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KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
STEPHEN B. WATKINS  
2551 OLYMPUS DR SLC, UT 84124  
REC BY: D DANGERFIELD, DEPUTY

GRANT OF EASEMENTS

WHEREAS:

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a. Citibank (Utah), a Utah corporation (hereinafter "Citibank") owns the following described real property located in Salt Lake County, State of Utah (hereinafter referred to as the "Citibank property"):

Beginning at a point North 626.17 feet and East 3059.18 feet from the South Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 30 degrees 30 minutes 50 seconds West 157.246 feet; thence North 58 degrees 00 minutes 00 seconds East 69.40 feet; thence South 80 degrees 00 minutes 00 seconds East 54.00 feet; thence North 40 degrees 00 minutes 00 seconds East 66.00 feet; thence North 61 degrees 00 minutes 00 seconds East 56.00 feet; thence South 82 degrees 00 minutes 00 seconds East 25.00 feet; thence North 38 degrees 00 minutes 00 seconds East 21.02 feet; thence North 40 degrees 52 minutes 00 seconds West 86.09 feet, more or less, to the upper canal; thence 120 feet; more or less along said canal to the point of beginning;

Beginning at a point on the centerline of the upper canal, said point of beginning being North 673.99 feet and East 3164.15 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said Centerline of the upper canal as follows: North 39 degrees 41 minutes 00 seconds East 100.00 feet; thence North 53 degrees 00 minutes 00 seconds East 40.00 feet; thence North 36 degrees 34 minutes 00 seconds East 61.00 feet; thence North 67 degrees 04 minutes 00 seconds East 61.00 feet; thence North 67 degrees 04 minutes 00 seconds East 28.50 feet; thence South 28 degrees 47 minutes 00 seconds East 18.00 feet to the intersection of Spring Creek; thence continuing along the centerline of the upper canal South 10 degrees 15 minutes 00 seconds East 21.50 feet; thence South 0 degrees 44 minutes 00 seconds East 100.00 feet; thence South 6 degrees 00 minutes 00 seconds West 100.00 feet; thence leaving said centerline North 75 degrees 00 minutes 00 seconds West 97.00 feet; thence South 38 degrees 00 minutes 00 seconds West 18.98 feet; thence North 40 degrees 52 minutes 00 seconds West 18.98 feet; thence North 40 degrees 52 minutes 00 seconds West 86.09 feet to the point of beginning; and

BEGINNING at a point North 673.99 feet and East 3164.15 feet and South 40 degrees 52 minutes 00 seconds East 86.09 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and

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running thence North 38 degrees 00 minutes 00 seconds East 18.98 feet; thence South 75 degrees 00 minutes 00 seconds East 97.00 feet, more or less, to the upper canal; thence South 37 degrees 22 minutes 00 seconds West 74.62 feet, more or less, along said upper canal; thence North 40 degrees 52 minutes 00 seconds West 91.84 feet, more or less, to the point of beginning;

b. The CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CRIST OF LATTER-DAY SAINTS, a Utah corporation sole, (hereinafter the "Church") owns the following described real property located in Salt Lake City, State of Utah (hereinafter referred to as the "Church property"):

Beginning in the center of a 1 rod right-of-way due East 456.26 feet, North 20° West 74.09 feet, North 74° 40' 20" East 279.63 feet along a fence line and North 12° 08' West 145.0 feet along the center of a 1 rod right-of-way from the Southwest corner of Section 2, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence running around the tract as follows: South 78° 39' West 315.02 feet to the center of Upper Canal; thence following down the canal North 15° West 108.91 feet; thence North 28° 15' East 27.50 feet; thence North 35° 30' East 27.0 feet; thence North 67° 52' East 104.0 feet; thence North 46° East 60.00 feet; thence North 41° 30' East 49.0 feet; thence North 53° 10' East 100.92 feet along said center of canal to a point North 12° 08' West 263.67 feet from the Southeast corner or place of beginning of this tract; thence leaving canal and running South 12° 08' East 263.67 feet to the place of beginning;

