

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated May 1, 2018, is made by and between Comcast Cable Communications Management, LLC, with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and The Gables and Villas at River Oaks Homeowners Association, with an address of 9135 Monroe Plaza Way, Sandy, Utah 84070 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated May 1, 2018, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 745 W Lazy Oak Wy, Sandy, UT 84070 in Salt Lake County, Utah described as follows:

LEGAL DESCRIPTION:

(See Attached)


The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.


IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

The Gables and Villas at River Oaks Homeowners Association

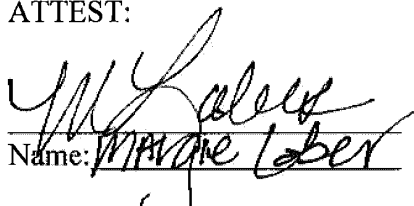

Name: Dawn Ziebold


By: 
Name: NEILL SMITH
Title: HOA BOARD PRESIDENT

GRANTEE

ATTEST:

Comcast Cable Communications Management, LLC



Name: Margie Leber

By: 
Name: Richard C Jennings
Title: Regional Senior Vice President, Cable Management

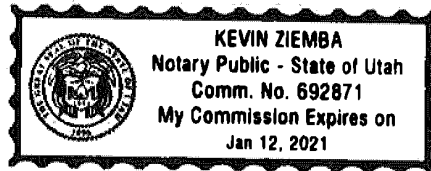
STATE OF Utch)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 24 day of April, 2018 by Neill Smith, the HOA President of The Gables and Villas at River Oaks Homeowners Association, on behalf of said entity. He/she is personally known to me or has presented Utch Drivers License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.


Kevin Ziemba Notary Public
(Print Name)

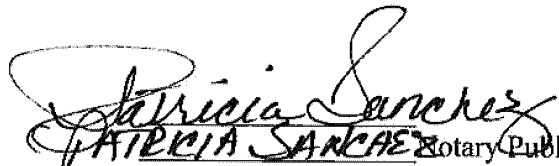
My commission expires: 1/12/21



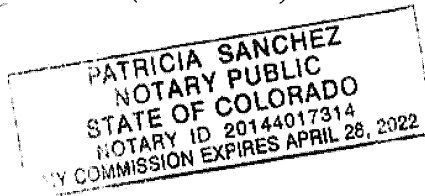
STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 29 day of June, 2018 by Richard C Jennings, the Regional Senior Vice President, Cable Management of Comcast Cable Communications Management, LLC, on behalf of said entity. He/~~she~~ is personally known to me or has presented _____ (type of identification) as identification and ~~did~~/did not take an oath.

Witness my hand and official seal.


PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/22



LEGAL DESCRIPTION

Parcel ID: 27024540220000

BEG S 0 $\frac{1}{2}$ 10'27" W 1795.56 FT & W 1388.03 FT FR E 1/4 COR SEC 2, T3S, R1W, SLM; SW'LY 212.79 FT ALG A 680 FT RADIUS CURVE TO L; S 80 $\frac{1}{2}$ 17'44" W 43.52 FT; N 74 $\frac{1}{2}$ 58'49" W 63.79 FT; N 65 $\frac{1}{2}$ 52'13" W 87.79 FT; N 0 $\frac{1}{2}$ 12'48" W 240.71 FT; N 74 $\frac{1}{2}$ 54'52" E 278.79 FT; S 15 $\frac{1}{2}$ 05'08" E 80 FT; S 74 $\frac{1}{2}$ 54'52" W 20 FT; S 15 $\frac{1}{2}$ 05'08" E 85.50 FT; N 74 $\frac{1}{2}$ 54'52" E 20 FT; S 15 $\frac{1}{2}$ 05'08" E 37.81 FT TO BEG. LESS STREETS, LOTS & PARCEL A. (BEING THE OPEN SPACE, COMMON AREA & PRIVATE ROW WITHIN RIVER OAKS VILLAS TOWNHOMES PUD PL D). 1.94 AC.

