

Ent 234742 Bk 0510 Pg 0770-0771
ELIZABETH PARCELL, Recorder
WASATCH COUNTY CORPORATION
2001 JUL 2 10:39am Fee 12.00 MWC
FOR EQUITY TITLE INSURANCE AGENCY

When recorded return to:
Coldwell Banker
541 West 500 South
Bountiful, UT 84010

QUIT CLAIM DEED OF EASEMENT

Pine Hollow Estates, a Utah Corporation, Grantor, hereby grants, conveys and transfers to Pine Hollow Property Owners Association a certain non-exclusive easement and right-of-way across real property owned by Grantor and located in Wasatch County, State of Utah. Said easement and right-of-way shall consist of that portion of the following real property owned by Grantors or after acquired by them, which property is more fully described as follows:

Approximately 15 feet, more or less, on each side of a center line, which center line is described as follows:

Beginning at a point on the northeasterly boundary of Pine Hollow Estates Plat No. 2, on file with the Wasatch County Recorder's Office, which point is North 1651.96 feet and East 4287.31 feet from the Southwest corner of Section 9, Township 4 South, Range 10 West, Uintah Special Base and Meridian: thence North 63°15'01" East 400.78 feet: thence along the arc of a 699.08 foot radius curve to the right 237.68 feet through a central angle of 19°28'49", the chord of which bears North 72°59'29" East 236.54 feet: thence North 82°43'54" East 9.68 feet: thence along the arc of a 50.00 foot radius curve to the left 75.41 feet through central angle of 86°25'05", the chord of which bears North 39°31'21" East 68.47 feet: thence North 03°41'11" West 52.32 feet: thence along the arc of a 100.00 foot radius curve to the right 34.42 feet through a central angle of 19°43'10", the chord of which bears North 06°10'24" East 34.25 feet: thence North 16°01'59" East 94.26 feet: thence along the arc of a 418.68 foot radius curve to the right 137.50 feet through a central angle of 18°48'59", the chord of which bears North 25°26'29" East 136.88 feet: thence along the arc of a 492.29 foot radius curve to the left 99.35 feet through a central angle of 11°33'47", the chord of which bears North 29°04'05" East 99.18 feet: thence North 23°17'11" East 84.54 feet: thence along the arc of a 200.00 foot radius curve to the right 68.53 feet through a central angle of 19°37'54", the chord of which bears North 33°06'08" East 68.19 feet: thence North 42°55'06" East 101.36 feet: thence along the arc of a 500.00 foot radius curve to the left 155.76 feet through a central angle of 17°50'54", the chord of which bears North 33°59'39" East 155.13 feet: thence North 25°04'12" East 109.47 feet: thence along the arc of a 500.00 foot radius curve to the left 63.52 feet through a central angle of 07°16'45", the chord of which bears North 21°25'50" East 63.48 feet: thence North 17°47'27" East 29.52 feet: thence along the arc of a 700.00 foot radius curve to the right 428.57 feet through a central angle of 35°04'44", the chord of which bears North 35°19'49" East 421.91 feet: thence along the arc of a 119.87 foot radius curve to the right 98.03 feet through a central angle of 46°51'29", the chord of which bears North 76°17'56" East 95.32 feet: thence North 08°45'20" East 288.63 feet: thence North 70°54'51" West 22.16 feet: thence along the arc of a 50.00 foot radius curve to the left 21.84 feet through a central angle of 25°01'18", the chord of which bears North 83°25'30" West 21.66 feet: thence South 84°03'52" West 24.23 feet: thence along the arc of a 500.00 foot radius curve to the right 93.84 feet through a central angle of 10°45'11", the chord of which bears South 89°26'27" West 93.70 feet: thence North 85°10'57" West 2.35 feet: thence along the arc of a 50.00 foot radius curve to the right 34.16 feet through a central angle of 39°08'51", the chord of which bears North 65°36'32" West 33.50 feet: thence North 46°02'07" West 100.22 feet to the intersection with an existing road.

Grantor reserves the right to alter, amend or adjust the location of the above

easement, at its own expense, in the event future development takes place on their property. However, any such alteration, amendment or adjustment made by Grantor shall include equivalent access to the Grantee, including, but limited to a secondary emergency exit to and from Grantees property.

Said grant of easement shall be for a period of fifty (50) years from the date of execution and shall constitute an unrestricted easement for a right-of-way with utilities running along side the right-of-way being granted.

Grantee agrees to maintain a road along the right-of-way to accommodate emergency vehicles and assume any and all liability associated with said road.

Grantor maintains all title to the property making up the right-of-way as well as that surrounding the right-of-way to which it is currently entitled.

WITNESS the hand of said Grantor, this 25th day of September, 2000.

W.S. Taylor

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

On the 25th day of September, 2000, personally appeared before me W.S. Taylor who being by me duly sworn, did say that W.S. Taylor is the President of Pine Hollow Estates, and that the foregoing document was signed by W.S. Taylor in behalf of said corporation by authority of its bylaws, and said W.S. Taylor acknowledged to me that said corporation executed the same.

Marti A. Howitt
Notary Public

