

ENT 97314:2000 Pg 1 of 2
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2000 Dec 08 11:22 am FEE 14.00 BY ML
 RECORDED FOR SMITH, SCOTT G

Quit-Claim Deed

Scott G. and Ellen V. Smith, Grantor, of Provo, County of Utah, State of Utah, Grantor, hereby QUIT-CLAIM to Canyon Oaks Associates LC and Canyon Oaks One Associates LC, Grantee, of Orem, Utah, for the sum of Ten Dollars (\$10) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

An undivided one-half interest in easements and right-of-ways for placement of a road (including pedestrian and equestrian pathways and utilities), a watertank (sufficient to service real estate developments of Grantee and adjacent properties), and utilities and access road to service such watertank, as follows:

Roadway: a 66.00 wide foot right of way for road purposes (access to which shall be reasonably restricted until such time as development occurs; road construction costs, not including utilities, to be borne by the first party to develop adjoining parcels), to be used in common with others, lying 33.00 feet on each side of the following described centerline:

Beginning at a point on the boundary line common to Grantee's and Grantor's properties, which point is North 01°07'33" West along the 1/4 section line 1582.31 feet and East 256.33 feet from the South 1/4 corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 22°36'36" East 18.10 feet; thence along the arc of a 200.00 foot radius curve to the left 48.92 feet through a central angle of 14°00'53", the chord of which bears North 15°35'10" East 48.80 feet; thence North 08°34'43" East 90.89 feet; thence along the arc of a 200.00 foot radius curve to the left 127.38 feet through a central angle of 36°29'31", the chord of which bears North 09°40'03" West 125.24 feet; thence North 27°54'48" West 151.40 feet; thence along the arc of a 150.00 foot radius curve to the left 156.72 feet through a central angle of 59°51'43", the chord of which bears North 57°50'40" West 149.69 feet; thence North 87°46'31" West 81.59 feet to said 1/4 section line and to a secondary boundary line common to Grantee's and Grantor's properties.

Together with the following described parcel that includes the above roadway and the approximate cut and fill slope area along each side of the roadway:

Beginning at a point on the boundary line common to Grantee's and Grantor's properties, which point is North 01°07'33" West along the 1/4 section line 1582.31 feet and East 256.33 feet from the South 1/4 corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence along said boundary line North 87°51'18" West 33.00 feet; thence North 09°40'57" East 91.62 feet; thence North 01°46'43" East 90.21 feet; thence North 78°58'26" West 141.69 feet; thence North 16°43'13" East 125.06 feet; thence North 05°22'43" West 88.41 feet; thence North 65°04'56" West 69.25 feet; thence North 87°46'31" West 79.65 feet to said 1/4 section line and to a second boundary line common to Grantee and Grantor; thence North 01°07'33" West along said boundary line and along said 1/4 section line 66.11 feet; thence North 84°24'37" East 238.13 feet; thence South 22°41'46" East 377.26 feet; thence South 12°06'09" West 117.14 feet; thence South 31°05'07" West 117.13 feet to the first boundary line common to Grantor and Grantee; thence North 66°51'18" West 33.00 feet to the point of beginning.

Grantor reserves the right to relocate the above described right of way, within reason and at his own expense, should it become necessary for the development of adjacent property.

Access Road and Utilities: a 15.00 foot wide access right of way to service a watertank, along an existing gravel road lying 7.50 feet each side of the following described centerline:

Beginning at a point on the north line of Grantor's property, which point is South 89°45'00" East along said north property line 175.57 feet from the Center of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian, a found GLO Brass Monument; thence along the arc of a 75.00 foot radius curve to the left 9.06 feet through a central angle of 06°55'08", the chord of which bears South 82°37'27" East 9.05 feet; thence South 66°05'01" East 155.80 feet; thence South 58°39'26" East 140.31 feet; thence South 66°22'35" East 69.21 feet; thence along the arc of a 100.00 foot radius curve to the right 64.55 feet through a central angle of 36°58'55", the chord of which bears South 47°53'07" East 63.43 feet; thence South 29°23'39" East 75.16 feet; thence along the arc of a 80.00 foot radius curve to the left 143.41 feet through a central angle of 102°42'45", the chord of which bears South 80°45'02" East 124.97 feet; thence North 47°53'35" East 35.39 feet; thence North 54°16'08" East 39.03 feet; thence along the arc of a 150.00 foot radius curve to the

right 67.86 feet through a central angle of 25°55'14", the chord of which bears North 67°13'45" East 67.28 feet; thence North 80°11'22" East 3.38 feet; thence along the arc of a 50.00 foot radius curve to the left 69.98 feet through a central angle of 80°11'22", the chord of which bears North 40°05'41" East 64.40 feet; thence North 7.84 feet to the south side of the watertank site.

Watertank: an easement for placement of a watertank as follows:

Beginning at the end of the above described access road centerline, which point is also South 63°45'00" East along Grantor's north property line 881.17 feet and South 162.75 feet from the Center of Section 7, Township 6 South, Range 6 East, Salt Lake Base and Meridian a found GLO Brass Monument; thence West 30.00 feet; thence North 60.00 feet; thence East 60.00 feet; thence South 60.00 feet; thence West 30.00 feet to the point of beginning.

Signed,

Scott G. Smith

Ellen V. Smith

Date: 12-7-00

12-7-00

State of Utah
County of Utah, ss

On the 7 day of December, 2000, personally appeared before me Scott G. Smith and Ellen V. Smith, signers of the above instrument, who duly acknowledged to me that they executed the same.

J. Miller

My commission expires:

Notary Public
Residing at:

