

GRANT OF RIGHT OF WAY

This agreement and grant of right of way is made and entered into as of the 28 day of FEB, 1994, by and between Gordon Warner and Kevin Warner, (hereinafter referred to as Warner) owner of a parcel of land located in Summit County, Utah, described herein as parcel A, and Robert H. Wright and Denna L. Wright, (referred to hereinafter as Wright) owners of Lot #100 of Park East Development, located in Summit County, Utah.

00399230 Bk BK790 Pg 00227-00229

RECITALS

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1994 MAR 04 12:11 PM FEE \$16.00 BY NLP
REQUEST: ROBERT H WRIGHT

A. Wright is the owner of lot 100, Park East Development. Wright desires access to his property across parcel A, owned by Warner

B. Wright and Warner have agreed on the alignment of right of way across parcel A. This is referred to herein as "Right Of Way A, a copy of which is made a part of this agreement, and is described herein.

C. It is mutually advantageous for the future development of both Parcel A and lot 100, to have access to both parcels.

D. Warner is willing to grant right of way for construction of a private road and future utilities to Wright and Wright is willing to construct an access road on Right Of Way A which is located on Parcel A

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. Permanent Right of Way A is granted by Warner to Wright.
2. Wright will construct at his expense, an access road on Right of Way A, to consist of a dirt two lane road, located and graded in accordance with a survey made by Eckhoff Watson and Preator Engineers.
3. Any future improvement of this access road will be done at the expense of the owners of the property crossed, or as otherwise mutually agreed.
4. Maintenance of this access road will be done by Wright until such time that additional development of parcel A is undertaken. At this time, Warner will maintain the road constructed on Right Of Way A.

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PARCEL A

The S.E. 1/4 of the N.E. 1/4, and South half of the N.E. 1/4 of the N.E. 1/4 of Section 30, T1S, R5E, S.L. B.& M

Right Of Way A

**ACCESS ROAD AND UTILITY EASEMENT
FOR SUMMIT COUNTY LOT 100 BOOK M184 PAGE 241**

An access road and utility easement for Lot 100 as recorded in the Summit County Recorders Office Book M184 Page 241, located in the East half of Section 30, Township 1 South, Range 5 East, Salt Lake Meridian, which is 50 feet wide, lying 25 feet on each side of the following described centerline: Beginning at a Point that is South 89°25'48" West 754.89 feet from the Northeast corner of said Lot 100 as recorded in the Summit County Recorders Office; thence North 00°34'12" West 132.17 feet to the beginning of a curve concave to the Southwest having a radius of 90.00 feet with a chord bearing North 50°33'05" West; thence along said curve 157.02 feet through a central angle of 99°57'47"; thence South 79°28'01" West 78.22 feet to the beginning of a curve concave to the Northeast having a radius of 90.00 feet with a chord bearing North 47°36'07" West; thence along said curve 166.29 feet through a central angle of 105°51'44"; thence North 05°19'45" East 311.82 feet to the beginning of a curve concave to the East having a radius of 300.00 feet with a chord bearing North 21°31'15" East; thence along said curve 169.91 feet through a central angle of 32°26'59"; thence North 37°46'44" East 162.42 feet to the bearing North 12°00'11" East; thence along said curve 134.96 feet through a beginning of a curve concave to the West having a radius of 150.00 feet with a chord central angle of 51°33'05"; thence North 13°46'21" West 672.40 feet to the beginning of a curve concave to the Southwest having a radius of 100 feet with a chord bearing North 22°47'11" West; thence along said curve 31.46 feet through a central angle of 18°01'40"; thence North 31°48'01" West 37.00 feet to the Southerly Right-of-Way line of State Road 196 (Browns Canyon Highway). Contains 102,683 square feet or 2.36 acres more or less. Basis of Bearing is the Northern boundary line of said Park East Lot 100 which has a bearing of South 89°25'48" West.

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Agreed to on this 28 day of Feb, 1994

by Deanne D. Warner, Grantor of Right of Way

Deanne D. Warner

Robert D. Wright

Robert D. Wright Owner of Lot 100

Deanne D. Warner

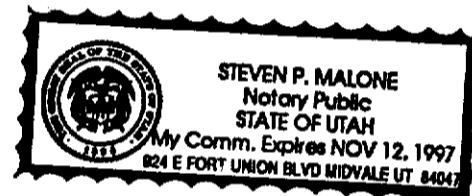
STATE OF UTAH, Salt Lake County

On the 28 day of Feb, 1994, personally appeared before and acknowledged that they are signers of this document.

Notary Public

Residing in Midvale

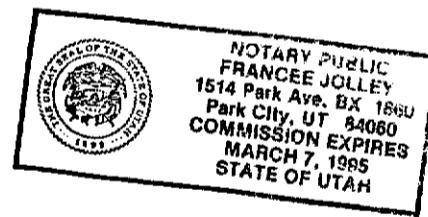
My commission expires 11-12-97



Robert D. Warner
Subscribed and sworn to before me this

4/14 day of May 1994

Notary Public
Residing at Park City, Utah



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