

11414483
 6/21/2012 9:09:00 AM \$26.00
 Book - 10028 Pg - 1944-1951
 Gary W. Ott
 Recorder, Salt Lake County, UT
 ALTA TITLE
 BY: eCASH, DEPUTY - EF 8 P.

When recorded mail to:

Warrco, LLC
 Attn: Bryan Warr
 1083 West 1700 South
 Salt Lake City, Utah 84104

**CROSS ACCESS, CROSS DRAINAGE AND MAINTENANCE
 RESERVATION, DEDICATION AND EASEMENT**

THIS CROSS ACCESS, CROSS DRAINAGE AND MAINTENANCE RESERVATION, DEDICATION AND EASEMENT is made and granted this 20 day of June, 2012, by WARRCO, LLC, a Utah limited liability company ("Warrco") for the benefit of two (2) parcels of real property currently owned by Warrco and located in Salt Lake City, Salt Lake County, State of Utah, known as Adjusted Lot 22 ("Adjusted Lot 22") and Adjusted Lot 23 ("Adjusted Lot 23"), Westport Industrial Park, Plat 6, as more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (sometimes hereinafter referred to collectively as the "Adjusted Lots").

WHEREAS, Warrco is the present owner of the Adjusted Lots as shown and described on that certain Preliminary Plat—Lot Line Adjustment prepared by Dominion Engineering Associates, LC, Project No. 1904-01 (the "Preliminary Plat"), a copy of which is attached hereto as Exhibit "B" and by this reference made a part hereof; and

WHEREAS, as a condition for final approval by Salt Lake City Corporation (the "City") of the Preliminary Plat, the City requires that a portion of Adjusted Lot 22 be reserved and dedicated for the purpose of cross access, cross drainage and maintenance for the benefit and use of both Adjusted Lots; and

WHEREAS, Warrco desires hereby to establish a cross access, cross drainage and maintenance reservation and dedication for the benefit of the Adjusted Lots as required by the City, over, across and under a portion of Adjusted Lot 22 as more particularly described in Exhibit "C" attached hereto and by this reference made a part hereof and as shown on Exhibit "D" attached hereto and by this reference made a part hereof (the "Reserved Parcel");

WHEREAS, Warrco desires that the cross access, cross drainage and maintenance reservation and dedication herein contained shall constitute a perpetual burden upon Adjusted Lot 22 for the benefit of both Adjusted Lots as hereinafter described.

NOW, THEREFORE, by virtue of its ownership of the Adjusted Lots, and for the purpose of reserving and dedicating a perpetual cross access, cross drainage and maintenance covenant pertaining to the Adjusted Lots, Warrco hereby declares as follows:

1. Declaration of Cross Access and Cross Drainage and Reservation, Dedication, and Easement. Warrco hereby reserves and dedicates the Reserved Parcel for (a) the perpetual use by the Adjusted Lots of the Reserved Parcel for vehicular and pedestrian access to 700 South Street and (b) the perpetual use by the Adjusted Lots of the Reserved Parcel for drainage purposes. It is the intention of Warrco that the foregoing reservation and dedication run with the land and be appurtenant to the Adjusted Lots. Accordingly, should either Adjusted Lot 22 or Adjusted Lot 23 be sold or otherwise transferred or conveyed, the foregoing reservation and dedication shall be recognized as and shall become a perpetual, non-exclusive easement over, under and across Adjusted Lot 22 for the benefit of both Adjusted Lots.

2. Maintenance. Warrco hereby declares that the maintenance of the Reserved Parcel shall be shared equally by the owner or owners of the Adjusted Lots in perpetuity. For so long as Warrco is the owner of the Adjusted Lots, it shall be solely responsible for all maintenance of the Reserved Parcel.

3. Appurtenant Burden and Benefit. Warrco hereby declares that the reservation, dedications and easement herein described shall be and remain a perpetual burden appurtenant to Adjusted Lot 22 for the benefit of both Adjusted Lots and shall run with the land. It is the intention of Warrco that all future owners of Adjusted Lot 22 and Adjusted Lot 23 be bound by the reservation, dedication, and pronouncement of easement herein contained.

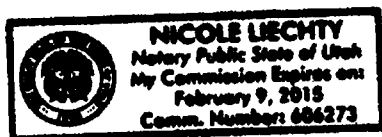
IN WITNESS WHEREOF, Warrco has caused these presents to be executed by its duly authorized Manager as of the day and year first above written.

