

INDEXED: _____
GRANTOR: _____
COUNTY: _____
RECORDED: _____
ABSTRACTED: _____
STAMPED: _____

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GRANT OF EASEMENT

SILVER SPRINGS INVESTORS, a partnership, Grantor, hereby grants, conveys and warrants to S.S.D., INC., a Utah corporation, Grantee, for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, an access, construction and maintenance easement over and across Grantor's property in Summit County, State of Utah, which property is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, for the purpose of constructing and maintaining a culinary water collection, distribution and storage system including wells to serve a development of Grantee's on the east side of Utah State Highway 224 in Summit County, Utah. The exact location of said easements shall be furnished hereafter as development plans are completed. Grantee's property is described on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, PAUL R. ANDERSON, a partner of Grantor, being duly authorized by said partnership, has hereunto set his hand this 11 day of May, 1979.

GRANTOR:

SILVER SPRINGS INVESTORS

By

Paul R. Anderson, Partner

Entry No. <u>155753</u>	Book <u>M 133</u>
RECORDED <u>5-14-79</u> at <u>3:47 M</u> Page <u>163-8</u>	
REQUEST of <u>UTAH TITLE & ABSTRACT</u>	
FEE	WANDA Y. SPRIGGS, SUMMIT CO. RECORDER
\$ <u>17.00</u>	<u>Wanda Y. Spriggs</u>
INDEXED	ABSTRACT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 11th day of May, 1979, personally appeared before me, the undersigned Notary Public, PAUL R. ANDERSON, a partner of Grantor, personally known to me to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of said partnership.

My Commission Expires:

11/20/80

Barbara W. Thurgood
Notary Public

Residing at: Salt Lake County, Utah

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EXHIBIT "A"

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
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DOCUMENT WHEN RECEIVED.

PARCEL A: All of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM: BEGINNING at the Northeast Corner of said Section 25, and running thence West 1650 feet along the North line of said Section 25; thence South 1650 feet; thence East 1650 feet to the East line of Section 25; thence North 1650 feet along said East line to the point of BEGINNING.

PARCEL B: All of the North half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Northwest Quarter of Section 36, Township 1 South, Range 3 East, Salt Lake Base & Meridian.

PARCEL C: That portion of the following described parcel lying West of State Highway 224.

BEGINNING at a point 80 rods South from the Northwest Corner of Section 30, Township 1 South, Range 4 East, of the Salt Lake Base & Meridian; and running thence East 3347.7 feet, more or less, to the West line of the Right-of-Way of the Denver & Rio Grande Western Railroad Company; thence South $3^{\circ}02'$ East along said line 1320 feet more or less, to the South line of the Northeast Quarter of said Section 30; thence West 777.76 feet, more or less, to the center of said Section 30; thence South 160 rods to the South line of said Section 30; thence West 160 rods to the Southwest Corner of said Section 30; thence North along the Section line 240 rods, more or less, to the point of BEGINNING.

EXCEPTING THEREFROM: A rectangular piece of land with dimensions of 42 feet by 52 feet as indicated by an iron fence as it actually is situated within the following description: COMMENCING at a point 190 feet West and 50 feet North, more or less, from the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 30, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence North 150 feet; thence West 150 feet; thence South 150 feet; thence East 150 feet to the place of beginning, situated in the Southwest Quarter of said Section 30, Township and Range aforesaid; TOGETHER with a right-of-way of 10 feet in width for egress and ingress over and across Buyers adjoining land from and to State Highway No. 248 or such other public Highway as will provide convenient and reasonable access to the tract herein excepted.

Continued

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Exhibit A Continued

PARCEL D: That portion of the following described parcel lying West of State Highway 224,

- BEGINNING at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence East along the North line of Section 31, 80 rods, more or less, to the Northeast Corner of the Northwest Quarter of the Northwest Quarter; thence South along the 40 line 550 feet, more or less, to the North line of parcel described in Book W, at page 602, as Entry No. 95041, thence North $86^{\circ}48'00''$ West 320 feet, more or less, to the Northwest Corner of said Parcel; thence South along the West boundary line of said Parcel 100 feet; thence West 220 feet, more or less, to a point which is 787.16 feet East of the West line of said Section 31; thence Southerly 250 feet, more or less, to the corner of a tract of land conveyed to WILLIAM ARCHIBALD by Warranty Deed recorded in Book O, at page 456; thence South 76.73 feet, along the boundary of the parcel described in Book O, at page 456, thence North $89^{\circ}30'$ West 787.16 feet to the West line of Section 31; thence North along said West line 979 feet to the point of BEGINNING.

PARCEL E: The East half of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section 26, Township 1 South, Range 3 East, Salt Lake Base & Meridian.

PARCEL F: That portion of the following described parcel lying West of State Highway 224,

- BEGINNING at a point which is 979 feet South from the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian and running thence South along the Section line 303.95 feet; thence North $89^{\circ}43'$ East 621 feet; thence North 237.64 feet; thence North $85^{\circ}24'$ East 365 feet, more or less, to the JAMES F. MURNIN Parcel; thence North along the West line of the said JAMES F. MURNIN Parcel 80 feet; thence West 200 feet, more or less, to a point which is South $89^{\circ}30'$ East 787.16 feet and North 50.0 feet from the point of beginning; thence South 50 feet; thence North $89^{\circ}30'$ West 787.16 feet to the point of BEGINNING.

