

COALITION TITLE

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

90 OCT 26 PH 3:30

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

GRANT OF EASEMENT

REC'D BY Dg. 90

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 underground utilities, including water, sewer, electricity, telephone, natural gas, and cable TV and a permanent non-exclusive easement for construction and maintenance access to adjacent property, on, across and through the following described parcels of real property, located in Summit County, State of Utah:

(1) NORFOLK SHEEN PARCEL. Beginning at a point which is North 23°38' West 33.64 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat, said point being South 23°38' East, 170.62 feet and North 66°22' East, 25.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence South 23°38' East, 44.85 feet; thence South 32°43'25" West, 4.08 feet; thence South 14°07'38" West, 27.12 feet; thence South 23°38' East 15.10 feet; thence South 66°22' West 10.00 feet; thence North 23°38' West, 102.04 feet; thence South 66°22' West 10.00 feet; thence North 20°02'58" East, 14.48 feet; thence South 69°44'50" East, 41.63 feet to the point of beginning.

Containing 2438 S.F., more or less.

(2) NORFOLK GPCC PARCEL. Beginning at a point which is North 23°38' West 44.64 feet from the Southwest Corner of Block 26, Park City Survey, Amended Plat, said point being South 23°38' East, 159.62 feet and North 66°22' East, 25.00 feet from a Park City Monument at the Intersection of Norfolk Avenue and 8th Street;

and running thence North 70°05'46" West, 41.38 feet; thence North 18°40'48" East, 44.56 feet; thence South 23°38' East, 61.46 feet to the point of beginning.

Containing 922 S.F., more or less.

Construction, replacement, and maintenance activities associated with the above easement shall be expressly limited to between May 15 and October 15 of each year except in case of unpredictable emergency with respect to the repair of underground utilities.

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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 utilities and construction access 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 oct, 1990.

John J. Sweeney

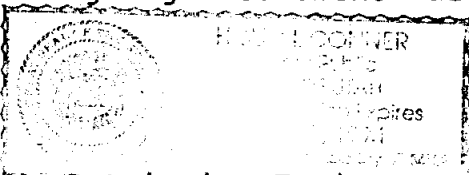
JOHN J. SWEENEY,
Managing Partner

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.



My Commission Expires:

6-10-94

Holly L. Conner
Notary Public

Residing in: Park City, Utah