.9141335

9141335
08/09/2004 12:12 PM $12.00
Book - 9023 Pg - 6251-6252
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.

22-23-251
22-23-278
22-23-402

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.

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

Notary Public
COLLEEN SORENSEN
8115 E. Lion Lane, #220
Salt Lake City, UT 84121
My Commission Expires
September 14, 2007
State of Utah

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

RXPN PARCEL# 22-23-251-036-0000 PO BOX 71405 84171 SALT LAKE CITY
OWNER: MILLROCK PARK ONE LLC LOC ADDR: 6550 S MILLROCK DR
GEOG NAME: MILLROCK PARK VTRU/NH 9145507
DESCRIPTION: LOT 1, MILLROCK PARK SUBDIVISION.

PARTIES	ENTRY	REC DATE	BOOK	PAGE	CONS	BLOCK	LOT
MTC PTRS LTD	9141335	08/09/2004	9023	6251			
MILLROCK PARK SUB	ROW	MILLROCK PARK					1
SEE ABOVE RECORD FOR DESCRIP							
MTC PTRS LTD	9141336	08/09/2004	9023	6253			
HOLLADAY CITY	ROW	MILLROCK PARK					1
SEE ABOVE RECORD FOR DESCRIP							
HOLLADAY CITY OF	9141337	08/09/2004	9023	6255			
HOLLADAY CITY OF	AGREE	MILLROCK PARK					1
SEE ABOVE RECORD FOR DESCRIP							

PF: 4=VTNH 5=RXLP 6=VTOP 9=MENU 11=VTRU OR VTDI 12=BWD POS CURSOR ENTER=RXEN