

QUIT-CLAIM DEED
(corporate form)

ENT 15738 BK 2785 PG 691
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1991 APR 30 1:24 PM FEE 12.50
RECORDED FOR TITLE WEST

THE CITY OF OREM, a municipal corporation organized and existing under the laws of the State of Utah, with its principal office at 56 North State Street, Orem, County of Utah, State of Utah, GRANTOR, hereby QUIT CLAIMS to:

L and D ENTERPRISES, GRANTEE
455 East 500 South Suite 400
Salt Lake City, Utah 84111

for the sum of ONE DOLLAR, and other good and valuable consideration, a tract of land in NW1/4 of Section 26, City of Orem, in Utah County, State of Utah, more particularly described as follows:

Beginning at a point N 00° 44' 08" W 1956.41 feet along the Section Line and East 57.74 feet and S 89° 15' 43" E 364.95 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence S 89° 15' 43" E 243.55 feet; thence S 89° 06' 37" E 311.70 feet; thence S 00° 43' 48" W 261.41 feet; thence S 89° 15' 12" E 330.25 feet; thence S 00° 47' 40" E 362.38 feet; thence N 89° 20' 19" W 62.52 feet; thence S 00° 39' 41" W 165.00 feet; thence N 89° 20' 19" W 195.50 feet; thence S 00° 39' 41" W 10.00 feet; thence N 89° 20' 19" W 344.12 feet; thence N 00° 32' 33" W 106.17 feet; thence West 53.18 feet; thence S 64° 11' 58" W 268.00 feet; thence N 00° 13' 54" W 190.54 feet; thence S 89° 15' 43" E 46.22 feet; thence N 00° 44' 17" E 135.01 feet; thence N 89° 15' 43" W 60.00 feet; thence N 00° 44' 17" E 140.00 feet; thence S 89° 15' 43" E 19.00 feet; thence N 00° 44' 17" E 349.00 feet to the point of beginning.

Area = 13.62 acres

The City of Orem hereby reserves the following easements over the above described property:

1. A twenty foot wide easement for the use, construction, maintenance, servicing of and access to one or more sewer lines, which easement shall be ten feet on each side of the following described center line:

Beginning at a point N 00° 44' 08" W 1213.86 feet along the Section Line and East 695.49 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence North 65°27'09" East

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306.71 feet; thence South 89°31'53" East 233.44 feet; thence North 88°42'57" East 92.00 feet to the west boundary of 200 East Street.

Beginning at a point N 00° 44' 08" W 1339.38 feet along the Section Line and East 1209.52 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence South 1°34'28" East 115.13 feet; thence East 25.59 feet to the Keyy Ridge subdivision.

2. A twenty foot wide easement for the use, construction, maintenance, servicing of and access to one or more water lines, which easement shall be ten feet on each side of the following described center line:

Beginning at a point N 00° 44' 08" W 1253.86 feet along the Section Line and East 695.63 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence North 64°36'31" East 270.00 feet; thence South 88°37'56" East 360.68 feet to the west boundary of 200 East Street.

3. A forty foot wide easement for the use, construction, maintenance, servicing of and access to one or more storm drainage lines, which easement shall be twenty feet on each side of the following described center line:

Beginning at a point N 00° 44' 08" W 1247.21 feet along the Section Line and East 400.63 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence North 66°20'30" East 113.09 feet; thence North 46°09'01" East 239.95 feet; thence South 72°29'44" East 137.64 feet; thence North 84°59'57" East 134.58 feet; thence North 80°43'40" East 188.14 feet; thence North 45°00'35" East 237.64 feet to the west boundary of 200 East Street.

4. An easement for the construction, maintenance, and use of one or more streets on the following described property:

Beginning at a point located South 1242.29 feet and West 1354.85 feet from the North one-quarter corner of Section 26, T6S, R2E, SLB&M; thence S 0° 39' 10" E along the west boundary of 200 East Street 56.02 feet; thence N 89° 03' 36" W 62.78 feet; thence S 88° 03' 41" W 209.44 feet; thence N 82° 17' 39" W 31.43 feet; thence N 15° 08' 52" W 27.22 feet; thence N 0° 18' 08" W 24.24 feet; thence N 88° 03' 41" E 247.36 feet; thence S 89° 03' 36" E 62.58 feet to the point of beginning.

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Beginning at a point that is 1232.97 feet North and 679.77 feet East of the West 1/4 Corner of Section 26, T6S, R2E, SLB&M; thence N 0° 32' 33" W 3.39 feet; thence N 63° 00' 00" E 314.04 feet; thence South 16.98 feet; thence N 88° 03' 41" E 61.09 feet; thence South 41.29 feet to a point of curvature of a 650.00 foot radius curve to the left through a central angle of 25° 55' 43" of the South right-of-way of 1400 South Street (chord bears S 77° 30' 42" W, chord distance of 291.65 feet); thence along said right-of-way 294.15 feet; thence S 64° 32' 51" W along said right-of-way 62.12 feet to the point of beginning.

All the right-of-way width from the extension of the east boundary of Amended Phase I of Sandy Brook Condominiums, (approximately Engineering Station 298+90 of the old railroad) to the west boundary of 200 East Street (approximately Engineering Station 305+60 of the old railroad), said property is located in Section 26, T6S, R2E, SLB&M.

5. An easement for the use, construction, maintenance, servicing of and access to a storm water detention pond, basin and/or other related storm drainage facilities over the following described property:

Beginning at a point N 00° 44' 08" W 1327.76 feet along the Section Line and East 401.34 feet from the West 1/4 Corner Section 26, T6S, R2E, SLB&M; thence South 89°15'43" East 87.47 feet; thence South 25°48'02" East 132.80 feet; thence South 64°11'58" West 160.49 feet; thence North 0°13'54" West 190.54 feet to the point of beginning.
Area = 0.436 acre

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The officers who sign this deed hereby certify that this deed and the transfer presented thereby was duly authorized by the City Council of the grantor at a lawful meeting duly held and attended by the quorum.

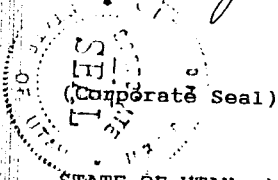
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers

this 24th day of April, A.D. 19 91.

Attest: THE CITY OF OREM by

Melody Downey
Recorder

Blaine Willes
Mayor



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of April, 1991, by S. Blaine Willes, Mayor.

(Seal)

June N. Hair
Notary Public

My Commission Expires: Oct 29, 1992
Residing at: Provo, Utah

