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5/3/2010 11:39:00 AM \$18.00  
Book - 9822 Pg - 6192-6195  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE PARK CITY  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, PLEASE MAIL TO:  
Silver Summit Properties, LLC  
c/o Robert Barron Mosteller  
9275 Par Court  
Park City, UT 84098

Affects Parcel ID Nos. 28-08-153-022

**DEDICATION OF ACCESS AND STORM DRAINAGE EASEMENT**  
(East Access/Storm Drain)

THIS DEDICATION OF ACCESS AND STORM DRAIN EASEMENT is made as of the 19<sup>th</sup> day of April, 2010, by SILVER SUMMIT PROPERTIES, LLC, a Utah limited liability company (Grantor), whose address is 9275 Par Court, Park City, Utah 84098, with reference to the following facts and circumstances:

A. Grantor, as the owner of certain real property located in Sandy City, Salt Lake County, Utah, has applied to Sandy City to approve subdivision of the real property into two separate lots.

B. Following subdivision of the property, Grantor is and shall be the owner of two adjoining parcels of land designated as Lot 1 and Lot 2 of the Summit Subdivision located in Sandy City, Salt Lake County, Utah. Lot 1 (the Servient Tenement) is more particularly described in Exhibit A attached hereto, and Lot 2 (the Dominant Tenement) is more particularly described in Exhibit B attached hereto.

C. As part of the subdivision approval process for the Summit Subdivision, Grantor, as the owner of Lot 1, desires and is required by Sandy City to dedicate and grant certain easements, including the easement granted herein, to and for the benefit of Lot 2.

NOW, THEREFORE, in order to facilitate the subdivision of Lot 1 and Lot 2 and the use and enjoyment of Lot 2 following subdivision, Grantor hereby declares, dedicates, grants, conveys, assigns and warrants to and for the benefit of the owner of Lot 2 and its tenants, invitees, visitors, agents, employees successors and assigns, a non-exclusive, perpetual easement for the purposes of storm drainage and for pedestrian and vehicular ingress to and egress from Lot 2. The easement granted herein shall include the right of the owner of Lot 2 to improve, construct, maintain, repair, reconstruct, reinstall, restore, alter and operate necessary or appropriate storm drain facilities and/or improvements, provided the owner of Lot 2 shall be solely responsible for all costs associated therewith; ingress to, egress from, and the use and enjoyment of Lot 1 are not materially adversely affected thereby; and the owner of Lot 2 shall be responsible, at its sole expense, to repair and/or replace the driveway to the extent the same may be damaged as a result of any work on or related to the easement area and/or the storm drain improvements. The easement shall run over and across the following-described parcel of land:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 SUMMIT SUBDIVISION; NOT YET RECORDED, AT A SAID POINT BEING SOUTH 00° 21' 30" EAST 2005.09 FEET AND SOUTH 89° 17' 43" EAST 194.00 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 17' 43" EAST ALONG THE NORTH LINE OF GRANTOR'S PROPERTY, 10 FEET; THENCE SOUTH 00° 21' 30" EAST 142.87 FEET TO THE SOUTHERLY LINE OF GRANTOR'S PROPERTY, THENCE SOUTH 89° 54' 20" WEST 10 FEET ALONG SAID LINE, THENCE NORTH 00° 21' 30" WEST 143.01 FEET TO A POINT OF BEGINNING.

CONTAINS 0.033 ACRES

The easement granted hereby is for the benefit of and appurtenant to the parcel of land designated as Lot 2, more particularly described in Exhibit B, shall run with the land, and shall be binding on and inure to the benefit of the parties' respective successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement on the 19 day of April, 2010.

GRANTOR:

SILVER SUMMIT PROPERTIES, LLC, a Utah limited liability company

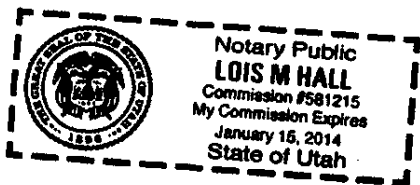
By: 

Its: Manager

STATE OF UTAH )

COUNTY OF Summit ss. )  
SALT LAKE )

The foregoing instrument was acknowledged before me this 19 day of April, 2010, by Robert Barron Mosteller in his capacity as Manager of SILVER SUMMIT PROPERTIES, LLC.



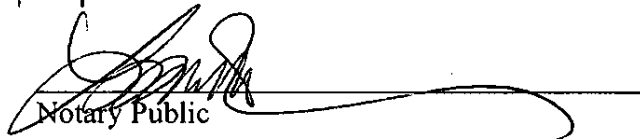
  
Notary Public

EXHIBIT A

Legal Description of Lot 1 (the Servient Tenement)

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE 7TH EAST STREET, SAID POINT BEING SOUTH 00°21'30" EAST ALONG THE SECTION LINE 2005.09 FEET AND SOUTH 89°17'43" EAST 57.16 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°17'40" EAST 136.83 FEET; THENCE SOUTH 00°21'30" EAST 143.01 FEET; THENCE SOUTH 89°54'20" WEST 35.38 FEET; THENCE NORTH 89°29'00" WEST 102.31 FEET TO SAID EAST STREET; THENCE NORTH 00°00'35" WEST ALONG SAID EASTERLY LINE 143.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,704 S.F.  
CONTAINS 0.452 ACRES

EXHIBIT B

Legal Description of Lot 2 (the Dominant Tenement)

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 SUMMIT SUBDIVISION; NOT YET RECORDED, AT A SAID POINT BEING SOUTH 00° 21' 30" EAST 2005.09 FEET AND SOUTH 89° 17' 43" EAST 194.00 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89° 17' 43" EAST 160.99 FEET; THENCE SOUTH 89° 53' 37" EAST 107.05 FEET; THENCE SOUTH 00° 21' 30" EAST 140.39 FEET; THENCE SOUTH 89° 54' 20" WEST 268.02 FEET; THENCE NORTH 00° 21' 30" WEST 143.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,888 S.F.  
CONTAINS 0.870 ACRES