


When recorded return to:  
Snyderville Basin Special Recreation District  
5715 Trailside Drive, Park City, Utah 84098

**ENTRY NO. 00903169**  
07/20/2010 04:40:05 PM B: 2040 P: 1207  
Easements PAGE 1/11  
ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
CT FEE 0.00 BY SNYDERVILLE BASIN SPECIAL RECREATION DIST



## DEED OF PUBLIC TRAIL EASEMENT

Jeremy Ranch Owner's Association, a Utah non-profit Corporation ("Grantor") does hereby convey and warrant to the Snyderville Basin Special Recreation District ("The District"), a local Special District of the State of Utah, ("Grantee") for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, perpetual non-exclusive surface easements ("Easements") and rights-of-way for the purpose of constructing, operating and maintaining public trails and appurtenances within the Easements and rights-of-way granted herein over, across and through the Grantor's property situated in Summit County, Utah which are more specifically described in Attachment "A". This Deed is delivered by the Grantor as successor in interest to the Developer described in the Consent Agreement for the Jeremy Ranch Development recorded in the Office of the Summit County Recorder as Entry # 389144 ("Consent Agreement"), in compliance with and to implement the Easements and Public Trail dedication obligations of the Developer defined in the Consent Agreement, but only with respect to the Developer's obligations to dedicate or provide the Public Trail and Easements for Trails required by the Consent Agreement and for no other purpose.

The Grantor, its successors and its assigns hereby warrant the peaceful enjoyment of the Easements to the grantee and covenant that the Grantor shall not hinder, disturb, or damage the Grantee's improvements or prevent the use of the Easements by the Grantee.

The Easement shall cease and terminate if the use for which the Easements is granted is formally discontinued, permanently abandoned in fact, or becomes impossible, or the Easements are devoted to a different and inconsistent use, in which case the Easement shall revert to the Grantor, its successors and assigns after reasonable notice to the Grantee and after the Grantee fails to cure the cause of the proposed reversion.

The Easements shall only be used for non-motorized public recreation, except Grantee may operate motorized vehicles within the Easement solely for the purpose of maintaining the trail within the Easement.

The Grantee shall minimize the adverse impact to the Easements corridor and the adjoining property(s) in construction and maintenance of the Easements and shall restore any impacted property to the condition in which it was found prior to construction and maintenance of the Easements excepting the area within the developed Easements.

The Easements granted herein are subject to the condition that the Grantee shall indemnify and hold harmless, the Grantor, its heirs and successors against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation or maintenance of the trails and use provided for in this easement. The Grantor's right to indemnification or to be held harmless by the Grantee under the terms of this paragraph is expressly conditioned upon Grantor giving written notice by mail, fax or email, to the Grantee within ten (10) days after Grantor has actual notice of any claim or demand which would cause a claim against the Grantee and upon the Grantee's right to defend any claim against the Grantor which would cause a claim of indemnification against the Grantor. This provision shall not be

interpreted or construed to waive the rights of the Grantee to the affirmative defenses to claims provided under the Utah Governmental Immunity Act.

The Grantee shall reasonably control the introduction of noxious plants as defined by Summit County, Utah, within the Easements. If the Grantee fails to reasonably control noxious plants, The Grantor may perform the Grantee's control obligations and the Grantor shall be reimbursed by the Grantee.

WITNESS the hand of said Grantor this 1st day of June, 2010.

JEREMY RANCH OWNERS ASSOCIATION

By: [Signature]  
Name: Barry Hanover  
Title: Secretary

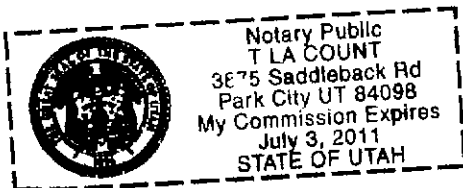
STATE OF UTAH )  
COUNTY OF SUMMIT )

On the 1st day of June, 2010 personally appeared before me Barry Hanover the signor of the foregoing instrument, who did personally acknowledge to me that the foregoing easement was executed by the Grantor.

