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Book - 10652 Pg - 410-414
ADAM GARDINER
Recorder, Salt Lake County, UT
COMCAST CABLE - MILE HIGH REG.
BY: eCASH, DEPUTY - EF 5 P.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated ~~December~~^{July} 1, 2017, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and DR Horton Inc., with an address of 12351 S Gateway Park Place Suite #D-100, Draper, UT 84020 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated December 1, 2017, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantors, owners of the Premises described below, hereby grants to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 5000 W 12600 S, Herriman, UT 84096 in Salt Lake County, Utah described as follows:

LEGAL DESCRIPTION:

(See Attached)


The Grantors agree for itself and its successors and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, in accordance with the Agreement, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.


IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

DR Horton Inc.



Name: Kheel Francis


By: 
Name: Jonathan S. Thornley
Title: Division CFO

GRANTEE

ATTEST:

Comcast of Utah II, Inc.


Name: Margie Laber


By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management



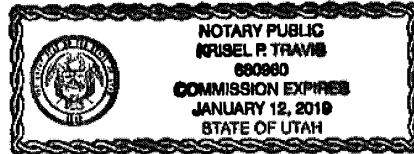
STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 5 day of July, 2017 by Jonathan S. Thornley, the CEO SLCDIVISION of DR Horton Inc., on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.


Krisel P. Travis Notary Public
(Print Name)

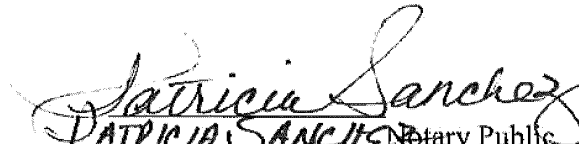
My commission expires: Jan. 12, 2019



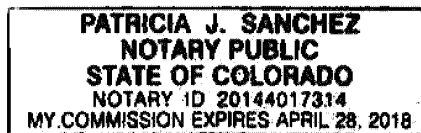
STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 22ND day of February, 2018 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Utah II, Inc., on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.


PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/18



LEGAL DESCRIPTION

Parcel ID: 26254010020000

Legal Description

BEG NE COR LOT 617, MILLER CROSSING POD 6 PH 1; N 54°48'05" E 232.33 FT M OR L; NE'LY ALG 1533 FT RADIUS CURVE TO L, 124.51 FT (CHD N 52°28'29" E); N 50°08'52" E 179.41 FT M OR L; S 40°49'52" E 911.92 FT M OR L; SE'LY ALG 1447 FT RADIUS CURVE TO R, 93.02 FT (CHD S 38°59'22" E); N 89°53'04" W 1008.29 FT M OR L; N 0°10'06" W 102.64 FT; N 17°46'04" W 55.6 FT; N 2°20'09" W 190.54 FT; N 20°42'24" W 45.03 FT; N 33°45'25" W 57.02 FT TO BEG. 11.01 AC M OR L.

Encore @ Miller Crossing Pod 7 – Phase 1

(DR Horton Phase revision)

Beginning at a point being South 89°52'44" East 2,625.58 feet along the section line and North 1,319.98 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 00°10'06" West 156.81 feet;
thence North 89°49'54" East 0.78 feet;
thence North 02°20'09" West 265.13 feet;
thence North 09°45'14" West 71.40 feet;
thence North 25°20'41" West 79.69 feet;
thence North 36°54'31" West 40.98 feet;
thence Northeasterly 78.76 feet along the arc of a 1,533.00 foot radius curve to the left (center bears North 36°54'31" West and the chord bears North 51°37'11" East 78.75 feet with a central angle of 02°56'37");
thence North 50°08'52" East 193.71 feet;
thence South 39°50'55" East 891.37 feet;
thence Southeasterly 47.39 feet along the arc of a 1,447.00 foot radius curve to the right (center bears South 50°08'52" West and the chord bears South 38°54'50" East 47.39 feet with a central angle of 01°52'35");
thence South 53°04'25" West 205.33 feet;
thence Northwesterly 22.95 feet along the arc of a 773.50 foot radius curve to the left (center bears South 51°50'52" West and the chord bears North 39°00'08" West 22.95 feet with a central angle of 01°42'00");
thence North 39°51'08" West 80.38 feet;
thence Southwesterly 78.72 feet along the arc of a 182.20 foot radius curve to the right (center bears North 38°29'28" West and the chord bears South 63°53'11" West 78.11 feet with a central angle of 24°45'17");
thence North 37°35'30" West 121.58 feet;
thence South 75°23'27" West 151.81 feet;
thence South 85°00'27" West 122.34 feet;
thence South 64°46'33" West 42.19 feet;
thence North 89°53'03" West 48.71 feet to the point of beginning.

Contains 342,976 Square Feet or 7.874 Acres.

Encore @ Miller Crossing Pod 7 – Phase 2

(DR Horton Phase revision)

Beginning at a point being South 89°52'44" East 2,723.82 feet along the section line and North 740.43 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 04°53'04" West 581.77 feet;
thence North 64°46'33" East 42.19 feet;
thence North 85°00'27" East 122.34 feet;
thence North 75°23'27" East 151.81 feet;
thence South 37°35'30" East 121.58 feet;
thence Northeasterly 78.72 feet along the arc of a 182.20 foot radius curve to the left (center bears North 13°44'10" West and the chord bears North 63°53'11" East 78.11 feet with a central angle of 24°45'17");
thence South 39°51'08" East 80.38 feet;
thence Southeasterly 22.95 feet along the arc of a 773.50 foot radius curve to the right (center bears South 50°08'52" West and the chord bears South 39°00'08" East 22.95 feet with a central angle of 01°42'00");
thence North 53°04'25" East 205.33 feet to the point of beginning.

Contains 457,789 Square Feet or 10.509 Acres