

Recorded requested by and
when recorded return to:

Kevin P. Gates

9565 SOUTH WASATCH BLVD.
SANDY, UT 84092

14010110 B: 11369 P: 5798 Total Pages: 15

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Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

LTIA FILE NO. 158472 -CAP

Tax Nos.:

28-12-151-015, 28-12-151-035, 28-12-177-014,

28-12-179-002, 28-12-179-004, 28-12-179-001

28-12-179-005, 28-12-177-015, 28-12-151-037

28-12-151-038, 28-12-151-039, 28-12-151-040

28-12-151-041, 28-12-151-042, 28-12-151-002

28-12-177-013, 28-12-177-016, 28-12-177-017

28-12-179-003

(Space above for Recorder's Use Only)

GRANT AND RESERVATIONS OF EASEMENTS

THIS GRANT AND RESERVATIONS OF EASEMENTS (the “**Easement Agreement**”) to create an easement and a private lane for certain beneficial rights and privileges of access, ingress and egress, including covenants to install and maintain a private drive, all as more fully described below, is made and entered into on the day and year set forth below by and among Kevin P. Gates (“**Gates**”), a single man, and Holladay 2550, LLC, a Utah limited liability company (“**H 2550**”) in their respective capacities as the owners of the servient real properties (“**Grantors**”) in each case with the intention that the easements shall run with the land, and therefore the rights, covenants and restrictions shall inure to the benefit of and bind their successors in interest and assigns.

RECITALS

- A. Grantor Gates owns the Little Cottonwood subdivision Lot 10, the street address of which is 9701 South Quail Ridge Road, Sandy, Utah 84092, the Tax Parcel Number for which is 28-12-151-015, which lot is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, upon which there is currently a single family residence (the “**LC Lot 10**”), and an adjacent undeveloped parcel on its east boundary, the Tax Parcel Number of which is 28-12-151-035, which is more particularly described in Exhibit B, attached hereto and incorporated herein by this reference (the “**035 Parcel**”).
- B. Adjacent to the 035 Parcel and to LC Lot 10 is the historic La Caille Estate, made up of the lots of the La Caille Subdivision, and other parcels upon which various interconnected buildings are situated and various uses are conducted, which lots and parcels are more particularly described on Exhibit C, attached hereto and incorporated herein by this reference (the “**La Caille Estate Properties**”). In particular, but without limitation intended, H 2550 owns Lot 3 of the La Caille Subdivision, Tax Parcel Number 28-12-151-039 (for convenience, that Lot is sometimes called “**La Caille Lot 3**”).
- C. Grantors acknowledge that they are informed about a subdivision development which is currently awaiting final plat approval from Sandy City Corporation, a Utah municipal corporation (“**Sandy City**”), for a subdivision which would be known as “**Monte Cristo at LaCaille**”, which is more particularly described on Exhibit D attached hereto and incorporated herein by this reference (“**Monte Cristo**” for convenience).

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- D. Sandy City has required Grantors to grant easements for water and sewer lines across LC Lot 10, the 035 Parcel and La Caille Lot 3 (the “**Servient Properties**”) to serve various needs, including but not limited to needs of Little Cottonwood Subdivision (adjacent to the La Caille Estate Properties), Monte Cristo, LC Lot 10, the 035 Parcel and La Caille Lot 3. Sandy City has further required the installation and maintenance of a private road way over the water (and part of the sewer) easement for various reasons.
- E. Grantors desire by this instrument to create, grant, convey and reserve certain rights and interests in a twenty foot wide private lane easement and right of way, which easement shall be situated along the northerly boundary of LC Lot 10, then northeasterly across the 035 Parcel, and across La Caille Lot 3 with termination points on Quail Ridge Road on the western end and at the point indicated on the Monte Cristo plat, as more particularly described on Exhibit E, attached hereto and incorporated herein by this reference (the “**Easement Property**”), which easement may be used for access, ingress and egress between, to and from Quail Ridge Road by each of the designated beneficiaries for the purposes and subject to the limitations and restrictions as provided below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and further in consideration of the mutual agreements and covenants herein contained, the parties agree as follows:

1. Grantors, in their capacities as owners of the Servient Properties do hereby create, grant, and convey to Sandy City a permanent, non-exclusive easement over across and along the Easement Property (a) for access, ingress and egress for the construction, repair, maintenance, inspection, replacement or removal of the water and sewer pipelines as more fully described in, and according to the limitations set forth in, the separate grants of easements for water lines and sewer lines; and further, upon (and, for purposes of this use, subject to) final official approval and recordation of the subdivision plat for Monte Cristo (b) for necessary access, ingress and egress by fire vehicles, ambulances and other official government emergency response vehicles, to and from Monte Cristo, at such times and in such circumstances that such use is ordered or deemed necessary by Sandy City or state government emergency response officials, due to an emergency situation which results in the primary access road to Monte Cristo being closed, blocked or deemed unreasonably dangerous for use.

