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03/05/2007 03:06 PM \$16.00
Book - 9431 Pg - 321-324
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CLARK K TAYLOR
924 EAST WOODLAND HILLS CIR
BOUNTIFUL UTAH 84010
BY: SAM, DEPUTY - MI 4 P.

WHEN RECORDED RETURN TO:

Clark K. Taylor, Esq.
924 East Woodland Hills Circle
Bountiful, Utah 84010

GRANT OF EASEMENT

SOLITUDE SKI CORPORATION, a Delaware corporation, successor in interest to Solitude Ski Resort Company, with its principal office at 12000 E. Big Cottonwood Canyon, Solitude, Utah 84121, and its successors and assigns, the undersigned "Grantor," for and in consideration of the payment of Ten Dollars and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to CLARK KEITH TAYLOR and COLLEEN POWELL TAYLOR, as joint tenants with full rights of survivorship, of 924 East Woodlands Hills Circle, Bountiful, Utah, 84010, and their respective successors and assigns as owners of the real property located in Salt Lake County, State of Utah, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("Grantee's Parcels"), collectively as "Grantee" hereunder, a perpetual, non-exclusive easement running with the land (for all of the present and future uses of Grantee's Parcels) over, across, through and under Grantor's real property located in Salt Lake County, State of Utah, and more particularly described on Exhibit "B" attached hereto and incorporated herein ("Grantor's Parcel"), and as depicted on the site map on Exhibit "B" hereto, for the following purposes and uses: (a) access, ingress, egress and rights of way for all purposes and by all means, and snow removal and storage, (b) natural surface drainage from Grantee's Parcels, and (c) the location, construction, installation, inspection, maintenance, repair, alteration, removal, replacement, operation and use of (i) a road and roadway, (ii) an electronic gate and all appurtenances thereto, and (iii) utility, sewer, communication, and cable lines, systems, mains, wires, conduits, pipes, connections, and appurtenances (including, by way of example only, and without limitation, water, gas, propane, electrical, sewer, telephone, cable television and telephone lines and the like), of every type. The easement granted hereunder is twenty-four (24) feet wide and runs from the canyon highway to Grantee's Parcels and other areas, all as more particularly shown on Exhibit "B" attached hereto. The easement granted hereunder runs with the land, and, as such, the burden and obligations of this easement shall run with Grantor's Parcel, and the benefits and rights of this easement shall run with Grantee's Parcels.

A portion only of Parcels 24-27-226-065; 24-27-226-055; 24-27-226-056; 24-27-226-057.

DATED this 27th day of February, 2006

"Grantor"

SOLITUDE SKI CORPORATION, a Delaware corporation, successor in interest to Solitude Ski Resort Company

By: [Signature]
Gary L. DeSeelhorst, President

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 27th day of February, 2006, personally appeared before me Gary L. DeSeelhorst, who acknowledged to me that he executed the foregoing instrument in his capacity as duly authorized President of Solitude Ski Corporation, a Delaware corporation, successor in interest to Solitude Ski Resort Company.



[Signature]
Notary Public
Residing at: Solitude, Utah

My Commission Expires
Sept. 17, 2006

EXHIBIT A

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah, comprising 0.40 acres, the 0.33 acres out of the Giles Flat Mining Claim, (United States Mineral Survey Number 4960), transferred to Clark Keith Taylor and Colleen Powell Taylor by that certain Oil Claim Deed recorded as Entry Number 6371467, in Book 7412, at pages 1146-1147 of the Salt Lake County Records and the 0.07 acres out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation, shown on that certain Record of Survey of said "Taylor" parcel, certified by David E. Hawkes, P.L.S. 356548, on file in the Office of the Salt Lake County Surveyor. Basis of bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at the Northwest corner of said "Taylor" parcel, said point lying on the common line separating the Little Dollie and Giles Flat Mining Claims, and being located South 48°02'09" East 150.00 feet (48°17' East, record) coincident with the South line of said Little Dollie Claim, from corner 3 of said Claim, (South 23°34'03" West 178.83 feet [South 23°22' West 179.05 feet deed] and South 48°02'09" East 150.00 feet [South 48°17' East deed] from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Sixteenth [16th] Section); Thence the following 3 (three) courses coincident with the perimeter of said 0.07 acre parcel (1) North 29°09'36" East 26.42 feet; (2) South 48°02'09" East 112.00 feet; (3) South 29°09'36" West 26.42 feet to the North line of said Giles Flat Claim; Thence South 48°02'09" East 37.00 feet coincident with said North line to the Northeast corner of said 0.33 acre parcel; Thence South 29°09'24" West 243.83 feet more or less, coincident with the East line of said parcel, to the centerline of Big Cottonwood Creek; Thence Northwestly along the center line of Big Cottonwood Creek to a point which is located South 29°09'36" West 159.75 feet more or less from the point of beginning, (the center line of said creek being defined by the following 3 [three] courses [1] North 02°26'26" West 53.95 feet [2] North 17°24'22" West 39.00 feet [3] North 07°27'26" West 31.86 feet); Thence North 29°09'36" West 159.75 feet more or less to the Point of Beginning.

