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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MTC PARTNERS  
ATTN: STEVE PETERSON  
PO BOX 71405UT  
SLC UT 84171  
BY: ZJM, DEPUTY - WI 2 P.

When Recorded, Mail To:  
MTC Partners  
Attn: Steve Peterson  
P.O. Box 71405  
Salt Lake City, Utah 84171

**INGRESS AND EGRESS RIGHT-OF-WAY**

MTC PARTNERS, LTD, Grantor, hereby grants and conveys to the Lot owners of the Millrock Park Subdivision, a subdivision in the City of Holladay, State of Utah, Grantee, in consideration of ten dollars (\$10.00) and other good and valuable consideration, a limited, perpetual, non-exclusive, private, easement and right-of-way (the "Right-of-Way") for pedestrian and vehicular access, as set forth hereafter, over and across the premises of Grantor located in Salt Lake County, State of Utah, more particularly described as follows (the "Right-of-Way Corridor"):

**MILLROCK PARK RIGHT- OF-WAY EASEMENT**

A 53.00 FOOT WIDE RIGHT OF WAY AND LIMITED PUBLIC UTILITY EASEMENT, 26.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT 494.50 FEET NORTH AND 366.80 FEET EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG THE ARC OF A 2130.12 FOOT RADIUS CURVE TO THE LEFT, (CENTER BEARS NORTH 08°39'04" EAST) THROUGH A CENTRAL ANGLE OF 10°41'51", A DISTANCE OF 397.71 FEET; THENCE NORTH 86°24'40" EAST 114.68 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A 97.19 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°16'22", A DISTANCE OF 149.74 FEET; THENCE NORTH 00°19'09" WEST 551.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 129°33'40", A DISTANCE OF 225.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 761.50 FOOT RADIUS CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 54°26'11", A DISTANCE OF 723.50 FEET; THENCE SOUTH 03°40'42" WEST 305.58 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°59'14", A DISTANCE OF 139.52 FEET; THENCE SOUTH 19°39'56" WEST 167.03 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A 101.26 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 105°40'27", A DISTANCE OF 186.77 FEET; THENCE; SOUTH 86°22'03" EAST 12.05 FEET.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the Right-of-Way hereby granted, as limited hereafter, and all rights and privileges incident thereto. The attached sketch of the Right-of-Way Corridor, and improvements therein is attached for illustrative purposes only.

Notwithstanding anything to the contrary set forth above, this Right-of-Way is subject to the following limitations and restrictions:

1. Said Right-of-Way does not include, grant or confer any rights other than limited ingress and egress rights along the improved sidewalks and trails (for pedestrian traffic) and the improved road (for vehicular traffic) constructed by Grantee within the Right-of-Way Corridor. It does not confer upon the public at large, or the Grantee, or any assigns, the right to use or enjoy the Right-of-Way Corridor and improvements as, or to claim that the Right-of-Way Corridor, and improvements are, public in nature, including without limitation, a public road, sidewalk or trail.

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2. Grantor reserves the right to impose reasonable restrictions on the type, size and nature of vehicles utilizing said Right-of-Way. Grantor further reserves the right to establish reasonable restrictions on the days and times of day when such Right-of-Way is open for traffic, and to otherwise regulate the use of the Right-of-Way and the sidewalks, trails and road located within the Right-of-Way Corridor, to avoid and eliminate any claim that the Right-of-Way and any improvements therein, or across the Right-of-Way Corridor, have become a public road or right-of-way.

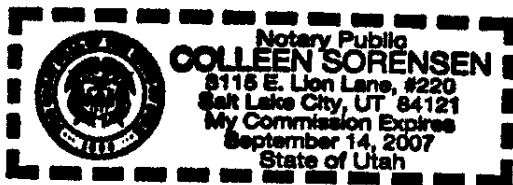
3. Grantee shall not construct nor install any improvements, structures for utilities either below the surface, on the surface or above the surface of the Right-of-Way Corridor, except as Grantor may expressly permit, in writing, in its sole discretion.

4. Grantee shall not make any use of the Right-of-Way or the improvements located within the Right-of-Way Corridor that are inconsistent with or interfere with Grantor's use and operation, maintenance and/or repair thereof.


5. The rights and interest granted to Grantee in connection with the Right-of-Way are not assignable or otherwise transferable without the express prior written approval of Grantor.

Grantor shall be solely responsible for the repair and maintenance of any improvements within the Right-of-Way Corridor.

DATED this 6 day of Aug, 2004



MTC PARTNERS, LTD  
General Partner- Millrock Development, LLC

  
Millrock Development, LLC  
Its: Managing Member  
Steve Peterson

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

On the 6 day of Aug, 2004, personally appeared before me, Colleen Sorensen, and represented to me that he/she is the General Partner of MTC PARTNERS, LTD and executed the same on behalf of MTC PARTNERS, LTD.

  
NOTARY PUBLIC