

MUR Field Sub pt 1 101 thru 116

711 Sec 8 4N 2W

Stone Haven ph 2 14 thru 25

" " 3 26 thru 41

Elys Glen ph 1 645 1 thru 26

Rock ph 1 101 thru 122

RIGHT OF WAY AGREEMENT

Sun Quest Development, L.C., Grantor, does hereby convey and warrant to Glen Eagle Golf Club, L.C., Grantee, their successors and /or assigns, for the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual right-of-way for ingress and egress for vehicular and pedestrian traffic over and across any existing or future roads that Grantor has or will grant to Syracuse City or Davis County and across any common area that Grantor may own within the following described property:

1138 2000 2001

12-301-0101 thru 0116

See Attached Exhibit "A"

12-047-0089 0095

12-228-0004 thru 0025

12-289-0101 thru 0122

12-249-0026 thru 0041

12-259-0001 thru 0026

E 1368020 8 2216 P 737
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 DEC 16 3:53 PM FEE 175.00 DEP REC
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

This Right-Of-Way is for the sole use of Golfers and employees of Grantee to access fairway to fairway on each and every hole of the Glen Eagle Golf Course.

Grantor and Grantee, their successors and /or assigns shall not build or construct, nor permit to be built or constructed, any building or any other improvements over or across said Right-Of-Way .

This Right-of-Way Agreement shall be binding upon and inures to the benefit of the successors and assigns of the parties hereto.

Sun Quest Development, L.C.,

Michael E. McBride
By: Michael E. McBride, Manager

Glen Eagles Golf Club, L.C.

Michael E. McBride
By: Michael E. McBride, Manager

Limited Liability Company

State of Utah
County of Davis

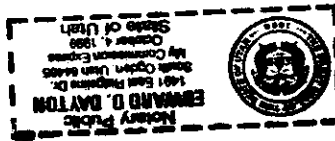
E 1368020 & 2216 P 738

On the 12 day of December, 1997, personally appeared before me Michael E. McBride who being by me duly sworn did say for himself, that he is the manager of Glen Eagle Golf Club, L.C. a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.



Notary Public

Commission Expires 10-04-97 Residing at: Weber County



Limited Liability Company

State of Utah
County of Davis

E 1368020 & 2216 P 739

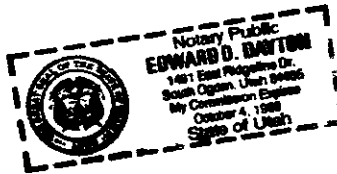
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Notary Public

Commission Expires 10-04-97

Residing at: Weber County



Beginning at a point which lies North $89^{\circ}53'39''$ West along the South line of said Section 8, 32.93 feet and North $0^{\circ}06'11''$ East, 33.00 feet from the Southeast corner of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point lies on the West right of way of 3000 West Street and the North right of way line of 1700 South Street; and running thence North $89^{\circ}53'49''$ West along said North right-of-way line, 1946.62 feet thence North $0^{\circ}06'11''$ East, 219.95 feet; thence North $89^{\circ}53'39''$ West, 670.98 feet to a point on the Center line of said Section 8, thence North $89^{\circ}53'34''$ West 509.24 feet thence South $0^{\circ}06'11''$ West 219.99 feet to a point on the North right-of-way line of 1700 South Street; thence North $89^{\circ}53'34''$ West along said North right-of-way line, 1868.92 feet; thence North $0^{\circ}14'23''$ East 329.35 feet; thence North $89^{\circ}45'37''$ West 247.50 feet to a point on the East right-of-way line of 4000 West Street; thence North $0^{\circ}14'23''$ East along said East right-of-way line 494.83 feet; thence North $72^{\circ}10'18''$ East, 525.94 feet; thence North $0^{\circ}14'23''$ East 175.88 feet; thence North $89^{\circ}46'16''$ West 200.0 feet; thence North $0^{\circ}14'23''$ East 145.20 feet; thence North $89^{\circ}46'16''$ West 300.00 feet to a point on the East right-of-way line of 4000 West Street; thence North $0^{\circ}14'23''$ East along said right-of-way line, 373.76 feet; thence South $89^{\circ}57'57''$ East 450.52 feet; thence North $0^{\circ}02'03''$ East 145.20 feet; thence South $89^{\circ}57'57''$ East 476.62 feet; thence North $0^{\circ}02'03''$ East 120.00 feet; thence South $89^{\circ}57'57''$ East 376.61 feet; thence North $0^{\circ}14'23''$ East 321.40 feet; South $89^{\circ}56'46''$ West, 542.80 feet; thence South $0^{\circ}14'26''$ West, 260.59 feet; thence North $89^{\circ}57'57''$ West, 760.00 feet to a point on the East right-of-way line of 4000 West Street; thence North $0^{\circ}14'23''$ East along said East right-of-way line, 596.31 feet to a point on the Center line of said Section 8; thence North $0^{\circ}14'26''$ East continuing along said East of right-of-way line, 329.97 feet; thence South $89^{\circ}45'34''$ East 467.00 feet; thence North $0^{\circ}14'26''$ East 990.00 feet; thence South $89^{\circ}45'34''$ East 2153.02 feet to a point on the Center line of said Section 8, thence North $0^{\circ}09'08''$ East along said section line 1289.99 feet to a point on the south right-of-way of 700 South Street; thence South $89^{\circ}52'57''$ East along said South right-of-way line, 49.74 feet to the non-tangent beginning of a curve to the left, said curve having a central angle of $43^{\circ}04'03''$ and a radius of 164.44 feet (Chord bears South $22^{\circ}04'37''$ East, 120.718 feet); thence along the arc, 123.61 feet; thence North $44^{\circ}11'00''$ East, 5.00 feet; thence South $45^{\circ}49'00''$ East, 710.50 feet to the beginning of a curve to the right, said curve having a central angle of $5^{\circ}07'25''$ and a radius of 955.00 feet; (chord bears South $43^{\circ}14'43''$ East, 85.372 feet); thence along the arc 85.40 feet; South $40^{\circ}41'00''$ East 1393.00 feet to the beginning of a curve to the right, said curve having a central angle of $3^{\circ}47'09''$ and a radius of 955.00 feet (chord bears South $38^{\circ}47'34''$ East 63.098 feet); thence along the arc, 63.10 feet; thence South $36^{\circ}54'00''$ East, 1497.54 feet to the beginning of a curve to the right, said curve having a central angle of $37^{\circ}08'50''$ and a radius of 55.00 feet (chord bears South $18^{\circ}21'25''$ East, 35.038 feet); thence along the arc, 35.66 feet; thence South $0^{\circ}13'00''$ West 101.10 feet to the beginning of a curve to the left, said curve having a central angle of $86^{\circ}07'13''$ and a