7-3-11  
My Commission Expires

NOTARY PUBLIC  
RESIDING AT:

[Signature]



THE PRESERVE

JEREMY RANCH HOA  
BK. 1056 PG. 109

JHDA 7

JHDA 3

JEREMY RANCH  
PLAT 5

JEREMY RANCH  
PLAT 4

JEREMY RANCH  
PLAT 3

NORTH EAST  
CNR SECT 12  
T1S, R3E  
SLB&M

1

6

7

12

7

13

18

S 00°15'15" E  
5358.53'

JHDA 6

RED HAWK

JHDA 2

THE TRAILS AT  
JEREMY RANCH

JHDA 1

JHDA 5

JHDA 4

SACKETT DR.

SBWRD

PC  
SCHOOL  
DIST.

**EASEMENT NOTES:**

ALL EASEMENTS ARE CONTAINED WITHIN THE PARCELS AS DESCRIBED ON FILE AND OF RECORD AS ENTRY NO. 481514, BOOK 1056, PAGES 109-114 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

ALL EASEMENTS ARE 20.0 FEET WIDE MEASURED 10 FEET DISTANT PERPENDICULAR FROM THE DESCRIBED CENTERLINES

ON BASIS OF BEARING IS S 00°15'15" E, 5358.53' FROM THE NORTH EAST CORNER TO THE SOUTHEAST CORNER OF SECTION 12 T1S, R3E, SLB&M.

JHDA 4 - CENTERLINE OF TRAIL EASEMENT



SCALE 1"=1000'

FOR:

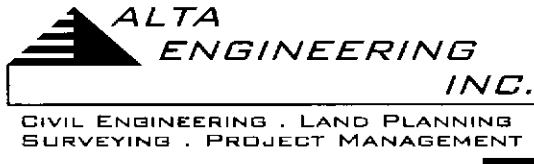
SNYDERVILLE BASIN  
SPECIAL RECREATION  
DISTRICT

**EXHIBIT 'A' - TRAIL EASEMENTS**

DATE: JANUARY 12, 2010  
DRAWN BY: RJMC  
JOB NO.: 04-09-02



CIVIL ENGINEERING • LAND PLANNING  
SURVEYING • PROJECT MANAGEMENT  
PO BOX 2851 PARK CITY, UTAH 84060 435-649-9191



**ATTACHMENT 'A'**

**SNYDERVILLE BASIN  
SPECIAL RECREATION DISTRICT  
JEREMY RANCH OWNERS ASSOCIATION  
TRAIL EASEMENTS  
June 1, 2010**

A series of easements contained within parcels No's.; SS-1-A and SS-1-A-10 recorded as Entry No.; 481514, in the office of the Recorder, Summit County, Utah, located in Section 1 and Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said easements being more particularly described as follows:

**JHOA 1**

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point South 00°15'15" East 1339.14 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah, and North 89°39'31" West 986.74 feet from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 30°11'03" West, 54.16 feet; thence North 48°54'32" West, 131.39 feet; thence North 59°30'04" West, 103.19 feet; thence North 43°46'47" West, 33.94 feet; thence North 19°00'00" West, 24.19 feet; thence North 01°46'09" East, 50.02 feet; thence North 53°28'57" East, 87.49 feet; thence North 65°24'08" East, 105.92 feet; thence North 68°08'30" East, 71.37 feet; thence North 57°42'18" East, 96.72 feet; thence North 78°53'43" East, 12.99 feet; thence South 69°53'41" East, 85.33 feet; thence North 80°03'12" East, 95.85 feet; thence North 68°23'25" East, 100.32 feet; thence North 59°30'53" East, 104.13 feet; thence North 44°28'24" East, 87.01 feet; thence North 47°41'46" East, 131.33 feet; thence North 13°47'47" East, 27.32

