

WHEN RECORDED MAIL TO:

REDHAWK DEVELOPMENT, L.L.C.  
c/o DAVID L. GILLETTE  
2677 East Parleys Way  
Salt Lake City, Utah 84109

00484125 8:01065 Pg00770-00789

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1997 AUG 11 10:07 AM FEE \$76.00 BY DMG  
REQUEST: DAVID L GILLETTE

### DEED OF UTILITY EASEMENT AND RIGHT OF WAY

For the sum of ten dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, THE JEREMY RANCH OWNERS ASSOCIATION, a Utah not for profit corporation, ("Grantor") does hereby grant and convey to REDHAWK DEVELOPMENT, L.L.C., a Utah limited liability company, U.S. WEST COMMUNICATIONS, INC., SUMMIT WATER DISTRIBUTION COMPANY, INC., MOUNTAIN FUEL SUPPLY COMPANY, TCI CABLEVISION and UTAH POWER & LIGHT (hereinafter collectively referred to as "Grantee"), a permanent easement and right of way for the installation, operation, maintenance and replacement of utility service lines according to the following:

1. SCOPE OF EASEMENT. The scope of the easement granted hereunder is for the installation, operation, maintenance, and replacement of underground utility service lines, including but not limited to the following: water, sewer, telephone, electricity, cable television and natural gas transmission lines.
2. EASEMENT PREMISES- SERVIENT ESTATE. The easement and right of way granted hereunder is a permanent 60 foot easement and right of way located over, under and across the property of Grantor described on Exhibit "A" attached hereto (the "Jeremy Ranch Open Space"). The Easement Premises is specifically described on Exhibit "B" attached hereto and by this reference incorporated herein.
3. PLAT OF EASEMENT. A plat of the Easement Premises prepared by Michael L. Aldrich and Associates dated July 30, 1997 entitled Access Easements for Redhawk is attached hereto as Exhibit "D" and by this reference made a part hereof identifies the Easement Premises thereon as the "New Existing Road Right of Way".
4. DOMINANT ESTATE. The Dominant Estate to this Easement shall be the property being developed by Redhawk in Section 5,6,7,8 and 9 of Township 1 South, Range 4 East, Salt Lake Base and Meridian, as more particularly described on Exhibit "C" attached hereto and by this reference incorporated herein (the "Red Hawk Wildlife Preserve").

5. DIVISION OF DOMINANT ESTATE. If any Parcel described hereunder or any Parcel which may hereinafter become subject to this Agreement is hereafter divided unto two or more parts by separation of ownership or by lease, all such parts shall enjoy the benefit of the easements hereby created.
  
6. EXPANSION OF DOMINANT ESTATE. Redhawk, its successors or assigns, is hereby expressly granted the right to expand the Dominant Estate of this Easement and Right of Way to include parcels which adjoin the Red Hawk Wildlife Preserve, as requests for expansion are made to Redhawk from time to time by the owners of the adjoining parcels. Redhawk shall be allowed to grant these rights without the further consent of the Grantor hereunder. Redhawk may expand the Dominant Estate to this Easement and Right of Way by filing a written notice of the expansion of this Easement and Right of Way in the Office of the Summit County Recorder which includes a legal description of the parcel to be included.
  
7. RUNNING OF BENEFIT AND BURDEN. All provisions of this Agreement, including the benefit and burden hereof, shall run with the land and are binding upon and shall inure to the benefit of the successors, assigns, tenants and representatives of the parties hereto.

IN WITNESS WHEREOF, the Grantor has set its hand this 11<sup>th</sup> day of Aug., 1997.

GRANTOR

JEREMY RANCH OWNERS ASSOCIATION, a Utah not for profit corporation.

By: Steve Wood

Its: VP BOB T. JR.

GRANTOR'S ACKNOWLEDGMENT

STATE OF UTAH )

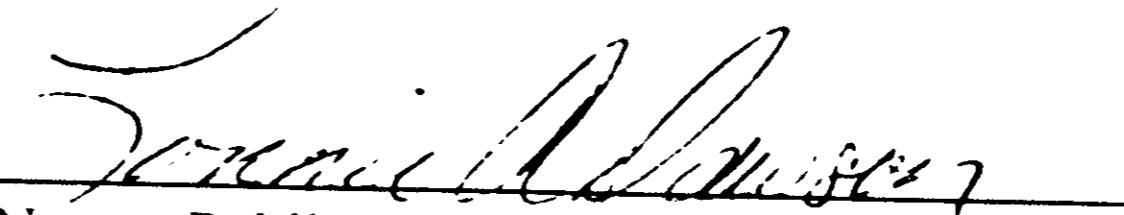
: ss.

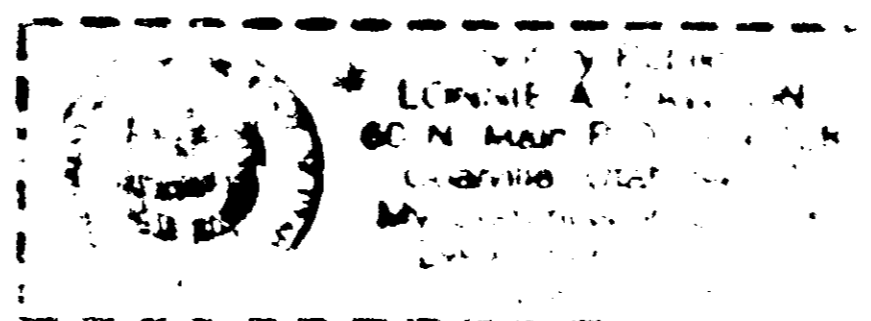
00484125 Bk01065 Pg00771

COUNTY OF SUMMIT )

On this 11 day of August, 1997, before me personally appeared Steve Wood to me personally known to be the Vice President of THE JEREMY RANCH OWNERS ASSOCIATION, the corporation that executed the within instrument, known to me to

be the person who executed the within instrument on behalf of said corporation therein named,  
and acknowledged to me that such corporation executed the within instrument pursuant to its by-  
laws or a resolution of its board of directors.

