

When recorded return to:  
Bach Homes, LLC  
11650 South State Street, Suite 300  
Draper, Utah 84020

11761173  
11/18/2013 10:09:00 AM \$20.00  
Book - 10193 Pg - 1524-1528  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

## RECIPROCAL EASEMENT AGREEMENT

This Agreement granting reciprocal easements is made effective as of the 13<sup>th</sup> day of November, 2013 by and between SHON D. RINDLISBACHER, an individual ("Shon") and RANDY L. RINDLISBACHER, an individual ("Randy"). Shon and Randy are sometimes individually referred to herein as an "Owner" and collectively referred to as the "Owners".

### RECITALS

Whereas Randy is the owner of the real property located at 1463 West 12800 South, Riverton, Utah, more particularly described on Exhibit A attached hereto ("Lot 1463") and Shon is the owner of the real property located at 1447 West 12800 South, Riverton, Utah, more particularly described on Exhibit B attached hereto ("Lot 1447"). Lot 1463 and Lot 1447 are contiguous to each other as shown on the site plan attached hereto as Exhibit C (the "Site Plan").

Whereas Shon and Randy desire to grant and convey reciprocal easements over and across their respective lots in the areas designated for the purposes set forth in this Agreement.

NOW, THEREFORE, in consideration of the covenants contained in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Shon and Randy agree to the following:

1. Grant of Easement. Shon and Randy hereby grant, convey, warrant and reserve unto each other, their respective tenants, contractors, employees, agents, licenses and invitees, for the benefit of each lot, and their successors and assigns, perpetual non-exclusive easements for vehicular and pedestrian ingress and egress over to and across the Access Easement Area (defined below). As used in this Agreement, "Access Easement Area" means the driveway area identified on the Site Plan, as legally described as follows:

Beginning at a point which is South 33.00 feet and West 1024.13 feet from the Northeast Corner of the Southeast Quarter of the Northeast Quarter, Section 34, Township 3 South, Range 1 West, Salt Lake Meridian and running thence South 20.41 feet; thence East 34.17 feet; thence South 31.26 feet; thence East 7.33 feet; thence South 45.16 feet; thence West 48.00 feet; thence South 45.59 feet; thence West 13.00 feet; thence North 45.59; thence West 48.00 feet; thence North 00°00'35" West 45.16 feet; thence East 4.01 feet; thence North 31.26 feet; thence East 38.50 feet; thence North 20.41 feet; thence East 25.00 feet to the point of beginning.

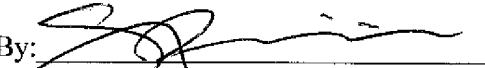
2. Maintenance and Repairs. Each Owner shall pay fifty percent (50%) of all costs of maintaining the Access Easement Area.


ACCOMMODATION RECORDING ONLY  
MERIDIAN TITLE COMPANY MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT

3. Running of Benefits and Burdens. The grants of the easements made pursuant to the terms of this Agreement shall run with the land and shall be binding on and inure to the benefit of both parties and their successors and assigns.

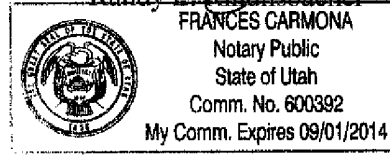
4. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, this Agreement has been executed as of the date first above written.

By:   
Shon D. Rindlisbacher

By:   
Randy L. Rindlisbacher

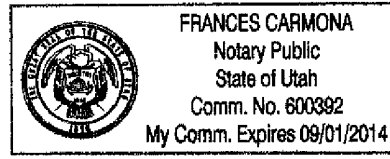
STATE OF UTAH )  
 ) : ss.  
COUNTY OF SALT LAKE )



The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2013, by Shon D. Rindlisbacher.

  
NOTARY PUBLIC

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



The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2013, by Randy L. Rindlisbacher.

  
NOTARY PUBLIC

**EXHIBIT A**  
**LEGAL DESCRIPTION OF LOT 1463**

A parcel of real property located in Riverton, Salt Lake County, Utah, and legally described as follows:

Beginning at a point which is South 33 feet and West 1028.66 from the Northeast Corner of the Southeast Quarter of the Northeast Quarter, Section 34, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running West 125.41 feet; thence South 144.76 feet; thence East 125.41 feet; thence North 144.76 feet to the point of beginning.

Also Beginning at a point which is South 33 feet and West 1154.07 feet from the Northeast Corner of the Southeast Quarter of the Northeast Quarter, Section 34, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running West 17.43 feet, more or less; thence South 144.76 feet; thence East 17.43 feet; thence North 144.76 feet to the point of beginning.

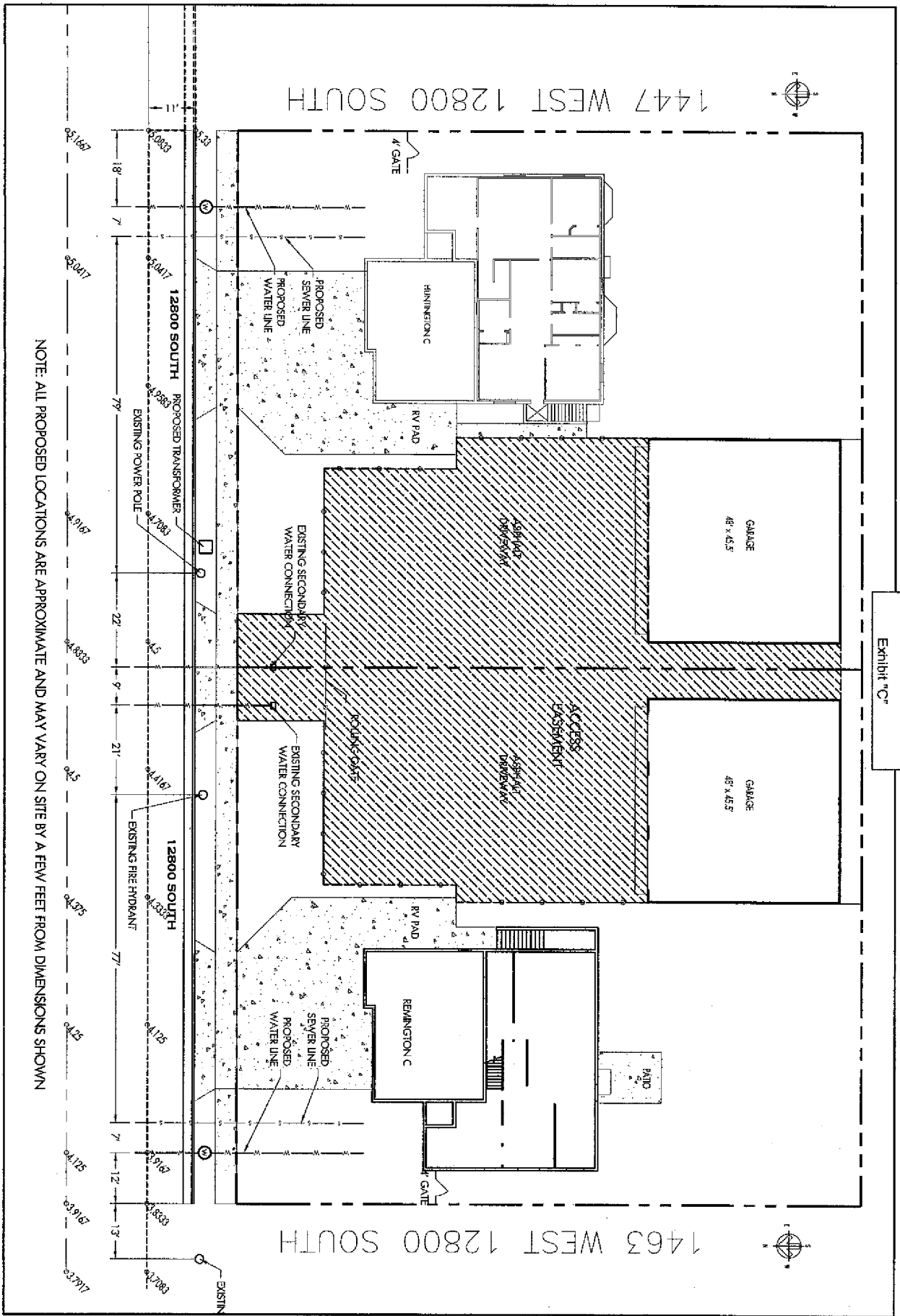
Property I.D. No. 27-34-276-059

**EXHIBIT B**  
**LEGAL DESCRIPTION OF LOT 1447**

A parcel of real property located in Riverton, Salt Lake County, Utah, and legally described as follows:

Beginning at a point which is South 33 feet and West 903.24 feet from the Northeast Corner of the Southeast Quarter of the Northeast Quarter, Section 34, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running West 125.41 feet; thence South 144.76 feet; thence East 125.41 feet; thence North 144.76 feet to the point of beginning.

Property I.D. No. 27-34-276-025



LOT NO.  
**1447, 1463**  
**1:20**  
SCALE

DATE	BY
01/25/24	JM
TITLE	
12800 SOUTH	

## WINNBERG LOTS UTILITY LOCATIONS

A RESIDENCE BY  
**BACH HOMES**

COPYRIGHT 2024 BACH HOMES  
THIS PLAN IS THE PROPERTY OF BACH HOMES AND SHALL NOT BE REPRODUCED OR  
USED AS THE BASIS FOR ANY OTHER PLANS.

*Bach*  
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Tucson, AZ 85731  
(520) 854-9224  
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