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10/2/2015 2:30:00 PM \$22.00  
Book - 10367 Pg - 3826-3832  
Gary W. Ott  
Recorder, Salt Lake County, UT  
PARR BROWN GEE & LOVELESS  
BY: eCASH, DEPUTY - EF 7 P.

WHEN RECORDED, MAIL TO:

Royce B. Covington  
Parr Brown Gee & Loveless, P.C.  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111

Tax Parcel No.: 22-09-433-001

(Space above for Recorder's Use Only)

ACCESS EASEMENT

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") is made and entered into as of September 30, 2015, by Keith J. Stippich, 5203 South Highland Drive, Holladay, Utah 84117, "Grantor", in favor of Bret D. Larsen, 2022 E Walker Meadows Circle, Holladay, Utah 84117 ("Grantee");

RECITALS

A. Grantor owns certain real property (the "Grantor Property") located in Salt County, Utah, which real property is more particularly described on Exhibit A hereto.

B. Grantee owns real property located near the Grantor Property in Salt Lake County, Utah, (the "Benefitted Property") which Benefitted Property is more particularly described on Exhibit B hereto.

C. Grantee and his predecessors, as applicable, have used the existing asphalt roadway, a portion of which extends on to the Grantor Property, for vehicular and pedestrian ingress and egress to and from the Benefitted Property for more than 20 years. The parties acknowledge that a prescriptive easement exists in favor of the Benefitted Property over said roadway, which they desire to recognize and to formalize as an express easement.

D. Grantee desires to be granted, and Grantor desires to grant to Grantee, the non-exclusive access easement set forth below on the terms contained in this Agreement.

EASEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, Grantor and Grantee agree as follows:

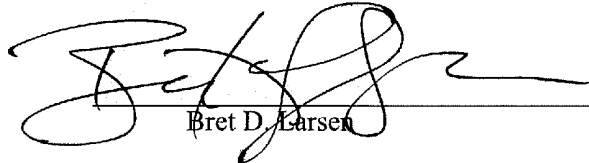
1. Grant of Access Easement. Grantor hereby grants and conveys to Grantee, and his successors and assigns for the benefit of the Benefitted Property and no other property, a perpetual, nonexclusive easement and right of way (the "Access Easement"), upon, over and across the surface only of the Grantor Property for vehicular and pedestrian ingress and egress to and from the Benefitted Property for the limited purpose of accessing the Benefitted Property over and across the existing road on the Grantor Property as it exists from time to time and as is more particularly described on Exhibit C hereto (the "Easement Area").

2. Nonexclusive Easement. Grantor reserves the right to make use of the Easement Area and to grant others the right to use the Easement Area, so long as any such use does not permit any person to unreasonably interfere with the non-exclusive Access Easement herein granted to Grantee.

3. Limited Use. The use by Grantee of the Access Easement granted herein shall be limited to such uses as are expressly described herein, which uses shall be made in a safe manner in compliance



GRANTEE:

  
Bret D. Larsen

STATE OF UTAH

)

: ss.

COUNTY OF SALT LAKE

)

On 11<sup>th</sup> September 2015 Bret D. Larsen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed within this instrument and acknowledged to me that he executed the instrument.

  
Notary Public



**EXHIBIT A**  
**TO**  
**ACCESS EASEMENT**

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**(Description of the Grantor Property)**

BEGINNING AT A POINT IN THE CENTER OF HIGHLAND DRIVE, 1288.3 FEET NORTH AND 239.79 FEET, MORE OR LESS, WEST FROM THE PRESENT LOCATION OF THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 79 DEGREES 40 MINUTES EAST 291.3 FEET, THENCE NORTH 100 FEET; THENCE NORTH 79 DEGREES 40 MINUTES WEST 289 FEET, MORE OR LESS, TO THE CENTER OF SAID HIGHLAND DRIVE, THENCE SOUTH 1 DEGREES 31 MINUTES WEST 100 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.

