

GRANT OF EASEMENT

This Easement is granted this 18 day of April, 2005 by Charter One Development Company, L.L.C. (hereinafter "Charter") in favor of Spanish Fork City ("City").

1. Charter hereby conveys and grants to City road easements across the Charter parcel. The locations of the road easements are described in the attached Exhibit "A".
2. The easement granted herein shall run with the land.

Charter One Development Company, L.L.C.

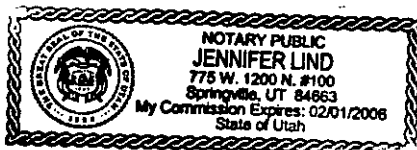

By: Glenn L. Way, Member

COUNTY OF UTAH)

: ss.

STATE OF UTAH)

On the 18th day of April, 2005, personally appeared before me Glenn L. Way, Member for Charter One Development Company, L.L.C. the signor of the within instrument who duly acknowledged before me that he executed the same on behalf of said company.




NOTARY PUBLIC



Consulting Engineers and Surveyors, Inc.

Exhibit "A"

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3302 N. Main Street, Spanish Fork, UT 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

PROPOSED SOUTH ROAD

Beginning at a point located N89°35'19"E along the 1/4 Section line 1,827.82 feet and North 346.83 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N29°26'03"W 60.00 feet; thence northeasterly along the arc of a 190.00 foot radius non-tangent curve concave southeasterly (radius bears: S29°26'03"E) 97.61 feet through a central angle of 29°26'03" (chord: N75°16'58"E 96.54 feet); thence East 43.12 feet; thence along the arc of a 270.00 foot radius curve to the left 177.02 feet through a central angle of 37°33'55" (chord: N71°13'03"E 173.87 feet); thence N52°26'05"E 35.89 feet; thence along the arc of a 20.00 foot radius curve to the left 27.95 feet through a central angle of 80°03'46" (chord: N12°24'12"E 25.73 feet); thence S37°59'15"E 583.44 feet; thence S70°43'55"W 4.00 feet; thence N37°35'56"W 485.62 feet; thence along the arc of a 20.00 foot radius curve to the left 31.41 feet through a central angle of 89°58'50" (chord: N82°34'30"W 28.28 feet); thence S52°26'05"W 35.92 feet; thence along the arc of a 330.00 foot radius curve to the right 216.36 feet through a central angle of 37°33'55" (chord: S71°13'03"W 212.51 feet); thence West 43.12 feet; thence along the arc of a 130.00 foot radius curve to the left 66.78 feet through a central angle of 29°26'03" (chord: S75°16'58"W 66.05 feet) to the point of beginning.

Contains: 23,865 +/- Sq. Ft.

PROPOSED 1100 SOUTH ROAD

Beginning at a point located N89°35'19"E along the 1/4 Section line 290.73 feet and North 838.44 feet from the West 1/4 Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence N21°16'51"W 729.70 feet; thence N75°05'48"E 9.06 feet; thence S21°08'26"E 621.01 feet; thence along the arc of a 20.00 foot radius curve to the left 28.73 feet through a central angle of 82°17'43" (chord: S62°17'17"E 26.32 feet) to a point of reverse curvature; thence along the arc of a 233.00 foot radius curve to the right 54.64 feet through a central angle of 13°26'09" (chord: N83°16'56"E 54.51 feet); thence East 850.27 feet; thence along the arc of a 400.00 foot radius curve to the left 262.26 feet through a central angle of 37°33'55" (chord: N71°13'03"E 257.58 feet); thence N52°26'05"E 7.82 feet; thence S9°33'13"E 73.88 feet; thence southwesterly along the arc of a 466.00 foot radius non-tangent curve concave northwesterly (radius bears: N34°15'34"W) 278.64 feet through a central angle of 34°15'34" (chord: S72°52'13"W 274.51 feet); thence West 850.27 feet; thence along the arc of a 167.00 foot radius curve to the left 22.73 feet through a central angle of 7°47'59" (chord: S86°06'01"W 22.72 feet) to a point of compound curvature; thence along the arc of a 20.00 foot radius curve to the left 36.07 feet through a central angle of 103°20'27" (chord: S30°31'48"W 31.38 feet); thence S68°43'09"W 7.22 feet to the point of beginning.

Contains: 1.93 +/- Acres



Engineers • Surveyors • Land Planners