

Recorded at  
Request of Sec. Title Co. of So. Utah

256459

Date NOV 28 1984 Time 3 pm

Fee 10.00 Book 325 Page 102-105

By CORA J. HULET, IRON COUNTY RECORDER

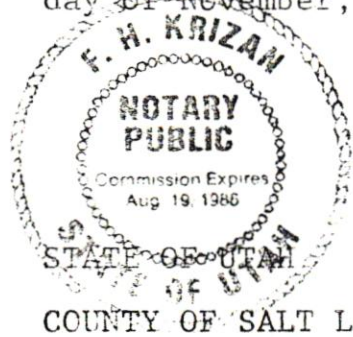
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EASEMENT

White Bear Development, Inc., a Utah corporation (herein "Grantor"), owner of certain land near Brian Head, Utah, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, hereby grants and conveys to The Pines at Brian Head, Inc., of Salt Lake City, Utah (herein "Grantee"), a right-of-way and easement over the property described on Exhibit A attached hereto. Said easement is granted to afford Grantee access to the property adjoining said easement, as provided in that certain Earnest Money Contract dated May 14, 1984, as amended.

This easement is for the benefit of and appurtenant to the surrounding land, or any portion thereof, in Iron County, State of Utah, described as provided on Exhibit B.

The officers who sign this easement hereby certify that the easement and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum, or pursuant to authority granted in its bylaws.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 27th day of November, 1984.



WHITE BEAR DEVELOPMENT, INC.

By [Signature]  
Earl T. Jespersen, President

)  
: ss.  
)  
COUNTY OF SALT LAKE

On the 27th day of November, 1984, personally appeared before me Earl T. Jespersen, who being by me duly sworn did say that he is the president of White Bear Development, 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 Earl T. Jespersen acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the corporation.

My Commission Expires:  
8-19-86

[Signature]  
NOTARY PUBLIC  
Residing in S.L.C., UTAH

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SECURITY TITLE COMPANY  
15366- 8-810  
9-810  
10-810

SECURITY TITLE CO  
444379

EXHIBIT A

A 66 foot wide road right-of-way described as follows: Beginning at a point South 89°31'46" East, 1322.90 feet, along the quarter Section line and North 0°31'26" East, 554.94 feet, from the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian. Thence North 0°31'26" East, 120.12 feet; thence South 32°48'27" East, 200.64 feet to the P.C. of a 931.26 foot radius curve; thence clockwise along said curve 103.57 feet; thence South 26°26'08" East, 97.67 feet to the P.C. of a 206.54 foot radius curve; thence clockwise along the arc of said curve 115.88 feet; thence South 5°42'38" West, 101.00 feet to the P.C. of a 147.58 foot radius curve; thence counterclockwise along said curve 79.73 feet; thence South 25°14'24" East, 137.69 feet to the P.C. of a 236.32 foot radius curve; thence clockwise along said curve 112.91 feet; thence South 0°00'00" East, 69.84 feet to a P.O.C. of a 156.51 foot radius curve, radius point of which bears South 59°56'07" West; thence counterclockwise along said curve 91.76 feet; thence North 0°00'00" East, 7.99 feet, to the P.C. of a 190.32 foot radius curve; thence counterclockwise along said curve 83.64 feet; thence North 25°14'24" West, 137.69 feet to the P.C. of a 213.58 foot radius curve; thence clockwise along said curve 115.38 feet; thence North 5°42'38" East, 101.00 feet to the P.C. of a 140.54 foot radius curve; thence counterclockwise along said curve 78.85 feet; thence North 26°26'08" West, 97.67 feet to the P.C. of a 865.26 foot radius curve; thence counterclockwise along said curve 96.23 feet; thence North 32°48'27" West, 100.28 feet to the point of beginning.

PHASE II:

Beginning South 89°31'46" East, 1322.90 feet along the quarter Section line and North 0°31'26" East, 92.84 feet from the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°31'26" East, 462.10 feet; thence South 32°48'27" East, 100.28 feet, to the P.C. of a 865.26 foot radius curve; thence clockwise along the arc of said curve 96.23 feet; thence South 26°26'08" East, 97.67 feet, to the P.C. of a 140.54 foot radius curve; thence clockwise along the arc of said curve 78.85 feet; thence South 5°42'38" West, 101.00 feet; thence South 79°03'29" West, 156.37 feet, to the point of beginning.

PHASE III, PARCEL 1:

Beginning South 89°31'46" East, 1575.36 feet along the quarter Section line from the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, said point being on the Easterly line of a 66 foot wide roadway; thence along said roadway as follows: North 25°14'24" West, 44.69 feet; thence along the arc of a curve to the right having a radius of 147.58 feet, a distance of 79.73 feet; thence North 5°42'38" East, 101.00 feet; thence departing said roadway North 88°30'49" East, 118.24 feet; thence North 61°33'58" East, 95.00 feet; thence along the Westerly right-of-way line of Highway U-143 as follows: thence along the arc of a curve to the right (radius point for said curve bears South 61°33'58" West, 650.78 feet), a distance of 576.40 feet; thence South 22°30'29" West, 166.73 feet; thence along the arc of a curve to the right (radius point for said curve bears North 67°56'33" West, 1366.69 feet), a distance of 87.79 feet; thence departing said Highway right-of-way line North 68°35'13" West, 78.79 feet; thence North 21°24'27" East, 103.91 feet; thence along the arc of a curve to the left, having a radius of 156.51 feet, a distance of 140.62 feet; thence North 0°00'00" West, 69.84 feet; thence along the arc of a curve to the left, having a radius of 256.32 feet, a distance of 112.91 feet; thence North 25°14'24" West, 93.00 feet to the point of beginning.

PHASE III, PARCEL 2:

Beginning North 0°32'29" East, 2055.15 feet along the Section line and East 1597.53 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 68°35'13" East, 62.81 feet; thence along the Westerly line of Highway U-143 as follows: thence along the arc of a curve to the right (radius point for said curve bears North 61°06'02" West, 1366.69 feet), a distance of 105.21 feet; thence South 33°40'32" West, 234.26 feet; thence along the Easterly line of Ridge View Street as follows: thence along the arc of a non-tangent curve to the right (radius point for said curve bears North 31°11'20" East, 32.25 feet), a distance of 54.26 feet; thence North 37°34'58" East, 143.49 feet; thence along the arc of a curve to the left, having a radius of 163.31 feet, a distance of 73.91 feet; thence North 11°39'14" East, 82.03 feet to the point of beginning.

PHASE IV:

Beginning South 89°31'46" East, 1322.90 feet along the quarter Section line and North 0°31'26" East, 675.06 feet from the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°31'26" East, 368.93 feet; thence South 28°27'21" East, 886.27 feet along the Westerly line of Highway U-143; thence South 61°33'58" West, 95.00 feet; thence South 88°30'49" West, 118.24 feet; thence along the arc of a curve to the left (radius point for said curve bears North 84°17'22" West, 206.54 feet), a distance of 115.88 feet; thence North 26°26'08" West, 97.67 feet; thence along the arc of a curve to the left, having a radius of 931.26 feet, a distance of 103.57 feet; thence North 32°48'27" West, 200.64 feet to the point of beginning.

EXCEPTING THEREFROM (All Phases) all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

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