

3519894

DEED TO PRIVATE ROADS

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 1586 So 22nd St  
 84108  
 REC'D OF Government Land  
 DEP  
 Nov 31 4 53 PM '80  
 KATHI L. BIXON  
 RECORDING  
 SALT LAKE COUNTY  
 UTAH

PAUL E. REIMANN and MAYBETH FARR REIMANN, his wife, 1586 South 2200 East Street, Salt Lake City, State of Utah 84108, hereby GRANT AND CONVEY to the PANORAMA ROAD CORPORATION, a nonprofit corporation of the State of Utah, grantee, for the sum of Ten Dollars and other good and valuable considerations, the private roads hereinafter described which are servient estates, for the use and benefit of the Panorama Road Corporation as a nonprofit corporation, and for the use and benefit of the members of said Panorama Road Corporation who pay all valid and lawful assessments for maintenance and repair and improvement of said private roads hereinafter described, and who comply with all valid rules and regulations adopted by the Board of Trustees and by the members of said Panorama Road Corporation. Said private roads granted and conveyed by this deed are situated in Salt Lake County, State of Utah.

Said private roads hereby granted and conveyed to Panorama Road Corporation are located within the monumented boundaries of 1927 Resurvey Tract 38 in Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, as said section 22 was resurveyed by independent resurvey in 1926-1927. Some of said private roads are located within 1927 Resurvey Tract 42, within 1927 Resurvey Section 21 and 1927 Resurvey 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, and some sections of private roads are located within patented lands which not included within the monumented boundaries of either Tract 38 or Tract 42 of the 1927 Tract Resurveys. Some ties to private road boundaries are made to: (a) 1927 Government established metal monuments including the 1927 relocated quarter section corner between 1926-1927 resurveyed Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, by independent resurveys by U. S. Cadastral Engineer Howard W. Miller; (b) Angle Points 2 and 3 of said 1927 Resurvey Tract 38, and 1927 Resurvey Tract 42, and Angle Points 1, 2 and 3, and Angle Point 6 of said 1927 Resurvey Tract 42; (c) triangulation stations established by the electronic Tellurometer survey conducted by Jack L. DeMass, licensed Utah surveyor in 1972, and other triangulation and survey stations established in 1978, 1979 and 1980, by electronic instruments by said Jack L. DeMass, licensed Utah surveyor.

The metes and bounds descriptions of the private roads granted and conveyed by the grantors to the grantee PANORAMA ROAD CORPORATION by this deed are as follows:

I. Lower segment of the ASPEN ROAD and connecting Aspen Circle Road in Section 22:

The Aspen Road connects onto the Northwesterly segment of the Parker Road, described on page 5 of the DEED TO PRIVATE ROADS dated December 26, 1980, from the grantors herein to the Panorama Road Corporation. The lower segment of the Aspen Road, a private road herein granted and conveyed, begins on the southerly boundary line of said Parker Road at a point which is the northeasterly corner of a tract of land deeded by grantors to Reese S. Howell and others, which beginning point is on the westerly boundary line of said Aspen Road, and said beginning point is South 436 feet and West 475 feet from the relocated North quarter corner of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, as said North quarter section corner was established during the execution of the 1927 Government Resurvey of said Section 22, township and range aforesaid; and from said beginning point running thence along the westerly boundary line of said Aspen Road, South 39° 37' East 200 feet; thence South 7 feet; thence North 76° 05' West 126 feet; thence South 62° 0' West 85 feet; thence running along the boundary line of the Aspen Circle Road, North 78° 32' 30" West 124 feet; thence North 38° West 33 feet; thence North 64° 32' East 86 feet; thence North 65° 34' East 87.35 feet; thence northeasterly 74 feet, more or less, to the point of beginning; thence running North 51° 35' West 43 feet along the westerly boundary line of the Parker Road (which also is the most easterly boundary line of the Aspen Circle Road to Survey Station "Van Duren", which is the most easterly corner of land deeded by grantors to Raymond W. Van Duren and wife; thence following the northerly and westerly boundary line of said Aspen Circle Road, as follows: South 35° 54' West 63.38 feet; thence South 65° 34' West 92.35