Together with a nonexclusive easement restricting the use of the following described parcel, per that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation.

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah, comprising the 0.05 acres out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation. Basis of bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at the Northwest corner of that certain 0.07 acre parcel out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation, said corner being located South 23°34'03" West 178.83 feet, and South 48°02'09" East 150.00 feet along the North line of said Giles Flat Claim and North 29°08'00" East 26.43 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Sixteenth (16th) Section; Thence North 29°08'00" East 18.19 feet; Thence South 48°17'00" East 112.00 feet; Thence South 29°08'00" West 18.19 feet; Thence North 48°17'00" West 112.00 feet coincident with the North line of said 0.07 acre parcel to the point of beginning.

Together with a nonexclusive 5.00 foot wide easement for utility purposes, 2.5 feet each side of the following described center line: beginning at a point on the west line of the Little Dollie Mining Claim and a point on the Grantors west boundary said point being located South 09°23'40" West 52.99 feet from the G.L.O. brass cap monument monumentalizing the northwest corner of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian; Thence South 47°26'42" East 148.32 feet; Thence South 42°37'38" West 92.89 feet; Thence South 04°52'07" East 36.74 feet; Thence South 09°49'22" West 7.61 feet to the westerly boundary of said Taylor parcel.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, water rights, reversions, remainders, rents, issues, easements, covenants, profits, and licenses, and all other rights and privileges of any kind or nature whatsoever, belonging to the above-described property, or in any manner appertaining or relating to the above-described property, or held or enjoyed in connection with the above-described property, including, without limitation, the Grants of Easement recorded in the office of the Salt Lake County Recorder, State of Utah, at Book 3581, Page 436, Document No. 2620276; Book 4411, Page 186, Document No. 2878770; and Book 4411, Page 187, Document No. 2878771.

Giles Flat North Access Easement

A 24 foot wide non-exclusive Easement ~~for ingress and egress~~, being 12.0 feet on either side of the following described centerline:

Beginning at a point that is South 58°15'08" East 436.34 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27, said point also being North 89°48'56" West, 1309.22 feet, and South 58°15'08" East 436.34 feet from the Northeast corner of Section 27, Township 2 South, Range 3 East Salt Lake Base and Meridian and running thence;