  
Notary Public



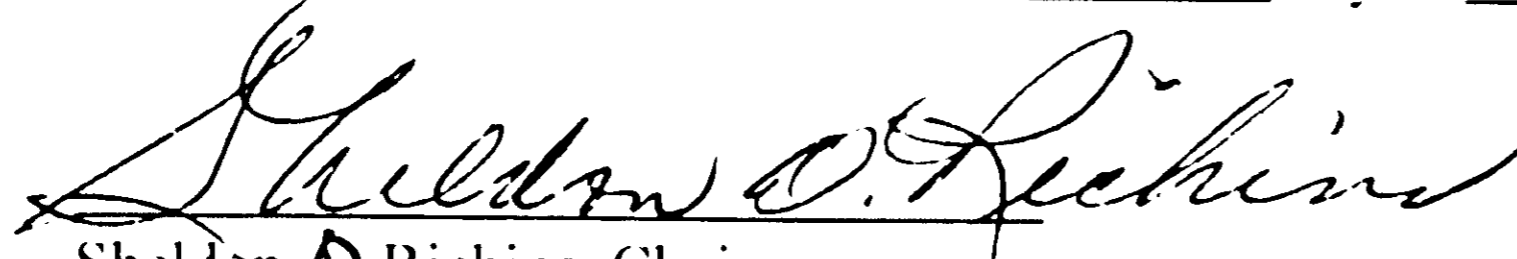
00484125 Bk01065 Pg00772

CONSENT OF SUMMIT COUNTY  
TO GRANT OF UTILITY EASEMENT AND RIGHT OF WAY

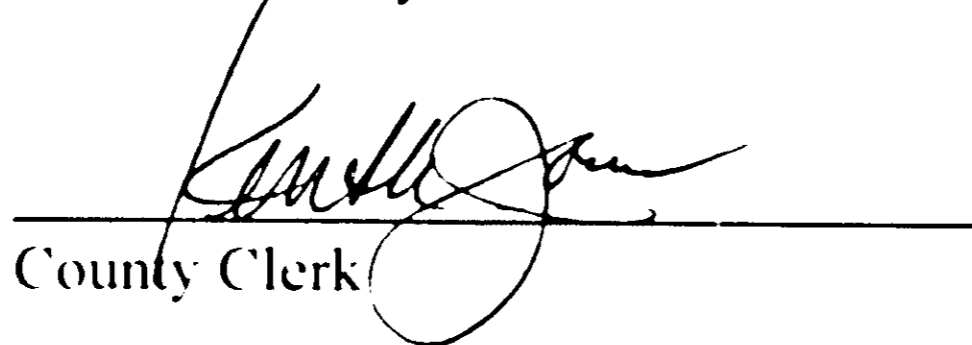
SUMMIT COUNTY is the holder of an irrevocable conservation easement over and across the property of Grantor described in Exhibit "B" to the Deed of Utility Easement and Right of Way attached hereto (the "Jeremy Ranch Open Space") which easement was reserved in a document entitled Deed and Conservation Easement executed the 4th day of March, 1997 and recorded as Entry Number 00481514, in Book 1056 at Page 100 -114. Summit County has reviewed the attached Deed of Utility Easement and Right of Way and has determined that the grant of easement rights thereunder does not significantly impair or interfere with the conservation values of the Jeremy Ranch Open Space. Summit County has determined that the easement rights described therein are located within a presently existing road easement previously granted to the predecessors in title of the Red Hawk Wildlife Preserve and that the grant of a utility easement within the existing road easement is consistent with the existing intended use of this portion of the Jeremy Ranch Open Space and does not impair the interests of the citizens of Summit County.

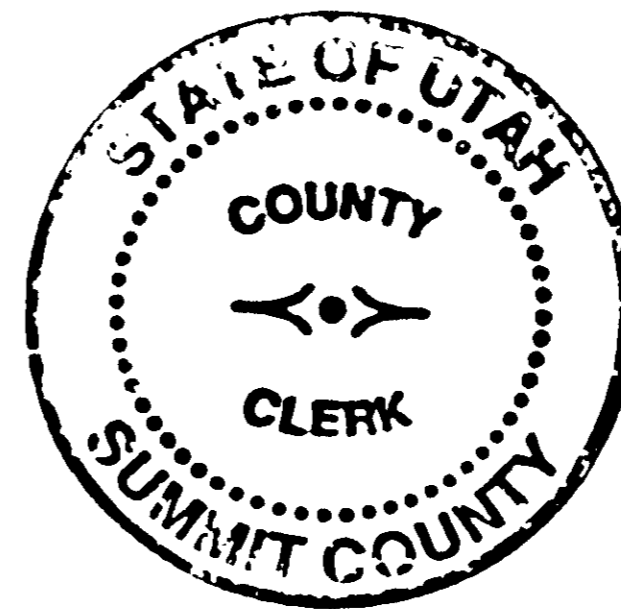
Therefore, the Board of Summit County Commissioners does hereby grant its consent to the attached Deed of Utility Easement and Right of Way being recorded in the Office of the Summit County Recorder against the Jeremy Ranch Open Space.

IN WITNESS WHEREOF, the Chairman of the Summit County Board of County Commissioners has set his hand this 11 day of August, 1997.



Sheldon D Richins, Chairman  
Summit County Board of Commissioners

  
County Clerk



00484 125 Bk01065 Pg00773

EXHIBIT "A"

DESCRIPTION: OPEN SPACE

BEGINNING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°15'15"E, ALONG THE EASTERLY LINE OF SAID SECTION 12, 1339.14 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 12; THENCE N89°39'31"W, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH HALF OF SAID SECTION 12; 2713.45 FEET; THENCE N00°00'00"W, 424.10 FEET; THENCE N58°45'00"W, 665.00 FEET; THENCE N00°00'00"W, 490.00 FEET; THENCE N24°20'00"E, 1000.00 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 4055, JEREMY RANCH PLAT '4'; THENCE S45°18'00"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT '4', 169.96 FEET; THENCE S78°18'00"E, ALONG SAID SOUTHERLY BOUNDARY LINE, 169.96 FEET; THENCE N60°30'00"E, ALONG SAID SOUTHERLY BOUNDARY LINE, 300.73 FEET TO THE COMMON LOT CORNER OF LOTS 4052, 4051, AND 4047; THENCE S10°32'25"E, 244.33 FEET; THENCE S00°00'00"E, 946.54 FEET; THENCE S52°51'43"E, 287.37 FEET; THENCE N90°00'00"E, 1230.45 FEET; THENCE N00°00'00"E, 1071.74 FEET; THENCE S64°01'28"W, 383.51 FEET; THENCE N30°24'00"W, 460.62 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE JEREMY RANCH PLAT '5'; THENCE N59°36'00"E, ALONG SAID BOUNDARY LINE, 129.03 FEET; THENCE S30°24'00"E, ALONG SAID BOUNDARY LINE, 183.49 FEET; THENCE N44°36'00"E, ALONG SAID BOUNDARY LINE, 301.52 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 5069; THENCE S60°24'00"E, 200.00 FEET; THENCE N14°21'00"E, 280.13 FEET; THENCE N16°09'00"W, 280.13 FEET TO THE PROJECTION LINE OF THE NORTHERLY LINE OF LOT 5068; THENCE S58°36'00"W, ALONG SAID PROJECTION LINE AND LOT LINE, 350.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID JEREMY RANCH PLAT '5', SAID POINT ALSO LIES ON THE ARC OF A 182.50 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS S58°36'00"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE 95.82 FEET, THROUGH A CENTRAL ANGLE OF 30°05'00"; THENCE N61°29'00"W, ALONG SAID BOUNDARY LINE, 253.00 FEET TO THE POINT OF CURVE OF A 449.60 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS N28°31'00"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE 229.00 FEET, THROUGH A CENTRAL ANGLE OF 29°11'00", THENCE N57°42'00"E, ALONG SAID BOUNDARY LINE, 150.04 FEET; THENCE N14°25'00"W, ALONG SAID BOUNDARY LINE, 472.30 FEET; THENCE N03°42'00"W, ALONG SAID BOUNDARY LINE, 477.88 FEET; THENCE N08°33'00"W, ALONG SAID BOUNDARY LINE, 685.74 FEET; THENCE N52°38'00"W, ALONG SAID BOUNDARY LINE, 601.19 FEET TO THE NORTHEAST CORNER OF LOT 5135; THENCE N25°36'02"E, 50.00 FEET; THENCE N61°39'33"W, 204.41 FEET; THENCE N86°28'02"W, 283.82 FEET TO A POINT ON THE PROJECTION LINE OF THE WESTERLY LINE OF LOT 5137; THENCE S17°56'00"E, ALONG SAID PROJECTION LINE AND LOT LINE, 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE AFORESAID JEREMY RANCH PLAT '5'; THENCE S72°02'00"W, ALONG SAID BOUNDARY LINE, 100.00 FEET; THENCE N44°09'00"W, ALONG SAID BOUNDARY LINE, 195.57 FEET; THENCE S82°06'00"W, ALONG SAID BOUNDARY LINE, 540.54 FEET; THENCE S61°54'00"W, ALONG SAID BOUNDARY LINE, 342.86 FEET TO A POINT ON THE NORTHEAST BOUNDARY CORNER OF THE JEREMY RANCH PLAT '4'; THENCE S69°44'00"W, ALONG SAID BOUNDARY LINE, 176.85 FEET; THENCE S85°12'00"W, ALONG SAID BOUNDARY LINE, 588.49 FEET MEASURED (588.54 FEET RECORD) TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE BACK NINE SUBDIVISION PLAT 'A'; THENCE N01°20'00"W, ALONG SAID BOUNDARY LINE, 383.83 FEET MEASURED (383.86 FEET RECORD); THENCE N85°30'22"W, ALONG SAID BOUNDARY LINE, 829.38 FEET; THENCE