Parcel ID: 27024320350000

BEG S 0 $\frac{1}{2}$ 10'27" W 1644.58 FT & W 1085.78 FT FR E 1/4 COR SEC 2, T3S, R1W, SLM; SW'LY ALG A 680 FT RADIUS CURVE TO L 341.86 FT; N 15 $\frac{1}{2}$ 05'08" W 37.81 FT; S 74 $\frac{1}{2}$ 54'52" W 20 FT; N 15 $\frac{1}{2}$ 05'08" W 85.50 FT; N 74 $\frac{1}{2}$ 54'52" E 20 FT; N 15 $\frac{1}{2}$ 05'08" W 80 FT; N 74 $\frac{1}{2}$ 54'52" E 177.432 FT; N 56 $\frac{1}{2}$ 19'45" E 202.57 FT; S 53 $\frac{1}{2}$ 30'25" E 85.12 FT; SW'LY ALG A 241.50 FT RADIUS CURVE TO L 48.90 FT; SW'LY ALG A 5 FT RADIUS CURVE TO R 6.99 FT; NW'LY ALG A 99.50 FT RADIUS CURVE TO L 6.77 FT; S 0 $\frac{1}{2}$ 38'54" W 52 FT; SE'LY ALG A 5 FT RADIUS CURVE TO R 7.79 FT; SE'LY ALG A 241.50 FT RADIUS CURVE TO R 11.11 FT; S 38 $\frac{1}{2}$ 24'23" W 45.46 FT TO BEG. LESS LOTS. (BEING THE OPEN SPACE, COMMON AREA & PRIVATE ROW WITHIN RIVER OAKS VILLAS TOWNHOMES PUD PL C). 1.55 AC.

Parcel ID: 27024320210000

BEG S 00^10'27" W 1561.84 FT & W 470.36 FT FR E 1/4 COR OF SEC 2, T 3S, R 1W, SLM; SW'LY ALG A 655 FT RADIUS CURVE TO R 167.29 FT (CHORD S 77^25'59" W 166.84 FT); S 84^45' W 361.02 FT; S 85^00'40" W 13.07 FT; SW'LY ALG A 680 FT RADIUS CURVE TO L 81.28 FT (CHORD S 81^19'05" W 81.23 FT); N 38^24'23" E 45.76 FT; NW'LY ALG A 241.50 FT RADIUS CURVE TO R 11.11 FT (CHORD N 1^21'12" W 11.10 FT); NW'LY ALG A 5 FT RADIUS CURVE TO L 7.79 FT (CHORD N 44^41'38" W 7.03 FT); N 00^38'54" E 52 FT; SE'LY ALG A 99.50 FT RADIUS CURVE TO R 6.77 FT (CHORD S 87^24'12" E 6.77 FT); NE'LY ALG A 5 FT RADIUS CURVE TO L 6.99 FT (CHORD N 54^29'55" E 6.43 FT); NE'LY ALG A 241.50 FT RADIUS CURVE TO R 48.90 FT (CHORD N 20^15'10" E 48.82 FT); N 53^30'25" W 85.12 FT; S 56^19'45" W 195.01 FT; S 89^54'32" W 4.98 FT; N 40^34'05" E 482.26 FT; N 34^21'49" E 85.45 FT; S 55^32'42" E 114.30 FT; S 45^04'01" E 52.88 FT; S 65^07'56" E 125.88 FT; S 55^39'15" E 89.33 FT; N 48^31'39" E 99 FT; SE'LY ALG A 274 FT RADIUS CURVE TO R 17.57 FT (CHORD S 39^38'06" E 17.57 FT); S 10^03'59" W 22.14 FT; S 34^56'01" E 104.66 FT; SW'LY ALG A 4 FT RADIUS CURVE TO R 6.56 FT (CHORDS 12^04'43" W 5.85 FT); SW'LY ALG A 497.50 FT RADIUS CURVE TO R 97.70 FT (CHORD S 64^43'01" W 97.54 FT); S 41^33'17" W 5.52 FT; S 19^06'10" E 23.82 FT; S 47^23'22" E 36.04 FT; S 20^51'47" E 96.83 FT TO BEG. LESS BUILDINGS & STREETS. (BEING THE OPEN SPACE/COMMON AREA WITHIN RIVER OAKS VILLAS TOWNHOMES PUD PLAT B). 5.27 AC.