Reserving therefrom a 1/2 rod right-of-way along the East line of this tract, and granting a 1 rod right-of-way, the center line of which begins at the Northeast corner of this tract and runs South 12° 08' East 400.42 feet; thence South 74° 40' 20" West 287.89 feet to the East bank of the Upper Canal;

Together with a right-of-way over the following described tract of land in Salt Lake County, State of Utah, to-wit: Beginning at a point North 70.56 feet and East 434.39 feet from the Southwest corner of Section 2, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 74° 40' 20" West 12.02 feet; thence South 18° 30' East 235.29 feet to a point of a 282.0 foot radius curve to the left; thence Southeasterly along the arc of said curve 171.20 feet to a point of tangency; thence South 53° 17' East 27.00 feet to a point of a 34.0 foot radius curve to the right; thence Southeasterly along the arc of said curve 26.15 feet to a point of tangency; thence South 9° 15' East 222.78 feet, more or less, to center line of Valley

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View Street; thence North 80° 45' East 12.0 feet; thence North 9° 15' West 228.78 feet more or less, to a point of 46.0 foot radius curve to the left; thence Northwesterly along the arc of said curve 35.35 feet to a point of tangency; thence North 53° 17' West 27.00 feet to a point of 270.00 foot radius curve to the right; thence Northwesterly along said curve 163.91 feet to a point of tangency; thence North 18° 30' West 234.63 feet to the point of beginning;

Beginning at a point in the center of Upper Canal, said point being East 423.26 feet from the Southwest corner of Section 2, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 24.19 feet to the East side of a 12.0 foot lane; thence South 18°30' East along the East side of said lane 160.28 feet; thence North 67°20' East 274.532 feet to the Westerly line of Naniloa Drive; thence Northerly along the arc of a 236.4 foot radius curve to the right and the Westerly line of Naniloa Drive 14.338 feet to a point of tangency; thence North 12°08' West 448.71 feet to a point which is North 370.34 and East 651.50 feet and North 74°31' East 3.81 feet from the Southwest corner of Section 2; thence North 12°08' West 38.41 feet to a point of tangency with a 600 foot radius curve to the left; thence Northwesterly along the arc of said curve and the Westerly line of Naniloa Drive 135.31 feet to the center of the Upper Canal; thence up the center of said canal as follows: South 53°10' West 100.92 feet; more or less; thence South 41°30' West 49.0 feet; thence South 46° West 60.0 feet; thence South 67°52' West 104.0 feet; thence South 35°30' West 27.0 feet; thence South 23°15' West 27.50 feet; thence South 15° East 133.94 feet; thence South 13°38'20" East 130.68 feet; thence South 20° East 65.34 feet to the point of beginning;

c. The following described real property is located in Salt Lake County, State of Utah and includes an existing concrete driveway servicing the Citibank property (hereinafter referred to as "Parcel 2"):

Parcel 2:

BEGINNING at a point North 673.90 feet and East 3164.15 feet and South 40 degrees 52 minutes 00 seconds East 124.87 feet from the South Quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 40 degrees 52 minutes 00 seconds East 21.42 feet; thence South 6 degrees 46 minutes 00 seconds West 19.05 feet; thence South 35 degrees 14 minutes 00 seconds East 18 feet, more or less, to the center of upper canal being the True Point of Beginning, and running thence South 35 degrees 14 minutes 00 seconds East 75.24 feet, more or

less, to the West right of way line of Naniloa Drive; thence South 10 degrees 48 minutes 47 seconds West 27.78 feet along said West right of way line; thence North 35 degrees 14 minutes 00 seconds West 91.5, more or less, to the center of upper canal; thence Northeast along the centerline of upper canal 20 feet, more or less to the True Point of Beginning.

d. The existing concrete driveway and utility lines providing access and service to the Citibank property are located upon the Church property; and

e. Citibank desires to obtain perpetual easements and rights of way for ingress, egress and other purposes stated below over, under and across portions of the Church property.

