

When Recorded Mail To:
Five Star Financial
P.O. Box 631
OREM, UT 84059

ENT 8322:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jan 26 10:57 am FEE 15.00 BY NA
RECORDED FOR ROUTE66 LC

GRANT OF PERMANENT EASEMENT

Route66 LC, a Utah Limited Liability Company, hereby grants to FIVE STAR FINANCIAL, a Nevada General Partnership, its successors and assigns ("Grantee"), a permanent and exclusive easement over, under, across and through the following described real property (hereafter referred to as the "Easement Property") located in Utah County, Utah:

A portion of the SW1/4 of Section 10, Township 7 South, Range 4 East, Salt Lake Base & Meridian, Left Fork of Hobbble Creek Canyon, Utah County, more particularly described as follows:

Beginning at a point on the westerly line of Special Section 51 located S0°28'51"E along the Section line 837.59 feet and East 685.35 feet from the West 1/4 Corner of Section 10, T7S, R4E, S.L.B.& M. (Basis of Bearing: S0°06'49"E on a line between the 1975 BLM monument marking said Northwest Corner of Section 10 and the 1975 BLM monument marking the West 1/4 Corner of said Section 10); said point is also located N35°33'16"W along the Special Section line 495.97 feet from a 1983 BLM monument marking Angle Point 4 of said Special Section 51; thence N61°32'36"E 16.64 feet to the westerly boundary of Plat "A", COTTAGES AT HOBBLE CREEK MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said westerly boundary the following 4 courses and distances: Southeasterly along the arc of a 178.00 foot radius non-tangent curve (radius bears: N88°52'21"E) to the left 30.96 feet through a central angle of 9°57'59" (chord: S6°06'38"E 30.92 feet); thence S11°02'51"E 125.83 feet; thence along the arc of a 180.00 foot radius curve to the left 61.11 feet through a central angle of 19°27'09" (chord: S20°46'25"E 60.82 feet); thence S30°30'00"E 82.62 feet to a corner of said Plat at the centerline of Hobbble Creek Canyon Road; thence Southwesterly along the arc of a 597.28 foot radius non-tangent curve (radius bears: S30°49'59"E) 0.21 feet through a central angle of 0°01'13" (chord: S59°09'24"W 0.21 feet); thence N30°30'00"W 291.70 feet along the extension of, and along the westerly line of Lot 13 as defined by a BLM Dependent Resurvey and Subdivision of Section 10 dated January 24, 1994; thence N61°32'36"E along the north line of said Lot 48.56 feet to the point of beginning.

for the benefit of the real property of the Grantee located in Utah County, Utah and more particularly described on Exhibit A (hereafter referred to as the "Benefitted Property") and the present and future owners, tenants, occupants and invitees of the Benefitted Property for the purpose of access, parking, parking facilities, improvements and installations, fencing, storage of equipment and materials, signage, utility facilities, and for any other uses or improvements incidental to or related to the use by Grantee, its owners, tenants, occupants and invitees of the Benefitted Property or which Grantee deems desirable and for the construction, repair, replacement and reconstruction of any such improvements constructed or located on the Easement Property. Consistent with the exclusive nature of this easement, Grantor, its owners, tenants, occupants and invitees shall have no right to use of or access to the Easement Property.

DATED this 26th day of January, 2018.

GRANTOR:
Route66 LC, a Utah Limited Liability Company

By: 
Tracy Tanner, Managing Member

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the 26 day of January, 2018 personally appeared before me, Tracy Tanner, Managing Member of Route66 LC, the signor of the above instrument, who duly acknowledged to me that she executed the same in behalf of Route66 LC, a Utah Limited Liability Company.

Karissa Palmer
NOTARY PUBLIC



EXHIBIT A

A portion of the NW1/4, NE1/4, and the SW1/4 of Section 10, Township 7 South, Range 4 East, Salt Lake Base and Meridian, Left Fork of Hobbles Creek Canyon, Utah County, more particularly described as follows:

Beginning at the intersection of the easterly line of Cottage Drive, defined and described as part of COTTAGES AT HOBBLE CREEK MOUNTAIN HOME DEVELOPMENT, Plat "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°06'49"W along the Section line 290.13 feet and East 1,152.43 feet from the West 1/4 Corner of Section 10, T7S, R4E, S.L.B.& M. (Basis of Bearing: N0°06'49"W on a line between the 1975 BLM monument marking said West 1/4 Corner of Section 10 and the 1975 BLM monument marking the Northwest Corner of said Section 10); thence along the perimeter of said Subdivision the following 13 (thirteen) courses and distances: S23°58'58"W 156.65 feet; thence S29°20'44"E 320.68 feet; thence N56°55'26"E 272.12 feet; thence N63°34'06"E 203.12 feet; thence N66°42'47"E 198.61 feet; thence N79°30'21"E 88.09 feet; thence N54°31'14"E 127.72 feet; thence N63°39'24"E 84.36 feet; thence S89°36'27"E 295.42 feet; thence N14°40'04"E 497.30 feet; thence Northeasterly along the arc of a 285.00 foot radius non-tangent curve (radius bears: S45°25'17"E) to the right 92.80 feet through a central angle of 18°39'24" (chord: N53°54'24"E 92.39 feet); thence N63°14'05"E 109.50 feet; thence along the arc of a 185.00 foot radius curve to the right 27.98 feet (plat: 28.19 feet) through a central angle of 8°39'54" (plat: 8°43'45") (chord: N67°34'03"E 27.95 feet) (plat: N67°35'59"E 28.16 feet) to the westerly line of CEDAR KNOLL Subdivision, Plat "A" (Amended), according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S24°54'27"E along said Plat 143.49 feet; thence S63°15'00"E along said Plat 28.00 feet to the centerline of Hobbles Creek Canyon Road as defined and described as part of MOUNTAIN AIR ESTATES Subdivision, Plat "A", according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said centerline and along said Plat the following 16 (sixteen) courses and distances: S26°45'00"W 107.96 feet; thence along the arc of a 573.00 foot radius curve to the left 207.26 feet through a central angle of 20°43'30" (chord: S16°23'15"W 206.14 feet); thence S6°01'30"W 45.51 feet; thence along the arc of a 221.86 foot radius curve to the right 187.90 feet through a central angle of 48°31'30" (chord: S30°17'15"W 182.33 feet) to a point of reverse curvature; thence along the arc of a 541.26 foot radius curve to the left 201.45 feet through a central angle of 21°19'30" (chord: S43°53'15"W 200.29 feet) to a point of reverse curvature; thence along the arc of a 322.90 foot radius curve to the right 234.86 feet through a central angle of 41°40'30" (chord: S54°03'45"W 229.72 feet); thence S74°54'00"W 216.66 feet; thence along the arc of a 573.00 foot radius curve to the left 382.86 feet through a central angle of 38°17'00" (chord: S55°45'30"W 375.78 feet); thence S36°37'00"W 161.11 feet; thence along the arc of an 850.00 foot radius curve to the right 195.58 feet through a central angle of 13°11'00" (chord: S43°12'30"W 195.15 feet); thence S49°48'00"W 143.15 feet; thence along the arc of a 3,500.00 foot radius curve to the left 146.61 feet through a central angle of 2°24'00" (chord: S48°36'00"W 146.60 feet); thence S47°24'00"W 104.18 feet; thence along the arc of a 1,200.00 foot radius curve to the right 197.75 feet through a central angle of 9°26'30" (chord: S52°07'15"W 197.52 feet); thence S56°50'30"W 146.82 feet; thence along the arc of a 2,500.00 foot radius curve to the right 128.57 feet through a central angle of 2°56'48" (chord: S58°18'54"W 128.56 feet) to the easterly line of said Cottage Drive as described and defined as part of Plat "A", COTTAGES AT HOBBLE CREEK MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Cottage Drive and said Plat the following 15 (fifteen) courses and distances: N30°30'00"W 83.39 feet (plat: 83.26 feet); thence along the arc of a 124.00 foot radius curve to the right 42.10 feet through a central angle of 19°27'13" (chord: N20°46'25"W 41.90 feet); thence N11°02'51"W 125.88 feet; thence along the arc of a 122.00 foot radius curve to the right 137.13 feet through a central angle of 64°23'56" (chord: N21°06'20"E 130.02 feet); thence N53°13'58"E 160.25 feet; thence along the arc of a 178.00 foot radius curve to the left 118.66 feet through a central angle of 38°11'36" (chord: N34°08'10"E 116.47 feet); thence N15°02'21"E 123.80 feet; thence along the arc of a 528.00 foot radius curve to the left 151.23 feet through a central angle of 16°24'37" (chord: N6°50'02"E 150.71 feet); thence N1°22'15"W 123.83 feet; thence along the arc of a 472.08 foot radius curve to the right 61.29 feet through a central angle of 7°26'21" (chord: N2°20'55"E 61.25 feet); thence N6°04'06"E 105.88 feet; thence along the arc of a 527.98 foot radius curve to the left 66.94 feet through a central angle of 7°15'49" (chord: N2°26'12"E 66.89 feet); thence N1°11'42"W 75.24 feet; thence along the arc of a 122.00 foot radius curve to the right 120.60 feet through a central angle of 56°38'19" (chord: N27°07'22"E 115.75 feet); thence N55°22'05"E 37.94 feet to the point of beginning.

Contains: 22.74+/- acres