feet; thence North 35°01'29" East, 50.88 feet; thence North 25°12'12" East, 118.18 feet; thence North 40°11'59" East, 113.54 feet; thence North 47°50'05" East, 103.34 feet; thence North 34°27'28" West, 8.23 feet; thence South 73°14'39" West, 87.55 feet; thence South 86°17'24" West, 128.25 feet; thence North 24°50'01" East, 36.31 feet; thence North 49°02'04" East, 25.52 feet; thence North 06°31'06" East, 22.86 feet; thence North 32°00'40" West, 32.01 feet; thence North 81°27'06" West, 54.24 feet; thence North 65°49'42" West, 107.79 feet; thence North 74°03'02" West, 98.43 feet; thence North 46°03'51" West, 31.66 feet; thence North 09°40'20" East, 30.12 feet; thence North 14°44'39" West, 38.75 feet; thence North 51°34'05" West, 88.97 feet; thence North 13°40'18" West, 35.14 feet; thence North 03°00'30" West, 80.48 feet; thence North 15°18'10" West, 36.23 feet; thence North 24°02'04" East, 45.59 feet; thence North 32°18'38" East, 49.08 feet; thence North 47°21'50" East, 57.62 feet; thence North 02°09'01" East, 57.25 feet; thence North 16°14'17" West, 31.57 feet; thence North 33°42'02" West, 31.27 feet; thence North 29°20'16" East, 20.96 feet; thence North 40°40'08" East, 166.56 feet; thence North 40°16'41" East, 106.99 feet; thence North 53°20'27" East, 80.87 feet; thence North 72°59'47" East, 73.64 feet; thence North 71°37'15" East, 92.16 feet; thence North 70°28'36" East, 79.51 feet; thence North 64°12'53" East, 98.61 feet; thence North 49°52'24" East, 38.84 feet; thence North 69°32'54" East, 20.11 feet; thence South 40°00'39" West, 95.82 feet; thence South 44°53'01" West, 98.03 feet; thence South 50°35'02" West, 50.33 feet; thence South 75°24'31" East, 14.28 feet; thence North 62°52'27" East, 69.02 feet; thence North 48°36'41" East, 138.56 feet to the point of terminus, said point being on the East boundary line of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 738.33 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 2

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point North 01°02'42" West 985.66 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 84°52'07" West, 154.22 feet; thence North 47°00'48" West, 14.79 feet; thence North 03°45'19" West, 114.61 feet; thence North 28°39'10" East, 119.89 feet; thence North 42°09'24" East, 78.63 feet; thence North 19°00'26" East, 79.33 feet; thence North 25°58'08" East, 63.73 feet to the point of terminus, said point being on the East boundary line of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 1419.77 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 3

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point North 01°02'42" West 1593.94 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 89°00'21" West, 100.89 feet; thence North 72°50'47" West, 74.46 feet; thence North 53°33'09" West, 223.06 feet; thence North 59°02'55" West, 71.49 feet; thence North 66°32'25" West, 69.87 feet; thence North 53°21'05" West, 80.13 feet; thence North 17°41'29" West, 17.72 feet; thence North 43°04'52" West, 34.48 feet; thence North 57°43'26" West, 101.57 feet; thence North 33°27'45" West, 24.87 feet; thence North 20°08'38" West, 43.73 feet; thence North 04°45'52" East, 42.63 feet; thence North 26°47'48" West, 47.37 feet; thence North 37°05'08" West, 42.99 feet; thence North 17°02'26" West, 33.64 feet; thence North 54°01'39" West, 68.40 feet; thence North 37°44'24" West, 32.88 feet; thence North 22°27'16" West, 65.98 feet; thence North 05°51'31" West, 42.92 feet; thence North 28°38'55" West, 54.04 feet; thence North 17°24'29" West, 44.40 feet; thence North 01°28'10" West, 53.39 feet; thence North 26°13'21" East, 101.40 feet; thence North 19°32'20" East, 18.82 feet; thence North 38°41'10" East, 82.57 feet; thence North 28°12'44" East, 47.02 feet; thence North 50°15'03" East, 22.26 feet; thence North 23°25'25" East, 85.83 feet; thence North 12°00'18" East, 28.96 feet; thence North 06°48'21" West, 28.92 feet; thence North 27°39'20" West, 45.42 feet; thence North 17°54'41" West, 46.74 feet; thence North 02°34'55" West, 69.94 feet; thence North 08°42'51" West, 74.18 feet; thence North 07°48'11" East, 44.42 feet; thence North 30°54'33" West, 41.31 feet; thence North 47°05'12" West, 26.73 feet; thence North 16°30'26" West, 42.06 feet; thence North 40°56'23" West, 28.62 feet; thence North 07°27'11" East, 17.94 feet; thence North 41°16'07" West, 10.38 feet; thence North 76°21'02" West, 24.94 feet; thence North 30°18'20" West, 51.60 feet; thence North 14°26'58" West, 18.65 feet; thence North 46°51'34" West, 12.01 feet; thence North 79°20'39" West, 107.63 feet; thence North 62°37'02" West, 33.92 feet; thence North 30°27'13" West, 100.56 feet; thence North 05°36'44" West, 47.81 feet; thence North 27°57'57" West, 27.73 feet; thence North 36°36'58" West, 45.98 feet; thence North 10°03'54" West, 17.23 feet; thence North 40°32'40" West, 49.70 feet; thence North 58°13'46" West, 42.72 feet; thence North 35°36'17" West, 87.29 feet; thence North 23°33'56" West, 66.51 feet; thence North 01°24'54" West, 22.18 feet; thence North 18°17'47" West, 17.01 feet; thence North 17°38'19" West, 28.52 feet; thence North 30°35'42" West, 61.88 feet; thence North 44°04'21" West, 23.62 feet; thence North 54°55'27" West, 20.24 feet; thence North 42°28'47" West, 35.73 feet; thence North 57°08'52" West, 22.04 feet; thence North 46°03'04" West, 85.38 feet; thence North 86°34'49" West, 50.47 feet; thence North 84°00'37" West, 59.43 feet; thence South 81°00'23" West, 16.63 feet; thence North 78°55'15" West, 74.77 feet; thence South 86°35'36" West, 85.12 feet; thence North 83°45'55" West, 205.48 feet; thence North

