

EASEMENT AGREEMENT

ENT 21621 BK 3392 PG 850
NINA B REID UTAH CO RECORDER BY MB
1994 MAR 15 2:10 PM FEE 20.00
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

The undersigned Melvin V. Frandsen is the owner of 3 parcels of real estate located in Utah County, Utah, identified on the attached Exhibit "A" as Parcel Nos. 13-40-04, 13-40-07, and 13-40-10. He is also acquiring at this time Parcel Nos. 13-40-19 and 13-41-23 from Max and Inez Hoggard.

The undersigned Max Hoggard and Inez Hoggard are the owners of an adjacent parcel identified as Parcel No. 13-41-09. Max Hoggard, Bruce Hoggard and Terree Hoggard are the owners of an adjacent Parcel No. 13-40-08.

The parties, for mutual considerations, hereby agree that their properties will be subject to the following easements:

1. Hoggard's Parcel No. 13-41-09 will be subject to an easement over approximately the Westerly 3 feet for an existing irrigation ditch which begins at the South side of the County Road and runs Southerly about 463 feet. This easement is for the use of Frandsen's property adjacent and to the West.
2. Frandsen's Parcel Nos. 13-41-23, 13-40-19, 13-40-04, 13-40-07, and 13-40-10 will be subject to an easement for drainage off Hoggard's property and into an existing irrigation ditch which lies along approximately the Easterly 3 feet of those parcels. Hoggard's waste or drainage water may flow into the ditch, and Frandsen may use the water for his own irrigation purposes.

These easements are intended to run with the land described and inure to the benefit of the successors in interest of the undersigned.

Dated: 3/10/94

Melvin V. Frandsen
Melvin V. Frandsen

Max Hoggard
Max Hoggard

Inez Hoggard
Inez Hoggard

Bruce Hoggard
Bruce Hoggard

Terree Hoggard
Terree Hoggard

State of Utah
County of Utah

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On this 10th day of March, 1994, personally appeared before me Melvin V. Frandsen, Max Hoggard, Inez Hoggard, Bruce Hoggard, and Terree Hoggard who duly acknowledged to me that they executed this document.

Robert A. Macdonald
Notary Public

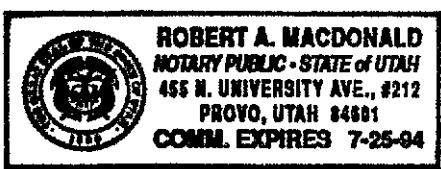


Exhibit "A"

PARCEL NO. 13-40-04: COMMENCING 20.54 chains East of the Northwest Corner of the Southwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 14.20 chains; thence East 6.46 chains; thence North 20.59 chains; thence South 46°21' West 8.89 chains to beginning.

PARCEL NO. 13-40-07: COMMENCING 13.50 chains West and 14.20 chains South of the Northeast Corner of the Southwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 5 chains; thence West 10 chains; thence North 5 chains; thence East 10 chains to beginning.

PARCEL 13-40-10: COMMENCING 18.54 chains West and 6.12 chains North of the Southeast Corner of the Southwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 46°42' East 7.14 chains; thence North 10 chains; thence West 10 chains; thence South 15 chains; thence East 5.10 chains to beginning.

PARCEL 13-40-19: COMMENCING 13.25 chains West and 7 chains North of the Southeast corner of the Northwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 1.87 chains; thence West 10.06 chains; thence South 11 chains; thence North 47°46'28" East 896.63 feet to the place of beginning.

PARCEL 13-41-23: COMMENCING 13.25 chains West and 10.87 chains North from the Southeast corner of the Northwest Quarter of Section 22, Township 5 South, Range 1 East, of the Salt Lake Base and Meridian; thence West 10 chains; thence South 8 rods; thence East 10 chains; thence North 8 rods to the place of beginning.

PARCEL 13-41-09: COMMENCING 24.37 chains South and 8.25 chains West of the Northeast Corner of the Northwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 10.50 chains; thence West 5 chains; thence North 10.50 chains; thence East 5 chains to beginning.

PARCEL 13-40-08: COMMENCING 7.88 chains West of the Northeast Corner of the Southwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 21.67 chains; thence West 5.37 chains; thence North 26.30 chains; thence East 5 chains; thence North 10.50 chains; thence East 52 links; thence South 15.75 chains to beginning.