

when recorded return to:
SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT
3060 West Rasmussen Road, Park City, UT 84098
2800 Homestead Rd

GRANT OF EASEMENT

The Cove at Sun Peak, L.L.C. Grantor
of Sandy, County of Salt Lake
State of Utah, hereby CONVEY AND WARRANT to SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT, Grantee, its successors, and assigns, of Summit
County, Utah for the sum of Ten Dollars and Other Good and Valuable
Consideration, the right, privilege and authority to construct, operate,
replace, repair and maintain sewers and pipes including all necessary
fixtures under, across and upon the following described real estate owned
by Grantor situated in the County of Summit, State of Utah;
00456799 Bk00973 Pg00341-00345

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1996 JUN 21 11:20 AM FEE \$1.00 BY DMG
REQUEST: SNYDERVILLE BASIN SID

See attached description Exhibit "A"

Said easement being the right to construct, operate, replace, repair and maintain sewer and pipes under or across said easement and a right of access thereto under or across the above-described tract of land along any reasonable route designated in writing by the Grantor thereof and accepted by the Grantee, or in the absence of such reasonable designation and acceptance, a reasonable right of access as designated by the Grantee, its agents, or employees.

This Grant includes the right of the Grantee, its agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from the said easement any tree, brush, structure or obstruction of any kind of character whatsoever which, in the sole judgement of the Grantee may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities.

The Grantors covenant that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement.

x Arnold H Rice

STATE OF UTAH)
County of Salt Lake)

ss. X _____

On the 27th day of May, A.D. 1996,
personally appeared before me Christy Washington
the signer(s) of the within instrument, who duly acknowledged to me that
he executed the same.

x Christy Washington
Notary Public

My Commission Expires:
Dec. 7, 1999

Residing at: 3919 So 1900 W #L203
West Valley City, UT.
84119

FORMS\GRANT_EA.52 REVISED 1/8/93

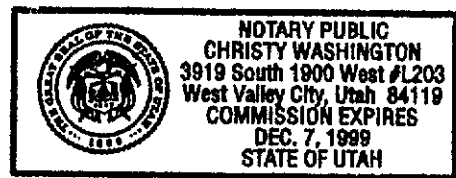


EXHIBIT "A"

EASEMENT #1

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East line of Section 25, North 00° 03' 43" West 239.07 feet;
thence; leaving said Section Line, North 90° 00' 00" East 706.02 feet, to the point of beginning;
thence; along the center line of this 20 foot easement, South 58° 39' 12" West 37.71 feet, to the point of ending.

EASEMENT #2

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East line of Section 25, North 00° 03' 43" West 470.53 feet;
thence; leaving said Section line, North, 90° 00' 00" East 52.16 feet, to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement South 27° 53' 10" West 84.42 feet, to the Point of Ending.

EASEMENT #3

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;

00456799 Bk00973 Pg00342

thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 549.60 feet;
thence; leaving said Section Line, North 90° 00' 00" East 94.09 feet, to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement, South 27° 53' 10" West 33.67 feet, to the Point of Ending.

EASEMENT #4

A 40' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 770.97 feet;
thence; leaving said Section line, North 90° 00' 00" East 647.62 feet, to the Point of Beginning;
thence; along the Center Line of this 40 foot Easement, South 44° 42' 36" West 253.13 feet, to the Point of Ending.

EASEMENT #5

A 20' wide sanitary sewer access easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 654.92 feet;
thence; leaving said section Line, North 90° 00' 00" East 308.96 feet, to the Point of Beginning;
thence; along the Center line of this 20 foot Access Easement, North 81° 44' 14" West 37.23 feet to a point on a curve, having a radius of 95.00 feet and a central angle of 48° 22' 45";
thence along the arc of said curve a distance of 80.22 feet, said arc subtended by a chord bearing North 57° 32' 51" West, a distance of 77.85 feet, thence North 33° 21' 29" West 54.88 feet,
thence North 56° 38' 26" East 12.06 feet, to the Center of a 40 foot radius circle, said circle also being part of this access easement.

00456799 Bk00973 Pg00343

EASEMENT #6

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 1281.66 feet;
thence; leaving said section Line, North 90° 00' 00" East 693.09 feet, to the Point of Beginning;
thence; along the Center line of this 20 foot Easement, South 42° 21' 41" West 344.18 feet ;
thence South 45° 02' 13" West 381.84 feet;
thence South 40° 54' 32" East 138.19 feet, to the Point of Ending.

EASEMENT #7

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 1027.34 feet;
thence; leaving said Section line, North 90° 00' 00" East 460.91 feet, to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement, South 53° 17' 55" East 112.66 feet, to the Point of Ending.

EASEMENT #8

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);

thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 1127.74 feet;
thence; leaving said Section line, North 90° 00' 00" East 320.51 feet, to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement, North 60° 00' 38" West 37.30 feet, to the Point of Ending.

EASEMENT #9

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 989.74 feet;
thence; leaving said Section line, North 90° 00' 00" East 3.68 feet, to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement, South 56° 41' 43" West 86.73 feet, to the Point of Ending.

EASEMENT #10

A 20' wide sanitary sewer easement which centerline is described as follows:
Commencing at the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; said corner being a brass cap set by the County Surveyor in 1958 (Basis of bearing is North 00° 00' 06" West between the West Quarter Corner and the Northwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian);
thence; North 00° 03' 43" West, 53.76 feet along the East line of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the Northeast Corner of said Section 36;
thence; North 00° 03' 43" West 2065.68 feet along the East line of Section 25, Township 1 South, Range 3 East, Salt Lake Base and Meridian, to the South Boundary of The Cove at Sun Peak Subdivision;
thence; continuing along said East Line of Section 25, North 00° 03' 43" West 1606.48 feet;
thence; leaving said Section line, North 90° 00' 00" East 762.94 feet to the Point of Beginning;
thence; along the Center Line of this 20 foot Easement, South 60° 45' 28" West 80.31 feet, to the Point of Ending.

f:\JOBS\12978\SWRESMT.DOC

00456799 BR00973 Pg00345