67°37'42" West, 17.62 feet; thence North 57°09'53" West, 131.07 feet; thence North 28°37'00" West, 80.38 feet; thence North 04°43'40" West, 33.43 feet; thence North 19°42'08" West, 25.58 feet; thence North 01°20'50" West, 58.92 feet; thence North 31°35'37" West, 44.74 feet; thence North 66°52'15" West, 33.79 feet; thence North 84°38'47" West, 66.00 feet; thence North 64°13'45" West, 25.62 feet; thence North 89°37'50" West, 21.22 feet; thence North 68°12'24" West, 52.34 feet; thence North 54°50'10" West, 35.17 feet; thence North 83°31'05" West, 30.53 feet; thence South 71°45'07" West, 158.34 feet; thence South 80°11'26" West, 116.51 feet; thence South 67°28'52" West, 26.08 feet; thence North 79°25'46" West, 101.34 feet; thence South 89°46'50" West, 35.73 feet; thence North 70°24'47" West, 111.54 feet; thence North 40°06'44" West, 20.40 feet; thence North 51°50'42" West, 34.87 feet; thence North 31°47'01" West, 46.53 feet; thence North 72°28'34" West, 56.05 feet; thence North 50°35'55" West, 17.89 feet; thence North 87°18'15" West, 61.89 feet; thence South 79°23'49" West, 39.42 feet; thence North 74°30'32" West, 31.25 feet; thence South 84°48'15" West, 77.38 feet; thence South 54°21'41" West, 48.85 feet; thence South 66°40'28" West, 45.62 feet; thence South 89°46'16" West, 34.23 feet; thence South 64°07'43" West, 71.31 feet; thence North 84°16'26" West, 43.89 feet; thence South 68°13'32" West, 138.08 feet; thence North 87°11'57" West, 69.19 feet; thence South 64°44'11" West, 116.72 feet; thence South 48°11'06" West, 95.79 feet; thence South 84°57'35" West, 18.69 feet; thence North 56°28'02" West, 29.73 feet; thence South 73°18'26" West, 37.16 feet; thence North 87°41'56" West, 68.34 feet; thence North 81°55'14" West, 23.37 feet; thence South 86°01'32" West, 61.21 feet; thence North 62°19'34" West, 26.24 feet; thence North 86°43'14" West, 43.06 feet; thence South 82°56'34" West, 30.07 feet; thence South 68°41'55" West, 41.44 feet; thence South 87°21'54" West, 47.77 feet; thence South 70°25'42" West, 28.19 feet; thence South 82°35'58" West, 48.87 feet; thence North 86°36'00" West, 32.16 feet; thence North 79°45'10" West, 39.23 feet; thence North 86°32'34" West, 74.89 feet; thence South 81°02'35" West, 35.15 feet; thence South 69°34'43" West, 135.77 feet; thence South 83°05'30" West, 13.65 feet; thence South 61°02'06" West, 40.79 feet; thence South 75°29'06" West, 82.45 feet; thence North 85°26'56" West, 337.67 feet; thence North 89°16'16" West, 93.91 feet; thence South 78°12'44" West, 99.65 feet; thence South 87°24'29" West, 38.14 feet; thence North 75°16'24" West, 44.41 feet; thence North 88°16'32" West, 28.42 feet; thence South 79°03'27" West, 42.35 feet; thence South 66°51'46" West, 112.88 feet; thence South 80°03'31" West, 82.44 feet; thence South 71°59'09" West, 152.29 feet; thence North 88°37'26" West, 64.94 feet; thence North 78°14'42" West, 47.02 feet; thence South 85°50'47" West, 28.72 feet; thence South 70°34'03" West, 77.12 feet; thence South 81°55'27" West, 76.86 feet; thence South 72°24'51" West, 51.52 feet; thence South 82°13'14" West, 75.82 feet; thence North 78°24'12" West, 26.38 feet; thence South 84°55'24" West, 34.81 feet; thence North 83°37'11" West, 50.80 feet; thence South 75°31'31" West, 101.37 feet; thence South 82°44'45" West, 135.70 feet; thence North 85°43'46" West, 151.25 feet; thence South 85°25'56" West, 111.85 feet; thence North 82°41'09" West, 44.34 feet; thence South 66°20'31" West, 30.27 feet; thence North 85°12'07" West, 180.12 feet; thence North 89°37'56" West, 55.33 feet; thence North 78°56'16" West, 174.95 feet; thence North 61°40'04" West, 32.08 feet; thence North 38°21'14" West, 114.85 feet; thence North 38°40'16" East, 48.20 feet; thence North 35°55'22" West, 15.49 feet; thence North 88°46'29" West, 337.21 feet; thence North 60°49'42" West, 77.73 feet; thence North 07°16'26" East,

