

NO FEE

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22 APRIL 93 10:35 AM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: REBECCA GRAY , DEPUTY

EASEMENT GRANT

FIRST CHARTER DEVELOPMENT CORPORATION, a Utah Corporation, GRANTOR, 95 East Tabernacle, St. George, Washington County, State of Utah, hereby grants, bargains, sells, and conveys to (i) SALT LAKE CITY CORPORATION, 451 South State Street, Salt Lake City, County of Salt Lake, State of Utah; (ii) WATTS 89, INC., a Utah corporation, 5200 South Highland Drive, Suite 102, County of Salt Lake, State of Utah; and (iii) FIRST CHARTER DEVELOPMENT CORPORATION, a Utah corporation, GRANTEES, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, an easement and right-of-way for the construction, operation, maintenance, repair and replacement of public utilities and pipelines (including but not limited to culinary water, sanitary sewer, telephone and electrical lines), being twenty (20) feet in width and being located in Salt Lake County, State of Utah, more particularly described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

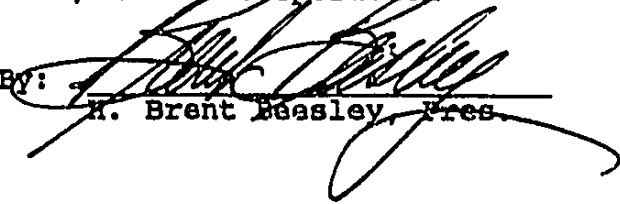
To have and to hold the same unto said Grantees and their respective successors and assigns, together with the right of ingress and egress to and from said easement and right-of-way.

Grantor shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said easement and right-of-way, nor change the contour thereof, without the written consent of Grantees.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by a duly authorized officer this 2nd day of February, 1993.

*March 1993*

FIRST CHARTER DEVELOPMENT CORPORATION, a Utah Corporation

By:   
H. Brent Beasley, Pres.

frstchrt.eas (dkp\watt)

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Atc - D 108217

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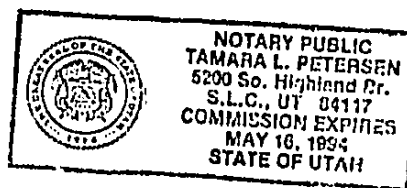
STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 2nd  
day of ~~February~~ March, 1993, by H. Brent Beesley as President of First  
Charter Development Corporation, a Utah corporation, who further  
acknowledged to me that said corporation executed the same.

My Commission Expires:

5/16/04

Tamara L. Petersen  
NOTARY PUBLIC, Residing at:  
5200 S. Highland Dr.



BK 6644 PG 1342

## EXHIBIT "A"

### FIRST CHARTER DEVELOPMENT CORPORATION PARCEL EASEMENT

A easement for the construction, maintenance and repair of Public Utility pipelines being 20 feet in width and being further described as follows:

BEGINNING at a point that is North  $00^{\circ}00'46''$  East 1017.99 feet along the West boundary of Fort Douglas Military Reservation and South  $89^{\circ}59'23''$  East 2481.76 feet along the North Military Reservation boundary from United States Military Reservation Monument No. 13, said Monument No. 13 being South  $00^{\circ}01'57''$  East (bearing base) which equals South  $00^{\circ}12'58''$  West (State plane grid bearing Utah Central Zone) 496.58 feet along the monument line of Virginia Street and South  $89^{\circ}58'15''$  West 56.85 feet along the South Military Reservation Line from a City Monument at the intersection of Virginia Street and Eleventh Avenue (from the west); thence North  $89^{\circ}59'23''$  West 340.32 feet; thence North  $00^{\circ}01'57''$  West 11.99 feet; thence South  $89^{\circ}58'03''$  West 20.00 feet; thence South  $00^{\circ}01'57''$  East 31.97 feet; thence South  $89^{\circ}59'23''$  East 354.45 feet; thence South  $57^{\circ}19'22''$  East 164.81 feet; thence South  $16^{\circ}46'25''$  West 123.03 feet; thence South  $27^{\circ}28'01''$  West 73.94 feet; thence South  $10^{\circ}51'01''$  West 147.24 feet; thence South  $16^{\circ}46'25''$  West 192.24 feet; thence South  $00^{\circ}00'17''$  East 5.14 feet; thence North  $83^{\circ}44'01''$  East 20.12 feet to a point on the West boundary line of Federal Pointe Subdivision; thence along said boundary line North  $16^{\circ}46'25''$  East 190.33 feet; thence North  $10^{\circ}51'01''$  East 145.35 feet; thence North  $27^{\circ}28'01''$  East 72.89 feet; thence North  $16^{\circ}46'25''$  East 140.00 feet; thence North  $57^{\circ}19'22''$  West 185.76 feet to the point of beginning. Easement contains 21,556 sq. ft. or 0.49 acres.

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