

6228786

PRIVATE ROAD RIGHT OF WAY AGREEMENT

6228786
12/05/95 12:35 PM 12-00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY: J. FERGUSON , DEPUTY - WI

There is a Private Road Right of Way described on Exhibit "A" attached hereto which affects Lots 1 through 4, inclusive, COUNTRYLANE ESTATES SUBDIVISION, as recorded in the office of the Salt Lake County Recorder. Said private Right of Way is for the purpose of ingress and egress and public utilities which run from Melbourne Avenue to said Country Lane Estates Subdivision. Said Private Road Right of Way is for the express use of the lot owners of said Country Lane Estates Subdivision.

This Private Road Right of Way Agreement is prepared for the purpose as described above and shall run with the property. The lot owners of the above properties hereby agree that they shall perpetually own and pay an equal cost of the perpetual maintenance and repairs of said right of way. This Agreement shall be binding upon the heirs, successors, and assigns of the subject lots.

Dated: December 1, 1995.

ADL BELL-CARD PARTNERSHIP

By:

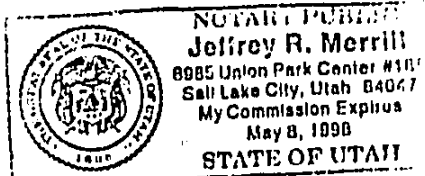
Lee H. Talbot, Partner

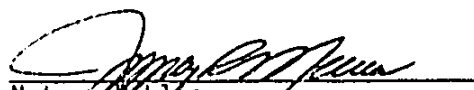
Kenneth E. Bell, Partner

William L. Card, Partner

State of Utah
County of Salt Lake

On this 1st day of December, 1995, personally appeared before me, Lee H. Talbot, Kenneth E. Bell, and William L. Card, Partners of ADL Bell-Card Partnership, the signers of the foregoing instrument who duly acknowledged to me that they executed the same.




Notary Public
Residing in Salt Lake City, Utah
My Commission Expires: May 8, 1998

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EXHIBIT "A"

BEGINNING at a point on the West line of Melbourne Street, said point being North $89^{\circ}58'37''$ East 1293.450 feet and South $00^{\circ}38'30''$ East 1205.226 feet and South $00^{\circ}38'30''$ East 150.863 feet and South $89^{\circ}59'42''$ West 25.002 feet from the center of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence South $89^{\circ}59'42''$ West 165.3770 feet along the South line of a Private Road known as "Bagend Street"; thence South $89^{\circ}59'42''$ West along said South line of Bagend Street and the North line of East Park Homes Subdivision 253.2670 feet to the Southeast corner of Lot 4, Countrylane Estates, according to the official plat thereof; thence North $00^{\circ}08'30''$ East 25.00 feet; thence North $89^{\circ}59'42''$ East 48.664 feet to a point on a 25.00 foot radius curve to the left with a central angle $89^{\circ}51'12''$; thence Northeasterly along the arc of said curve 39.206 feet to a point of tangency; thence North $0^{\circ}08'30''$ East 20.011 feet; thence North $89^{\circ}59'42''$ East 20.00 feet; thence South $0^{\circ}08'30''$ West 19.883 feet to a point on a 25.00 foot radius curve to the left with a central angle $90^{\circ}08'48''$; thence Southeasterly along the arc of said curve 39.334 feet to a point of tangency; thence North $89^{\circ}59'42''$ East 299.6550 feet to a point on the West line of Melbourne Street; thence South $0^{\circ}38'30''$ East 25.00 feet along said West line to the point of BEGINNING.

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