

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 21, 2017, is made by and between Comcast of Wasatch, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Sandy Point Homeowners Association, with an address of 1788 W 5150 S Suite 103 _____, Roy, Utah 84067 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated October 21, 2017, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) 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 800 N 1750 W. _____, West Point, UT 84015 in Davis County, Utah described as follows:

LEGAL DESCRIPTION:

(See Attached)

The Grantor(s) agree(s) for itself and its heirs 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, 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.

TAX ID'S : 14.534-0001 thru 0073


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:

Sandy Point Homeowners Association

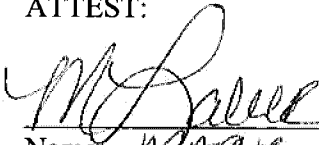

Name: ERIC CAMP


By: 
Name: JOEL PRINCE
Title: PRESIDENT

GRANTEE

ATTEST:

Comcast of Wasatch, Inc.

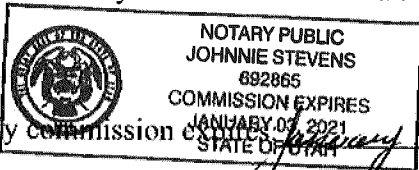

Name: MARGIE WEBER

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

STATE OF Utah)
) ss.
COUNTY OF Weber)

The foregoing instrument was acknowledged before me this 5th day of December, 2017 by Joel Prince, the President of Sandy Point Homeowners Association, on behalf of said entity. He/she is personally known to me or has presented Driver License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



My Commission Expires January 03, 2021

Johnnie Stevens
Johnnie Stevens Notary Public
(Print Name)

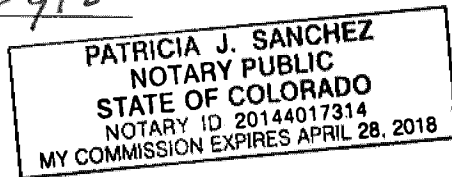
STATE OF Colorado)
) ss.
COUNTY OF Wapahick)

The foregoing instrument was acknowledged before me this 26th day of January, 2018 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Wasatch, Inc., on behalf of said entity. He/~~She~~ is personally known to me or has presented _____ (type of identification) as identification and ~~he~~ did not take an oath.

Witness my hand and official seal.

Patricia Sanchez
PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/18



Sandy Point Townhomes (Heslop Place) Legal Description

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 800 NORTH STREET, SAID POINT BEING N89°54'43"W 1762.73 FEET AND S00°05'17"W 2682.03 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE S89°54'43"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 244.99 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.55 FEET, A RADIUS OF 15.00 FEET, A CHORD BEARING OF S45°06'06"W, AND A CHORD LENGTH OF 21.21 FEET; THENCE S00°06'55"W 91.04 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 101.89 FEET, A RADIUS OF 120.00 FEET, A CHORD BEARING OF S24°12'29"E, AND A CHORD LENGTH OF 98.85 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 79.59 FEET, A RADIUS OF 180.00 FEET, A CHORD BEARING OF S35°51'52"E, AND A CHORD LENGTH OF 78.94 FEET; THENCE S89°54'35"E 120.70 FEET TO THE WESTERLY BOUNDARY LINE OF WEST FAIRFIELD ESTATES SUBDIVISION; THENCE S00°06'55"W ALONG THE WESTERLY BOUNDARY LINE OF WEST FAIRFIELD ESTATES SUBDIVISION AND WEST FAIRFIELD ESTATES SUBDIVISION PHASE 2, 497.72 FEET TO THE NORTHERLY BOUNDARY LINE OF FREW ESTATES NO. 11; THENCE N89°54'35"W ALONG THE NORTHERLY BOUNDARY LINE OF FREW ESTATES NO. 11 AND T FREW SUBDIVISION, 453.73 FEET; THENCE N00°06'55"E 116.61 FEET; THENCE N03°00'14"W 60.09 FEET; THENCE N00°06'55"E 116.60 FEET; THENCE S89°54'35"E 19.21 FEET; THENCE N00°06'55"E 464.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 800 NORTH STREET AND TO THE POINT OF BEGINNING.

CONTAINING 288,342 SQUARE FEET OR 6.619 ACRES