

01223703 B: 2828 P: 1190

Page 1 of 5

Rhonda Francis Summit County Recorder

WHEN RECORDED RETURN TO:  
Anderson Call & Wilkinson  
110 South Regent Street, Suite 200  
Salt Lake City, Utah 84111  
Attention: Kevin E. Anderson

08/12/2024 03:20:47 PM Fee \$126.00

By PARK CITY TITLE

Electronically Recorded

Space above for County Recorder  
Tax ID Number: PP-40

GRANT OF ACCESS EASEMENT

Discovery Ridge, LLC, a Utah limited liability company ("Grantor") hereby grants and conveys to James A. Roberts, Jr., and Patricia K. Roberts, as husband and wife (collectively together with their successors and assigns "Grantee"), for the sum of TEN DOLLARS and other good and valuable consideration, the following:

A perpetual, non-exclusive easement and right-of-way (the "Easement") for a twelve (12) foot wide private limited access driveway for pedestrian and vehicular ingress and egress to property owned by the Roberts across Grantor's real property, and for the maintenance and repair of said driveway by Roberts, (the "Easement Parcel"), located in Summit County, State of Utah, generally depicted on Exhibit 1 attached hereto and made a part hereof, and legally described on Exhibit 2 attached hereto and made apart hereof

Grantor also grants to Grantee a temporary construction easement on the Easement Parcel for the purpose of constructing a driveway on the Easement Parcel. This temporary construction easement shall terminate without further notice or action upon completion of the construction of the access driveway, or within one (1) year from the commencement of the construction of the access driveway, whichever is earlier.

Grantee, its successors and assigns, shall not be permitted by this Easement to construct, install, erect or maintain any utilities, building, improvement or other structure, above, below or on the Easement Parcel or permit the erection or maintenance of any improvement or other structure, of any kind or nature, within the. Easement Parcel, except for an access driveway. Neither shall Grantee be permitted to use or fence the Easement Parcel, or undertake any actions with respect thereto that are inconsistent with an access driveway or that impair the use of the Easement Parcel by Grantor, its successors or assigns for uses and purposes that are not preclusive of the use of the access driveway by Grantee.

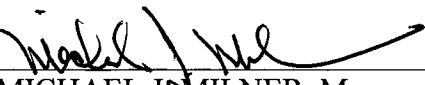
This instrument sets forth the entire understanding of the parties as to the matters set forth herein and cannot be altered or otherwise amended, except pursuant to an instrument in writing signed by each of the parties hereto.

The rights and obligations of the parties hereto shall run with the land and be binding upon and shall benefit their respective heirs, successors and assigns.

This instrument shall be governed by and construed in accordance with and interpreted under the laws of the State of Utah, without giving effect to principles governing conflict of laws.

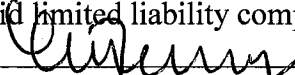
Witness the hand of said Grantor this 8<sup>th</sup> day of May, 2018.

DISCOVERY RIDGE LLC, a Utah limited liability company  
By: DISCOVERY RIDGE MANAGEMENT LLC, a Utah limited liability company  
Its Manager

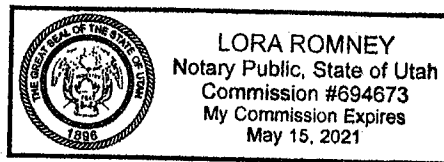
By:   
MICHAEL J. MILNER, Manager

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF Salt Lake

On the 8<sup>th</sup> day of May, 2018, personally appeared before me Michael J. Milner, who being by me duly sworn, did say that he is the Manager of Discovery Ridge Management, LLC, Manager of Discovery Ridge, LLC, a Utah Limited Liability Company, and duly acknowledged to me that he is authorized to sign the foregoing instrument on behalf of said LLC by authority of its Operating Agreement, and said Michael J. Milner duly acknowledged to me that said limited liability company executed the same.

  
NOTARY PUBLIC

My Commission Expires: May 15, 2021  
Residing at: Davis County



Grantor's Real Property

Beginning 2614 feet South and 1751 feet West from the Northeast corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; running thence South 82° West 444.4 feet; thence North 8° West 196.2 feet; thence North 82° East 444.4 feet; thence South 8° East 196.2 feet to the place of beginning.

Serial No. PP-40

# Exhibit 1

ROBERT L. DETERS  
1869-1588

FLOOD ZONE X  
FLOOD ZONE A

N20°30'12"W  
34.82

S81°25'03"W  
4.47

SEE NOTE #9

12' wide  
access easement  
in favor of  
Parcel PP-40

JAMES ROBERTS JR. ETAL  
PP 40

FLOOD ZONE A  
FLOOD ZONE X

N6°13'00"W  
58.00

N82°09'29"E

193.50

65.89

72.27

N78°07'24"E  
47.14

55.34 2.80

207  
2079 sqft  
58.00

208  
1276 sqft  
58.00

209  
1276 sqft  
58.00

210  
1276 sqft  
58.00

211  
1450 sqft  
58.00

10' P.U.E.

