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Book - 8561 Pg - 2133-2135
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
12441 S 900 E
DRAPER UT 84020
BY: RDJ, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:

Draper City
Attn: City Manager
12441 South 900 East
Draper, UT 84020

Affects Parcel No. 34-07-176-008-0000

SPECIAL WARRANTY DEED

DRAPER CITY, Grantor, hereby conveys and warrants against all claiming by, through or under it, to the following parties: **MARVIN A. MELVILLE**, an undivided fifty percent (50%) interest; **TRITON INVESTMENTS, INC.**, an undivided twenty-five percent (25%) interest; and **ERNEST H. COLEMAN and VIOLET V. COLEMAN**, as tenants in common, an undivided twenty-five percent (25%) interest (collectively, "Grantees"), for the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described parcels of land located in Salt Lake County, State of Utah:

A parcel of land located in the Northwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 89°57'24" West 959.23 feet along the Section line and North 29.38 feet from the center of said Section 7 and running thence South 89°08'07" West a distance of 88.08 feet; thence 503.75 feet along a curve with a 587.06 foot radius to the right (long chord of which bears North 07°33'23" East a distance of 488.44 feet) with a tangent of 268.56 and a delta of 49°09'53"; thence 178.54 feet along a curve with a 466.15 foot radius to the right (long chord of which bears North 51°01'46" East a distance of 177.46 feet) with a tangent of 90.38 feet and a delta of 21°56'43"; thence North 61°50'25" East a distance of 442.49 feet; thence North 63°39'39" East a distance of 102.34 feet; thence South 25°11'59" East a distance of 37.48 feet; thence South 61°48'04" West a distance of 52.93 feet; thence South 61°55'34" West a distance of 373.07 feet; thence 717.24 feet along a curve with a 503.06 foot radius to the left (long chord of which bears South 21°01'33" West a distance of 658.03 feet) with a tangent of 434.93 feet and a delta of 81°41'25" to the point of beginning. Contains an area of 73,802 square feet; 1.69 acres, more or less.

Reserving therefrom, to the Grantor, the following three parcels for slope easements:

Slope Easement A:

A parcel of land located in the Northwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 89°57'24" West 988.241 feet along the Section line and North 28.917 feet from the center of said Section 7 and running thence North 21°23'42" West a distance of 59.42 feet; thence North 15°15'53" West a distance of

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73.16 feet; thence North 07°14'30" West a distance of 81.49 feet; thence North 05°00'00" East a distance of 58.93 feet; thence North 08°03'35" East a distance of 68.69 feet; thence North 31°18'35" East a distance of 38.30 feet; thence North 15°21'02" East a distance of 75.18 feet; thence North 44°06'34" East a distance of 28.59 feet; thence North 38°16'57" East a distance of 29.02 feet; thence North 39°33'53" East a distance of 90.72 feet; thence North 52°22'59" East a distance of 67.27 feet; thence North 49°36'48" East a distance of 27.97 feet; thence South 62°00'08" West a distance of 34.52 feet; thence 178.54 feet along a curve with a 466.15 foot radius to the left (long chord of which bears South 51°01'46" West a distance of 177.46 feet) with a tangent of 90.38 feet and a delta of 21°56'43"; thence 503.76 feet along a curve with a 587.07 foot radius to the left (long chord of which bears South 07°33'23" West a distance of 488.44 feet) with a tangent of 268.56 feet and a delta of 49°09'53"; thence North 89°08'07" East a distance of 59.06 feet to the point of beginning. Contains an area of 21,163 square feet; 0.49 acres, more or less.

Slope Easement B:

A parcel of land located in the Northwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 89°57'24" West 563.08 feet along the Section line and North 775.07 feet from the center of said Section 7 and running thence North 45°36'34" East a distance of 43.53 feet; thence North 57°40'11" East a distance of 45.08 feet; thence South 86°49'35" East a distance of 29.77 feet; thence South 61°51'28" West a distance of 112.19 feet to the point of beginning. Contains an area of 1,073 square feet; 0.02 acres, more or less.

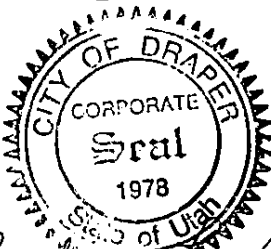
Slope Easement C:

A parcel of land located in the Northwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 89°57'24" West 393.96 feet along the Section line and North 819.59 feet from the center of said Section 7 and running thence North 28°02'01" West a distance of 23.07 feet; thence South 66°35'30" West a distance of 111.93 feet; thence South 79°54'56" West a distance of 26.98 feet; thence North 62°13'11" East a distance of 81.45 feet; thence North 63°14'43" East a distance of 110.59 feet; thence South 25°11'59" East a distance of 37.48 feet; thence South 61°48'04" West a distance of 52.93 feet to the point of beginning. Contains an area of 3,521 square feet; 0.08 acres, more or less.

The slope easements reserved by the City above shall entitle the City and its representatives to go upon the property with such equipment as is necessary to construct, maintain, repair, inspect and protect the slopes for the preservation and maintenance of the public street. After initial grading of the slope, the owners of the property shall not change the contour nor construct any improvements on the easement without the prior written consent of the City. The slope easement reserved above shall be binding upon and inure to the benefit of the property owner and the City and their respective heirs, officers, employees, representatives, successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 25 day of January, 2002.



Barbara J. Sadler
City Recorder

STATE OF UTAH)
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COUNTY OF SALT LAKE)

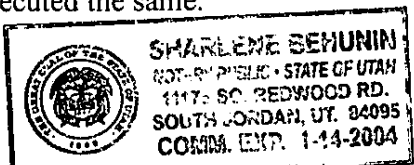
“GRANTOR”

DRAPER CITY

Darrell H. Smith

Darrell H. Smith, Mayor

On the 25 day of January, 2002, personally appeared before me Darrell H. Smith, who being duly sworn, did say that he is the Mayor of **DRAPER CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said Darrell H. Smith acknowledged to me that the City executed the same.



My Commission Expires:

1-14-04

Sharlene Behunin

Notary Public
Residing at:

Santaquin, Utah