S73°34'42"W, ALONG SAID BOUNDARY LINE, 300.67 FEET; THENCE  
N88°06'25"W, ALONG SAID BOUNDARY LINE, 349.08 FEET; THENCE  
S63°54'08"W, ALONG SAID BOUNDARY LINE, 298.62 FEET; THENCE  
S87°47'57"W, ALONG SAID BOUNDARY LINE, AND NORTHERLY BOUNDARY  
LINE OF BACK NINE SUBDIVISION PLAT 'B', 851.88 FEET; THENCE  
N42°43'04"W, ALONG SAID BOUNDARY LINE, 332.76 FEET; THENCE  
N50°01'28"W, ALONG SAID BOUNDARY LINE, 483.67 FEET; THENCE  
S74°29'05"W, ALONG SAID BOUNDARY LINE, 461.56 FEET; THENCE  
N52°17'57"W, ALONG SAID BOUNDARY LINE, 206.87 FEET; THENCE  
S55°30'41"W, ALONG SAID BOUNDARY LINE, 214.69 FEET TO A POINT ON  
THE NORTHERLY RIGHT OF WAY LINE OF DAYBREAKER DRIVE, SAID POINT  
ALSO LIES ON THE NORTHERLY BOUNDARY LINE OF SAID BACK NINE  
SUBDIVISION; THENCE N64°48'00"W, ALONG SAID RIGHT OF WAY LINE,  
AND SAID BOUNDARY LINE, 567.00 FEET TO THE POINT OF CURVE OF A  
554.78 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS N25°12'00"E;  
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID  
NORTHERLY RIGHT OF WAY LINE 399.25 FEET, THROUGH A CENTRAL ANGLE  
OF 41°14'00"; THENCE N23°34'00"W, ALONG SAID RIGHT OF WAY LINE,  
160.00 FEET TO THE POINT OF CURVE OF A 273.98 FOOT RADIUS CURVE  
TO THE LEFT, CENTER BEARS S66°26'00"W; THENCE NORTHWESTERLY ALONG  
THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE 302.05 FEET,  
THROUGH A CENTRAL ANGLE OF 63°10'00"; THENCE N86°44'00"W, ALONG  
SAID RIGHT OF WAY LINE, 109.34 FEET TO A POINT ON THE EASTERLY  
RIGHT OF WAY LINE OF JEREMY ROAD; THENCE N06°20'00"E, ALONG SAID  
RIGHT OF WAY LINE, 20.03 FEET TO THE SOUTHERLY LINE OF THE 9-10  
CATTLE COMPANY; THENCE S86°44'00"E, ALONG SAID PROPERTY LINE,  
108.27 FEET; THENCE N63°00'00"E, ALONG SAID PROPERTY LINE, 793.43  
FEET TO A POINT ON THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 1  
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE  
S88°15'10"E, ALONG THE NORTHERLY LINES OF SECTION 2 AND SECTION  
1, 8630.93 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE  
S01°02'42"E, ALONG THE EASTERLY LINE OF SAID SECTION 1; 4892.07  
FEET TO THE POINT OF BEGINNING.

CONTAINS: 481.091 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE SUMMIT WATER DISTRIBUTION COMPANY WATER  
TANK ABOVE PLAT 5

BEGINNING AT A POINT WHICH IS S89°40'38"E, 4306.78 FEET ALONG THE  
SECTION LINE AND NORTH, 2700.35 FEET FROM THE SOUTHWEST CORNER OF  
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND  
MERIDIAN, SUMMIT COUNTY, UTAH; THENCE NORTH, 150.00 FEET; THENCE  
EAST, 150.00 FEET; THENCE SOUTH, 150.00 FEET; THENCE WEST, 150.00  
FEET TO THE POINT OF BEGINNING, TOGETHER WITH ANY AND ALL  
IMPROVEMENTS THEREON.

CONTAINS: 0.514 ACRES, MORE OR LESS.

TOTAL NET ACRES: 480.577, MORE OR LESS.

00484 125 Bk01065 Pg00775

EXHIBIT "B"

EASEMENT THROUGH OPEN SPACE

BEGINNING AT A POINT WHICH LIES S00°12'27"E, ALONG THE SECTION LINE, 140.53 FEET, FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°12'27"E, 60.29 FEET TO A POINT ON THE ARC OF A 280.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS S05°58'43"W; THENCE ALONG THE ARC OF SAID CURVE 112.05 FEET, THROUGH A CENTRAL ANGLE OF 22°55'41" TO THE POINT OF COMPOUND CURVATURE OF A 345.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS S16°56'58"E; THENCE ALONG THE ARC OF SAID CURVE 61.14 FEET, THROUGH A CENTRAL ANGLE OF 10°09'15" TO THE POINT OF REVERSE CURVATURE OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS N27°06'14"W; THENCE ALONG THE ARC OF SAID CURVE 342.92 FEET, THROUGH A CENTRAL ANGLE OF 31°11'14"; THENCE N85°55'00"W, 210.83 FEET TO THE POINT OF CURVE OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS N04°05'00"E; THENCE ALONG THE ARC OF SAID CURVE 99.51 FEET, THROUGH A CENTRAL ANGLE OF 43°51'22" TO THE POINT OF REVERSE CURVATURE OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS S47°56'22"W; THENCE ALONG THE ARC OF SAID CURVE 19.38 FEET, THROUGH A CENTRAL ANGLE OF 15°51'39" TO A POINT ON THE EASTERLY LINE OF "TRAILS AT JEREMY RANCH" SUBDIVISION, THENCE N00°00'00"E, ALONG SAID EASTERLY LINE, 66.04 FEET TO A POINT ON THE ARC OF A 380.99 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS N23°38'33"E; THENCE ALONG THE ARC OF SAID CURVE 12.09 FEET, THROUGH A CENTRAL ANGLE OF 01°49'07" TO THE POINT OF REVERSE CURVATURE OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS S21°49'27"W; THENCE ALONG THE ARC OF SAID CURVE 59.25 FEET, THROUGH A CENTRAL ANGLE OF 26°06'55" TO THE POINT OF REVERSE CURVATURE OF A 70.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS N47°56'22"E; THENCE ALONG THE ARC OF SAID CURVE 53.58 FEET, THROUGH A CENTRAL ANGLE OF 43°51'22", THENCE S85°55'00"E, 210.83 FEET TO THE POINT OF CURVE OF A 570.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS N04°05'00"E; THENCE ALONG THE ARC OF SAID CURVE 310.26 FEET, THROUGH A CENTRAL ANGLE OF 31°11'14" TO THE POINT OF REVERSE CURVATURE OF A 405.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS S27°06'14"E; THENCE ALONG THE ARC OF SAID CURVE 71.78 FEET, THROUGH A CENTRAL ANGLE OF 10°09'15" TO THE POINT OF COMPOUND CURVATURE OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS S16°56'58"E; THENCE ALONG THE ARC OF SAID CURVE 129.56 FEET, THROUGH A CENTRAL ANGLE OF 21°50'00" TO THE POINT OF BEGINNING.

CONTAINS: 1.166 ACRES, MORE OR LESS.

00484125 Bk01065 Pg00776

## EXHIBIT "C"

### RED HAWK WILDLIFE PRESERVE PROJECT LEGAL DESCRIPTION

#### Summary

Parcel 1: 272 acre (approx.) parcel in Section 5, T1S, R4E, SLB&M.  
Parcel 2: 638 acre (approx.) parcel in Section 8, T1S, R4E, SLB&M.  
Parcel 3: 21 acre (approx) parcel in Section 9, T1S, R4E, SLB&M.  
Parcel 4: 0 acres (Rights of Way and Easements through Parcels 1-3.)  
Parcel 5: 108 acre parcel (approx.) owned by Milton O. Bitner Co. in Sections 4 & 5, T1S, R4E, SLB&M  
Parcel 6: 603 acre (approx.) parcel in Section 6, T1S, R4E, SLB&M  
Parcel 7: 658 acre (approx.) parcel in Section 7, T1S, R4E, SLB&M

The parcels described herein total approximately 2300 acres.

#### **PARCEL 1:**

All of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian,  
EXCEPTING THEREFROM the following 5 tracts:

##### EXCEPTION 1:

BEGINNING at a point East 981 feet: from the Northwest corner of Section 5, Township 1 South, Range 4 East; thence East 326 feet along the Section line; thence South 1000 feet; thence West 326 feet; thence North 1000 feet to BEGINNING.

TOGETHER WITH an adequate right of way at least 50 feet in width over Grantor's property and subject to right of way over existing roadways.

##### EXCEPTION 2:

BEGINNING at a point East 1307 feet from the Northwest corner of Section 5, Township 1 South, Range 4 East; thence East along the Section line 870 feet; Thence South 1000 feet; Thence West 870 feet; thence North 1000 feet to BEGINNING.

TOGETHER WITH an adequate right of way at least 50 feet in width over Grantor's property and subject to right of way over existing roadways.

##### EXCEPTION 3:

BEGINNING: at a point 2177 feet East from the Northwest corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence East along the Section line 423 feet; thence South 1029 feet; thence West 423 feet; thence North 1029 feet to the point of BEGINNING.

##### EXCEPTION 4:

BEGINNING at the Southeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 89°45'34" West 2652.05 feet more or less along the South line of said Section to the South quarter corner of said Section 5; thence North 00°2'50" West 2696.26 feet along the quarter Section line to the center of said Section 5; thence North 89°39'30" East 2654.72 feet more or less to the East quarter corner of said Section 5; thence East 330.01 feet to an existing fence line; thence South 00°00'06" West 2702.20 feet along said fence line to an existing iron pipe, in a fence corner; thence North 89°47'07" West 330.35 feet along an existing fence line to the point of BEGINNING.

TOGETHER WITH a right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South Range 4 East, Salt Lake Base and Meridian; and running



thence North 10°24'43" East 80.35 feet; thence North 00°15'50" West 1344.26 feet;  
thence North 08°17'52" West 324.59 feet; thence North 24°06'15" West 116.17 feet;  
thence North 61°51'53" West 912.86 feet; thence North 58°43'03" West 276.53 feet;  
thence North 34°25'07" West 302.84 feet; thence North 17°09'09" West 490.38 feet;  
thence North 32°31'12" West 218.58 feet; thence North 18°30'43" West 722.90 feet;  
thence North 04°59'44" West 196.12 feet; thence North 20°15'51" East 284.87 feet;  
thence North 04°57'03" West 395.75 feet; thence North 11°16'06" East 112.41 feet;  
thence North 51°17'55" East 345.44 feet; thence North 09°10'52" West 184.10 feet;  
thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake  
Base and Meridian.

EXCEPTION 5:

BEGINNING at the Northeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running  
thence South 89°57'17" East 329.76 feet to an old existing fence line; thence South 00°00'06" West 2105.14 feet along said fence  
line; thence West 330.01 feet; thence South 89°39'30" West 1817.02 feet; thence North 00°00'32" East 2116.71 feet to the  
Northerly line of said section; thence South 89°59'06" East 1816.98 feet to the point of BEGINNING.

**PARCEL 2:**

All of Section 8, Township 1 South, Range 4 East, Salt Lake Base and Meridian, EXCEPTING THEREFROM those portions  
lying within the East one-half of the East half of the Northeast quarter of the Northeast quarter of said Section and Silver Creek  
Estates Unit "C" Subdivision recorded September 18, 1963 as Entry No. 97485 in the office of the Summit County Recorder.

**PARCEL 3:**

The South 240 rods of the West 20 rods of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian,  
EXCEPTING THEREFROM any portion lying within Silver Creek Estates, Unit C (described above).

EXCEPTING from Parcels 2 & 3 those portions of the following described tract lying within said parcels:

Beginning at a point which is South 1241.49 feet and East 330.00 feet from the Northeast corner of Section 8, Township 1  
South, Range 4 East, Salt Lake Base and Meridian (said point being on an existing fence corner and a 2" pipe) and running  
thence South 00°02'02" East 1320.00 feet along an old existing fence line; thence North 81°11'19" West 1463.43 feet to the  
Easterly edge of a dirt road; thence North 17°09'09" West 70.80 feet along said road; thence North 32°30'27" West 218.77  
feet along said road; thence North 18°30'43" West 650.38 feet along said road; thence North 82°46'31" East 1804.65 feet to  
the point of Beginning.

Together with a right of way 22 feet in width for ingress and egress, said right of way being 11 feet on each side of the  
following described center line:

Beginning at a point which is South 1433.19 feet and West 2200.34 feet from the Southeast corner of Section 17, Township  
1 South, Range 4 East, Salt Lake Base and Meridian (said point being on the center line of an existing dirt road and the  
Northerly line of a County Road); and running thence North 12°37'36" West 90.16 feet; thence North 16°44'02" West  
204.35 feet; thence North 02°00'32" East 59.86 feet; thence North 49°08'45" East 510.31 feet; thence North 79°39'38" East  
258.66 feet; thence North 32°48'09" East 174.02 feet; thence North 11°01'47" West 579.08 feet, more or less, to the  
Southerly line of Section 17; thence North 00°22'58" West 176.11 feet; thence North 03°50'31" East 1700.84 feet; thence  
North 27°13'53" East 1568.28 feet; thence North 50°09'35" East 1041.33 feet; thence North 29°34'05" East 317.20 feet;  
thence North 06°08'20" East 687.26 feet; thence North 11°44'41" East 399.59 feet, more or less to the point of beginning of  
the right of way set forth next below.

00484 125 Bk01065 Pg00778

Together with a right of way 22 feet in width for ingress and egress, said right of way being 11 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running  
thence North 10°24'43" East 80.35 feet; thence North 00°15'50" West 1344.26 feet;  
thence North 08°17'52" West 324.59 feet; thence North 24°06'15" West 116.17 feet;  
thence North 61°51'53" West 912.86 feet; thence North 58°43'03" West 276.53 feet;  
thence North 34°25'07" West 302.84 feet; thence North 17°09'09" West 490.38 feet;  
thence North 32°31'12" West 218.58 feet; thence North 18°30'43" West 722.90 feet;  
thence North 04°59'44" West 196.12 feet; thence North 20°15'51" East 284.87 feet;  
thence North 04°57'03" West 395.75 feet; thence North 11°16'06" East 112.41 feet;  
thence North 51°17'55" East 345.44 feet; thence North 09°10'52" West 184.10 feet;  
thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

#### PARCEL 4:

The above described subject: Parcels 1 thru 3 are together with and subject to the following described rights of way and easements:

##### RIGHT OF WAY NO. 1

A right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

Beginning at a point which is South 1433.19 feet and West 2200.34 feet from the Southeast corner of Section 17, Township 1 South Range 4 East, Salt Lake Base and Meridian (said point being on the center line of an existing dirt road and the Northerly line of a County Road); and running thence North 12°37'36" West 90.16 feet; thence North 16°44'02" West 204.35 feet; thence North 02°00'32" East 59.86 feet; thence North 49°08'45" East 510.31 feet; thence North 79°39'38" East 258.66 feet; thence North 32°48'09" East 174.02 feet; thence North 11°01'47" West 579.08 feet, more or less, to the Southerly line of Section 17; thence North 00°22'58" West 176.11 feet; thence North 03°50'31" East 1700.84 feet; thence North 27°13'53" East 1568.28 feet; thence North 50°09'35" East 1041.33 feet; thence North 29°34'05" East 317.20 feet; thence North 06°08'20" East 687.26 feet; thence North 11°44'41" East 399.59 feet, more or less to the point of beginning of the right of way set forth next below.

