

When recorded return to: Robert Crandall &  
P.O. Box 97  
Coalville, UT 84017

RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT made this 11th day of August, 1993 between CRANDALL FORD - MERCURY, a Utah corporation, (herein "Crandall Ford"), and WILLIAM CHRISTOPHER MOORE, STACY LYNN MOORE and ROBERT J. FLECK, residents of Summit County, Utah, (herein "Moore/Fleck"),

W I T N E S S E T H :

Recitals. The parties hereto are owners of adjoining parcels of real property, each fronting on Rasmussen Road, northwest of Kimball's Junction in Summit County, State of Utah. The Crandall Ford parcel comprising approximately 2.233 acres is particularly described on Exhibit "A" attached hereto. The Moore/Fleck parcel comprising approximately 2.15 acres is particularly described on Exhibit "B" attached hereto. The parties desire to create a joint right-of-way for ingress and egress to their respective properties extending from the right-of-way line of Rasmussen Road northeasterly along their common boundary line. The purpose of this Agreement is to create said right-of-way of record and to establish the terms thereof.

NOW THEREFORE, in consideration of the mutual grants herein provided for, the parties agree as follows:

1. Creation of Right-of-Way. Each party hereby grants and conveys to the other a perpetual right-of-way for ingress and egress over and across the property particularly described on Exhibit "C" attached hereto and illustrated by the plat attached hereto as Exhibit "D". The center line of the right-of-way is the common boundary line of the adjoining parcels owned by the respective parties. The right-of-way extends northeasterly from the right-of-way line of Rasmussen Road approximately 115 feet. The right-of-way is 30 feet in width, including 15 feet on each side of the common boundary line.

2. Appurtenance Running With the Land. The right-of-way granted by this Agreement shall be an appurtenance to each of the parcels described on Exhibits "A" and "B" for ingress and egress to and from such parcels and the rights herein granted shall run with the land for the use and benefit of the respective owners of the parcels and their successors in interest.

3. Roadway Improvements. At such time as either party shall require the use of the right-of-way, such party may at his or its cost construct all required improvements to the right-of-way, including grading, base courses, surfacing and related improvements. The party initiating construction of the improvements shall bear all expenses incident thereto, including engineering.

4. Successors and Assigns. This Agreement is for the benefit of and shall be binding upon the parties hereto and their

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
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REQUEST: ASSOCIATED TITLE

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successors in interest in ownership of the parcels described on Exhibits "A" and "B".

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

ATTEST:

CRANDALL FORD - MERCURY, a Utah corporation,

Robert M. Crandall  
Robert M. Crandall  
Secretary/Treasurer

George Crandall, Jr.  
George Crandall, Jr.  
Its President

William Christopher Moore  
William Christopher Moore

Stacy Lynn Moore  
Stacy Lynn Moore

Robert J. Fleck  
Robert J. Fleck

STATE OF UTAH )  
: ss.  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this day of August, 1993, by GEORGE CRANDALL, JR. and ROBERT M. CRANDALL, President and Secretary/Treasurer respectively of CRANDALL FORD - MERCURY, a Utah Corporation

Jill Sargent  
Jill Sargent  
NOTARY PUBLIC  
Residing at: Coalville, UT

My Commission Expires:  
2-29-96

STATE OF UTAH )  
: ss.  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 11th day of August, 1993, by WILLIAM CHRISTOPHER MOORE and STACY LYNN MOORE

Robert J. Fleck  
NOTARY PUBLIC  
Residing at: Park City, Utah

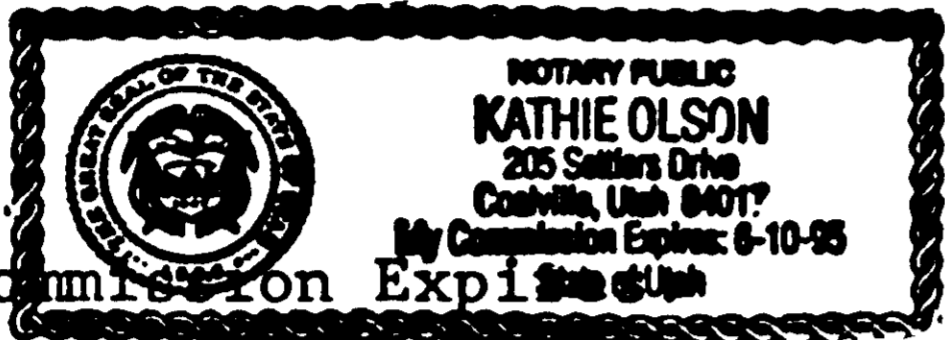
Robert J. Fleck  
NOTARY PUBLIC  
Residing at: Park City, Utah

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STATE OF UTAH     )  
                          :    ss.  
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this  
11<sup>th</sup> day of August, 1993, by ROBERT J. FLECK.