Tax ID No. 22-09-433-001

**EXHIBIT B**  
**TO**  
**ACCESS EASEMENT**

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**(Description of Benefitted Property)**

2022 E Walker Meadows Circle  
Lot 3, Shelley Subdivision  
Tax ID No. 22-10-351-020

**EXHIBIT C**  
**TO**  
**ACCESS EASEMENT**

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**(Description of Easement Area)**

Beginning at the Southwest corner of Lot 4, Shelley Subdivision, said point is South 60°08'19" West 335.63 feet from a monument at the intersection of Highland Drive and Spring Lane Drive and running;

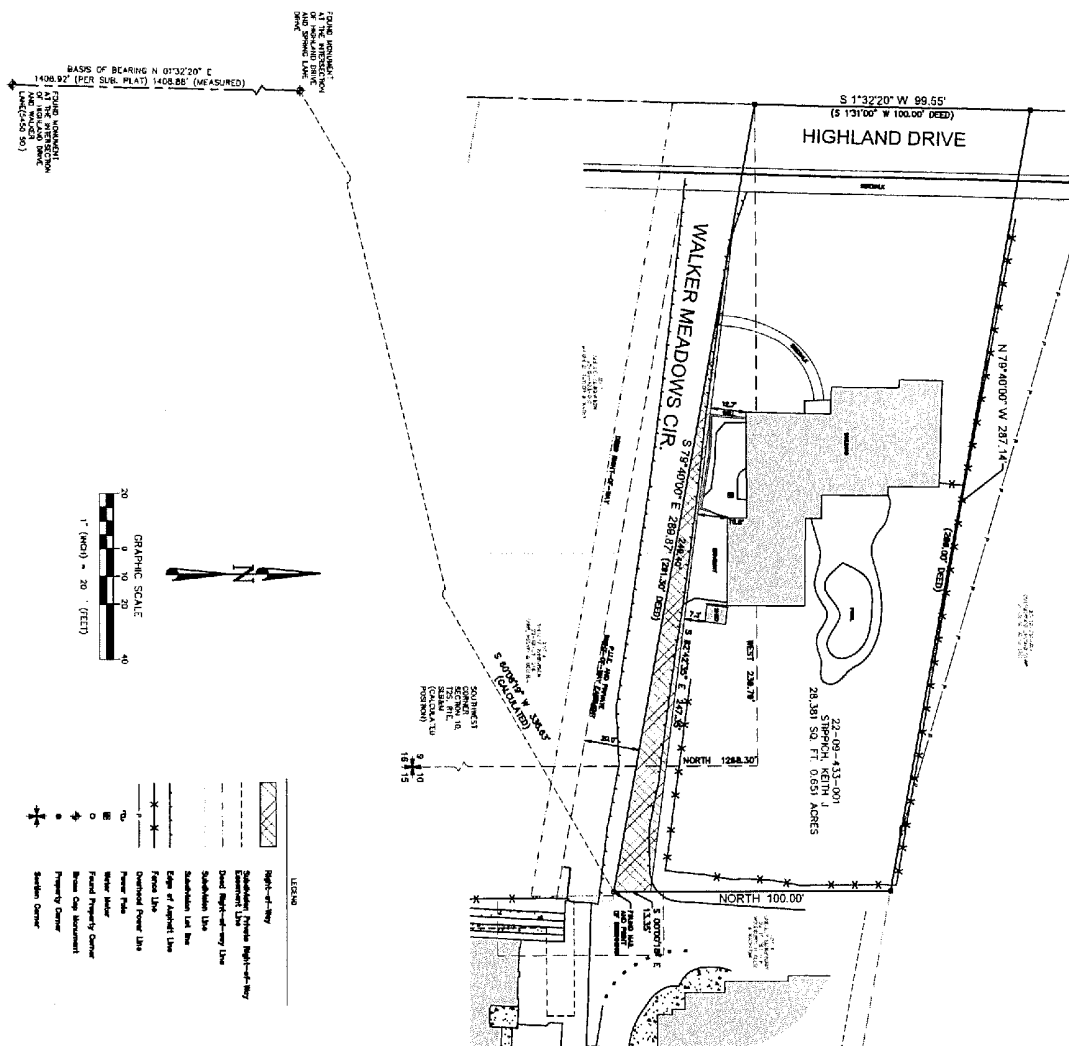
Thence North 79°40'00" West 249.40 feet along North Line of Lots 1 and 2 of Shelley Subdivision to the Right-of-Way Line of Highland Drive;

Thence South 82°42'35" East 247.35 feet to the West line of Lot 4 of said subdivision;

Thence South 0°00'18" East 13.35 feet along the West line of said Lot 4 to the point of beginning.