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feet; thence South 66° 30' West 87.11 feet; thence South 31° 52' West 23.5 feet; thence South 5° 10' East 17 feet; thence South 33° 15' East 12.44 feet; thence South 60° 0' East 77.5 feet; thence South 78° 50' East 48.5 feet, back to the southerly boundary line of the Aspen Road; thence South 56° 55' West 80 feet; thence South 72° 13' West 245 feet; thence South 65° 0' West 107 feet; thence South 74° 0' West 218 feet; thence South 72° 0' West 142 feet to Survey Station "Affleck"; thence South 45° 40' West 118.5 feet; thence due East 57 feet, more or less to a point which is the most westerly point on the private property line of a tract of land originally deeded by grantors herein to Ray Ball Emery and wife; and from said last described point running thence first northeasterly and then easterly along the following courses and distances along the southerly boundary lines of the lower segment of said Aspen Road, a private road, as follows:

North 22° 16' East 40 feet; thence North 63° 08' East 41 feet; thence thence North 87° 08' East 62 feet; thence North 77° 48' East 59.5 feet; thence North 74° 0' East 301 feet to the northeasterly corner of the most easterly tract of land deeded by grantors to Charles D. Schmidt and wife; thence North 5 feet; thence North 72° 13' East 150 feet; thence North 5 feet; thence North 72° 13' East 135 feet; thence North 56° 55' East 172 feet; thence North 62° 0' East 195 feet to a point which is 40 feet South from a section of the northerly boundary line of the Aspen Road which runs North 76° 05' West; thence running along the southerly boundary line of said Aspen Road on a course which is South 76° 05' East 163.5 feet, more or less, to a point which is South 647.5 feet and West 310 feet from the 1927 relocated North quarter corner of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, as said North quarter section corner monument was established during the execution of the 1926-1927 Government independent resurvey of said Section 22; thence North 72 feet; thence North 39° 37' West 179.88 feet parallel with and 40 feet easterly from the first course of the Aspen Road (which course is South 39° 37' East 200 feet), to a point of intersection with the southerly boundary line of the Parker Road, a private road; thence following the southerly boundary line of said Parker Road westerly 51 feet, more or less, to the point of beginning of this Lower Segment of the Aspen Road, which point of beginning is South 436 feet and West 475 feet from the relocated north quarter section corner of said Section 22.

As part of the consideration for this deed, Panorama Road Corporation has the obligation to restore the berm on the Aspen Circle Road constructed by the grantors herein at considerable expense to divert water which reaches said Aspen Circle Road into the gully at a point on the westerly side of the home of Hilda B. Jones. The destruction of said berm occurred without notice or permission of the grantors herein.

## II. Second Segment of the ASPEN ROAD including the Aspen Switchback:

The Second Segment of the Aspen Road, connects onto the most westerly terminus of the Lower Segment of the Aspen Road. The metes and bounds descriptions of this Second Segment of said Aspen Road conveyed to Panorama Road Corporation by this deed are as follows:

Beginning at the hereinabove described most westerly point on the boundary line of a tract of land deeded by grantors to Ray Ball Emery and wife, and running thence South 54° 40' East 58 feet; thence South 68° 55' East 52 feet along the northerly boundary line of said Second Segment of the Aspen Road; thence East 51.16 feet; thence North 83° 06' East 342.5 feet; thence North 84° 10' East 227 feet; thence North 59° 52' East 161 feet; thence East 65 feet; thence South 44° 30' East 64 feet; thence South 56° 0' East 170 feet to the most easterly corner of the Aspen Road Switchback; thence South 34° 0' West 90 feet; thence North 64° 0' West 107 feet to the northeasterly corner of a tract of land deeded to Ramon H. Mangelson dated December 29, 1980; thence continuing on said course North 64° 0' West 70 feet to the most northerly point on the boundary line of said Mangelson land, which point is South 994 feet and West 482.6 feet from the 1927 relocated North quarter section corner of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, as said quarter section corner was established during the execution of the 1926-1927 Government independent resurvey of said Section 22; and thence returning North 55 feet; thence South 64° 0' East 152.5 feet; thence North 34° 0' East 10 feet; thence North 56° 0' West 176 feet; thence West 30 feet; thence South 59° 52' West 153 feet; thence

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South 84° 10' West 210 feet; thence South 83° 06' West 353 feet; thence West 76 feet; thence North 68° 55' West 77.5 feet; thence North 54° 40' West 100 feet; thence North 45° 40' East 10 feet to a point due west from the point of beginning; thence East 57 feet to the point of beginning of the Second Segment of said Aspen Road, a private road.

III. Third Segment of the ASPEN ROAD, a private road:

The Third Segment of the Aspen Road connects onto the upper terminus of the Second Segment of the Aspen Road at the westerly end of the Aspen Road Switchback. The metes and bounds descriptions of the Third Segment of the Aspen Road herein conveyed by this deed to Panorama Road Corporation, are as follows:

Beginning at a point on the southerly boundary line of this Third Segment of said Aspen Road, which point is South 994 feet and West 482.6 feet from the 1927 relocated North quarter section corner of Section 22, Township 1 South, Range 2 East, of the Salt Lake Base and Meridian, as said quarter section corner was established and monumented during the execution of the 1926-1927 Government independent resurvey of said Section 22, and from said beginning point running thence along the southerly boundary line of the Third Segment of said Aspen Road as follows:

South 59° 52' West 135 feet along the northerly boundary line of the Mangelson land; thence South 30° 08' East 20 feet; thence South 30° 0' West 20 feet to the northeast corner of land which was deeded to Halbert L. Iverson and wife; thence West 20 feet; thence North 30° 08' West 15 feet, more or less, back to the same bearing of South 59° 52' West from the northerly boundary line of the Mangelson tract; thence South 59° 52' West along the northerly boundary line of the Iverson tract 151 feet to the westerly boundary line of land deeded to Sumner G. Margetts & Co., Inc.; thence North 11° 40' West 15 feet to a point which 40 feet South 11° 40' East from the northerly boundary line of this segment of said Aspen Road; thence South 75° 18' West 220 feet; thence South 78° 0' West 135 feet; thence South 59° 15' West 240 feet; thence South 31° 27' West 120 feet along the northwesterly boundary line of the Gutke land; thence southerly along the boundary line of the Gutke land to a point which is 21 feet north of the south line of Tract 38 of the 1927 Government resurvey tracts, which point is South 87° 54' West 275 feet and North 21 feet from Angle Point 1 of Tract 42 of the 1927 Government Tract Resurveys, (which Angle Point 1 of Tract 42 is on the south line of Tract 38). Said southerly point of the Gutke land is the easterly intersection of the Aspen Road with the Marian Road, a private road extending from said Aspen Road. Thence from said last mentioned point, running westerly 90 feet, more or less, to the northeast corner of the Dunn property, which northeast corner of said Dunn land being South 87° 54' West 337 feet and North 6.5 feet from the aforesaid Angle Point 1 of 1927 Resurvey Tract 42 (which Angle Point 1 of Tract 42 is on the south line of 1927 Resurvey Tract 38); thence from the northeast corner of the Dunn land, running West 180 feet; thence North 87° 54' 30' West 354.37 feet; thence North 75° 53' West 117 feet to a point which is 40 feet easterly from an easterly segment of the boundary line of the Nielson land; thence North 32° 50' East 43 feet, parallel with the nearest easterly line of the Nielson land, this last course of 43 feet being the westerly terminus of this Third Segment of the ASPEN ROAD.

From this last point North 32° 50' East 43 feet, following the northerly boundary line of said Third Segment of said Aspen Road, easterly, along the following courses and distances: First following the southerly boundary line of the Myers land, South 75° 53' East 94 feet; thence South 87° 54' East 354 feet; thence East 178 feet; and then running North 31° 41' East 278 feet, along the boundaries of privately owned lands; thence North 58° 17' East 255 feet; thence North 78° 0' East 135 feet parallel with and 40 feet northerly from the southerly boundary line of the Aspen Road; thence North 75° 58' East 235 feet, parallel with and northerly from the southerly line of this segment of the Aspen Road; thence North 59° 52' East 144 feet; thence North 9° 05' West 12 feet; thence North 59° 52' East 170 feet; thence East 5 feet, more or less, to a point which is 55 feet due north from the point of beginning; and thence South 55 feet to the point of beginning of this Third Segment of the said ASPEN ROAD.