Kathie Olson  
NOTARY PUBLIC  
Residing at: Coalville, Utah

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EXHIBIT "A"

DESCRIPTION OF THE CRANDALL FORD PARCEL

BEGINNING AT A POINT WHICH IS SOUTH 2186.90 FEET AND WEST 682.42 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, T1S, R3E, S1.B&M AND RUNNING THENCE S 54°39'27" W 100.00 FEET, THENCE N 66°20'33" W 105.00 FEET, THENCE S 51°13'36" W 121.99 FEET TO THE NORTHERLY LINE OF A FRONT-AGE ROAD, THENCE N 38°46'24" W 24.22 FEET ALONG SAID LINE, THENCE N 36°06'08" W 191.34 FEET ALONG SAID LINE, THENCE N 36°39'41" W 107.57 FEET ALONG SAID LINE, THENCE N 58°39'27" E 283.00 FEET, THENCE S 35°20'33" E 386.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.233 ACRES

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EXHIBIT "B"

DESCRIPTION OF THE MOORE/FLECK PARCEL

BEGINNING at a point which is South 2018.187 feet and West 1145.69 feet from the Northeast corner Section 13, T1S, R3E, SLB&M; thence North 34°33'13" West along State Highway Right-of-Way 83.37 feet; thence North 31°56'38" West along State Highway Right-of-Way 151.23 feet; thence North 58°39'27" East 406.85 feet; thence South 28°24'06" East 212.45 feet; thence South 37°30' East 22.42 feet; thence South 58°39'27" West 392.10 feet to the said State Highway Right-of-Way and point of BEGINNING.

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EXHIBIT "C"

DESCRIPTION OF 30 FT. RIGHT-OF-WAY

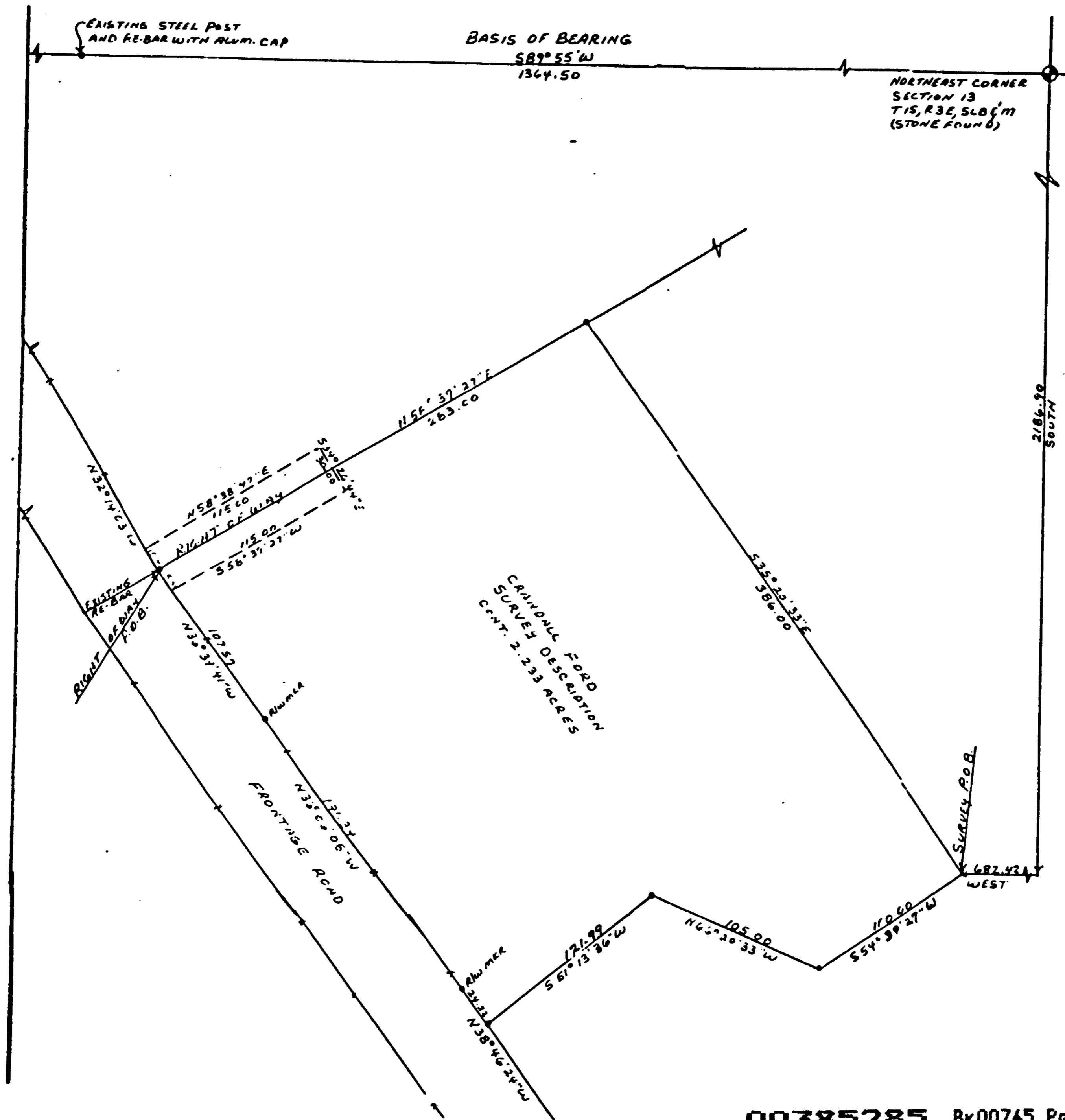
30 FOOT RIGHT OF WAY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 2019.23 FEET AND WEST 1147.41 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, T1S, R3E, SLB&M (SAID POINT BEING ON THE NORTHERLY LINE OF A FRONTAGE ROAD) AND RUNNING THENCE N 32°14'03" W 15.00 FEET ALONG SAID LINE, THENCE N 58°38'47" 115.00 FEET, THENCE S 34°26'44" E 30.00 FEET, THENCE S 58°39'27" W 115.00 FEET TO THE NORTHERLY LINE OF SAID LINE, THENCE N 36°39'41" W 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

