

GRANT OF EASEMENT

FOR

INGRESS AND EGRESS ROAD

Ent 297119 Bk 831 Pg 124-125
Date: 22-FEB-2006 11:09AM
Fee: \$12.00 Check Filed By: MWC
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: SLIPPER HOLLOW RANCH LLC

Lon S. Nield and Little Hobble Creek Ranch, LLC, Grantors, for valuable consideration, the receipt of which is hereby acknowledged, and the agreements herein contained, grant, sell and convey unto Little Hobble Creek Ranch, LLC, 1247 North Moyle Drive, Alpine, Utah 84004, Grantee, a permanent easement and right-of-way, for the following purposes, namely: The right to enter upon the hereinafter described strip of land to establish ingress-egress roadway and bridge for the subdivision known as the Little Hobble Creek Ranch subdivision.

The easement and right-of-way hereby granted covers a strip of land 60 foot wide more particularly described as follows:

BEGINNING AT A POINT SOUTH 381.05 FEET AND WEST 539.77 FEET FROM THE GLO STONE MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID SOUTH ONE-QUARTER CORNER THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEARS NORTH 00°%D18'30" WEST, IN CONFORMANCE WITH UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS);

AND RUNNING THENCE SOUTH 60.85 FEET; THENCE SOUTH 80°25'07" WEST 223.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 970.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 09°34'53" EAST; THENCE SOUTHWESTERLY 807.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'18" (CHORD BEARS SOUTH 56°34'27" WEST 784.25 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,311.90 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 57°16'12" WEST; THENCE SOUTHWESTERLY 411.73 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°58'55" (CHORD BEARS SOUTH 41°43'16" WEST 410.04 FEET); THENCE NORTH 78.81 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 1,251.90 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 41°34'21" WEST; THENCE NORTHEASTERLY 342.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'51" (CHORD BEARS NORTH 40°34'44" EAST 341.91 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 1,030.00 FEET AND FROM WHICH A RADIAL LINE

BEARS SOUTH 57°16'12" EAST; THENCE NORTHEASTERLY 857.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'18" (CHORD BEARS NORTH 56°34'27" EAST 832.76 FEET); THENCE NORTH 80°25'07" EAST 233.69 FEET TO THE POINT OF BEGINNING.

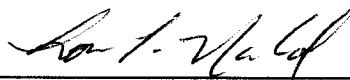
OWC-2639
OWC-2637-1

To have and to hold said easement and right-of-way unto the Grantee and its successors and assigns forever.

The Grantors hereby covenant and warrant to the Grantee that they are lawfully possessed on the afore-described tract; that they are the sole owners thereof and have a good and lawful right to sell and convey said easement and right-of-way; and that it is free from all encumbrances.

The use of said easement and right-of-way is not limited in nature. The easement may be gated in accordance with the Development Agreement entered into between Little Hobble Creek Ranch, LLC and Wasatch County.

Lon S. Nield:



Lon S. Nield

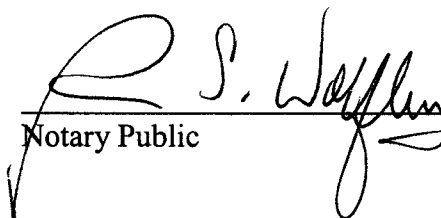
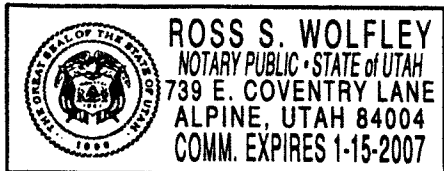
Little Hobble Creek Ranch, LLC:



Lon S. Nield, Member

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 22ND day of February, 2006, personally appeared before me, Lon S. Nield, the signer of the foregoing instrument, who acknowledged to me that he executed the same in his capacity as an individual and as a member of Little Hobble Creek Ranch, LLC.



Notary Public