50.01 feet; thence North 41°24'26" East, 61.58 feet; thence North 57°39'45" East, 74.00 feet; thence North 10°18'36" East, 11.48 feet; thence North 65°39'29" West, 43.58 feet; thence North 89°44'06" West, 36.96 feet; thence South 76°38'25" West, 233.19 feet; thence South 62°48'50" West, 45.70 feet; thence South 85°22'49" West, 57.34 feet; thence South 67°48'47" West, 23.10 feet; thence South 82°45'13" West, 131.74 feet; thence North 88°58'26" West, 37.89 feet; thence North 82°35'52" West, 112.86 feet; thence North 72°21'53" West, 334.00 feet; thence North 57°39'24" West, 128.32 feet; thence North 47°50'57" West, 78.11 feet; thence North 35°16'02" West, 48.61 feet; thence North 55°26'00" West, 94.21 feet; thence South 51°45'26" West, 11.33 feet; thence South 17°34'28" East, 82.18 feet; thence South 02°46'58" East, 122.93 feet; thence South 81°48'03" West, 19.19 feet; thence North 15°09'13" West, 32.08 feet; thence North 40°23'29" West, 257.12 feet; thence North 43°54'32" West, 145.94 feet; thence North 56°50'33" West, 68.34 feet; thence North 76°46'49" West, 15.58 feet; thence South 70°15'38" West, 25.92 feet; thence North 80°31'02" West, 57.35 feet to the point of terminus, said point being on the East boundary of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 4801.02 feet and West 9323.80 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 4

