

ENT43178 BK 2471 PG 463
NINA B REID UTAH COUNTY RECORDER DEP AT
1987 NOV 25 2:51 PM FEE 14.50
RECORDED FOR SUNDANCE COTTAGES

WHEN RECORDED, MAIL TO:
North Fork Special Service District
R. R. 3, Box B-1
Provo, Utah 84604

Space Above For Recorder's Use Only

WATER IMPROVEMENTS DEED

AND

EASEMENT DEED

SUNDANCE COTTAGES, a Utah joint venture, and SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation (herein called "Grantors"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby:

1. Quitclaim to NORTH FORK SPECIAL SERVICE DISTRICT, a body politic and corporate created under the laws of the State of Utah (herein called "Grantee"), whose mailing address is set forth above, all of Grantors' respective right, title and interest in and to all water lines, pipes, conduits, facilities and appurtenances thereto located within and upon 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 (herein called the "Servient Tenement"); and

2. Quitclaim, as to Grantors' respective properties within the Servient Tenement, to Grantee a non-exclusive easement to operate, keep, maintain, repair and replace, as required, said water lines, pipes, conduits, facilities and appurtenances thereto in, under, through, along and across the Servient Tenement;

RESERVING UNTO GRANTORS, their 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 Grantee for the purposes herein specified.

IN WITNESS WHEREOF, Grantors have executed this Deed
this _____ day of _____, 1987.


GRANTORS:

SUNDANCE COTTAGES, a Utah joint
venture

By SUNDANCE DEVELOPMENT CORPORATION,
a Utah corporation, joint venturer



By _____
Robert A. Maynard, President

SUNDANCE DEVELOPMENT CORPORATION, a
Utah corporation


By _____
Robert A. Maynard, President

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 25th day of Nov, 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, which corporation is a joint venturer
of Sundance Cottages, a joint venture, and duly acknowledged to
me that he is authorized to sign the foregoing instrument on
behalf of said corporation by authority of its Bylaws or a
resolution of its Board of Directors, and further acknowledged to
me that said corporation executed the same as a joint venturer in
and on behalf of said joint venture.


NOTARY PUBLIC
Residing at: Gen, Utah

My Commission Expires:

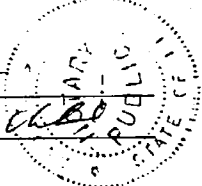
Oct 1, 1991



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

On the 25th day of , 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, 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.

NOTARY PUBLIC
Residing at: _____



My Commission Expires:

 Oct 1 1991

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112387

Legal Description of the Servient TenementReach 1

A strip of land 30.00 feet in width, being 15.00 feet on each side of the following described centerline:

Beginning at the most westerly point on the centerline of Timphaven Road as shown on the Record of Survey of Sundance Cottages, an Expandable Utah Condominium Project, Utah County, Utah, said point being North 0°07'50" West 734.02 feet along the section line from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence easterly and southerly along said centerline the following twelve (12) courses:

- 1) North 85°17'00" East 11.56 feet,
- 2) 48.48 feet along the arc of a tangent curve to the left having a radius of 80.54 feet and through an angle of 34°29'26",
- 3) 56.85 feet along the arc of a tangent curve to the right having a radius of 199.17 feet and through an angle of 16°21'19",
- 4) North 67°08'53" East 7.47 feet,
- 5) 152.79 feet along the arc of a tangent curve to the right having a radius of 71.20 feet and through an angle of 122°57'09",
- 6) 90.62 feet along the arc of a tangent curve to the left having a radius of 312.51 feet and through an angle of 16°36'48",
- 7) 135.94 feet along the arc of a tangent curve to the right having a radius of 690.73 feet and through an angle of 11°16'35",
- 8) South 4°45'49" West 17.81 feet,
- 9) 171.31 feet along the arc of a tangent curve to the left having a radius of 75.14 feet and through an angle of 130°37'35",
- 10) North 54°08'14" East 55.95 feet,
- 11) 98.42 feet along the arc of a tangent curve to the right having a radius of 226.27 feet and through an angle of 24°55'17", and
- 12) 3.19 feet along the arc of a tangent curve to the left having a radius of 72.70 feet and through an angle of 2°31'01";

thence leaving the centerline of Timphaven Road, southerly along the centerline of a 30-foot road the following seven (7) courses:

- 1) 56.71 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and through an angle of 108°18'09",
- 2) 35.38 feet along the arc of a tangent curve to the right having a radius of 104.88 feet and through an angle of 19°19'46",

- 3) 119.57 feet along the arc of a tangent curve to the left having a radius of 128.67 feet and through an angle of $53^{\circ}14'40''$,
- 4) South $29^{\circ}04'15''$ East 90.46 feet,
- 5) 73.62 feet along the arc of a tangent curve to the left having a radius of 269.73 feet and through an angle of $15^{\circ}38'21''$,
- 6) 97.61 feet along the arc of a tangent curve to the right having a radius of 182.55 feet and through an angle of $30^{\circ}38'08''$, and
- 7) South $14^{\circ}04'28''$ East 24.00 feet to the end of Reach 1.

Reach 2

A strip of land 30.00 feet in width, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the centerline of Timphaven Road, at the centerline of The Knoll, as shown on the Record of Survey of Sundance Cottages, an Expandable Utah Condominium Project, Utah County, Utah, said point being NORTH 451.32 feet and EAST 205.03 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence westerly and southerly along said centerline the following five (5) courses:

- 1) South $85^{\circ}44'44''$ West 22.47 feet,
- 2) 113.65 feet along the arc of a tangent curve to the left having a radius of 75.94 feet and through an angle of $85^{\circ}44'44''$,
- 3) 99.46 feet along the arc of a tangent curve to the left having a radius of 389.75 feet and through an angle of $14^{\circ}37'15''$,
- 4) South $14^{\circ}37'15''$ East 45.08 feet, and
- 5) South $85^{\circ}06'03''$ East 64.50 feet to the end of Reach 2.

Reach 3

A strip of land 15.00 feet in width, being 7.50 feet on each side of the following described centerline:

Beginning at a point on the centerline of Easement Line No.1 as described in the Agreement and Grant of Easement recorded in Book 2119 of Official Records of Utah County at Pages 605 to 619, said point being NORTH 71.06 feet and EAST 1136.91 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $44^{\circ}37'26''$ West 27.90 feet; thence North $3^{\circ}34'35''$ East 48.09 feet; thence North $11^{\circ}18'36''$ East 50.99 feet; thence North $20^{\circ}24'01''$ East 129.10 feet; thence North $13^{\circ}00'15''$ West 82.81 feet; thence South $63^{\circ}26'06''$ West 6.00 feet; thence South $43^{\circ}55'09''$ West 149.93 feet; thence WEST 136.00 feet; thence North $55^{\circ}39'14''$ West 72.67 feet; thence South $89^{\circ}18'35''$ West 249.02 feet; thence South $87^{\circ}59'26''$ West 114.07 feet to the end of Reach 3.

Reach 4

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A strip of land 15.00 feet in width, being 7.50 feet on each side of the following described centerline:

Beginning at a point on the centerline of Reach 3, above, said point being NORTH 390.60 feet and EAST 1156.68 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $63^{\circ}26'06''$ East 74.50 feet; thence North $80^{\circ}42'24''$ East 111.46 feet; thence South $55^{\circ}50'43''$ East 341.98 feet; thence South $53^{\circ}11'46''$ East 173.60 feet; thence North $36^{\circ}48'14''$ East 15.00 feet to the end of Reach 4.

Reach 5

A strip of land 15.00 feet in width, being 7.50 feet on each side of the following described centerline:

Beginning at a point on the centerline of Reach 4, above, said point being NORTH 439.66 feet and EAST 1319.49 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $9^{\circ}17'36''$ West 33.00 feet to the end of Reach 5.

Reach 6

A strip of land 15.00 feet in width, begin 7.50 feet on each side of the following described centerline:

Beginning at a point on the centerline of said Easement Line No.1, said point being NORTH 71.06 feet and EAST 1136.91 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $47^{\circ}27'54''$ East 124.04 feet; thence North $39^{\circ}28'21''$ West 44.05 feet to the end of Reach 6.