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IV. Fourth Segment of the ASPEN ROAD, a private road:

The Fourth Segment of the Aspen Road connects onto the westerly terminus of the Third Segment of the Aspen Road. The metes and bounds descriptions of the Fourth Segment of the Aspen Road herein conveyed to Panorama Road Corporation are as follows:

Beginning at the northwesterly point of the westerly terminus of the Third Segment of the Aspen Road, and running thence South 32° 50' West 43 feet to the southwest point of the westerly terminus of the Third Segment of the Aspen Road; thence continuing South 32° 50' West 100 feet; thence South 70° 41' East 110 feet; thence South 12° 02' West 65.42 feet; thence South 67° 47' West 100 feet; thence South 21° East 40 feet; thence North 75° 33' East 279 feet; thence North 9° 48' West 5 feet; thence South 84° 06' 30" East 98.68 feet; thence South 65° 40' East 125 feet; thence South 53° 07' 30" East 55 feet; thence continuing South 53° 07' 30" East 125 feet; thence South 81° 30' East 150 feet to a point 26 feet North of Triangulation Station "Ann"; thence South 26 feet to Triangulation Station "Ann" monumented with a steel rod, the center of the top of said steel rod is South 35° 43' 11" West 463.07 feet from Angle Point 1 of Tract 42 of the 1927 Government Tract Resurveys; thence South 14 feet to the Southeast Terminus of the Fourth Segment of said Aspen Road; thence North 81° 30' West 157 feet; thence North 53° 07' 30" West 180 feet; thence North 65° 40' West 114.15 feet; thence North 84° 06' West 73.86 feet; thence South 73° 03' West 333 feet; thence North 4° 24' West 29 feet; thence North 23° 12' West 84 feet; thence North 4° 18' East 15 feet; thence North 67° 47' East 115 feet; thence North 15 feet; thence North 70° 41' West 105 feet; thence North 4° 18' East 28 feet; thence North 32° 50' East 170 feet along the easterly boundary line of the Nielson land; thence southeasterly to the point of beginning of this Fourth Segment of the ASPEN ROAD.

V. Fifth Segment of the ASPEN ROAD, a private road:

The Fifth Segment of the Aspen Road connects onto the Fourth Segment easterly terminus. The metes and bounds description of the Fifth Segment of the Aspen Road herein conveyed to Panorama Road Corporation, are as follows:

Beginning at a point 14 feet South of the center of the top of the steel rod of Triangulation Station "Ann", which is the most easterly point of the Fourth Segment of the Aspen Road; thence North 81° 30' West 157 feet; thence North 53° 07' 30" West 30 feet; thence North 71° 59' 40" West 188 feet; thence South 71° 46' West 126 feet; thence South 39° 14' West 310 feet; thence South 40 feet; thence East 60 feet; thence North 50° 0' East 180 feet; thence North 75° 0' East 80 feet; thence South 21.44 feet; thence South 51° 0' West 71.55 feet; thence South 25° 30' West 245 feet; thence South 60° 0' West 80 feet; thence South 60° 0' East 80 feet; thence East 45 feet; thence North 75° 0' East 80 feet; thence North 44° 07' East 105 feet; thence South 15 feet; thence South 27° 29' West 180 feet; thence South 57° 0' West 130 feet to the highest level of the Upper Aspen Switchback Area; thence North 28° 0' East 270 feet; thence West 57 feet; thence South 50° 0' West 75 feet; thence North 17 feet; thence North 27° 29' East 165 feet to the tract of land deeded to Edgar M. Gardner and wife on May 1, 1980; thence South 79° 07' West 88 feet; thence South 44° 07' West 181 feet; thence North 75° 0' West 55 feet; thence North 25° 30' East 230 feet; thence North 51° 0' East 60 feet; thence North 85° 21' East 115 feet; thence South 75° 03' East 25 feet; thence North 41.4 feet; thence North 65° 0' West 90 feet; thence North 80° 40' West 81.5 feet; thence South 75° 0' West 99.59 feet; thence South 50° 0' West 100 feet; thence North 4.65 feet; thence North 39° 14' East 195.9 feet; thence North 71° 46' East 105 feet; thence South 71° 59' 40" East 287 feet; thence East 80 feet, more or less, to a point due South of the point of beginning of the Fifth Segment of the Aspen Road; thence North 31 feet to a point 14 feet South of Triangulation Survey Station "Ann", which is the point of beginning.

