

WHEN RECORDED, RETURN TO:

ANNA B. EDDINGTON
4835 S. Fortuna Way
Salt Lake City, UT. 84124

6275274
02/07/96 3:51 PM 25.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY:V ASHBY ,DEPUTY - WI

RECIPROCAL EASEMENT AGREEMENT

6275274

This Agreement is made this 3rd day of Feb. , 1996, by and between ANNA B. EDDINGTON ("EDDINGTON"), and CRAIG H. STAHL ("STAHL").

R E C I T A L S

WHEREAS, EDDINGTON is the record fee simple owner of certain real property located at 4885 S. Wasatch Boulevard, Salt Lake County, State of Utah, which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WHEREAS, STAHL is the owner of certain real property located at 4897 S. Wasatch Boulevard, Salt Lake County, State of Utah, which is more particularly described as follows:

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WHEREAS, the above described properties adjoin each other and are provided access by means of a driveway which lies on the property owned by EDDINGTON and STAHL, and

WHEREAS, EDDINGTON and STAHL are desirous of creating certain reciprocal rights in favor of each other for the orderly, efficient and practical use and maintenance of the driveway and for certain other areas of the EDDINGTON property hereinafter described,

NOW THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, EDDINGTON and STAHL hereby covenant and agree as follows:

- 1) EDDINGTON hereby grants to STAHL for ingress and egress for pedestrian and vehicular traffic and related purposes over, along and across the driveway which is depicted on Exhibit "C" as as Area A.

(Continued)

LTC # 15507

BK 7325 PG 2531

2) STAHLE hereby grants to EDDINGTON a perpetual easement for ingress and egress for pedestrian and vehicular traffic and related purposes over, along and across the driveway which is depicted on Exhibit "C" as Area B.

3) The easements created hereby shall be subject to the terms of this Agreement and shall be used in accordance with the restrictions and guidelines set forth herein.


4) EDDINGTON and STAHLE agree to share equally any expense related to the maintenance of the driveway, which maintenance shall be conducted in accordance with the mutual agreement of EDDINGTON and DAVIS.

5) Neither EDDINGTON nor STAHLE shall, without the consent of the other, place any temporary or permanent barrier on the driveway or turnaround area, or otherwise restrict either in a manner which would hinder or impair the use of the driveway or turnaround area as contemplated by this Agreement. Parking of vehicles in the driveway or turnaround area shall be prohibited except for brief periods of time required for the loading and/or unloading of the vehicles.

6) Except as herein provided, EDDINGTON and STAHLE shall retain the full use and enjoyment of their respective properties.

7) The covenants and conditions as well as the benefits and burdens set forth herein shall run with the land and bind the heirs, successors, assigns, lenders, and purchasers of EDDINGTON and STAHLE.

9) In the event of a default in the terms of this Agreement, the party alleging a default shall be entitled to bring an action against the other party for injunctive relief, damages, or other relief and the party prevailing in such action shall be entitled to recover from the other party all costs and expenses of such suit, including reasonable attorneys' fees, whether such costs, expenses and attorneys' fees are incurred before or after judgment.

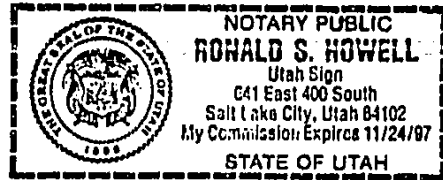

CRAIG H. STAHLE


ANNA B. EDDINGTON

(Continued)

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STATE OF UTAH)
COUNTY OF SALT LAKE) ss.:

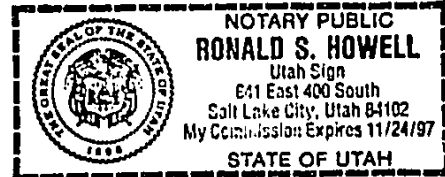


On the 3rd day of February, 1996, personally appeared before me CRAIG H. STAHLE, the signer of the within instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC

My commission expires: 11/24/97 Residing at:

STATE OF UTAH)
COUNTY OF SALT LAKE)



On the 3rd day of February, 1996, personally appeared before me ANNA B. EDDINGTON, the signer of the within instrument, who duly acknowledged to me that she executed the same.