2. Gates, in his capacity as the sole owner of LC Lot 10, does hereby create, grant, reserve and convey for the benefit of the 035 Parcel a perpetual paid up, nonexclusive appurtenant easement (the “035 Easement”) for access, ingress and egress free of charge by the owner(s) or any lawful occupant(s) of and tenants, visitors, guests and invitees of the owner(s) or lawful occupant(s) of the 035 Parcel between, to and from Quail Ridge Road and the 035 Parcel, on, over, and across that particular part of the Easement Property which crosses LC Lot 10 and which portion, for the avoidance of doubt, is more particularly described on Exhibit F, attached hereto and incorporated herein by this reference.

3. Gates, in his capacities as the sole owner of LC Lot 10 and of the 035 Parcel, does hereby create, grant, reserve and convey for the benefit of the La Caille Estate Properties a perpetual paid up, nonexclusive appurtenant easement (the “La Caille Access Easement”) for use as an alternate means as needed due to the circumstances for access, ingress and egress, free of charge by the owner(s) and any lawful occupant(s) of and tenants, visitors, guests, providers and invitees of the owner(s) or lawful occupant(s) of the La Caille Estate Properties between, to and from Quail Ridge Road on one end and La

Caille Lot 10 on the other end, on, over, and across those particular parts of the Easement Property which cross LC Lot 10 and the 035 Parcel and connect to La Caille Lot 10.

4. Grantors, in their capacities as the respective owners of LC Lot 10, the 035 Parcel and La Caille Lot 3, do hereby conditionally create, grant, convey and reserve a nonexclusive appurtenant easement for emergency access, ingress and egress restricted to light duty non-commercial passenger vehicles and pedestrians, between, to and from Quail Ridge Road on one end and the Subdivision on the other end, over and across the Easement Property strictly for the benefit of the owner(s) and any lawful occupant(s) of the residential lots of Monte Cristo in the event of an emergency. This provision is conditioned upon (and, for purposes of this use, subject to) final approval of Monte Cristo. For purposes of the foregoing, "emergency" shall mean those times and in circumstances contemplated in 1, above.

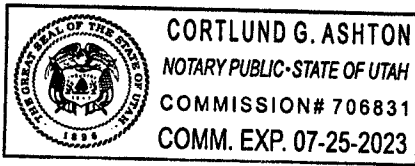
5. No parking or any other form of use of the Easement Property or the property adjacent to the Easement Property – other than for maintenance -- which could serve to block or unnecessarily impede passage or permitted uses shall be permitted.

6. In consideration of the covenants and provisions in this Easement Agreement, the owner(s) of La Caille Lot 3 shall have the rights and privileges, and agree, to install a paved or otherwise improved surface upon the Easement Property suitable for vehicular transportation, and to maintain, improve, repair, alter, inspect, and/or modify the improved surface of the Easement Property. Such rights may be exercised in the manner and at such time or times as the owner of La Caille Lot 3 determines to be appropriate in its sole discretion. Grantors do hereby reserve, grant and convey to the owner of La Caille Lot 3 and its successors in interest a permanent easement and right of way over the Easement Property, and the right to go upon so much of the Servient Properties as is reasonably necessary or convenient to complete the installation and/or to make any improvement, repair, alteration, inspection, modification, or maintenance, and to place dirt, materials and equipment upon the portion of the Servient Properties near or immediately adjacent to the Easement Property, for the exercise of the foregoing rights and all rights and privileges incident thereto, whenever such owner reasonably determines is appropriate. Such easement shall expressly include the right to cut and remove trees, bushes, overhanging branches and other obstructions which may interfere with the use and enjoyment by any beneficiary of the easements granted herein. The exercise of the foregoing rights and privileges shall be performed in a manner that will minimize interference with use of the Easement Property. All expenses associated with exercising the foregoing rights and privileges shall be borne by the owner of La Caille Lot 3, unless otherwise agreed among the Grantors and applicable beneficiaries of this Easement Agreement.

