

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated July 1, 2017, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Crossings at Lake Creek Home Owners Association, Inc., with an address of 2940 W Maple Loop Dr Suite # 102 , Lehi ,Utah 84043 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated July 1, 2017, 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 3300 East Lake Creek Road , Heber, UT 84032 in Wasatch 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: Crossings at Lake Creek Home Owners Association, Inc.


Name: _____

By: 
Name: Tracey Cannon
Title: Declarant

GRANTEE

ATTEST: Comcast of Utah II, Inc.


Name: Margie Lober

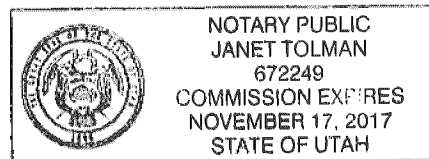
By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Utah
COUNTY OF Salt Lake ss.

The foregoing instrument was acknowledged before me this 2nd day of June, 2017 by Tracey Cannon, the Declarant of Crossings at Lake Creek Home Owners Association, Inc., on behalf of said entity. He/she is personally known to me or has presented Utah Drivers License (type of identification) as identification and did/did not take an oath.
Witness my hand and official seal.

Janet Tolman Notary Public
(Print Name)

My commission expires: 11-17-17



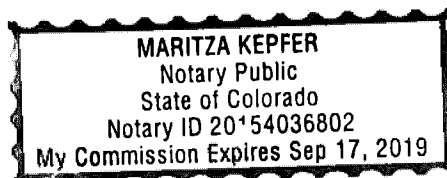
STATE OF Colorado
COUNTY OF Arapahoe ss.

The foregoing instrument was acknowledged before me this 28 day of NOVEMBER, 2017 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Utah II, Inc., 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.

Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19



Ent 274440 Bk 0702 Pg 0149-0151
 ELIZABETH M PALMIER, Recorder
 WASATCH COUNTY CORPORATION
 2004 AUG 19 3:37pm Fee 16.00 MWC
 FOR FOUNDERS TITLE COMPANY

CORRECTED SCRIVENERS AFFIDAVIT

W-13388

WHEREAS, a **Warranty Deed**, was recorded on **August 17, 2004**, as Entry Number **274337**, in Book **708**, at Page **613** of Official Records with **TLC Investment Enterprises LLC and Tracey M. Cannon** acting as Grantor, and **The Crossing at Lake Creek I LLC**, a Utah Limited Liability Company acting as Grantee;

WHEREAS, this document was recorded with the **WASATCH** County Recorder

WHEREAS, some information was omitted and/or incorrect from the recorded document;

NOW THEREFORE, this affidavit is being recorded to identify and/or correct the omitted and/or incorrect items as follows:

This Scriveners Affidavit is given to correct that certain Scriveners Affidavit recorded August 18, 2004 as Entry No. 274362 in Book 708 at page 710 of Official Records, wherein Grantor was shown as: The Crossings at Lake Creek I LLC, a Utah Limited Liability Company. It should show Grantee: The Crossings at lake Creek I LLC, a Utah Limited Liability Company.

This affidavit is effective to the following described property:

Parcel 1:

The Crossings at Lake Creek Phase 1:

A parcel of land located in the North Half of Section 3, Township 4 South, and the Southwest Quarter of Section 34, Township 3 South, all in Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah described as follows:

