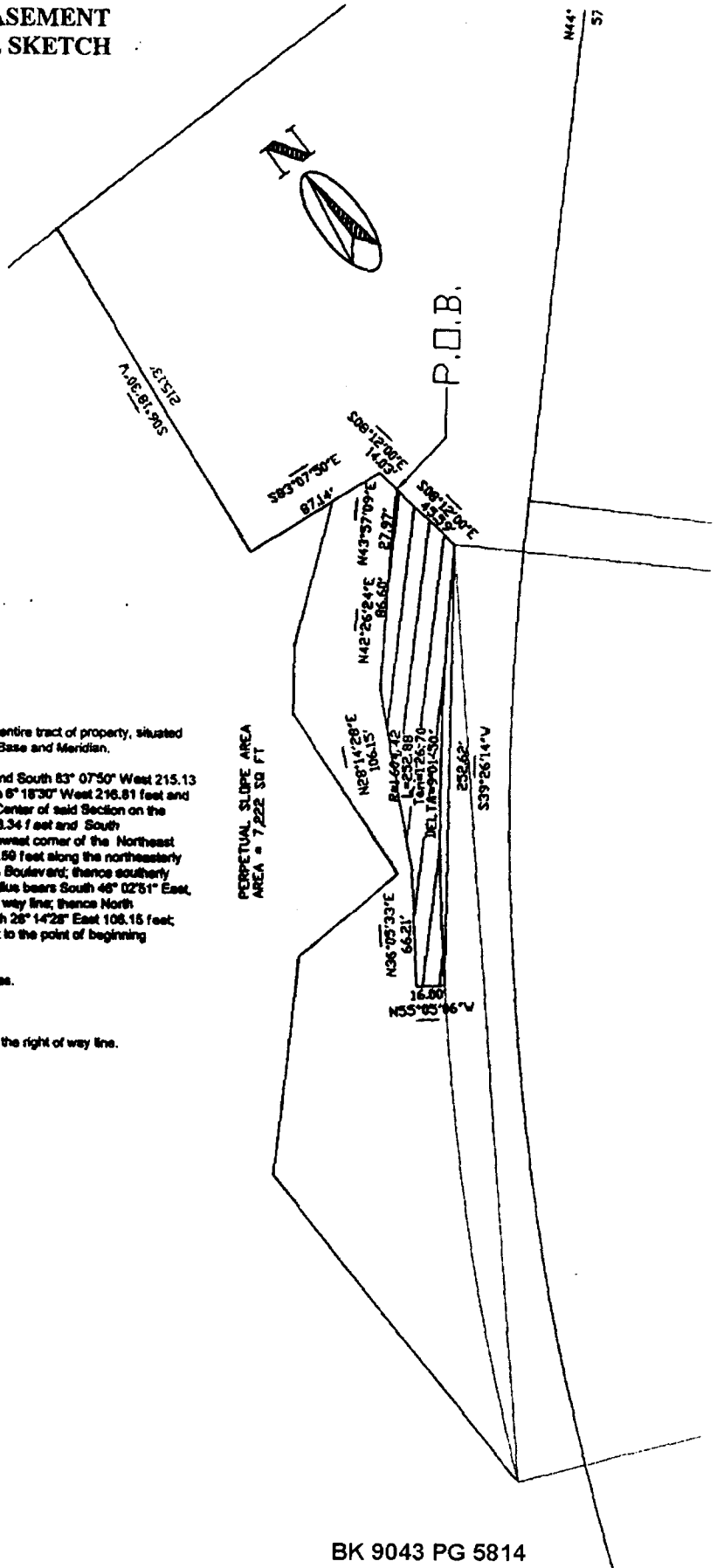
A parcel of land being part of an entire tract of property situate in the Southeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said entire tract being described as Parcel 2 in that Quit Claim Deed recorded in Book 6754, Page 1969, Salt Lake County Recorder's Office. The boundaries of said parcel of land are described as follows:

Beginning at the northerly corner of said entire tract which is 158.63 feet South and 928.62 feet West from the East Quarter corner of said Section 11, said point also is in the westerly line of a 30 foot right of way, described in Book 1545, Page 546, Salt Lake County Recorder's Office; thence S. 20°55'00" E. 13.98 feet, more or less, along the easterly boundary line of said entire tract to the northwesterly right of way line of Wasatch Boulevard; thence S. 45°02'29" W. 19.18 feet along said northwesterly right of way line to the westerly boundary line of said entire tract; thence N. 20°55'10" W. 13.11 feet along said westerly boundary line to the westerly corner of said entire tract; thence along the northwesterly boundary line of said entire tract the following two courses and distances: 1) N. 53°51'09" E. 10.67 feet; 2) N. 29°53'42" E. 9.32 feet to the point of beginning.

The above described parcel of land contains 217 square feet in area, or 0.005 acre, more or less.

**PERPETUAL EASEMENT  
ILLUSTRATIVE SKETCH**

EXHIBIT "B"



**PERPETUAL EASEMENT  
LEGAL DESCRIPTION**

A perpetual easement for slope maintenance of Wasatch Blvd., being part of an entire tract of property, situated in the NE 1/4 SE 1/4 of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point South 89° 35'24" East 1564.91 feet along the Section line and South 83° 07'50" West 215.13 feet and thence South 83° 07'50" East 87.14 feet and East 233.34 feet and South 6° 18'30" West 216.81 feet and South 83° 07'50" East 87.14 feet and South 8° 12'00" West 14.03 feet from the Center of said Section on the northerly boundary of said entire tract of land, said point being a record East 233.34 feet and South 6° 18'30" West 216.81 feet and South 83° 07'50" East 216.81 feet from the Northwest corner of the Northeast quarter of the Southeast quarter of said section, thence South 8° 12'00" East 45.86 feet along the northeasterly boundary of said entire tract of land to the northerly right of way line of Wasatch Boulevard; thence southerly along a 1004.42 foot radius curve to the left with a central angle of 8°01'50" (radius bears South 46° 02'51" East, chord bears South 39° 26'14" West 252.62 feet) along the said northerly right of way line; thence North 85° 05'05" West 16.00 feet; thence North 36° 05'33" East 66.21 feet; thence North 28° 14'28" East 106.15 feet; thence North 42° 26'24" East 88.60 feet; thence North 43° 57'09" East 27.97 feet to the point of beginning

The above described strip of land contains 7222 square feet in area, more or less.

Rotate project bearings 00° 02'28" clockwise to match description bearings.

The slope grade may not be increased greater than 2 horizontal to 1 vertical from the right of way line.

PERPETUAL SLOPE AREA  
AREA = 7,222 SQ. FT.