

COALITION TITLE
90 OCT 26 PM 3:29

ADDRESS OF GRANTEE: Frederick C. Moore
P.O. Box 3796
Park City, UT 84060

ALAN SPRIGGS
SUMMIT COUNTY RECORDER
REC'D BY Dg. 8³⁰

GRANT OF EASEMENT

For TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, SWEENEY LAND COMPANY, a partnership organized and existing under the laws of the State of Utah, with its principal office at 2640 Maywood Drive, Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS and WARRANTS to FREDERICK C. MOORE, his successors and assigns, Grantee, a permanent non-exclusive easement to construct, repair, replace and maintain a driveway, associated retaining walls, cuts and fills, drainage features, and lighting, on, across and through the following described parcel of real property, located in Summit County, State of Utah:

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DRIVEWAY EASEMENT PARCEL. Beginning at a point on the East-West 1/4 Section line of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian which is North 89°56'24" East, 244.79 feet, more or less, from the Center of said Section 16 said point also being South 35°55'28" East, 88.58 feet and North 89°56'24" East, 214.54 feet, more or less, from a Park City Monument at the Intersection of Lowell Avenue and 9th Street;

and running thence North 89°56'24" East, 32.27 feet; thence South 30°27'31" East, 80.28 feet; thence South 57°40'08" East, 109.20 feet; thence North 60°08'27" East, 11.21 feet; thence South 38°06'27" East, 39.16 feet; thence South 57°40'08" East, 89.35 feet; thence South 33°32'19" West, 30.00 feet; thence North 57°40'08" West, 207.16 feet; thence North 82°22'58" West, 220.49 feet to a point on a 125.00 foot radius curve to the left (radius point bears North 7°37'02" East); thence running easterly along the arc of said curve 174.01 feet (Delta = 79°45'43") to the point of beginning.

Containing 0.41 Acres, more or less.

All construction, repair, replacement, and maintenance, activities associated with the above easement shall be carried out in a workmanlike and timely manner and meet all state, local, and city code requirements.

This Easement shall be expressly limited to a driveway serving and appurtenant to the following described parcel of real property, located in Summit County, State of Utah:

SHEEN PARCEL. Beginning at a point which is North 23°38' West, 11.10 feet and South 66°22' West, 30.00 feet from the

Southwest Corner of Block 26, Park City Survey, Amended Plat said point also being South 23°38' East, 193.16 feet and South 66°22' West, 5.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence South 33°32'19" West, 86.58 feet; thence North 57°40'08" West, 94.35 feet; thence North 59°47'16" East, 49.25 feet; thence North 29°10'28" West, 0.71 feet; thence North 63°20'00" East, 20.27 feet; thence North 62°50'00" East, 36.54 feet; thence North 66°22'00" East, 20.00 feet; thence South 23°38' East, 40.92 feet to the point of beginning.

Containing 0.157 Acres, more or less.

(Basis of bearing for the above descriptions is the Park City Monuments at the intersections of Park Avenue and 4th Street and Park Avenue and 6th Street whose bearing is South 23°38' East.)

Dated this 19th day of October, 1990.

John J. Sweeney
JOHN J. SWEENEY,
Managing Partner

STATE OF UTAH)
COUNTY OF Salt Lake)

ss.

On the 19 day of October, 1990, personally appeared before me JOHN J. SWEENEY, Managing Partner of SWEENEY LAND COMPANY, who being by me duly sworn did say that the within and foregoing instrument was signed in behalf of said partnership.



Holly L. Conner
Notary Public
Residing in: Park City, Utah

My Commission Expires:
6-10-94