

WHEN RECORDED, RETURN TO:
JOHN R. LEHMER
P.O. BOX 626
PARK CITY, UTAH 84060

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20 JULY 90 02:05 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
TITLE INSURANCE AGENCY
REC BY: SHARON WEST, DEPUTY

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EASEMENT

JOHN A. SCHAAR and FAYE N. SCHAAR, his wife and VALLEY VIEW INVESTMENT, INC., a Utah corporation, GRANTORS, of Salt Lake County, State of Utah, hereby grant to JOHN R. LEHMER and SUSI L. KONTGIS, and MCKAY LOVELAND and GWEN P. LOVELAND, his wife, GRANTEES, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and adequate consideration, receipt and sufficiency of which is hereby acknowledged, a 24.0 foot wide access and utilities easement described as follows:

Beginning at a point North 1148.10 ft. and West 283.89 ft. from the South Quarter Corner of Section 14, T1S, R1E, SLB&M, said point is also the point of beginning of a 220.885 ft. radius curve to the left (Bearing to center is S 25° 18' W); thence along the arc of said curve 108.779 ft. (Delta = 28° 13') to the point of beginning of a 435.946 ft. radius curve to the left (Bearing to center is S 02° 55' E) thence along the arc of said curve 170.308 ft. (Delta = 22° 23') to the point of beginning of a 561.386 ft. radius curve to the right (bearing to center is N 25° 18' W); thence along the arc of said curve 50.0 ft. (Delta = 05° 06' 11"); thence South 19.33 ft to the point of beginning of a 478.34 ft radius curve to the left (Chord bears S 89° 38' 39" W, long chord = 24.332 ft.); thence along the arc of said curve 24.335 ft.; thence North 16.27 ft.; thence N 17° 43' 52" W 24.0 ft. to the point of beginning of a 537.386 ft. radius curve to the left (Bearing to center is N 17° 44' 51" W); thence along the arc of said curve 70.836 ft. (Delta = 07° 33' 09"), to the point of beginning of a 459.946 ft. radius curve to the right (Bearing to center S 25° 18' E); thence along the arc of said curve 179.684 ft. (Delta = 22° 23') to the point of beginning of a 244.885 ft. radius curve to the right (Bearing to center is S 02° 55' E); thence along the arc of said curve 120.60 ft. (Delta = 28° 13'); thence S 64° 42' East 14.40 ft. to the point of beginning of a 50.0 ft. radius curve to the left (Bearing to center is S 64° 42' E); thence along the arc of said curve 26.18 ft. (Delta = 30° 00' 01"); thence N 64° 42' W 21.10 ft. to the point of beginning.

Grantees shall have the right to use the surface of the ground and the right to excavate into this easement for the purpose of installing and maintaining utility transmission lines provided the grantees do not damage the existing pipeline therein. Grantees shall not add any significant amounts of fill

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dirt on the present surface level of the easement. It is expressly understood that buildings or structures shall not be constructed on or over this described easement.

These restrictions shall be binding on the Grantees, their heirs or assigns and shall run with the land. Grantees agree that this access may be shifted at the option of the grantor in the event Salt Lake City shifts the proposed dedicated road encompassing this easement, provided the shifting correspond with the potential realignment of the proposed dedication and the shifting continues to provide an unobstructed minimum 24 foot wide right of way from dedicated Salt Lake City streets to the property serviced by this easement granted herein. The portion of this easement or the potentially shifted easement that lies in the proposed dedicated road shall be merged with the public interest when the enlarged roadway is dedicated to public usage.

This easement is intended to service and shall be appurtenant to the following described parcel of land standing in the names of grantees and more particularly described as:

Commencing at a point which S 89° 41' E 935.0 feet from the Southwest corner of Section 14, T1S, R1E, SLF&M, thence N 47° 05' E 14.7 ft., thence S 89° 41' E 210.0 ft., being parallel to and 10.0 ft. North of the South line of said Section 14, thence N 47° 48' E 176.8 ft., thence North 71° 48' E 494.6 ft., thence N 29° 21' E 432.7 ft., thence N 42° 06' East 175.08 ft., thence N 47° 64' W 220.0 ft., to the point of beginning of the within described tract; thence S 47° 54' E 360.0 ft., thence N 42° 06' East 163.0 ft., thence N 47° 54' W 42.5 ft., thence S 45° 06' W 66.5 ft., thence N 47° 54' W 160.0 ft., thence N 14° 56' 20" E 175.74 ft. to a point of intersection with a 12° curve. Thence around said 12° curve 220.0 ft. to the west; thence S 79° 30' W 24.0 ft., thence S 11° 30' 30" E 131.45 ft. to the point of beginning. Said point of intersection is further described as Westerly around said 12° curve 94.0 ft. from the meeting point of said 12° curve and the recorded centerline of the overflow pipeline right-of-way. Description of said 12° curve is S 89° 41' 10" E 2580.0 ft. from the said Southwest corner of Section 14, and N 07° 25' W 678.0 ft., thence around said 12° curve to the west with a radius of 478.34 ft. and a central angle of 93° 20' a distance of 568.11 ft. to said point of intersection. Conveyed subject to a 50 foot right-of-way for a road centered on the recorded centerline of the overflow pipeline where it runs through this tract. Conveyed subject to a 33 foot right-of-way for a road along the 12° curve side of the tract.

IN WITNESS WHEREOF, these presents are hereby signed and delivered this 11 day of April, 1990.

John A. Schaar
John A. Schaar

Faye N. Schaar
Faye N. Schaar

VALLEY VIEW INVESTMENT, INC.
John A. Schaar
by John A. Schaar, President

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 11 day of April, 1990, personally appeared before me John A. Schaar and Faye N. Schaar, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

My Comm. expires: July 15, 1993

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

Cherie Paletta
Notary Public
Residing at: SLC



Notary Public
CHERIE PALETTA
455 East South Temple
Salt Lake City, Utah 84111
My Commission Expires
July 15, 1993
State of Utah

On this 11 day of April, 1990, personally appeared before me John A. Schaar, President of Valley View Investment Inc., a Utah corporation, who being by me first duly sworn did acknowledge that he executed the foregoing instrument pursuant to a resolution duly and regularly adopted by the Board of Directors of the Corporation.

My Comm expires: July 15, 1993

Cherie Paletta
Notary Public
Residing at: SLC



Notary Public
CHERIE PALETTA
455 East South Temple
Salt Lake City, Utah 84111
My Commission Expires
July 15, 1993
State of Utah

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