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point South 00°15'15" East 1339.14 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah, and North 89°39'31" West 3622.36 feet from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 37°17'01" West, 59.61 feet; thence North 44°10'09" West, 121.59 feet; thence North 36°33'53" West, 100.03 feet; thence North 22°45'30" West, 21.46 feet; thence North 01°57'31" West, 60.24 feet; thence North 06°48'39" East, 96.40 feet; thence North 29°51'45" East, 58.21 feet; thence North 39°16'18" East, 58.59 feet; thence North 43°43'26" East, 56.23 feet; thence North 55°30'07" East, 112.42 feet; thence North 36°57'37" East, 83.72 feet; thence North 27°34'58" East, 30.95 feet; thence North 45°05'53" East, 115.40 feet; thence North 61°04'54" East, 58.21 feet; thence North 52°51'30" East, 26.57 feet; thence North 37°52'08" East, 27.16 feet; thence North 06°19'56" East, 9.85 feet; thence North 52°04'37" West, 20.52 feet; thence North 89°21'55" West, 49.71 feet; thence North 59°04'01" West, 45.65 feet; thence North 45°03'04" West, 41.26 feet; thence North 66°42'44" West, 15.06 feet; thence North 32°38'10" West, 40.63 feet; thence North 15°49'33" West, 30.24 feet; thence North 52°54'22" West, 12.66 feet; thence South 84°33'46" West, 13.75 feet; thence South 58°50'56" West, 30.80 feet; thence South 86°55'23" West, 17.20 feet; thence North 57°20'32" West, 11.98 feet; thence North 36°32'41" West, 60.64 feet; thence North



75°00'35" West, 29.99 feet; thence South 74°12'10" West, 138.79 feet; thence South 82°08'36" West, 32.74 feet; thence North 87°47'22" West, 60.38 feet; thence North 21°42'10" West, 58.17 feet to a point of curve of a 75.00 foot radius curve to the to the left, center bears South 68°17'50" West thence northwesterly along the arc of aid curve 57.93 feet through a central angle of 44°15'32"; thence North 65°57'42" West, 10.24 feet to the point of terminus, said point being on the East boundary line of said Jeremy Ranch Home Owners open space parcel, said point being North 01°02'42" West 738.33 feet and West 9323.74 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 5

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point South 00°15'15" East 314.97 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah, and West 3487.28 feet from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 15°59'00" West, 52.51 feet; thence North 13°49'24" East, 78.42 feet; thence North 63°26'40" East, 38.03 feet; thence North 30°42'14" East, 144.10 feet; thence North 37°16'42" East, 14.25 feet; thence North 05°34'06" East, 165.62 feet; thence North 39°16'26" East, 80.31 feet; thence North 30°43'12" East, 83.63 feet; thence North 37°03'13" East, 107.70 feet; thence North 41°19'07" East, 37.88 feet; thence North 49°13'14" East, 88.56 feet; thence North 51°53'35" East, 44.67 feet; thence North, 8.65 feet; thence North 32°14'22" West, 29.40 feet; thence North 18°54'42" West, 41.71 feet; thence North 29°45'18" West, 52.30 feet; thence North 32°58'48" West, 47.69 feet; thence North 43°22'31" West, 40.16 feet; thence North 35°45'54" West, 16.66 feet; thence North 50°10'27" West, 83.36 feet; thence North 64°26'57" West, 41.36 feet; thence North 65°21'11" West, 36.30 feet; thence North 48°25'21" West, 57.83 feet; thence North 35°45'54" West, 16.66 feet; thence North 53°41'04" West, 68.46 feet; thence North 46°37'47" West, 67.70 feet; thence North 53°55'27" West, 109.62 feet; thence North 51°07'18" West, 123.76 feet; thence North 33°57'18" West, 161.88 feet; thence North 55°51'05" West, 18.30 feet; thence North 69°52'17" West, 51.84 feet; thence North 57°22'38" West, 73.20 feet; thence North 35°19'21" West, 15.90 feet; thence North 05°55'14" West, 22.63 feet; thence North 65°19'27" West, 48.62 feet; thence North 89°46'26" West, 47.58 feet; thence North 54°15'56" West, 55.40 feet to the point of terminus, said point being on the West boundary line of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 1216.24 feet and West 4000.20 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 6