Parcel Contains 1,637 Sq. Ft. or 0.03 Acres

Portion of Tax ID No: 22-09-433-001



1. Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 3152783. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown herein.

Need Description Entry/494589

TOGETHER WITH A POINT OF VIEW DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTER OF INGLAND DRIVE, 138.3 FEET NORTH AND 232.7  
FEET, MORE OR LESS, WEST FROM THE WEST-SIDE COCA-COLA FACTORY, AND  
PROCEEDING NORTH, 100 FEET, MORE OR LESS, TO THE INTERSECTION OF  
NORTH 73 DEGREES 40 MINUTES WEST 201.1 FEET, PROCEED SOUTH TO THE POINT  
NORTH 73 DEGREES 40 MINUTES WEST 201.1 FEET, MORE OR LESS, TO THE CENTER OF  
INGLAND DRIVE, THENCE NORTH 1 DEGREE 31 MINUTES EAST 100 FEET TO THE BEGINNING.

### **As-Surveyed Description**

A parcel of land located in Southwest Quarter of Section 10, Township 2 South, Range 1 East, 501 Lone Drive and Meridian more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Greasy Subdivision, said parcel is South 80°08'19" West, 355.63 feet from a monument at the intersection of Highland Drive and Spring Lone Drive and running:

thence North 70°00' East, across the West line of Lot 4, ad said Greasy Subdivision;

Inverse North 79°40'00" West 287.14 feet to the centerline of Highland Drive;  
 Inverse South 217°27'00" West 99.55 feet along the centerline of said Highland Drive to the  
 North line of Shirley Addition;  
 Inverse South 79°40'00" East 289.87 feet along said North line to the the point of  
 beginning.

Right-of-Way Description

A Right-of-way located in a position of Parcel 22.03.03.001, situated in Southwest Quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Shafter Subdivision, said parcel is South 60.00 feet West 326.63 feet from a monument at the intersection of Highway Three and Spring Creek Drive and thence

Thence North 79.40 degrees West 249.40 feet along North Line of Lots 1 and 2 of Shafter Subdivision to the Right-of-way line of Highway Three, and

Thence South 83°42'35" East 247.55 feet to the West line of Lot 4 of said subdivision;  
Thence South 0°00'18" East 13.35 feet along the West line of said Lot 4 to the point of  
beginning.

Parcel Contains 1,637 Sq. Ft. or 0.03 Acres

Existing Right-of-Way Concerned Description

A Right-of-Way located in Sneyre Subdivision, as recorded in the Office of the County Recorder in Book 53-10 at Page 291, more particularly described as follows:

The North 20.00 feet of lots 1 and 2 of Sneyre Subdivision

TOGETHER WITH that portion of the Right-of-Way located in Lots 3 and 4 of said subdivision, beginning at the Southwest corner of Lot 4 of said subdivision and running:  
Thence North 00°01'18" West 73.91 feet along the West line of Said Lot 4;

Thence East 23.03 feet;  
Thence South 60.00 feet;  
Thence West 20.50 feet to the East line of Lot 3 of said subdivision;

Thence North 000°33' West 41.72 feet along the West line of Sound Lot 3 to the South line of Lot 4 of said subdivision.  
Thence North 82°58'14" West 3.05 feet to the point of beginning.

Parcel contains 6,300 Sq. Ft. or 0.14 Acres

**NOTES:** The hole of boring is between the found monuments on W. Date of the intersection of Spring Lane Drive and Water Lane of Section 10, Township 7 South, Range 1 East, Soil: Late Date and

The purpose of this survey is to ratify and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

The Shelly Caselinton plot gives a length over a width of the hammer head for the 20' Public Utility Easement and Private Right of Way along 3210 South Street, but no absolute dimension within it and 4. The location of the hammer head was scaled from the

subdivision plot and shown accordingly on the plot.

LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 1  
TOWNSHIP 2 SOUTH, RANGE

SALT LAKE BASE AND MER

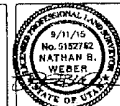
LOCATED IN THE SOUTHWEST  
QUARTER OF SECTION 10,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN

BOUNDARY SURVEY  
5203 SOUTH HIGHLAND DRIVE  
HOLLADAY, UTAH

ROYCE COVINGTON



- Secondary Surveys
- Topographic Surveys
- Subdivisions
- Construction Staking
- ALTA & ACESM Surveys

[illegible]