

RIGHT OF WAY DEDICATION EASEMENT FORM

4988322

Tony Mascaro, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and dedicates to Hi-Country Home-owners Association Phase II, a non-profit Utah Corporation, Grantee, a 25-foot wide permanent easement for a public right of way and all incidental purposes including, but not limited to, that of allowing utilities, sewer and drainage facilities to be located, serviced, repaired and maintained within the perimeters of the dedicated easement area on, under, over, across the East side of the following described real property in Salt Lake County, Utah, to-wit:

Beginning at a point which is South 983.52 feet and West 1314.25 feet from the Northeast corner of Section 9, T4S, R2W, S.L.B. & M. and running thence S 0°05'51" W, 241.04 feet to a point of a 185.00 foot radius curve to the left (radius point bears S 43°00'34" E); thence Southerly along said curve an arc distance of 162.90 feet (delta angle = 50°27'05"); thence S 3°27'39" E, 259.71 feet to a point on a 540.00 foot radius curve to the right (radius point bears S 86°32'21" W); thence Southerly along said curve an arc distance of 73.40 feet (delta angle = 7°47'16"); thence S 89°53'45" W, 1814.21 feet; thence N 0°14'45" E, 486.88 feet; thence East 80.13 feet; thence North 233.26 feet; thence N 89°53'45" E, 1775.75 feet to the point of beginning.

Containing 29.74 acres.

Subject to a 25 foot R/W along the East side.

Less the following described parcel:

Beginning on the Southeast corner of Lot 51, HIGH COUNTRY ESTATES PHASE 2, a proposed subdivision, at a point which lies 983.52 feet South and 1314.25 feet West from the Northeast corner of Section 9, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 0°05'51" West, 241.04 feet to a point on the arc of a 185.00 foot radius curve to the left (Radius point bears South 43°00'34" East); thence along the arc of said 185.00 foot radius curve to the left 36.68 feet (long chord bears South 41°18'40" West, 36.62 feet); thence South 89°53'45" West, 139.43 feet; thence North 0°05'51" East, 268.50 feet to the South line of said Lot 51; thence along said south line North 89°53'45" East, 163.56 feet to the point of beginning.

BR 6267 PG 1494

NO FEE

4988322
13 NOVEMBER 90 01:05 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SL CO REAL ESTATE
REC BY: SHARON WEST , DEPUTY

Subject to a right of way over and across the Southeasterly 25.0 feet thereof.

Subject to a perpetual right-of-way over and across the Southerly 40 feet hereof, for ingress and egress.

Subject to easements, covenants, restrictions, rights of way and reservations, appearing of record and taxes for the year 1981 and thereafter.

Subject, however, to the terms and conditions of the stipulation filed by the parties in the lawsuit of Salt Lake County v. Hi-Country Estates Homeowners Association, Phase II, et. al., Civil No. C-83-8713, in and for the Third District Court of Salt Lake County.

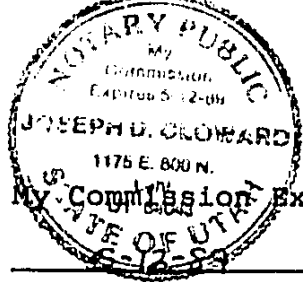
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 25th day of January, 1989.

GRANTOR:

Tony Mascara

STATE OF UTAH)
County of Salt Lake) ss.

On the 25th day of January, 1989, personally appeared before me Tony Mascara, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Joseph D. Howard
NOTARY PUBLIC, Residing in
Salt Lake County, Utah
Utah

BK6267Pg1495