WARRCO, LLC

By: Bryan Warr
Name: Bryan Warr
Title: Manager

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

On this 20 day of June, 2012, personally appeared before me Bryan Warr who being by me duly sworn did state that he is the Manager of Warrco, LLC, a Utah limited liability company, and that he executed the within and foregoing instrument on behalf of said limited liability company.



Nicole Liechty
NOTARY PUBLIC

EXHIBIT "A"

DESCRIPTION OF ADJUSTED LOTS 22 AND 23

DESCRIPTION - ADJUSTED LOT 22

A tract of land which is a part and portion of Lot 22, Westport Industrial Park Plat 6 as recorded in the Office of the Salt Lake County Recorder and of that certain property described in Book 9849 at page 3597 and located in the Southeast Quarter of Section 2 Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point 297.12 feet North 89°54'09" West along the Section line from the Southeast corner of said Section 2 and running thence North 00°13'25" West 338.80 feet to a point on the southerly boundary line of 700 South Street and on a 948.00 foot radius curve to the right; thence Easterly 132.20 feet along said Street and the arc of said curve through a central angle of 07°59'25" (chord bears North 86°06'09" East 132.10 feet); thence South 89°54'09" East 55.99 feet along said Street; thence South 45°03'47" East 48.65 feet along said Street to the Westerly boundary line of 5600 West Street (SR-172); thence South 00°13'25" East 313.70 feet along said Street to said Section line; thence North 89°54'09" West 222.12 feet along said Section line to the POINT OF BEGINNING.

Containing 1.752 acres.

Part of Tax ID No. 14-02-478-002

DESCRIPTION - ADJUSTED LOT 23

A tract of land which is a part and portion of Lot 22, all of Lot 23, Westport Industrial Park Plat 6 as recorded in the Office of the Salt Lake County Recorder and of that certain property described in Book 9849 at page 3597 and located in the Southeast Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point 297.12 feet North 89°54'09" West along the Section line from the Southeast corner of said Section 2 and running thence North 89°54'09" West 777.27 feet along said Section line to a point on the southerly boundary line of 700 South Street and on a 1042.00 foot radius curve to the left; thence Northeasterly 373.67 feet along said Street and the arc of said curve through a central angle of 20°32'49" (chord bears North 63°30'04" East 371.67 feet) to a point of reverse curvature with a 958.00 foot radius curve to the right; thence Northeasterly 344.33 feet along said Street and the arc of said curve through a central angle of 20°35'38" (chord bears North 63°31'29" East 342.48 feet); thence North 82°06'27" East 138.06 feet along said Street; thence South 00°13'25" East 338.80 feet to the Section line and the POINT OF BEGINNING.

Contains 3.370 acres.

Tax ID No. 14-02-478-001 and Part of Tax ID No. 14-02-478-002

EXHIBIT "B"

COPY OF PRELIMINARY PLAT

(ATTACHED)

EXHIBIT "C"