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EXHIBIT "D"



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EXHIBIT "D"

SURVEY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 2186.90 FEET AND WEST 682.42 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, T1S, R3E, SLB&M AND RUNNING THENCE S 54°39'27" W 100.00 FEET, THENCE N 66°20'33" W 105.00 FEET, THENCE S 51°13'36" W 121.99 FEET TO THE NORTHERLY LINE OF A FRONT-AGE ROAD, THENCE N 38°46'24" W 24.22 FEET ALONG SAID LINE, THENCE N 36°06'08" W 191.34 FEET ALONG SAID LINE, THENCE N 36°39'41" W 107.57 FEET ALONG SAID LINE, THENCE N 58°39'27" E 283.00 FEET, THENCE S 35°20'33" E 386.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.233 ACRES

30 FOOT RIGHT OF WAY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 2019.23 FEET AND WEST 1147.41 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, T1S, R3E, SLB&M (SAID POINT BEING ON THE NORTHERLY LINE OF A FRONTAGE ROAD) AND RUNNING THENCE N 32°14'03" W 15.00 FEET ALONG SAID LINE, THENCE N 58°38'47" W 115.00 FEET, THENCE S 34°26'44" E 30.00 FEET, THENCE S 58°39'27" W 115.00 FEET TO THE NORTHERLY LINE OF SAID LINE, THENCE N 36°39'41" W 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

NARRATIVE

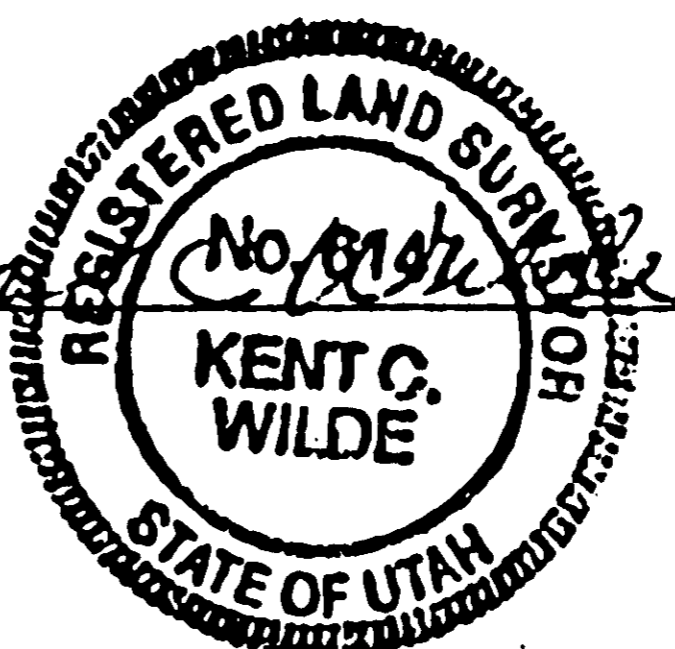
1. ROBERT CRANDALL, PROPERTY OWNER, REQUESTED A SURVEY OF ABOVE SAID PROPERTY AND 30 FOOT RIGHT OF WAY.
2. BASIS OF BEARING IS THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 13, T1S, R3E, SLB&M (S 89°55' W)
3. PLACED 5/8" RE-BAR AND CAPS AT PROPERTY CORNERS.

SURVEYOR'S CERTIFICATION

I, KENT C WILDE, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NO. 6147, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY, OR A FIELD SURVEY WAS MADE UNDER MY DIRECTION OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE MAY 27, 1993

Kent C Wilde  
KENT C WILDE, R.L.S.



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