

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

ENT42935 BK 2470 PG 872  
NINA B REID UTAH COUNTY RECORDER DEP BA  
1987 NOV 24 9:59 AM FEE 11.00  
RECORDED FOR SUNDANCE COTTAGES

Space Above for Recorder's Use Only

EASEMENT DEED

SUNDANCE COTTAGES, a Utah joint venture (herein called "Grantor"), hereby quitclaims to the respective owners of the property constituting the Dominant Tenement, as hereinafter defined, including, without limitation, C. ROBERT REDFORD, an individual, SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation, and the other respective owners of lots and/or parcels within said Dominant Tenement (herein collectively called "Grantees"), their successors and assigns in interest in said Dominant Tenement, 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 collectively 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

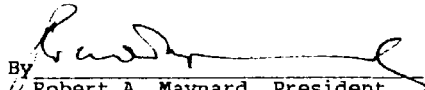
A NONEXCLUSIVE EASEMENT in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, utility lines, pipes and conduits of all types for the benefit of and appurtenant to the Dominant Tenement and each and every part thereof, including, without 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 27th day of May, 1987.

GRANTOR: SUNDANCE COTTAGES,  
a Utah joint venture

By SUNDANCE DEVELOPMENT CORPORATION,  
a Utah corporation

By   
Robert A. Maynard, President

STATE OF UTAH )  
 ) : ss.  
COUNTY OF UTAH )

On the 27th day of May, 1987, personally appeared before me Robert A. Maynard, who being by me duly sworn, did say that he is the President of Sundance Development Corporation, a corporation, one of the venturers of Sundance Cottages, the joint venture that executed the foregoing instrument, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and said Robert A. Maynard acknowledged to me that said corporation executed the

same as such a venturer and the said joint venture executed the same.

NOTARY PUBLIC  
Residing at:

*[Handwritten signature]*  
*[Circular notary seal]*

My Commission Expires:

*Oct 4, 1987*

4538L  
052187

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).

Exhibit A

Legal Description of the Dominant Tenement

A portion of Sections 11, 14, and 15, Township 5 South, Range 3 East, Salt Lake Base Meridian, more particularly described as follows:

Beginning at the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence South 0°07'50" East 168.25 feet along the west line of Sundance Cottages, an Expandable Utah Condominium Project, Utah County, Utah; thence northeasterly along the south and easterly lines of said Sundance Cottages the following five(5) courses:

- 1) North 49°01'00" East 497.93 feet,
- 2) North 0°50'00" East 259.71 feet,
- 3) from a tangent that bears North 54°46'57" East, 89.52 feet along the arc of a curve to the right having a radius of 211.27 feet and through an angle of 24°16'34" to a point of reverse curvature,
- 4) 78.72 feet along the arc of a tangent curve to the left having a radius of 87.70 feet and through an angle of 51°25'41", and
- 5) North 27°37'50" East 167.29 feet; thence South 53°39'17" East 250.65 feet; thence EAST 236.00 feet; thence North 80°44'00" East 192.51 feet; thence

South 75°39'02" East 133.15 feet; thence South 50°00'27" East 510.36 feet; thence South 23°31'05" East 471.14 feet; thence South 54°21'50" East 473.17 feet; thence South 32°46'41" East 400.82 feet; thence SOUTH 255.00 feet; thence South 21°48'05" East 317.73 feet; thence South 10°02'58" East 401.16 feet; thence South 4°05'44" West 406.04 feet; thence South 38°13'46" East 935.66 feet; thence WEST 7788.22 feet; thence NORTH 1353.55 feet along the west line of Sundance Mountain Home Development, Plat "B", and its Southerly prolongation; thence EAST 831.45 feet along the north line of said Plat "B"; thence North 70°00'39" East 395.02 feet to the northwest corner of the lands of Sundance Development Corporation (Book 1328, Page 355); thence North 84°20'00" East 1347.80 feet along the north line of said lands and the northerly line of Brickerhaven Planned Dwelling Group; thence North 57°36'00" East 545.20 feet continuing along the northerly line of Brickerhaven; thence North 50°36'08" East 364.59 feet; thence North 56°19'26" East 1473.17 feet to the point of beginning.

Containing 380.355 acres.

Basis of bearing is North 0°07'50" West along the section line from said southwest corner of section 11.

Exhibit B