Said point of beginning being on the South Right-of-way line of State Road 152, and also on a 61.94 foot radius curve to the left, thence along the arc of said curve 85.89 feet (chord bears South 11°13'19" East, 79.17 feet); thence South 50°56'43" East 89.29 feet to a point on a 93.62 foot radius curve to the right, thence along the arc of said curve 28.57 feet (chord bears South 40°02'01" East, 28.46 feet); thence South 31°17'23" East 60.07 feet; thence South 25°18'18" East 51.88 feet; thence North 25°18'18" West 12.00 feet; said point being the intersection of the Entrance Road and the A1 Road and running thence South 63°38'04" West 129.33 to a point on a 62.50 foot radius curve to the right, thence along the arc of said curve 74.66 feet (chord bears North 82°08'45" West, 70.30 feet); thence North 46°25'58" West, 92.27 feet; thence North 48°01'06" West 90.64 feet to a point on a 49.00 foot radius curve to the right thence along the arc of said curve 11.71 feet (chord bears North 41°10'17" West, 11.68 feet) to an intersecting point on the centerline of the easement (said point being the point of beginning of a 12-foot lot access easement) which easement bears South 41°51'31" West, 14.18 feet said point being on the Northeast line of Giles Flat Mining Claim; thence along that line North 48°17' West, 6.0 feet; thence South 48°17' East, 6.0 feet; thence North 41°51'31" East, 14.18 feet to a non tangent point on a 49.00 foot radius curve to the right thence along the arc of said curve 12.32 feet (chord bears North 27°07'19" West, 12.29 feet); thence North 19°55'10" West, 32.43 feet to an intersecting point on the centerline of the easement (said point being the point of beginning of a 12-foot lot access easement) which easement bears South 70°04'50" West, 38.50 feet said point being on the Northeast line of Giles Flat Mining Claim; thence along that line North 48°17' West, 6.0 feet; thence South 48°17' East, 6.0 feet; thence North 70°04'50" East, 38.50 feet; thence North 19°55'10" West, 24.63 feet to an intersecting point on the centerline of the easement (said point being the point of beginning of a 24-foot lot access easement) which easement bears South 70°04'50" West, 21.26 feet to a point on a 22.00 foot radius curve to the right, thence along the arc of said curve 18.83 feet (chord bears North 85°23'35" West, 18.26 feet); thence 18.83 feet along the arc of a 22.00 foot radius curve to the left; thence North 70°04'50" East, 21.26 feet; thence North 19°55'10" West, 5.68 feet to a point on a 49.00 radius curve to the right, thence along the arc of said curve 19.52 feet (chord bears North 08°30'23" West, 19.39 feet); thence North 02°54'24" East, 22.74 feet to a point on a 38.00 foot radius curve to the right, thence along the arc of said curve 5.82 feet (chord bears North 07°18'48" East, 5.84 feet); thence North 11°43'13" East, 30.00 feet to a point on a 38.00 radius curve to the left, thence along the arc of said curve 43.72 feet (chord bears North 21°14'26" West, 41.35 feet); thence North 54°12'06" West, 79.04 feet to a point on a 38.00 foot radius curve to the right, thence along the arc of said curve 3.93 feet (chord bears North 51°14'22" West, 3.93 feet); thence South 36°58'21" West, 55.60 feet to a point on a 87.90 foot radius curve to the right, thence along the arc of said curve 63.89 feet (chord bears South 56°31'42" West, 62.50 feet) to a point on a 39.46 foot radius curve to the right, thence along the arc of said curve 36.51 feet (chord bears North 76°03'31" East, 35.22 feet), thence 36.51 feet along the arc of a 39.46 foot radius curve to the left (chord bears South 76°03'31" West, 35.22 feet), to a point on a 87.90 foot radius curve to the left, thence along the arc of said curve 63.89 feet (chord bears North 56°31'42" East, 62.50 feet); thence North 36°58'21" East, 55.60 feet to the intersecting point on the centerline of the 24 foot access easement, which easement bears thence North 48°16'38" West, 58.66 feet more or less to the end of the north access road and the terminus of this easement.

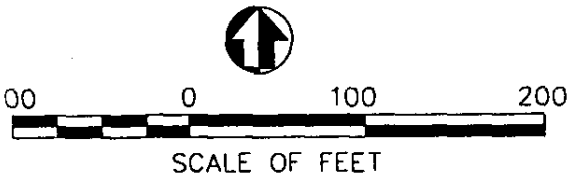
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|----------------|-----------|
| DATE | 12-06-00 |
| PLAT DATE | |
| SCALE | 1" = 100' |
| PROJECT NUMBER | 850L0105 |

SOLITUDE MOUNTAIN RESORT
 GILES FLAT NORTH ACCESS EASEMENT

P S O M A S
 2825 East Cottonwood Parkway, Suite 120
 Salt Lake City, Utah 84121
 (801) 270-5777 (801) 270-5782 (FAX)

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| BOOKED | AH |
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12-06-00



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|--------------|-----------|
| CURVE | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH |
| C1 | 85.89 | 61.94 | 79°26'49" | S117°31'19"E | 79.17' |
| C2 | 28.57 | 93.62 | 172°9'16" | N40°02'01"W | 28.46' |
| C3 | 74.66 | 62.50 | 68°26'21" | S82°08'45"E | 70.30' |
| C4 | 11.71 | 49.00 | 134°13'7" | S41°10'17"E | 11.68' |
| C5 | 12.32 | 49.00 | 142°4'19" | S27°07'19"E | 12.29' |
| C6 | 18.83 | 22.00 | 49°03'10" | S85°23'35"E | 18.26' |
| C7 | 19.52 | 49.00 | 224°9'34" | S08°30'23"E | 19.39' |
| C8 | 5.85 | 38.00 | 08°48'49" | S07°18'48"W | 5.84' |
| C9 | 43.72 | 38.00 | 65°55'19" | N21°14'26"W | 41.35' |
| C10 | 3.93 | 38.00 | 05°55'27" | S51°14'22"E | 3.93' |
| C11 | 63.89 | 87.90 | 41°38'46" | N56°31'42"E | 62.50' |
| C12 | 36.51 | 39.46 | 53°00'09" | S76°03'31"E | 35.22' |

Northwest corner of the NE 1/4 of the NE 1/4 of Sec 27, T.2.S. R.3.E. SLB&M

{Deed 19.84 Chains 1309.44'}

Basis of Bearing (N89°48'56"W 1309.22' Measured)