NOTARY PUBLIC

My commission expires: 11/24/97 Residing at:

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EXHIBIT "A"

LOT 4

BEGINNING at the Southwest corner of Lot 81, Oakcliff Park, a subdivision of part of Sections 2 and 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, AND RUNNING THENCE N80°00'E 299.43 feet; thence S10°52'W 119.18 feet; thence S83°47'W 276.50 feet to the Easterly right of way line of Wasatch Boulevard; thence Northerly on said Right of way line along a 11,509.20 foot radius curve to the left, chord bears N1°29'02"E 95.024 feet, a distance of 95.02 feet to the point of beginning.

SIDWELL NO. 22-11-251-028

FOR COPY-
CO. RECORDER

BK 7325 PG 2534

EXHIBIT "B"

LOT 3

'Beginning at a point which is N80°00'E 299.43 feet and S10°52'W 119.18 feet from the South-west corner of Lot 81, DAKCLIFF PARK, a subdivision of part of Sections 2 and 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence S10°52'W 144.05 feet; thence N88°00'W 251.42 feet to the East line of Wasatch Boulevard; thence Northeasterly along the said East line of Wasatch Boulevard along the arc of a 11,509.20 foot radius curve to the left, chord bears N1°58'45"E 102.814 feet, a distance of 102.81 feet; thence N83°47'E 276.50 feet to the point of BEGINNING.'

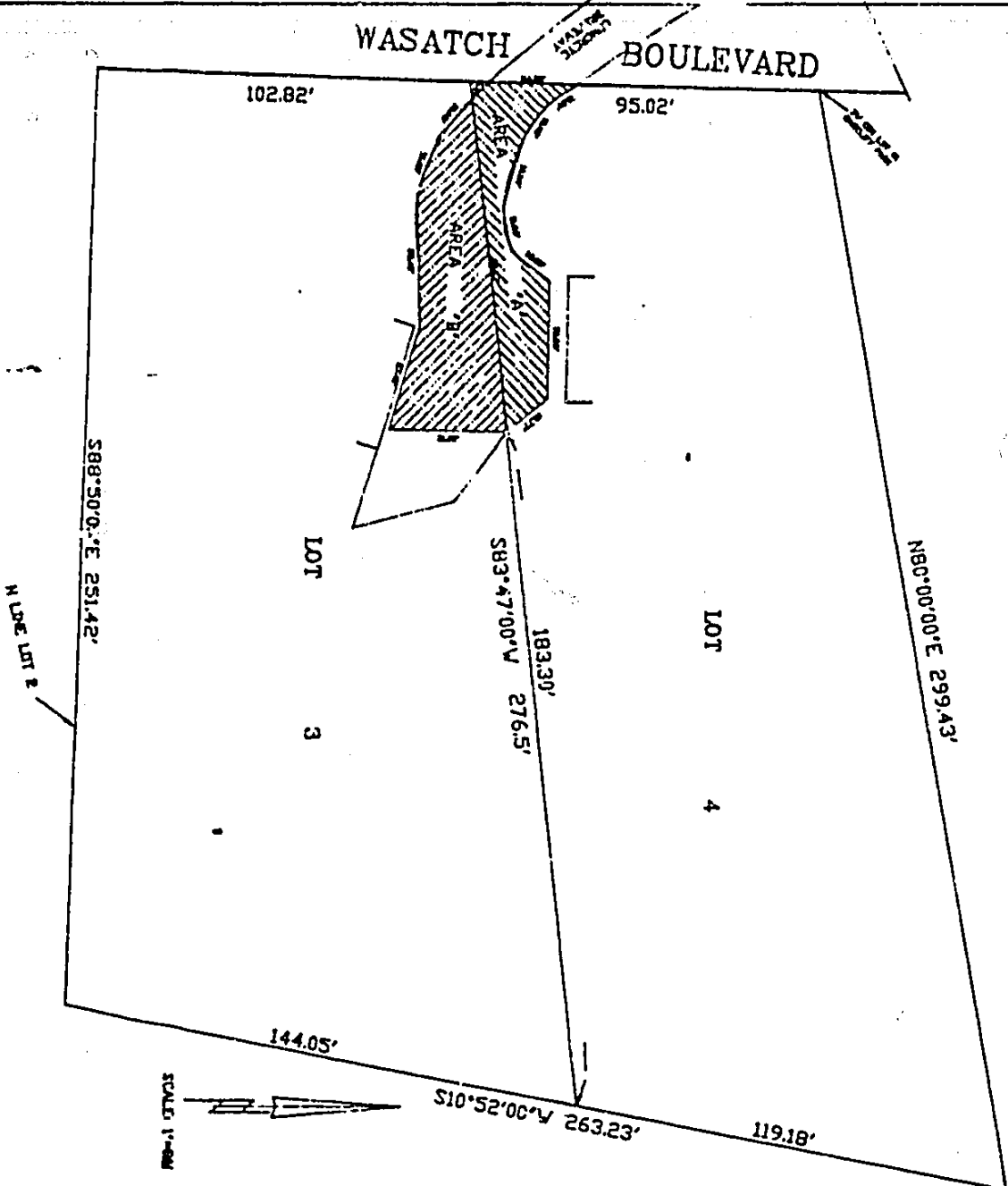
SIDWELL NO. 22-11-251-029

-POOR COPY-
CO. RECORDED

BK 7325 PG 2535

EXHIBIT "C"