BEGINNING at a point on the East line of that property described as Parcel 1, in Book 394 at Page 187 of the Wasatch County records, said property also described as Cannon Parcel #1 on record of survey map filed October 10, 1995 as Map OWC-045-003-4-0424 of said records, said point being West 6.69 feet from a Wasatch County reference monument, said Wasatch County reference monument being the North Quarter Corner of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian according to State Coordinate & Dependent Resurvey of Portions of Township 4 South, Range 5 East, Salt Lake Base and Meridian, filed April 21, 1998 as Map OWC-045-001-0-0734 of said records, said Wasatch County reference monument being South 89°48'13" West 2660.72 feet from the Northeast Corner of said Section 3 as re-established per said Dependent Resurvey, and running thence along the East line of said property South 00°10'58" West 694.43 feet, thence along an existing fence as described in that Boundary Line Agreement recorded in Book ____ at Page ____ of said records and the East line of said property South 00°03'02" West 640.01 feet; thence along said fence and the North line of that property described as Parcel 1, in Book 306 at Page 310 of said records South 88°44'46" East 1,037.75 feet; thence along the North line of said property South 89°02'56" East 436.10 feet to the Northwest corner of that property described as parcel 1 in Book 449 at Page 205 of said records; thence along the North line of said property North 89°41'24" East 1,198.84 feet; thence along the East line of said property South 00°05'29" East 370.26 feet; thence along the South line of said property South 89°56'57" West 1.19 feet to the Northeast corner of said property described in Book 306

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at Page 310; thence along the East line of said property South 00°03'08" East 454.36 feet to the Southeast corner of said property; thence along the Southerly boundary of said property the following five courses: West 203.73 feet, North 124.00 feet, West 275.00 feet, South 418.00 feet, and West 608.96 feet; thence North 61°48'45" West 493.96 feet; thence North 19°29'15" East 317.65 feet; thence Northerly 339.97 feet along a 360.00 foot radius curve to the left through a central angle of 54°06'26" and a long chord of North 07°33'58" West 327.47 feet; thence South 55°22'49" West 75.00 feet; thence Northwesterly 248.92 feet along a 285.00 foot radius non-tangent curve to the left through a central angle of 50°02'35" and a long chord of North 59°38'29" West 241.09 feet; thence North 84°39'47" West 37.66 feet; thence Westerly 193.15 feet along a 855.00 foot radius curve to the left through a central angle of 12°56'38" and a long chord of South 88°51'55" West 192.74 feet; thence South 82°23'36" West 137.48 feet; thence Westerly 224.00 feet along a 605.00 foot radius curve to the left through a central angle of 21°12'48" and a long chord of South 71°47'12" West 222.72 feet; thence Southwesterly 78.98 feet along a 745.00 foot radius reverse curve to the right through a central angle of 06°04'27" and a long chord of South 64°13'01" West 78.94 feet; thence North 19°47'58" East 20.54 feet; thence westerly 250.47 feet along a 730.00 foot radius non-tangent curve to the right through a central angle of 19°39'30" and a long chord of South 75°59'36" West 249.24 feet; thence Southwesterly 37.45 feet along a 25.00 foot radius reverse curve to the left through a central angle of 85°49'21" and a long chord of South 42°54'40" West 34.04 feet; thence West 60.00 feet; thence Northwesterly 37.45 feet along a 25.00 foot radius non-tangent curve to the left through a central angle of 85°49'21" and a long chord of North 42°54'40" West 34.04 feet; thence Westerly 114.44 feet along a 730.00 foot radius reverse curve to the right through a central angle of 08°58'56" and a long chord of North 81°19'53" West 114.32 feet; thence North 76°50'25" West 14.83 feet; thence South 102.73 feet; thence South 10°20'20" West 74.92 feet; thence South 22°23'08" West 87.56 feet; thence South 17°13'46" West 112.27 feet; thence South 07°45'30" West 112.27 feet; thence South 01°42'45" East 112.27 feet; thence South 11°09'40" East 112.28 feet; thence South 16°34'11" East 256.88 feet; thence South 73°25'49" West 354.69 feet; thence North 43°43'40" West 149.87 feet; thence North 44°59'51" East 100.00 feet; thence North 00°00'00" West 744.68 feet; thence North 29°52'09" West 127.72 feet; thence Southwesterly 44.70 feet along a 1,030.00 foot radius non-tangent curve to the right through a central angle of 02°29'12" and a long chord of South 61°22'27" West 44.70 feet; thence North 27°22'58" West 140.44 feet to an existing wooden fence corner as described in that Boundary Line Agreement recorded in Book 616 at Page 172 of said records; thence leaving said fence North 00°10'01" West 1,555.10 feet; thence along an existing wooden fence as described in said Boundary Line Agreement North 00°02'03" West 372.33 feet; to the Southerly right-of-way line of Project No. CR 184 (I) Lake Creek Road as shown on the Wasatch County Collector Road Construction Program Drawings dated June 1974 and described in Book 93 at Page 179 of said records; thence along said Southerly right-of-way line South 87°14'44" East 331.06 feet; thence along said Southerly right-of-way line Easterly 387.95 feet along a 1,061.71 foot radius curve to the right through a central angle of 20°56'10" and a long chord of South 76°46'39" East 385.80 feet; thence along said Southerly right-of-way line South 66°18'34" East 15.90 feet; thence along the East line of said property South 00°07'31" West 226.28 feet to the POINT OF BEGINNING.