radius of 97.03 feet (chord bears South 41°36'57" East 132.498 feet); thence along the arc 145.85 feet to a point on the West right-of-way of 3000 West Street; thence South 0°14'42" West along said West right-of-way line, 763.00 feet to a point which lies on the boundary of Stone Haven Subdivision, Phase 1; thence along said subdivision boundary the following 5 courses: North 89°45'18" West 200.00 feet; thence North 68°44'02" West, 64.28 feet; thence North 89°45'18" West, 125.00 feet; thence South 0°14'42" West, 485.00 feet; thence South 89°45'18" East, 385.00 feet to a point on the West right-of-way of 3000 West Street; thence South 0°14'42" West along the West rights of way line, 785.42 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM:

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A Parcel of land which lies within the West half of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the East right-of-way line of 4000 West Street, said point lies North 0°14'26" East along the Section line of said Section 8, 330.00 feet and South 89°45'34" East 33.00 feet from the West Quarter Corner of said Section 8, and running thence South 89°45'34" East, 467.00 feet; thence North 0°14'26" East, 990.00 feet; thence South 89°45'34" East, 524.22 feet; thence South 0°14'16" West, 376.40 feet; thence South 37°19'17" East 869.32 feet; thence South 48°18'39" East, 65.15 feet; thence South 0°14'26" West, 213.51 feet; thence North 73°09'49" West, 12.62 feet; thence North 89°48'45" West, 157.90 feet; thence South 0°14'26", West 220.99 feet; thence North 89°56'46" East, 202.80 feet; thence South 0°14'23" West, 261.12 feet; thence North 89°57'57" West, 400.00 feet; thence North 0°14'23" East, 260.50 feet; thence South 69°56'46" West 1047.80 feet; thence South 0°14'23" West 259.81 feet; thence North 89°57'57" West, 255.00 feet; thence North 0°14'23" East, 596.31 feet; thence North 0°14'26" East, 329.97 feet to the point of beginning.

Also

A Parcel of land which lies within the Southwest Quarter of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the East right-of-way line of 4000 West Street, said point lies South $0^{\circ}14'23''$ West along the Section line of said Section 8, 921.26 feet and South $89^{\circ}45'37''$ East, 33.00 feet from the West Quarter Corner of said Section 8; and running thence South $89^{\circ}57'57''$ East 290.40 feet; thence South $0^{\circ}14'23''$ West, 273.73 feet; thence North $89^{\circ}46'16''$ West, 290.40 feet; thence North $0^{\circ}14'23''$ East 372.74 feet to the point of beginning.

Also

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A part of the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the West right of way line of 3000 West Street. Said point lies North $00^{\circ}14'42''$ East along the East line of said Section 8, 1280.34 feet and running thence North $89^{\circ}45'18''$ West 33.00 feet from the Southeast Corner of said Section 8; and running thence North $89^{\circ}45'18''$ West 200.00 feet; thence North $68^{\circ}44'02''$ West 64.28 feet; thence North $89^{\circ}45'18''$ West 125 feet; thence North $00^{\circ}14'42''$ East 380.00 feet; thence South $89^{\circ}45'18''$ West 125 feet; thence South $86^{\circ}50'18''$ East 60.08 feet; thence South $89^{\circ}45'18''$ East 200.00 feet to a point which lies on the West right-of-way line of 3000 West Street; thence South $00^{\circ}14'42''$ West along said West right-of-way line 400.00 feet to the point of beginning.

12-047-0089, 0095