-PDR COPY-
CO. RECORDER



Being in Lot 3 there is shown the following bearings and distances to the center of the lot:

The following bearings and distances are shown to the center of the lot:

1. From the center of the lot to the center of the lot, the bearing is S83°47'00"W and the distance is 276.5 feet.

2. From the center of the lot to the center of the lot, the bearing is N83°30'00"E and the distance is 183.30 feet.

3. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

4. From the center of the lot to the center of the lot, the bearing is N80°00'00"E and the distance is 299.43 feet.

5. From the center of the lot to the center of the lot, the bearing is S88°50'00"E and the distance is 251.42 feet.

6. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

7. From the center of the lot to the center of the lot, the bearing is N83°30'00"E and the distance is 183.30 feet.

8. From the center of the lot to the center of the lot, the bearing is S83°47'00"W and the distance is 276.5 feet.

9. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

10. From the center of the lot to the center of the lot, the bearing is N80°00'00"E and the distance is 299.43 feet.

11. From the center of the lot to the center of the lot, the bearing is S88°50'00"E and the distance is 251.42 feet.

12. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

13. From the center of the lot to the center of the lot, the bearing is N83°30'00"E and the distance is 183.30 feet.

14. From the center of the lot to the center of the lot, the bearing is S83°47'00"W and the distance is 276.5 feet.

15. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

16. From the center of the lot to the center of the lot, the bearing is N80°00'00"E and the distance is 299.43 feet.

17. From the center of the lot to the center of the lot, the bearing is S88°50'00"E and the distance is 251.42 feet.

18. From the center of the lot to the center of the lot, the bearing is S10°52'00"W and the distance is 263.23 feet.

19. From the center of the lot to the center of the lot, the bearing is N83°30'00"E and the distance is 183.30 feet.

20. From the center of the lot to the center of the lot, the bearing is S83°47'00"W and the distance is 276.5 feet.

EXHIBIT "C"
PROPERTY LAYOUT
ADDICION-STABLE

RICHARD P. SORENSSEN
CIVIL ENGINEER & LAND SURVEYOR
444 MIDLAND DRIVE
SALT LAKE CITY, UTAH 84143

DATE	7-20-76
BY	RPS

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EXHIBIT "C" LEGAL DESCRIPTIONS

Driveway on Lot 4 (Area 'A')

'Beginning at a point which is N80°00'E 299.43 feet and S10°52'W 119.18 feet and S83°47'W 183.30 feet from the Southwest corner of Lot 81, Oakcliff Park, a subdivision of part of Sections 2 and 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, AND RUNNING THENCE S83°47'W 88.27 feet; thence N48°17'W 6.37 feet to the Easterly right of way line of Wasatch Boulevard; thence Northerly on said right of way line along the arc of a 11,509.20 foot radius curve to the left, chord bears N1°38'11"E 24.25 feet, a distance of 24.25 feet; thence along the Northerly side of an existing concrete driveway the following five courses: S34°00'E 10.91 feet, S57°00'E 10.33 feet, S73°43'E 19.34 feet, N78°30'E 11.66 feet, N38°00'E 13.05 feet; thence S88°54'E 30.55 feet; thence S38°00'E 13.77 feet to the point of beginning.'

Driveway on Lot 3 (Area 'B')

'Beginning at a point which is N80°00'E 299.43 feet and S10°52'W 119.18 feet and S83°47'W 183.30 feet from the Southwest corner of Lot 81, Oakcliff Park, a subdivision of part of Sections 2 and 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, AND RUNNING THENCE S83°47'W 88.27 feet; thence along the Southerly side of a concrete driveway the following 3 courses: S48°17'E 13.63 feet, S71°00'E 16.29 feet, and N89°15'E 35.40 feet; thence S72°44'E 27.41 feet; thence N1°06'E 31.61 feet to the point of beginning.'

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CO. RECORDER

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