

ENT 12045 BK 2777 PG 377
NINA B. REID UTAH CO RECORDER BY BT
1991 APR 5 2:45 PM FEE 10.50
RECORDED FOR ASSOCIATED TITLE COMPANY

WHEN RECORDED, MAIL TO:
C. Craig Liljenquist, Esq.
Prince, Yeates & Geldzahler
City Centre I, Suite 900
175 East Fourth South
Salt Lake City, UT 84111

11/17/91

Space Above for Recorder's Use Only

EASEMENT DEED

SUNDANCE COTTAGES OWNERS ASSOCIATION, a Utah nonprofit corporation, AS AGENT for all of the Owners of Condominiums in Sundance Cottages, a Utah Condominium Project, according to the official Record of Survey Map and Condominium Declaration thereof, as amended, on file and of record in the Office of the County Recorder of Utah County, Utah, and as specifically authorized by the provisions of Paragraph 1(a) of Article XII of said Condominium Declaration (herein called "Grantor"), hereby quitclaims to SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation, and CHARLES ROBERT REDFORD, JR. and LOLA JEAN VAN WAGENEN REDFORD, AS TRUSTEES of The Redford Revocable Trust of 1986, (herein collectively called "Grantees"), their successors and assigns in interest in the Dominant Tenement, as hereinafter defined, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following perpetual nonexclusive easements, in, under, over, along, upon, through and across:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Servient Tenement");

for the benefit of and appurtenant to:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit B attached hereto and by this reference made a part hereof (herein called the "Dominant Tenement");

A NONEXCLUSIVE EASEMENT over, along, across and upon the Servient Tenement for pedestrian and vehicular ingress to and egress from the Dominant Tenement and each and every part

thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future; and

A NONEXCLUSIVE EASEMENT in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, utility lines, pipes and conduits of all types for the benefit of and appurtenant to the Dominant Tenement and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominiums which now exist or which may be developed within the Dominant Tenement in the future;

RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes that do not unreasonably interfere with the use thereof by Grantees, their successors and assigns in interest in the Dominant Tenement, for the purposes herein specified.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed this 22 day of March, 1991.

GRANTOR: SUNDANCE COTTAGES OWNERS ASSOCIATION, a Utah Nonprofit Corporation

By Mike Shindler
President

By Donald Russell
Secretary

STATE OF UTAH)
COUNTY OF Utah) ss.

The foregoing instrument was acknowledged before me this 22 day of March, 1991, by Mike Shindler, President, and Donald Russell, Secretary, of Sundance Cottages Owners Association, a Utah Nonprofit Corporation.

ROBERT T. SMITH
NOTARY PUBLIC - STATE OF UTAH
Residing at: Quincy, Utah

My Commission Expires: Oct 31 1993
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EXHIBIT A

Legal Description of the Servient Tenement

A portion of Timphaven Road as shown on the Record of Survey Map of Sundance Cottages, an Expandable Utah Condominium Project, Utah County, Utah, on sheet 2 of 12, more particularly described as follows:

Beginning at a point on the southerly line of Timphaven Road at the Point of Beginning of the Easement Appurtenant as shown on said Record of Survey Map of Sundance Cottages, said point being NORTH 487.68 feet and EAST 516.31 feet from the southwest corner of section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence NORTH 62.79 feet along the easterly line of Sundance Cottages to the northerly line of said Timphaven Road; thence South $27^{\circ}37'50''$ West 40.59 feet along said northerly line; thence 56.47 feet along the arc of a tangent curve to the left having a radius of 119.47 feet and through an angle of $27^{\circ}05'02''$ to the southerly line of said Timphaven Road; thence from a tangent that bears North $63^{\circ}47'48''$ East, 42.92 feet along the arc of a non tangent curve to the left having a radius of 87.70 feet and through an angle of $28^{\circ}02'18''$ along said southerly line to the point of beginning.

Containing 1483 square feet (0.0340 acres).

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ENT12045 BK 2777 PG 380

EXHIBIT B

Legal Description of the Dominant Tenement

Beginning at the Northeast corner of Section 15, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence South 00 deg. 07'50" East 380.63 feet; thence South 68 deg. 40'43" West 282.48 feet; thence North 86 deg. 58'12" West 221.63 feet; thence South 48 deg. 06' West 206.20 feet; thence North 66 deg. 10'59" West 116.93 feet; thence South 27 deg. 15' West 89.70 feet; thence South 47 deg. 40' East 75.04 feet; thence South 48 deg. 06' West 214.73 feet; thence South 17 deg. 00' East 90.95 feet; thence North 82 deg. 48' West 35.79 feet; thence South 75 deg. 19' West 89.44 feet; thence North 37 deg. 41' West 172.51 feet; thence South 66 deg. 51' West 133.00 feet; thence North 54 deg. 29'25" East 1.70 feet; thence South 75 deg. 08' West 65.50 feet; thence South 22 deg. 00' East 143.47 feet; thence South 72 deg. 22' West 61.74 feet; thence South 63 deg. 20'40" West 192.45 feet; thence North 41 deg. 45'30" West 146.05 feet; thence South 52 deg. 20'10" West 198.43 feet; thence North 31 deg. 24'13" West 43.37 feet; thence South 51 deg. 48'40" West 204.55 feet; thence South 32 deg. 24' East 66.00 feet; thence South 57 deg. 36'07" West 135.01 feet; thence South 84 deg. 20' West 47.00 feet; thence North 32 deg. 23'53" West 237.00 feet to the South line of the Hollows; thence along the Hollows North 49 deg. 46'10" East 964.38 feet; thence along the Hollows NORTH 282.67 feet to the Southwest corner of Sundance Recreational Resort Plat C; thence along Plat C North 58 deg. 01'27" East 491.87 feet; thence along Plat C South 82 deg. 11'41" East 185.00 feet to the Southwest corner of Timphaven; thence North 89 deg. 42'40" East 805.00 feet along the South line of Timphaven to the point of beginning.

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