A metes and bounds description of the Ann Road, a private road, which connects onto the most easterly terminus of the Fourth and Fifth segments of the Aspen Road, and a metes and bounds description of the Marian Road, a private road, branches off the southerly side of the Third Segment of the Aspen Road,

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and extends generally in an easterly direction, are not contained in this deed. Such private roads not herein described by metes and bounds, will be included in a subsequent deed to Panorama Road Corporation, when the necessary information is made available.

Said private roads herein deeded to Panorama Road Corporation, a nonprofit corporation of Utah, as well as private roads heretofore and hereafter deeded to Panorama Road Corporation, shall be used only for lawful purposes. None of said private roads shall be used for the transportation of liquor nor for any illegal drug traffic, nor for hunting, nor for any unlawful activities, nor for violation of the private property rights of members of Panorama Road Corporation and their families and guests. All members of Panorama Road Corporation shall be subject to equitable and reasonable assessments for maintenance of said private roads conveyed to Panorama Road Corporation, and for road improvements as the Board of Trustees and the members shall lawfully provide. This deed is made subject to all restrictive covenants contained in deeds to members to promote sanitation, and to prevent and suppress forest fires, and to promote safety of members and their guests.

The grantors herein reserve a perpetual right-of-way over each of said private roads herein conveyed, for access to other lands which grantors own, for themselves, for their family members and guests. Grantors are each members of Panorama Road Corporation, and as members and as grantors herein, they shall not at any time be assessed at a greater rate for repairs or improvements than other members, nor denied the right to transport materials and equipment to lands owned by them, for development or improvement of such other lands owned by grantors or either of them or lands owned by their grantees.

The responsibility for maintenance of said private roads shall be upon the Panorama Road Corporation. Appropriate rules and regulations shall be made and enforced to provide for safe travel upon said roads, and to prevent running vehicles over unpaved roads when wet or icy. The granting of this deed to lands within road boundaries hereinabove described, shall not imply any right for any person or group of persons to use roads or lands not deeded.

For the benefit of members of the Panorama Road Corporation who comply with the rules and regulations of Panorama Road Corporation, and who pay all assessments equitably and lawfully levied, the Board of Trustees shall grant permits to lay and maintain within the boundaries of said private roads conveyed to Panorama Road Corporation, water lines, drainage lines, power lines and other necessary facilities; provided, however, that such installations shall be made in such a manner that the surface of the road or roads shall be reestablished promptly in a good and safe condition. If any pavement or surface of any of said roads shall be damaged or disturbed, such surface shall be adequately restored to a safe condition at the cost and expense of those persons who had such facilities installed. The grantors herein shall have a right to enforce this condition as part of the consideration for the execution of this deed and other deeds to private roads in the Panorama Area.

The provisions in prior deeds to the grantee for road purposes and for maintenance of such private roads, are hereby incorporated herein by reference, to protect the property rights of the grantors and other members of Panorama Road Corporation who pay their lawful assessments.

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WITNESS the hands of the grantors at Salt Lake City, Utah, this 30th day of December, 1980.

Signed in the presence

of Yvonne Jacobs

Paul E. Reimann  
Paul E. Reimann  
Maybeth Farr Reimann  
Maybeth Farr Reimann

STATE OF UTAH )  
: ss.  
County of Salt Lake )

On the 30th day of December, 1980, personally appeared before me Paul E. Reimann and Maybeth Farr Reimann, his wife, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Ryck D. [Signature]  
NOTARY PUBLIC

My commission expires  
June 14, 1984

Residing at Salt Lake City, Utah.

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