DESCRIPTION OF RESERVED PARCEL

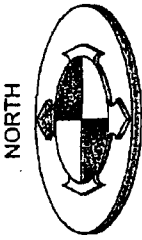
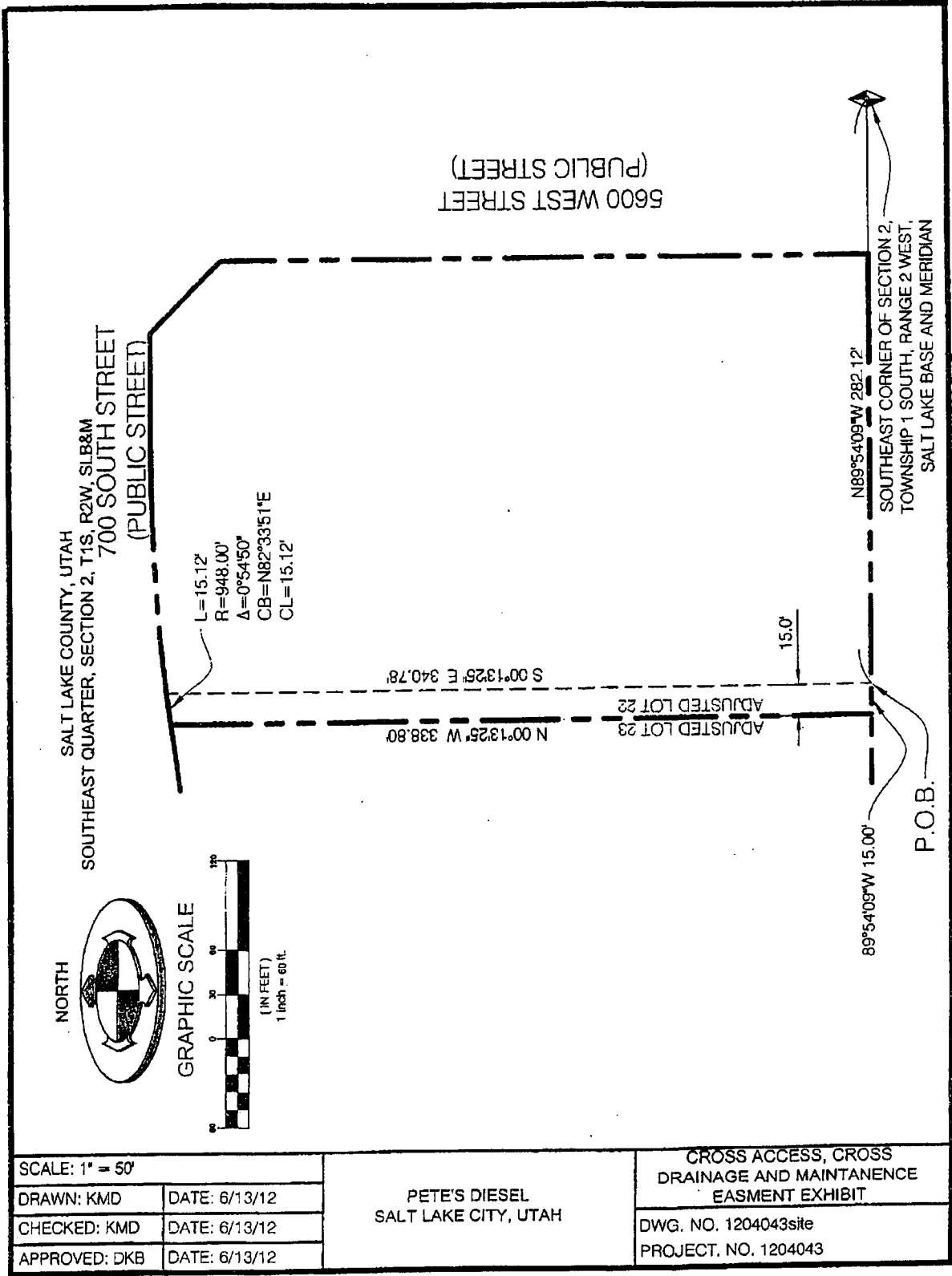
DESCRIPTION OF A 15-FOOT WIDE CROSS ACCESS, CROSS DRAINAGE AND MAINTENANCE EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°54'09" WEST 282.12 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°54'09" WEST 15.00 FEET TO THE SOUTHWEST CORNER OF THE ADJUSTED LOT 22 (PARCEL NUMBER 14-02-478-002), RECORDED AS ENTRY NUMBER 1355311, IN BOOK 10001, AT PAGE 5254-5255, ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 00°13'25" WEST ALONG THE WESTERLY LINE OF SAID ADJUSTED LOT 22 388.80 FEET TO THE SOUTHERLY LINE OF 700 SOUTH STREET AND POINT OF A 948.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 15.12 FEET THROUGH A CENTRAL ANGLE OF 0°54'50" (CHORD BEARS NORTH 82°33'51" EAST 15.12 FEET) TO A POINT 15.00 FEET PERPENDICULARLY DISTANT FROM THE WESTERLY LINE OF SAID ADJUSTED LOT 22; THENCE SOUTH 00°13'25" EAST 340.78 FEET TO THE POINT OF BEGINNING

EXHIBIT "D"

SURVEY SHOWING RESERVED PARCEL

(ATTACHED)



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SCALE: 1" = 50'	
DRAWN: KMD	DATE: 6/13/12
CHECKED: KMD	DATE: 6/13/12
APPROVED: DKB	DATE: 6/13/12

PETE'S DIESEL
SALT LAKE CITY, UTAH

CROSS ACCESS, CROSS DRAINAGE AND MAINTENANCE EASEMENT EXHIBIT
DWG. NO. 1204043site
PROJECT. NO. 1204043