

Lawrence FRANCIOSE
Bear Hollow Village LLC
3695 E. Juno Circle
Salt Lake City, Utah
(Tel 801 274 2338) 84124

When recorded return to:
The Cove at Sun Peak, L.L.C.
923 East Executive Park Drive, Suite A
Salt Lake City, Utah 84111

GRANT OF EASEMENT

The Cove at Sun Peak, L.L.C. Grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY AND
WARRANT to Utah Power, US West and other public utility providers, Grantees, their successors,
and assigns for the sum of Ten Dollars and Other Good and Valuable Consideration, the right,
privilege and authority to construct, operate, replace, repair and maintain public utilities including all
necessary fixtures under, across and upon the following described real estate owned by Grantor
situated in the County of Summit, State of Utah: **00517462 Br 01181 Pg00637-00639**

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1998 SEP 11 15:29 PM FEE \$14.00 BY DMG
REQUEST: BEAR HOLLOW VILLAGE

See attached description and sketch EXHIBIT "A"

This Grant includes the right of the Grantees, their agents and employees, to enter upon said real
estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim,
clear or remove, at any time from the said easement any tree, brush, structure or obstruction of any
kind of character whatsoever which, in the sole judgement of the Grantees may endanger the safety of
or interfere with the operation and maintenance of said Grantees' facilities.

The Grantors covenant that, subject to liens and encumbrances of record at the date of this easement,
it is the owner of the above-described land and has the right and authority to make and execute this
Grant of Easement.

X The Cove at Sun Peak L.L.C. Manager *Gerald H. Rice*
Gerald H. Rice, Manager, The Cove at Sun Peak, L.L.C.

STATE OF UTAH)
 : ss. X _____
County of)

On the 11th day of September, A.D. 1998,
personally appeared before me Gerald H. Rice, Manager of The Cove At Sun Peak
the signer (s) of the within instrument, who duly acknowledged to me that he executed the same.

X Shauna Fairbourn
Notary Public

My Commission Expires: 12-15-99

Residing at: Sandy, Utah

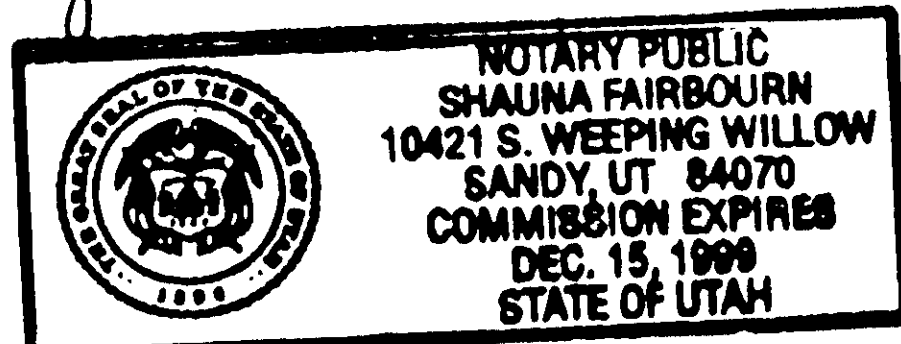


EXHIBIT "A"

PUBLIC UTILITY EASEMENT

A 10-foot wide Public Utility Easement, being 5 feet on each side from the following described centerline alignment:

Beginning at a point West, 176.92 feet from the Northeast Corner of the Cove at Sun Peak Subdivision as recorded and on file at the Summit County Recorder's office, and running thence 71.99 feet along the arc of a 562.34-foot radius curve to the right (chord bears South 25°50'53" East, 71.94 feet); thence South 22°10'50" East, 39.32 feet; thence South 08°28'30" East, 13.18 feet; thence South 21°59'37" West, 56.22 feet to the point of terminus, this point being the location of an existing power pole within Grantor's property.

See attached sketch.



NORTHEAST CORNER OF
THE COVE AT SUN PEAK
SUBDIVISION

P.O.B.

WEST
176.92'

DEPT TO
P
176.92
176.92
176.92
176.92
176.92

S22°10'50"E
32.5

EXISTING PUMP
STATION BUILDING

HIGHWAY RIGHT OF WAY

S08°28'30"E
13.18'

EXISTING
GUY WIRE

PROPOSED
HIGHWAY TRAIL

S21°59'37"W
56.22'

EXISTING POWER POLE

EXISTING
GUY WIRE

PROPOSED-COVE CANYON DRIVE

STATE HIGHWAY 224

00517462 Bk01181 Pg00639