PARCEL G: That portion of the following described parcel lying West of State Highway 224,

- BEGINNING at a point in the center of Utah Highway No. 224, which is South $64^{\circ}45'18''$ East 1572.84 feet from the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian and running thence along a fence line North $86^{\circ}49'40''$ West 419.84 feet; thence North $0^{\circ}15'39''$ West 99.00 feet; thence South $86^{\circ}47'56''$ East along a fence line 327.22 feet to the quarter section line; thence North $0^{\circ}12'16''$ West along said quarter section line 143.87 feet; thence North $89^{\circ}15'54''$ East 92.32 feet to the center line of Utah Highway No. 224; thence South $0^{\circ}15'39''$ East along said center line 249.01 feet to the point of BEGINNING.

Continued

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Exhibit A Continued

EXCEPTING THEREFROM Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, the following described parcel;

✓ BEGINNING at a point which is South 820.695 feet and West 1129.32 feet from the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, and running thence North $86^{\circ}12'$ West 125.42 feet; thence North $0^{\circ}15'39''$ West 72.755 feet; thence South $86^{\circ}48'$ East 125.07 feet; thence South $0^{\circ}28'$ East 74.09 feet to the point of BEGINNING.

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EXHIBIT "B"

PARCEL A: That portion of the following described parcel lying East of State Highway 224.

BEGINNING at a point 80 rods South from the Northwest Corner of Section 30, Township 1 South, Range 4 East, of the Salt Lake Base & Meridian; and running thence East 347.7 feet, more or less, to the West line of the Right-of-Way of the Denver & Rio Grande Western Railroad Company; thence South 3°02' East along said line 1320 feet more or less, to the South line of the Northeast Quarter of said Section 30; thence West 777.76 feet, more or less, to the center of said Section 30; thence South 160 rods to the South line of said Section 30; thence West 160 rods to the Southwest Corner of said Section 30; thence North along the Section line 240 rods, more or less, to the point of BEGINNING.

PARCEL B: A strip or a parcel of land, 99 feet in width, being 49.5 feet wide on each side of what was the center line of the main track of the Park City Branch of the Denver & Rio Grande Western Railroad Company, as constructed over and across the West half of the Southeast Quarter of Section 30, and the Northwest Quarter of the Northeast Quarter of Section 31, all in Township 1 South, Range 4 East, Salt Lake Base & Meridian, near Snyderville, in Summit County, State of Utah, said center line of main track intersecting the North line of said West half of the Southeast Quarter of Section 30, at a point about 577.5 feet West from the Northeast Corner thereof and extending thence Southeasterly a distance of about 3974 feet to a point in the South line of said Northwest Quarter of the Northeast Quarter of Section 31, about 313.5 feet West from the Southeast corner thereof; being the same land conveyed by Ephraim Snyder and Susannah Snyder, his wife, to the Utah Central Railroad Company, predecessor in interest to the Denver & Rio Grande Railroad Company, by Deed executed the 28th day of August 1900 and recorded in Book "C" of Deeds at page 430, in the Official Records of Summit County, Utah.

EXCEPTING THEREFROM, the Southerly 2 rods of the above described parcel.

ALSO, EXCEPTING THEREFROM, that portion of the above described parcel lying East of the center line of which was the Main Track of the Park City Branch of the Denver & Rio Grande Western Railroad Company.

PARCEL C: A tract of land in Section 30, Township 1 South, Range 4 East, Salt Lake Base & Meridian, particularly described as follows:
COMMENCING at the Northwest Corner of the Southeast Quarter of said Section 30; thence South 2770.5 feet, more or less, to the South boundary line of Section 30; thence East along said boundary line 904.5 feet, more or less, to a point on said South boundary line of Section 30, which is in the West boundary line of the Right-of-Way of Denver & Rio Grande Western Railroad Company; thence Northerly along said Westerly boundary line of said railroad right-of-way to the North boundary line of the Southeast Quarter of Section 30; thence Westerly along said boundary line 747 feet, more or less, to the place of BEGINNING.

Continued

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Exhibit "B" continued

PARCEL D: The following described tract of land in Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian, to-wit:
COMMENCING at a point on the North boundary line of said Section 31, where said boundary line is intersected by the West line of the right-of-way of the Denver & Rio Grande Western Railroad Company; thence Southerly along the West line of said Railroad Right-of-Way 80 rods, more or less, to the County Road; thence West 2 rods; thence Northerly parallel with said Railroad Right-of-Way and 2 rods distant therefrom 80 rods, more or less, to the North boundary of said Section 31, thence East 2 rods to the place of COMMENCEMENT.

EXCEPTING THEREFROM the Southerly 2 rods of the above described parcel.

PARCEL E: BEGINNING at the North Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence South $26 \frac{2}{3}$ rods; thence West 70 rods, more or less, to the East boundary line of State Highway 224; thence North along said East boundary $26 \frac{2}{3}$ rods to the North line of said Section 31; thence East 70 rods, more or less, to the point of BEGINNING.

Together with appurtenant water rights.

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