

ENT43179 BK 2471 PG 469
NINA B REID UTAH COUNTY RECORDER DEP AT
1987 NOV 25 2:52 PM FEE 15.50
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

SEWER 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 sewer 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 sewer 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 25th day of November, 1987.

GRANTORS:

SUNDANCE COTTAGES, a Utah joint
venture

By SUNDANCE DEVELOPMENT CORPORATION,
a Utah corporation, joint venturer

By [Signature]
Robert A. Maynard, President

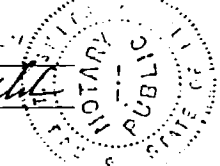
SUNDANCE DEVELOPMENT CORPORATION, a
Utah corporation

By [Signature]
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.

[Signature]
NOTARY PUBLIC
Residing at: [Signature]



My Commission Expires:
Oct 1, 1991

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 25th day of July, 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.

[Signature]
NOTARY PUBLIC
Residing at: [Signature]



My Commission Expires:
Oct 1, 1991

4781L
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 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 southerly along said centerline the following four (4) courses:

- 1) from a tangent that bears South $4^{\circ}15'16''$ East, 159.51 feet along the arc of a curve to the left having a radius of 75.14 feet and through an angle of $121^{\circ}36'40''$,
- 2) North $54^{\circ}08'14''$ East 55.95 feet,
- 3) 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 $24^{\circ}55'17''$, and
- 4) 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 $2^{\circ}31'01''$;

thence leaving the centerline of Timphaven Road, southerly along the centerline of a 30-foot road the following four (4) 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 $108^{\circ}18'09''$,
- 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 $19^{\circ}19'46''$,
- 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 $53^{\circ}14'40''$, and
- 4) South $29^{\circ}04'15''$ East 90.46 feet to the end of Reach 1.

Reach 2

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 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 South $43^{\circ}01'30''$ West 20.66 feet; thence North $46^{\circ}58'30''$ West 28.88 feet; thence NORTH 187.50 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 Timphaven Road as shown on the Record of Survey of Sundance Cottages, an Expandable Utah Condominium Project, Utah County, Utah, said point being NORTH 459.74 feet and EAST 429.40 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $33^{\circ}57'47''$ West 221.49 feet; thence North $43^{\circ}24'03''$ West 87.00 feet to the end of Reach 3.

Reach 4

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 a 30-foot road, said point being NORTH 224.13 feet and EAST 530.12 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence South $26^{\circ}13'19''$ West 44.82 feet; thence South $58^{\circ}31'57''$ West 107.28 feet; thence North $74^{\circ}10'34''$ West 97.18 feet; thence South $73^{\circ}47'05''$ West 102.06 feet; thence South $86^{\circ}25'25''$ West 87.66 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 a 30-foot road, said point being NORTH 224.13 feet and EAST 530.12 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North $66^{\circ}48'42''$ East 42.64 feet; thence North $29^{\circ}13'02''$ East 75.00 feet; thence North $87^{\circ}09'50''$ East 250.54 feet; thence South $52^{\circ}59'34''$ East 80.34 feet; thence EAST 65.00 feet; thence South $79^{\circ}07'12''$ East 78.41 feet; thence South $81^{\circ}30'18''$ East 101.00 feet; thence North $20^{\circ}31'57''$ East 80.00 feet; thence North $54^{\circ}46'15''$ East 16.00 feet to the end of Reach 5.

Reach 6

Beginning at the terminal end of Reach 5, above, said point being NORTH 324.85 feet and EAST 1203.33 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North 35°13'45" West 8.75 feet; thence North 54°46'15" East 47.75 feet; thence South 35°13'45" East 39.50 feet; thence South 54°46'15" West 16.00 feet; thence North 35°13'45" West 22.00 feet; thence South 54°46'15" West 31.75 feet; thence North 35°13'45" West 8.75 feet to the point of beginning.

Containing 0.0273 acres.

Reach 7

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 westerly line of Reach 6, above, said point being NORTH 336.02 feet and EAST 1234.31 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence South 54°46'15" West 53.00 feet; thence South 20°31'57" West 100.00 feet; thence South 0°12'05" East 103.88 feet; thence South 49°30'18" West 117.03 feet; thence South 51°32'57" West 237.60 feet; thence South 31°36'27" West 104.79 feet; thence South 15°39'05" West 11.91 feet to the end of Reach 7.

Reach 8

Beginning at the terminal end of Reach 7, said point being SOUTH 216.55 feet and EAST 823.10 feet from the southwest corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base Meridian; thence North 70°54'50" East 227.73 feet; thence EAST 194.00 feet; thence South 15°27'40" West 243.82 feet; thence South 51°44'33" West 578.17 feet; thence North 66°17'32" West 251.20 feet; thence North 47°35'09" East 329.14 feet; thence North 15°18'33" East 185.59 feet; thence North 70°54'50" East 50.57 feet to the point of beginning.

Containing 4.7515 acres.