##### RIGHT OF WAY NO. 2

A right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running  
thence North 10°24'43" East 80.35 feet; thence North 00°15'50" West 1344.26 feet;  
thence North 08°17'52" West 324.59 feet; thence North 24°06'15" West 116.17 feet;  
thence North 61°51'53" West 912.86 feet; thence North 58°43'03" West 276.53 feet;  
thence North 34°25'07" West 302.84 feet; thence North 17°09'09" West 490.38 feet;  
thence North 32°31'12" West 218.58 feet; thence North 18°30'43" West 722.90 feet;  
thence North 04°59'44" West 196.12 feet; thence North 20°15'51" East 284.87 feet;  
thence North 04°57'03" West 395.75 feet; thence North 11°16'06" East 112.41 feet;  
thence North 51°17'55" East 345.44 feet; thence North 09°10'52" West 184.10 feet;

thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

RIGHT OF WAY NO. 3

Easement and right of way for an existing dirt road over, along and across the following described centerline as follows:

BEGINNING at a point which is South 89°45'34" West 1176.53 feet from the Southeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 08°23'56" East 84.08 feet; thence North 58°44'30" East 137.13 feet; thence North 85°03'11" East 235.29 feet; thence North 46°02'01" East 160.26 feet; thence North 63°23'39" East 165.68 feet; thence North 29°18'53" East 151.62 feet; thence North 67°55'51" East 79.45 feet; thence South 74°56'05" East 185.32 feet; thence North 81°39'34" East 70.26 feet; thence North 34°50'04" East 136.37 feet; thence North 54°53'29" East 174.64 feet; thence North 38°59'35" East 160.40 feet; thence North 22°34'56" East 89.74 feet; thence North 01°38'34" East 85.45 feet; thence North 04°06'23" West 208.81 feet; thence North 09°43'41" West 381.17 feet; thence North 23°57'06" West 83.02 feet; thence North 30°21'34" West 670.40 feet; thence North 06°47'06" West 53.74 feet; thence North 04°12'57" East 92.05 feet; thence North 32°02'28" West 24.43 feet; thence North 52°10'06" West 502.71 feet to a point on the North line of the Southeast quarter of said Section, which is West 656.44 feet from the East quarter corner of said Section 5.

RIGHT OF WAY NO. 4

Easement and Right of Way for an existing dirt road over, along and across the following described centerline as follows:

BEGINNING at a point which is South 2109.33 feet and West 656.44 feet from the Northeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 52°10'06" West 324.78 feet; thence North 15°29'16" West 205.75 feet; thence North 13°52'39" West 72.25 feet; thence North 26°48'51" West 184.15 feet; thence North 12°04'08" West 181.58 feet to a point which is South 1300.00 feet from the Northerly line of said Section.

**PARCEL 5:**

BEGINNING at the Southeast corner of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 89°45'34" West 2652.05 feet more or less along the South line of said Section to the South quarter corner of said Section 5; thence North 00°2'50" West 2696.26 feet along the quarter Section line to the center of said Section 5; thence North 89°39'30" East 2654.72 feet more or less to the East quarter corner of said Section 5; thence East 330.01 feet to an existing fence line; thence South 00°00'06" West 2702.20 feet along said fence line to an existing iron pipe, in a fence corner; thence North 89°47'07" West 330.35 feet along an existing fence line to the point of BEGINNING.

TOGETHER WITH a right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

BEGINNING at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South Range 4 East, Salt Lake Base and Meridian; and running

thence North 10°24'43" East 80.35 feet;	thence North 00°15'50" West 1344.26 feet;
thence North 08°17'52" West 324.59 feet;	thence North 24°06'15" West 116.17 feet;
thence North 61°51'53" West 912.86 feet;	thence North 58°43'03" West 276.53 feet;
thence North 34°25'07" West 302.84 feet;	thence North 17°09'09" West 490.38 feet;
thence North 32°31'12" West 218.58 feet;	thence North 18°30'43" West 722.90 feet;
thence North 04°59'44" West 196.12 feet;	thence North 20°15'51" East 284.87 feet;
thence North 04°57'03" West 395.75 feet;	thence North 11°16'06" East 112.41 feet;
thence North 51°17'55" East 345.44 feet;	thence North 09°10'52" West 184.10 feet;

---

thence North 08°23'56" East 32.74 feet to the Southerly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

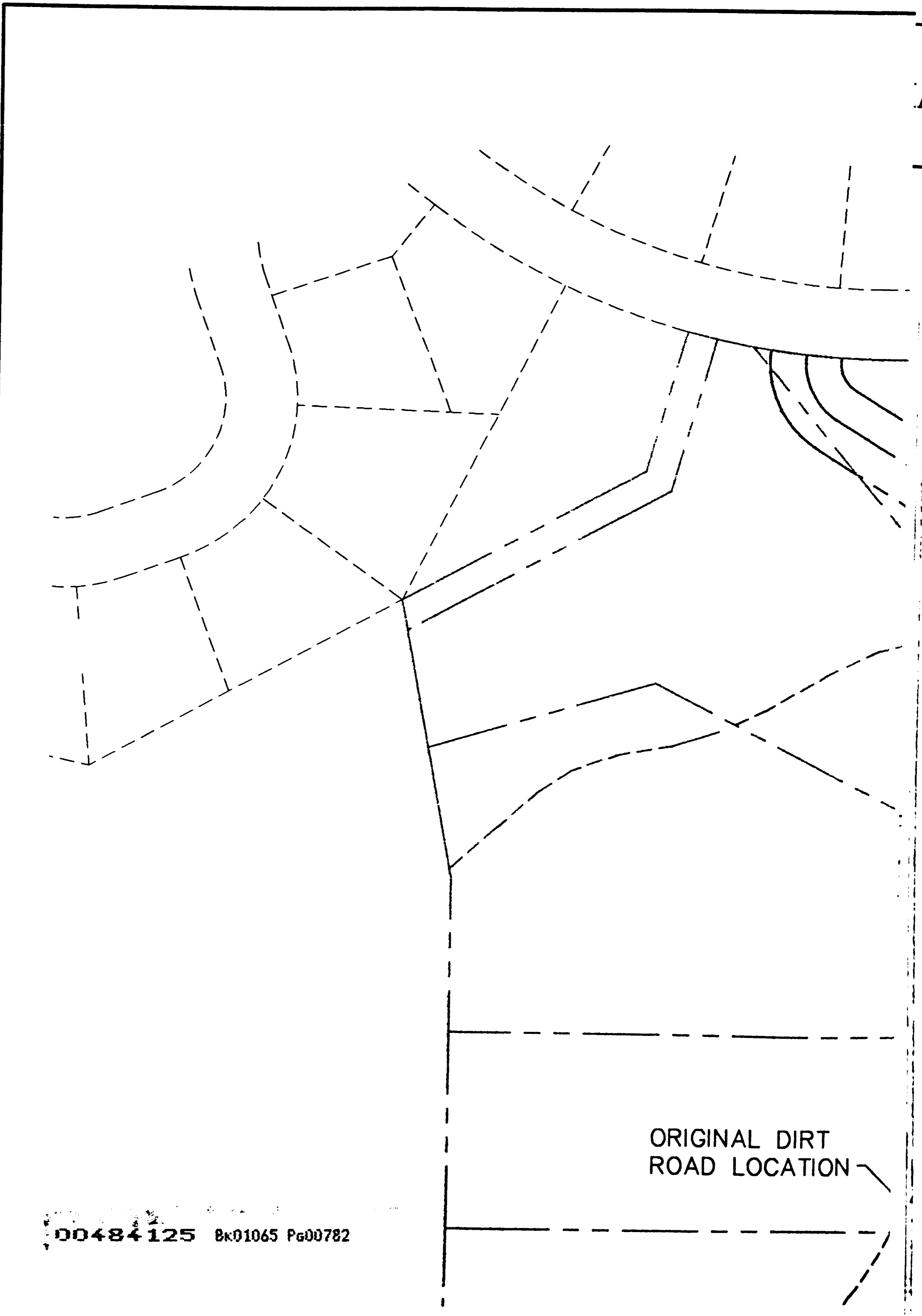
**PARCEL 6:**

All of Section 6, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

**PARCEL 7:**

All of Section 7, Township 1 South, Range 4 East, Salt Lake Base and Meridian

00484125 Bk01065 Pg00781



ORIGINAL DIRT  
ROAD LOCATION

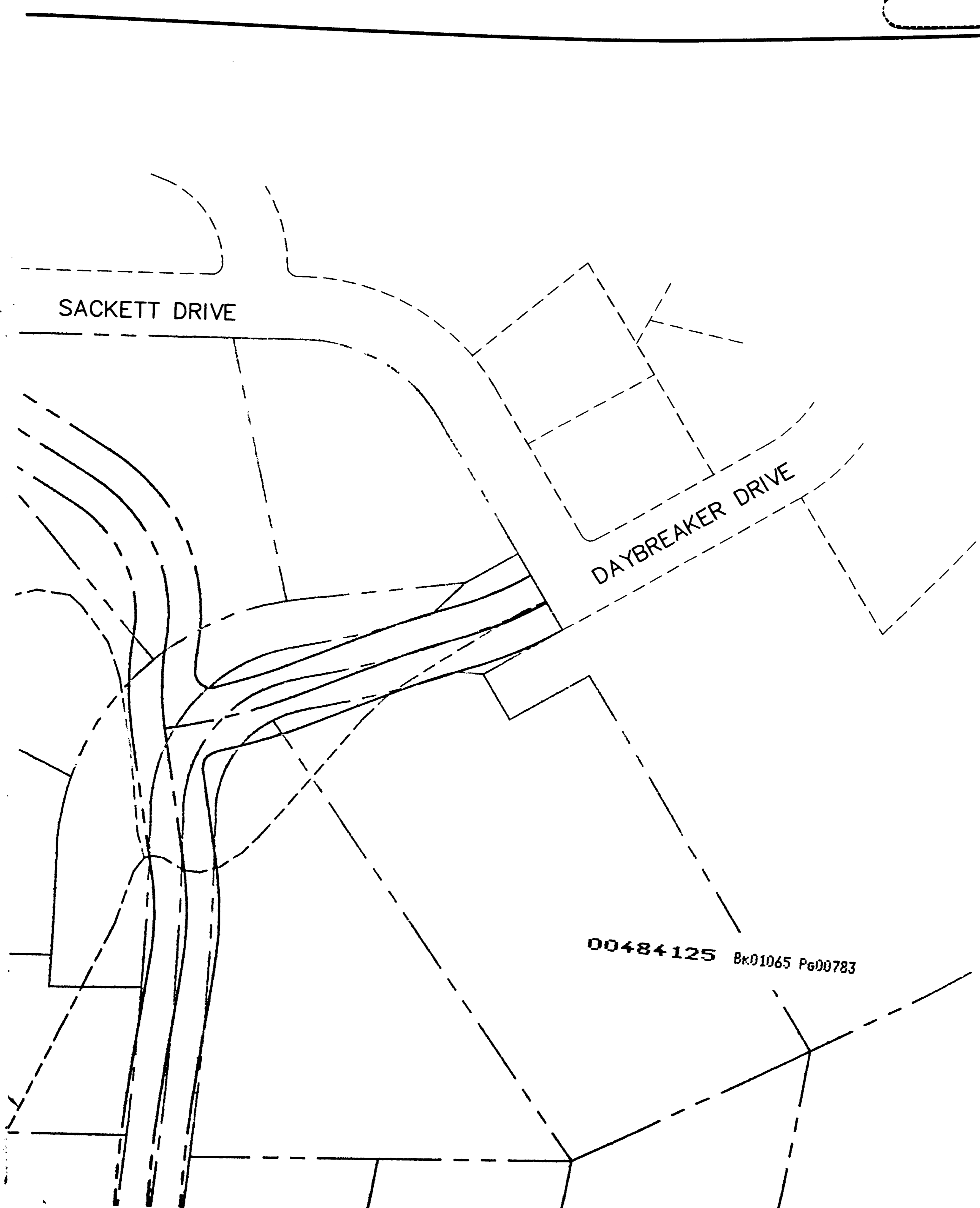
00484125 BK01065 Pg00782

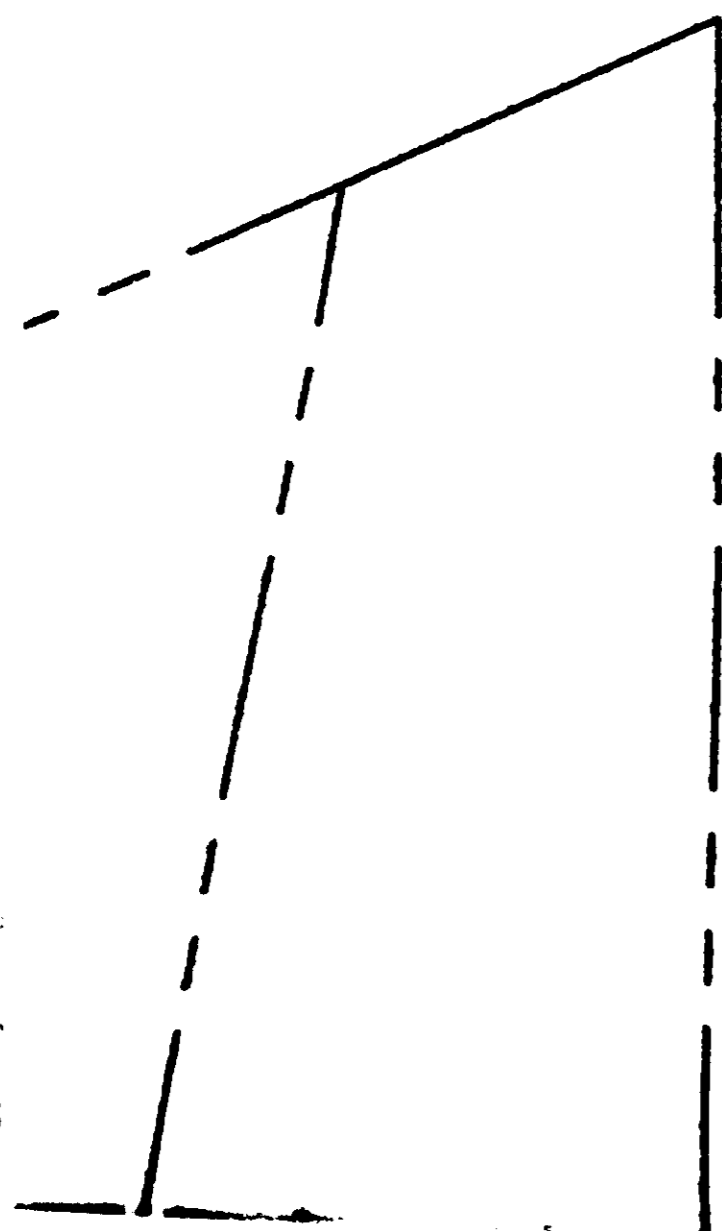
1  
K  
H  
J  
1

SACKETT DRIVE

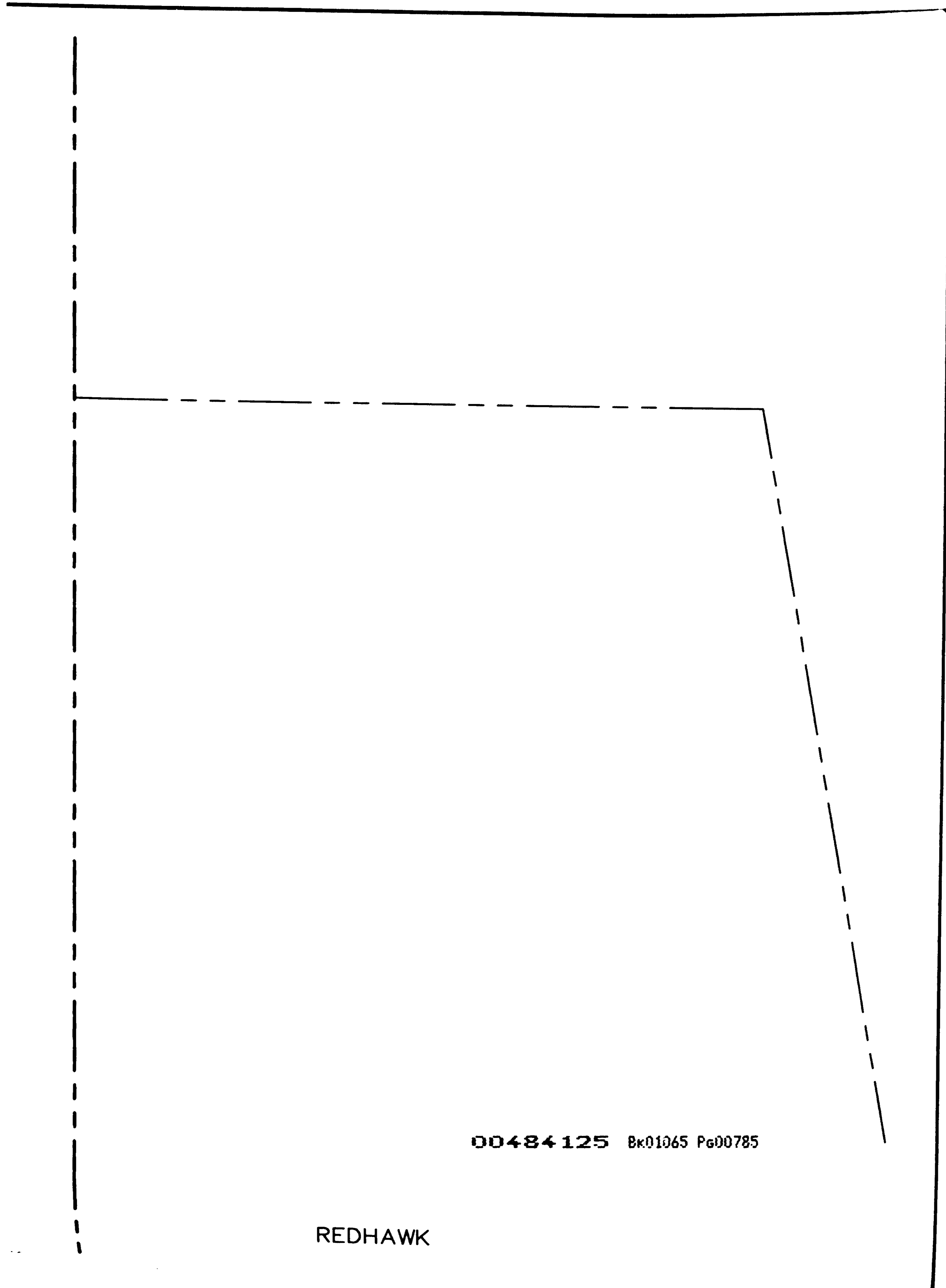
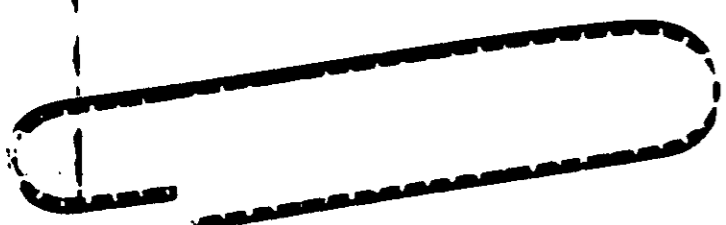
DAYBREAKER DRIVE

