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03/03/98 2:18 PM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERIDIAN TITLE
REC BY: V ASHBY DEPUTY - WI

When Recorded Return to
Dick Robert Andersen II
7060 W. Rose Canyon Rd
Riverton, UT 84065

MTC File No. 58212.West2

6880496

EASEMENT AND RIGHT OF WAY AGREEMENT

This Right of Way Agreement is made this 12 day of February, 1998, by and between Dick Robert Andersen II and Nedra Ann Andersen, (herein Andersens); Ruel J. Alder and Tamura R. Alder (herein Alders); and Gina L. Peterson and Brian R. Peterson (herein Petersons). For good and valuable consideration the adequacy of which is hereby acknowledged the parties hereto understand and agree as follows:

1. The Andersens are the owners of the following described property located in Salt Lake County, Utah:

Beginning at a point North 89 degrees 54'47" East 561.250 feet and North 0 degrees 13'41" East 333.624 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0 degrees 13'41" East 318.180 feet; thence North 89 degrees 56'11" East 715.719 feet; thence South 0 degrees 07'31" West 318.178 feet; thence South 89 degrees 56'11" West 716.290 feet to the point of beginning. (Salt Lake County Tax Parcel Number 32-03-300-014.)

2. The Alders and Petersons are the respective owners of the following described properties located in Salt Lake County, Utah:

<u>Owners</u>	<u>Salt Lake County Tax Parcel Number</u>
Ruel J. Alder and Tamura R. Alder	32-03-300-015 - See Exhibit "A"
Gina L. Peterson and Brian R. Peterson	32-03-300-006 - See Exhibit "B"

3. The Andersens and the other owners named above share, at least in part, the use of a common private road way commonly known as Sky Haven Circle which roadway is located in Salt Lake County, Utah and is more particularly described in part as follows: (herein referred to as the private road):

BK7898PG1518

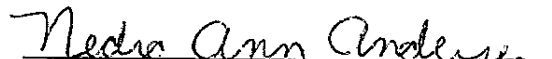
Beginning at a point which is North 89 degrees 54'47" East 528.25 feet from the Southwest Corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian and running thence North 0 degrees 13'41" East 1385.86 feet to the beginning of a 25.00 foot radius curve to the left (chord bears North 19 degrees 26'39" West 16.83 feet); thence Northwesterly along the arc of said curve 17.17 feet to the beginning of a 50.00 foot radius curve to the right (chord bears South 89 degrees 46'19" East 77.33 feet); thence along the arc of said curve 225.75 feet to the beginning of a 25.00 foot radius curve to the left (chord bears South 19 degrees 54'04" West 16.83 feet); thence Southwesterly along the arc of said curve 17.17 feet; thence South 0 degrees 13'41" West 1335.50 feet; thence North 89 degrees 54'47" East 580.838 feet; thence South 20 degrees 00'00" West 53.24 feet; thence South 89 degrees 54'47" West 628.828 feet to the point of beginning.

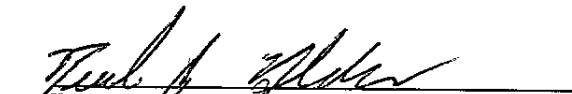
4. Each of the undersigned parties acknowledges the rights of the other parties to use said private Road for access, ingress, egress, and public utilities and desire to put said agreement in writing.

5. NOW, THEREFORE, in consideration of the premises, each of the undersigned does hereby grant to each of the other parties hereto an easement and right of way of access, ingress, egress and public utilities over, under and across the private road as described above.

6. This Agreement shall be binding upon the heirs, successors and assigns of the respective parties.


Dick Robert Andersen II


Nedra Ann Andersen


Ruel J. Alder


Tamara R. Alder


Gina L. Peterson


Brian R. Peterson

ATTACHMENT TO EASEMENT AND RIGHT OF WAY AGREEMENT
(West)

EXHIBIT "A" (Alder Parcel):

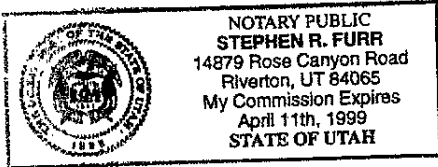
Beginning at a point North 89 degrees 54'47" East 561.250 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0 degrees 13'41" East 333.624 feet; thence North 89 degrees 56'11" East 716.29 feet; thence South 0 degrees 07'31" West 90.053 feet; thence South 20 degrees 00'00" West 259.031 feet; thence South 89 degrees 54'47" West 628.828 feet to the point of beginning. (Salt Lake County Tax Parcel Number 32-03-300-015.)

EXHIBIT "B" (Peterson Parcel):

Beginning at the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0 degrees 13'41" East 390.028 feet; thence North 89 degrees 56'11" East 561.25 feet; thence South 0 degrees 13'41" West 389.80 feet; thence South 89 degrees 54'47" West 561.25 feet to the point of beginning. (Salt Lake County Tax Parcel Number 32-03-300-006.)

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

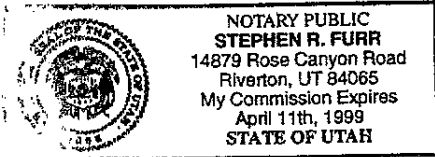
The foregoing instrument was acknowledged before me this 12 day of February, 1998 by Dick Robert Andersen, II and Nedra Ann Andersen.



Stephen R. Furr
NOTARY PUBLIC

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

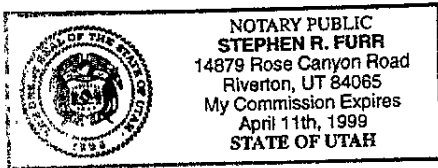
The foregoing instrument was acknowledged before me this 12 day of February, 1998 by Ruel J. Alder and Tamara R. Alder.



Stephen R. Furr
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this 12 day of February, 1998 by Gina L. Peterson and Brian R. Pererson.



Stephen R. Furr
NOTARY PUBLIC