

WHEN RECORDED RETURN TO
SALT LAKE COUNTY
REAL ESTATE SECTION

RIGHT OF WAY DEDICATION EASEMENT FORM

4088230

Frank Granato, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and dedicates to Hi-Country Home-owners Association Phase II, a non-profit Utah Corporation, Grantee, a 25-foot wide permanent easement for a public right of way and all incidental purposes including, but not limited to, that of allowing utilities, sewer and drainage facilities to be located, serviced, repaired and maintained within the perimeters of the dedicated easement area on, under, over, across the West side of the following described real property in Salt Lake County, Utah, to-wit:

Beginning at a point which is South 2385.41 feet and West 373.00 feet from the Northeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence S 41°59'59" W, 546.05 feet to a point on a 300.00 foot radius curve to the left (radius point bears S 41°59'59" W); thence Northwesterly along said curve an arc distance of 156.03 feet (delta angle = 29°47'59"); thence N 77°48'00" W, 745.14 feet; thence N 12°12'00" E, 154.95 feet to a point on a 1500.00 foot radius curve to the right (radius point bears S 77°48'00" E); thence Northeasterly along said curve an arc distance of 175.73 feet (delta angle = 6°41'28"); thence N 18°53'28" E, 76.50 feet; thence S 79°13'28" E, 1146.83 feet to the point of beginning.

Containing 10.01 acres.

Subject to a 25-foot R/W along the South and West sides. Also subject to a 10-foot utility easement for the Herriman Pipeline Co.

Subject, however, to the terms and conditions of the stipulation filed by the parties in the lawsuit of Salt Lake County v. Hi-Country Estates Homeowners Association, Phase II, et. al., Civil No. C-83-8713, in and for the Third District Court of Salt Lake County.

BK6267Pg1510