The following is shown for informational purposes only: Tax Serial No. OWC-1425, OWC-1425-1, OWC-1425-2, OWC-1437-8, OWC-1437-9

Parcel 2:

The Crossings at Lake Creek Phase No. 4

A parcel of land located in Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah described as follows:

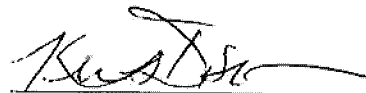
BEGINNING West 521.89 feet and South 2728.35 feet from the North Quarter Corner of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian according to State Coordinate & Dependent Resurvey of Portions of Township 4 South, Range 5 East, Salt Lake Base and Meridian, filed April 21, 1998

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as Map OWC-045-001-0-0734 of the Wasatch County records (Basis of Bearings being South 89°48'13" West 2660.72 feet between the Northeast Corner of said Section 3 as re-established per said Dependent Resurvey and said North Quarter Corner of Section 3) and running thence along the proposed boundary line of The Crossings at Lake Creek Phase No. 1 the following sixteen courses: North 73°25'49" East 354.69 feet, North 16°34'11" West 256.88 feet, North 11°09'40" West 112.28 feet, North 01°42'45" West 112.27 feet, North 07°45'30" East 112.27 feet, North 17°13'46" East 112.27 feet, North 22°23'08" East 87.56 feet, North 10°20'20" East 74.92 feet, North 102.73 feet, South 76°50'25" East 14.83 feet, Easterly 114.44 feet along a 730.00 foot radius curve to the left through a central angle of 08°58'56" and a long chord of South 81°19'53" East 114.32 feet, Southeasterly 37.45 feet along a 25.00 foot radius reverse curve to the right through a central angle of 85°49'21" and a long chord of South 42°54'40" East 34.04 feet, East 60.00 feet, Northeasterly 37.45 feet along a 25.00 foot radius non-tangent curve to the right through a central angle of 85°49'21" and a long chord of North 42°54'40" East 34.04 feet, Easterly 250.47 feet along a 730.00 foot radius reverse curve to the left through a central angle of 19°39'30" and a long chord of North 75°59'36" East 249.24 feet, and South 19°47'58" West 20.54 feet; thence continuing South 19°47'58" West 199.08 feet; thence South 18°38'01" West 300.38 feet; thence South 00°46'50" East 110.84 feet; thence South 16°34'09" East 466.96 feet; thence South 52°09'58" East 137.16 feet; thence South 28°55'50" West 405.69 feet; thence South 08°40'25" East 105.02 feet; thence North 73°50'50" West 90.54 feet; thence North 69°49'40" West 82.99 feet; thence South 86°14'20" West 107.35 feet; thence South 77°30'39" West 100.58 feet; thence South 85°01'03" West 229.17 feet; thence North 88°30'48" West 76.90 feet; thence North 06°13'26" East 100.00 feet; thence North 05°43'20" West 402.85 feet to the POINT OF BEGINNING.

The following is shown for informational purposes only: Part of Tax Serial No. OWC-1425-1 and OWC-1437-9.

Executed this ¹⁹th day of August, 2004


Kevin L. DiStefano

STATE OF UTAH)

SS.

COUNTY OF WASATCH)

On this day personally appeared before me Kevin L. DiStefano to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this ¹⁹th day of August, 2004.


NOTARY PUBLIC

Residing at:

Commission Expires:

