

\*COURTESY RECORDING\*

**Cross Access/Common Driveway/  
Agreement**

THIS CROSS ACCESS/COMMON DRIVEWAY Agreement is entered into this  
29 day of May, 2020 by and between ETV Holdings LLC, a Utah Limited  
Liability Company ("ETV") and East Town Village Homeowners Association, Inc. a  
Utah non-profit Corporation ("HOA").

**Recitals**

- A. ETV is the owner of real property more fully described on Exhibit A attached hereto and incorporated herein by reference.
  - B. HOA is the Declarant and representative of property described in documents filed with the Corporation Division of the State of Utah.
  - C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property for the purposes of vehicular and pedestrian ingress and egress to and from the contiguous properties described in the exhibits hereto.
1. **Granting of Easements.**
    - a. **Cross Access Easement.** The interested parties representing ETV and HOA hereby grant and convey perpetual, non-exclusive, mutual cross access easements for the purpose of vehicular and pedestrian ingress and egress on, over, upon and across the areas defined in Exhibit B.
    - b. **Common Driveway Easement.** The interested parties representing the parcels as shown in Exhibit B hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for the purposes of vehicular ingress and egress on, over, upon, and across the areas defined in Exhibit B.
  2. **Maintenance.** Each party at its sole cost and expense shall maintain and keep the easement areas in a commercially reasonable condition and state of repair.
  3. **Mutual Indemnities.** Each party held by this agreement will indemnify, defend, and hold harmless the other for, from and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of the use or enjoyment of the easement areas, unless caused by negligence or willful misconduct.

4. **Run With the Land.** The covenants, conditions, restrictions, easements, and the other provisions of this agreement shall run with and be appurtenant to each portion of the Exhibit B parcels and shall be binding upon each portion of the Exhibit B parcels and the Owners thereof and all successors in title to any portion of the Exhibit B parcels during their respective ownership.
5. **Modification.** The terms and conditions of this agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of the Exhibit B parcels and recorded under the laws of the State of Utah and County of Salt Lake.

In Witness Whereof, this agreement has been made as of the date above first written.

**ETV Holdings LLC**

**East Town Village Homeowners Assoc. Inc.**

*Charles W. Akerlow*  
Signature

*[Signature]*  
Signature

Charles W. Akerlow  
Printed Name

R. Scott McQuarrie  
Printed Name

Manager  
Title

Declarant  
Title

State of Utah  
County of Salt Lake

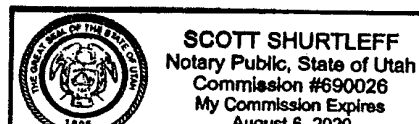
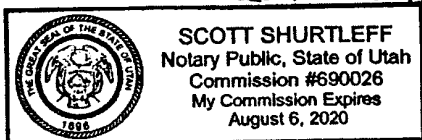
State of Utah  
County of Salt Lake

The foregoing instrument was signed before me, the undersigned Notary Public, this 29 day of May, 2020 by Charles W. Akerlow

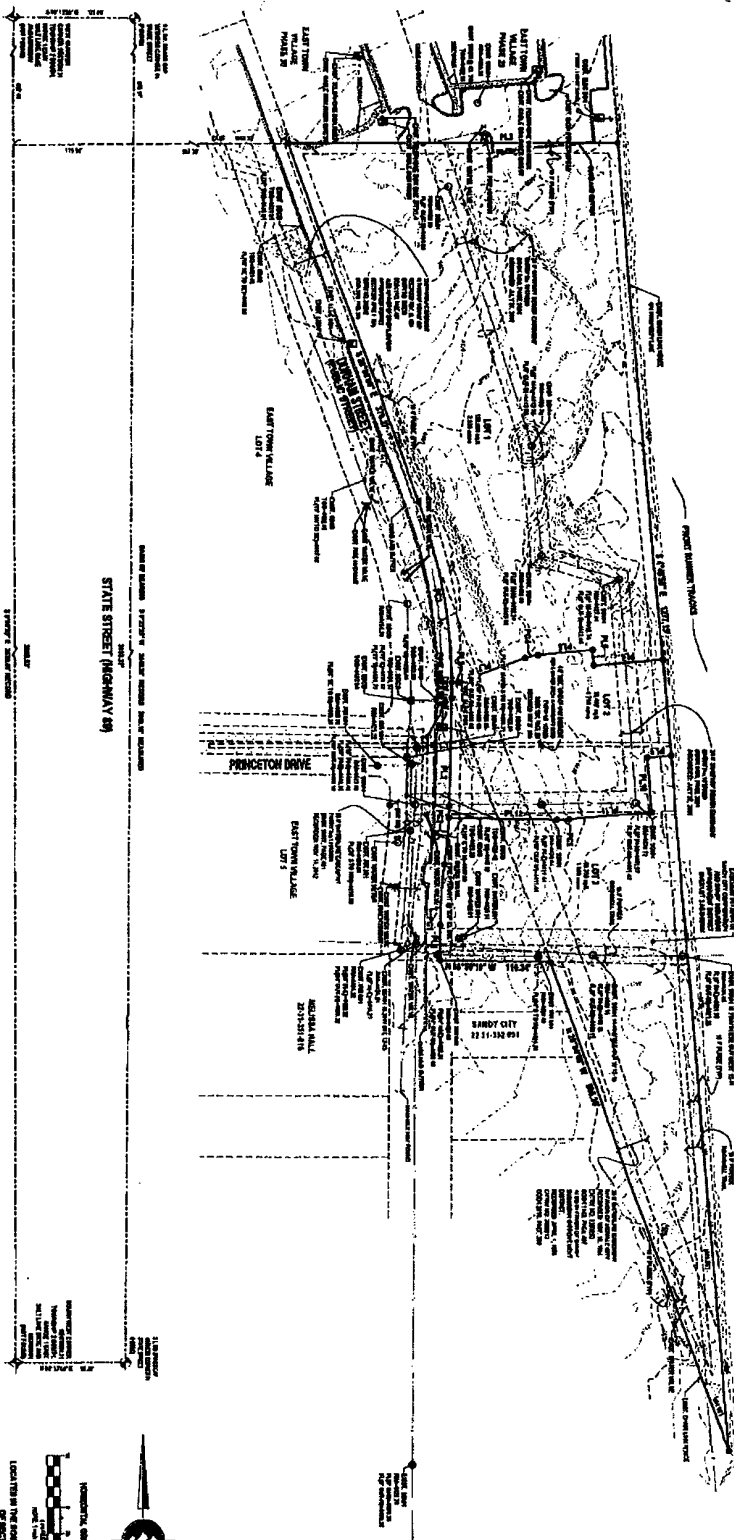
The foregoing instrument was signed before me, the undersigned Notary Public, this 29 day of May, 2020 by R. Scott McQuarrie

Notary Public *[Signature]*  
Scott Shurtleff

Notary Public *[Signature]*  
Scott Shurtleff



# Exhibit "A"



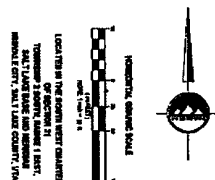
- ◆ CENTERLINE OF ROAD
- ◆ PROPERTY CORNER
- SURVEY POINT
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC MAIN

AREA TABLE

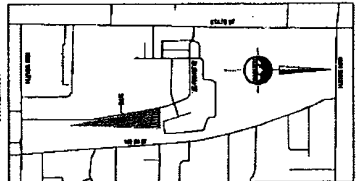
NO.	DESCRIPTION	AREA (AC.)
1	LOT 1	0.25
2	LOT 2	0.25
3	LOT 3	0.25
TOTAL		0.75

CONCRETE TABLE

NO.	DESCRIPTION	CONCRETE (CY)
1	CONCRETE	10.00
2	CONCRETE	10.00
3	CONCRETE	10.00
TOTAL		30.00



LOCATED BY THE SURVEYING DEPARTMENT OF SANDY CITY, UTAH. THE SURVEYING DEPARTMENT OF SANDY CITY, UTAH, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



**ATTORNEY'S LAND TITLE SURVEY WITH TOPOGRAPHY**

SCALE: 1" = 50'

DATE: 2024

1 OF 1

**LOTS 1, 2, AND 3**  
**EAST TOWN VILLAGE PROPERTY**  
 8337, 8377 AND 8407 SOUTH DURHAM STREET  
 SANDY, UTAH

**ENSIGN**  
 INCORPORATED IN ILLINOIS  
 1416 W. MAIN STREET, SUITE 200  
 SANDY, UTAH 84086  
 PHONE: 801.884.1100  
 FAX: 801.884.1101  
 WWW.ENSIGNUTAH.COM

ENGINEER'S NAME: ANDREW S. JOHNSON  
 LICENSE NO.: 12345  
 EXPIRES: 12/31/2025

Exhibit "B"

Property Description

Parcel 1:

Lot 1, EAST TOWN VILLAGE – SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Parcel 2:

Lot 2, EAST TOWN VILLAGE – SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Parcel 3 & 4:

Lot 3, EAST TOWN VILLAGE – SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.