00484125 Bk01065 Pg00783





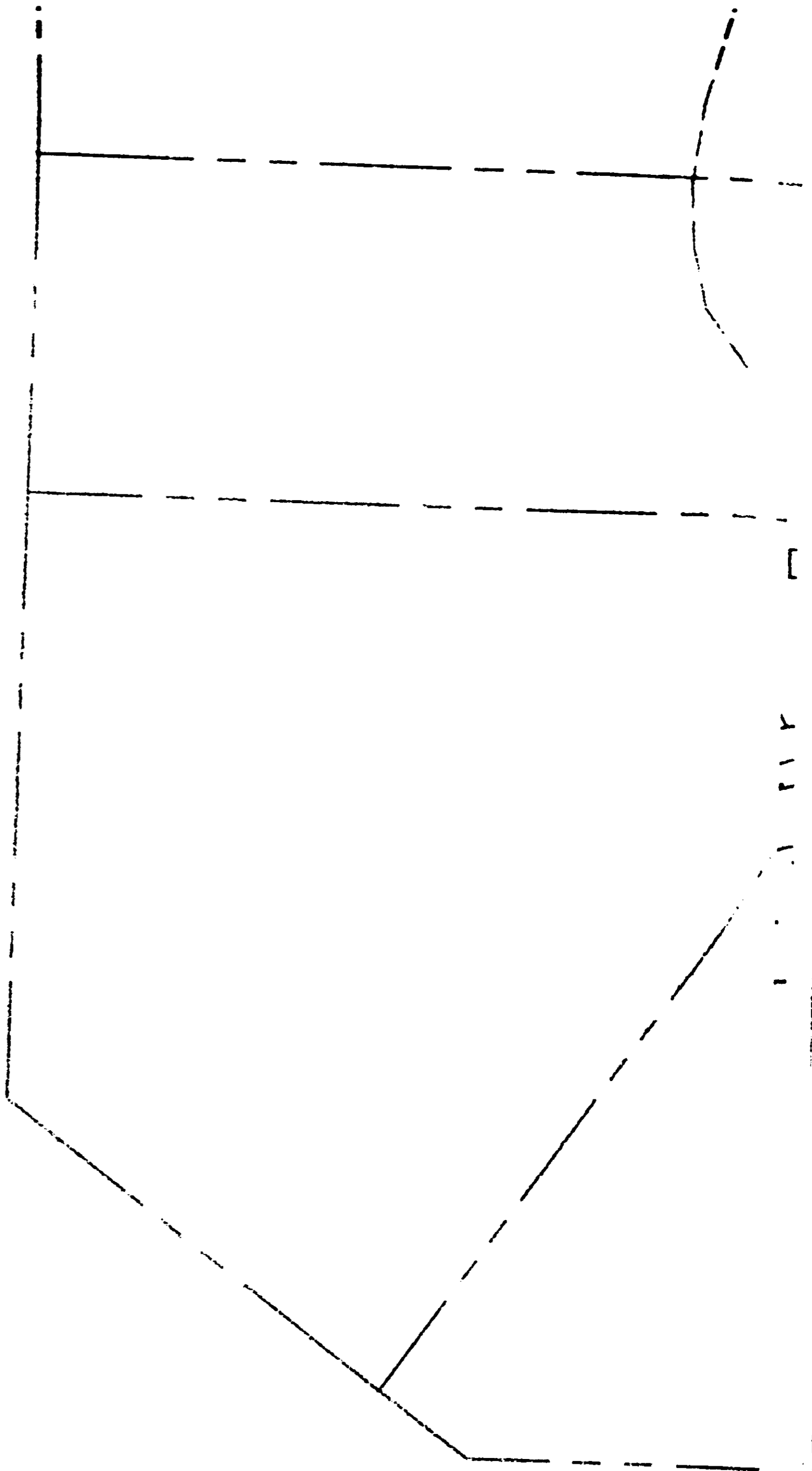
00484 125 8k01065 Pg00784



00484 125 Bk01065 P600785

REDHAWK

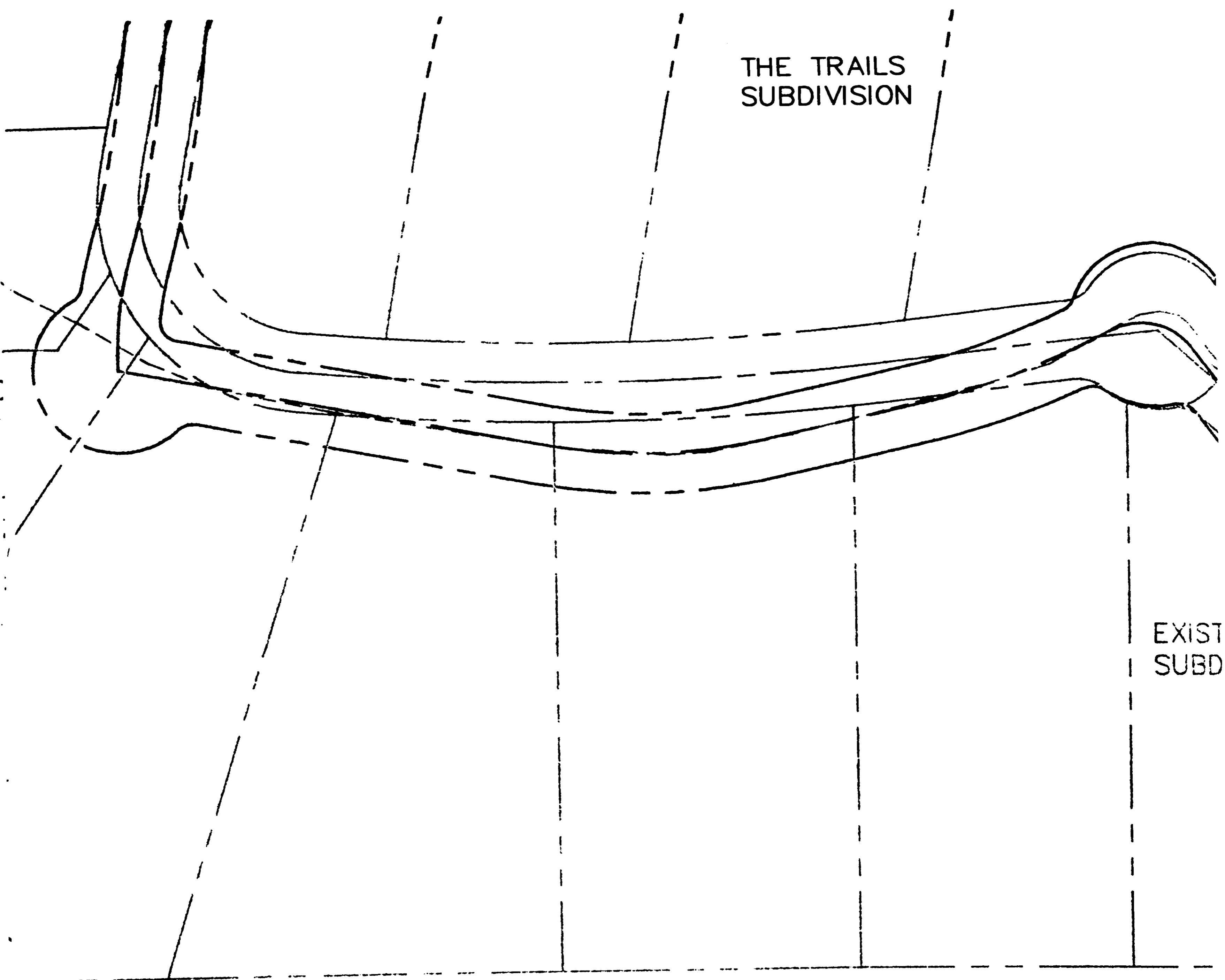




00484125 Bk01065 Pg00786

REV.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	FILE NAME
5									
4									
3									
2									
1									

27



00484125 Bk01065 Pg00787

<p>RB</p> <p>7/30/97</p> <p>19PNT2.DWG</p>	<p>100' 50' 0 100' 200'</p> <p>1" = 100'</p> <p>SCALE</p>	<p><b>MICHAEL L. ALDR</b></p> <p>Consulti</p> <p>2144 South Hi</p> <p>Salt Lake</p> <p>(80</p>
--	---	--

IF THIS SHEET IS LESS  
THAN 24X36  
IT IS A REDUCED PRINT  
SCALE REDUCED  
ACCORDINGLY

OPEN SPACE

NEW EXISTING ROAD  
RIGHT OF WAY

ORIGINAL DIRT  
ROAD LOCATION

ING TRAILS  
DIVISION

DESCRIBED RIGHT OF WAY

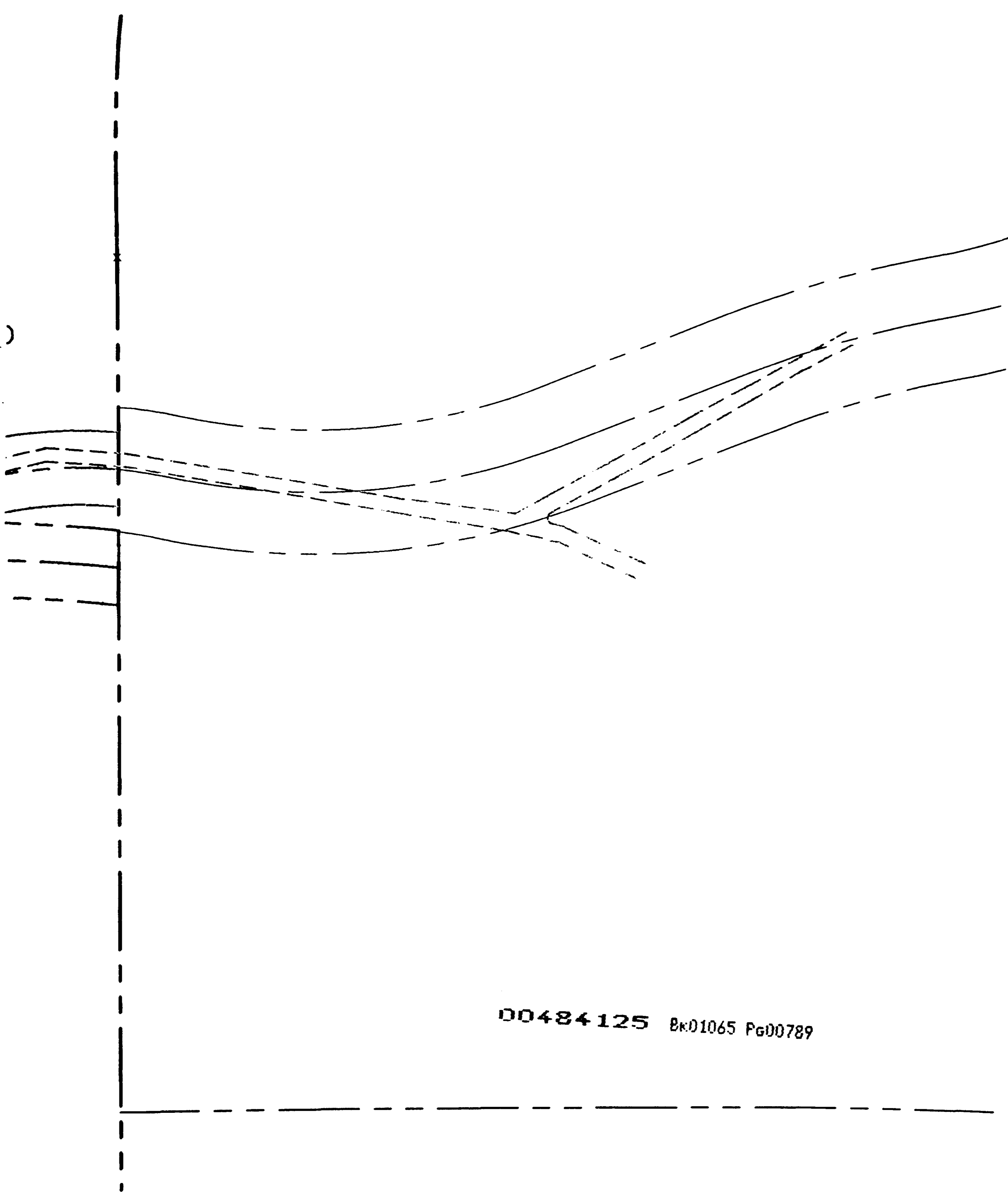
00484125 Bk01065 Pg00788

EXHIBIT "D"

ICH AND ASSOCIATES

ing Engineers  
ghland Drive, Suite 170  
City, Utah 84106  
1) 487-8563

REDHAWK WILDLIFE PRESERV



00484125 Bk01065 Pg00789

VE	ACCESS EASEMENTS FOR REDHAWK	SHEET
		1
		OF 1 SHEETS
		1119

1  
1  
1  
1  
1