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point North 01°02'42" West 2897.02 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah from the Northeast corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 61°16'38" West, 57.94 feet; thence North 50°48'23" West, 235.76 feet; thence North 41°14'59" West, 36.82 feet; thence North 23°17'15" West, 38.43 feet; thence North 05°51'53" West, 44.30 feet; thence North 06°39'26" East, 74.38 feet; thence North 00°55'10" West, 28.48 feet; thence North 74°20'36" West, 18.39 feet; thence South 18°59'32" West, 60.31 feet; thence South 47°50'20" West, 47.08 feet; thence South 25°12'37" West, 38.56 feet; thence South 03°07'37" East, 120.43 feet; thence South 28°07'54" East, 50.51 feet; thence South 18°24'59" East, 111.84 feet; thence South 13°26'11" East, 113.09 feet; thence South 27°46'05" East, 26.44 feet; thence South 01°28'03" West, 33.43 feet; thence South 16°44'04" East, 78.43 feet; thence South 38°02'19" East, 40.65 feet; thence South 62°43'58" East, 59.13 feet; thence South 41°58'16" East, 125.86 feet; thence South 58°55'22" East, 32.60 feet; thence South 73°44'45" East, 20.53 feet; thence South 34°05'17" West, 16.85 feet; thence North 68°42'08" West, 88.14 feet; thence North 57°03'41" West, 79.26 feet; thence North 75°26'43" West, 65.33 feet; thence North 65°15'18" West, 38.59 feet; thence North 62°11'27" West, 109.09 feet; thence North 48°22'41" West, 49.43 feet; thence North 34°25'45" West, 80.61 feet; thence North 63°33'50" West, 81.68 feet; thence North 45°28'32" West, 143.40 feet; thence North 11°37'23" West, 44.84 feet; thence North 28°07'23" West, 33.97 feet; thence North 17°07'19" West, 124.36 feet; thence North 00°57'19" East, 49.26 feet; thence North 15°03'08" East, 161.29 feet; thence North 00°58'17" West, 72.66 feet; thence North 33°42'03" West, 78.44 feet; thence South 36°06'27" West, 27.80 feet to the point of terminus, said point being on the East boundary line of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 2897.02 feet and West 704.78 feet from the Northeast corner of said Section 12.

ALSO:

JHOA 7

A 20.00 foot wide trail easement being 10.00 feet perpendicularly distant on each side of the following described centerline:

Beginning at a point North 01°02'42" West 2812.09 feet along the East boundary of the Jeremy Ranch Home Owners parcel as described in a deed on file and of record as entry No. 481514 in the office of the recorder Summit County, Utah, and West 271.12 feet from the Northeast corner of Section 12, Township 1

South, Range 3 East, Salt Lake Base and Meridian (basis of bearing South 00°15'15" East 5356.53 feet from the Northeast corner to the Southeast corner of said Section 12); thence North 14°15'40" East, 68.67 feet; thence North 13°01'51" West, 291.17 feet; thence North 04°19'59" East, 133.83 feet; thence North 09°35'05" East, 141.03 feet; thence North 01°02'39" East, 107.10 feet; thence North 48°13'55" East, 34.92 feet; thence North 14°01'45" West, 77.77 feet; thence North 60°45'41" West, 41.15 feet; thence North 22°15'23" West, 111.36 feet; thence North 40°46'58" West, 419.40 feet; thence North 23°47'41" West, 186.53 feet; thence North 37°48'21" West, 375.86 feet; thence North 44°37'00" West, 49.07 feet; thence North 06°15'36" West, 109.76 feet; thence North 75°46'06" East, 33.09 feet; thence North 07°45'25" East, 39.45 feet; thence North 46°41'47" East, 88.16 feet; thence North 55°17'13" East, 90.51 feet; thence North 82°41'27" East, 50.70 feet; thence North 56°48'15" East, 95.85 feet to the point of terminus, said point being on the North boundary line of said Jeremy Ranch Home Owners parcel, said point being North 01°02'42" West 4892.07 feet and North 88°15'10" West, 637.08 feet from the Northeast corner of said Section 12.

I, Robert J. McMahon, do hereby certify that I am a registered professional land surveyor and that I hold certification No. 349961-2201 as prescribed under the laws of the State of Utah. I further certify that the legal descriptions contained herein are correct representations of the Snyderville Basin Special Recreation District trails existing on the parcels of land described.

 6/3/10

Robert J. McMahon

Date