N78°07'54"E

73.96

04223703

106°17'08"E

22.00

22.00

22.00

22.00

25.00

4367 W

4384 W

4360 W

4361 W

4359 W

## PARCEL 2B

0.39 acres  
16997 sqft

12' ACCESS  
EASEMENT

TOLL

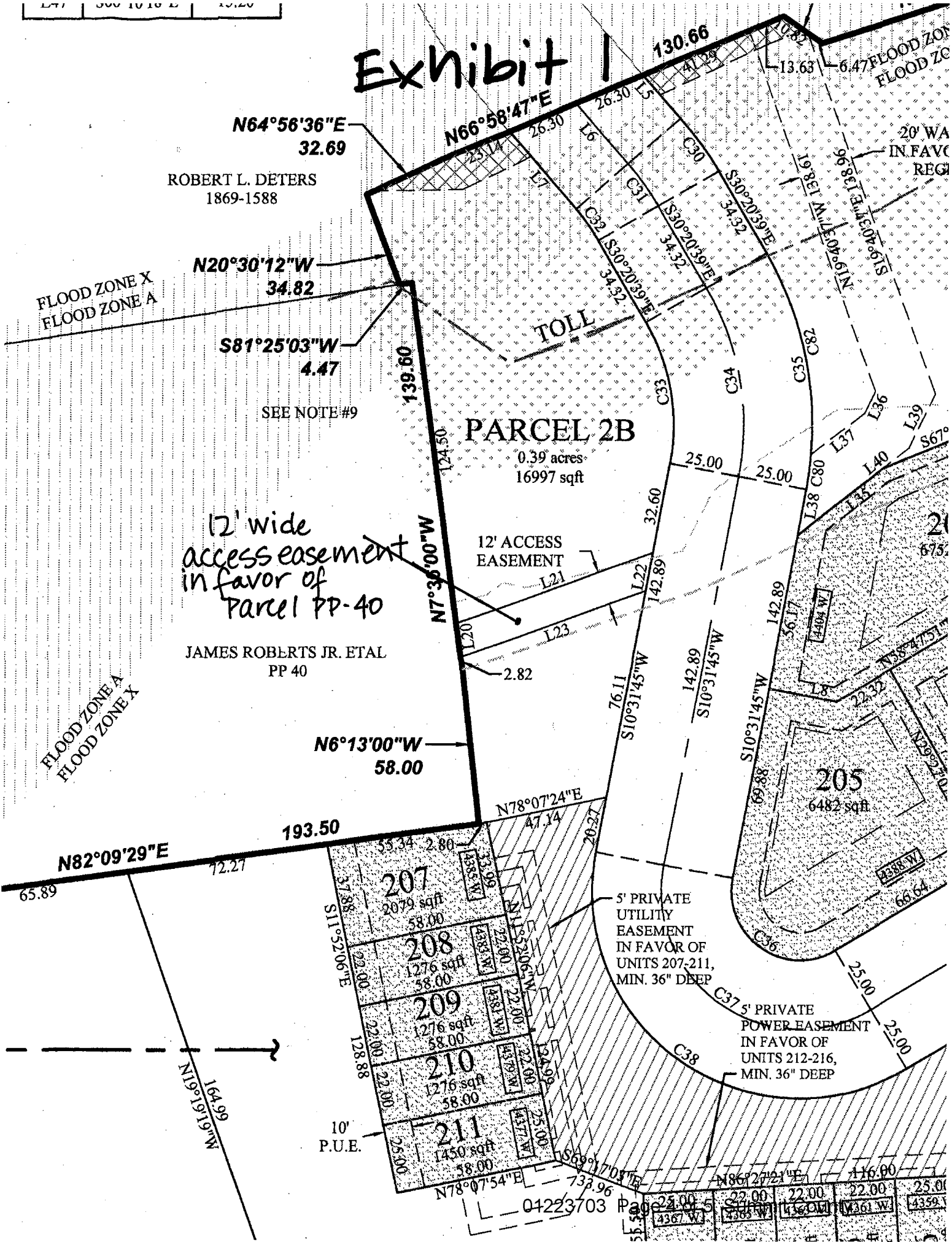
5' PRIVATE  
UTILITY  
EASEMENT  
IN FAVOR OF  
UNITS 207-211,  
MIN. 36" DEEP

5' PRIVATE  
POWER EASEMENT  
IN FAVOR OF  
UNITS 212-216,  
MIN. 36" DEEP

205  
6482 sqft

20' WA  
IN FAVOR  
REG

6.47 FLOOD ZONE  
FLOOD ZONE



# Exhibit 2

## PHASE 2 ACCESS EASEMENT

A 12'-wide access easement located in a portion of the NE1/4 of Section 10, Township 1 South, Range 3 East, Salt Lake Base & Meridian, Summit County, State of Utah, more particularly described as follows:

Beginning at a point located N89°58'00"W along the ¼ Section line 1,692.45 feet and North 166.85 feet from the East ¼ Corner of Section 10, Township 1 South, Range 3 East, Salt Lake Base and Meridian; thence S70°09'10"W 70.90 feet to the easterly line of that Real Property described in Deed Book 2112 Page 940 of the Official Records of Summit County; thence N7°36'00"W along said deed 12.28 feet; thence N70°09'10"E 75.33 feet; thence S10°31'45"W 13.91 feet to the point of beginning.

Contains: 877+/- s.f

Parcel 2B as shown on the recorded plat for Discovery Ridge, Phase 2

DR-2-201, DR-2-202, DR-2-203, DR-2-204, DR-2-205, DR-2-206, DR-2-207, DR-2-208

DR-2-209, DR-2-210, DR-2-211, DR-2-212, DR-2-213, DR-2-214, DR-2-215, DR-2-216

DR-2-217, DR-2-218, DR-2-219, DR-2-220, DR-2-221, DR-2-222, DR-2-223, DR-2-224

DR-2-225, DR-2-226, DR-2-227, DR-2-228, DR-2-229, DR-2-230, DR-2-231, DR-2-232

DR-2-233, DR-2-234, DR-2-235, DR-2-236, DR-2-237, DR-2-238, DR-2-239, DR-2-240

DR-2-241, DR-2-242, DR-2-243, DR-2-244, DR-2-245, DR-2-246, DR-2-247, DR-2-248

DR-2-249, DR-2-250, DR-2-251, DR-2-252