THEREFORE, for Ten Dollars (\$10.00) paid by Citibank to the Church, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual promises set forth in this Grant of Easements, Citibank and the Church agree to the following:

1. The Church hereby grants to Citibank and its successors in interest a perpetual and permanent easement and right of way (referred to herein as the "driveway easement") over, under and across the existing concrete driveway and bridge located on Parcel 2.
2. Citibank and its successors in interest shall have all the rights in the driveway easement necessary for the normal and usual use of a driveway leading to a residential property and for the repair, maintenance, installation and replacement of the driveway and utility lines that may be located under the driveway. Citibank and its successors shall have the right to widen the existing driveway within the confines of Parcel 2, but only in the event, and at such time, as Salt Lake County and/or any other governmental subdivision having jurisdiction over the matter requires that the driveway be widened.
3. The Church also grants and conveys to Citibank and its successors in interest a perpetual and permanent easement and right of way over, under and across the Church property for the existing utility lines that service the Citibank property or provide water to any landscaped areas located near the driveway easement. The owner of the Citibank property shall be entitled to maintain, service and/or replace the existing utility

lines in their present locations.

4. The easements granted herein shall be perpetual and appurtenant benefits to the Citibank property and shall be perpetual and appurtenant burdens to the Church property.

5. As far as Citibank and its successors in interest are concerned, the Church and its successors in interest shall have no duty or obligation to maintain, replace or repair the driveway, bridge or utility lines and shall not be responsible for any costs or expense relating thereto. Further, the party performing the said maintenance, replacement or repair shall be responsible for any damage done to the Church property in connection therewith.

6. The easements granted herein are only given to the extent the Church owns fee title to the real property lying within the bounds of the easements granted herein.

7. The easements granted herein shall run with the land.

8. The terms and conditions of this Grant of Easements shall inure to the benefit of and be binding upon the parties hereto and their heirs, successors and assigns.

DATED this 23 day of January, 1989.

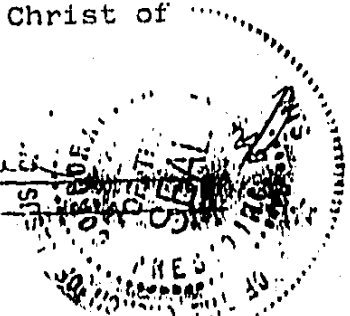
Citibank (Utah)

By: David L Hogue

Its: Officer

Corporation of the Presiding Bishop  
of the Church of Jesus Christ of  
Latter-day Saints:

By: Frank A. Bahner  
Its: Authorized Agent

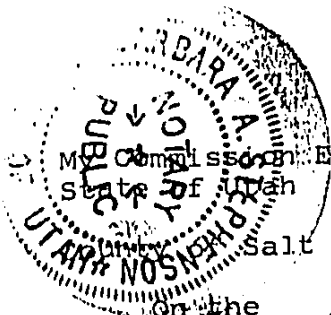


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State of Utah )  
 ) ss.  
County of Salt Lake )

On the 9<sup>th</sup> day of February, 198<sup>9</sup>, personally appeared before me DAVID L. HOGUE who being by me duly sworn, did say that he is the officer of Citibank (Utah), a Utah corporation, and that the foregoing instrument was signed in behalf of said corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said DAVID L. HOGUE acknowledged to me that said corporation executed the same.

Barbara Stephenson  
Notary Public



My Commission Expires: 7-11-90 Residing at: 3165 So. 1300 E.  
State of Utah ) SOC, UT. 84106  
 ) ss.  
 ) Salt Lake )

On the 23 day of January, 198<sup>9</sup>, personally appeared before me Fred A. Baker, who being by me duly sworn, did say that he is the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that the foregoing instrument was signed in behalf of said corporation, and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Fred A. Baker acknowledged to me that said corporation executed the same.

Rita C. Jensen  
Notary Public

My Commission Expires:

6/17 1992

Residing at:

Salt Lake City