7. The easements granted and agreed upon herein shall each be perpetual and shall constitute a covenant which runs with the land and shall be appurtenant to the dominant properties, and each of them, as provided herein, and shall bind every person having any interest in any of the dominant properties at any time, and from time to time, and the terms and conditions of this Easement Agreement shall inure to the benefit of and be binding upon the respective heirs, representatives, successors and assigns of the parties to this Easement Agreement. If any provision of this Easement Agreement or the application of any provision of this Easement Agreement to any circumstance shall to any extent be unenforceable, the remainder of this Easement Agreement, the application of any such provision in the event such circumstance changes or is otherwise resolved, and/or the application to circumstances other than those as to which such provision is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability. Each provision of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law. This Easement Agreement may be executed in two or more substantially identical counterparts, all of which together shall constitute one and the same instrument.

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

^A
~~2004~~ ²⁰²² The foregoing instrument was acknowledged before me this 30 day of AUGUST,
by KEVIN P. GATES, a person known to me, or who proved to me based on satisfactory
evidence that he is the person whose name is subscribed to this instrument, and who further
acknowledged to me that they executed the above instrument in their authorized capacity for the Manager
of Holladay 2550, LLC, the sole owner of La Caille Lot 10 referenced herein. I certify under penalty of
perjury that the foregoing is true and correct.



Cortlund G. Ashton

Notary Public

Residing at: DEAPER, UT
Commission Exp. 7/25/23

EXHIBIT A

Legal Description of LC Lot 10
(9701 Quail Ridge Road, Sandy, Utah 84092)

LOT 10, LITTLE COTTONWOOD, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE

Tax Parcel Number 28-12-151-015-000

EXHIBIT B

Legal Description of 035 Parcel

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, LITTLE COTTONWOOD, A SUBDIVISION, SAID NORTHWEST CORNER BEING SOUTH 0°37'45" EAST ALONG THE SECTION LINE 1936.99 FEET AND EAST 48293 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 77°41'00" EAST 40.06 FEET; THENCE SOUTH 83°14'00" EAST 59.64 FEET; THENCE SOUTH 81°19'00" EAST 18.857 FEET; THENCE SOUTH 0°35'50" EAST 96.268 FEET; THENCE WEST 116.493 FEET; THENCE NORTH 1°11'40" WEST 114.90 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number 28-12-151-035-000

EXHIBIT C

Legal Descriptions of La Caille Estate Properties

See attached descriptions, incorporated herein by this reference as if more fully set forth herein.

PARCEL 1: TIN 28-12-177-014

BEGINNING AT A POINT BEING NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 863.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 86°00'00" WEST 208.88 FEET; THENCE NORTH 3°00'00" EAST 225.78 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 68.68 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 179.82 FEET; THENCE SOUTH 86°00'00" EAST 140.27 FEET; THENCE SOUTH 3°00'00" WEST 43.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TIN 28-12-179-002

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 645.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 87° EAST 432.8 FEET; THENCE NORTH 3° EAST 75 FEET; THENCE NORTH 87° WEST 90 FEET; THENCE NORTH 43°35' WEST 145.5 FEET; THENCE NORTH 87° WEST 237.1 FEET; THENCE SOUTH 3° WEST 175 FEET TO THE POINT OF BEGINNING.

PARCEL 3: TIN 28-12-179-004

BEGINNING AT A POINT 105.1 RODS EAST AND NORTH 3° EAST 720.05 FEET AND SOUTH 87° EAST 342.8 FEET AND NORTH 43°35' WEST 52.5 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°35' WEST 48 FEET; THENCE NORTH 21°26' EAST 253 FEET, MORE OR LESS, TO THE CENTER OF SAID CREEK SOUTHEASTERLY 13.3 FEET, MORE OR LESS, TO A POINT NORTH 13°10' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 13°10' WEST 266.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4: TIN 28-12-179-001

Beginning at a point North 89°52'27" East 1734.05 feet along the Section line and North 03°00'00" East 907.60 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86°00'00" West 140.27 feet; thence North 03°00'00" East 179.82 feet to the centerline of said Little Cottonwood Creek; thence South 84°09'44" East 85.01 feet along the centerline of said Little Cottonwood Creek to

the Southwest corner of Rola Acres Phase 1; thence South 73°37'14" East 171.95 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 89°38'04" East 22.09 feet along the South line of said Rola Acres Phase 1 and being the centerline of said Little Cottonwood Creek; thence South 03°00'00" West 106.82 feet; thence South 67°08'00" West 77.00 feet; thence North 86°00'00" West 64.73 feet to the point of beginning.

PARCEL 5: TIN 28-12-179-005

Commencing at a point 105.1 rods East and North 03°00'00" East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 87°00'00" East 237.1 feet; thence South 43°35'00" East 45.0 feet; thence North 21°26'00" East 253 feet more or less to the center line of Little Cottonwood Creek; thence Northwesterly along the center line of said creek 220 feet more or less to the Northeast corner of Clarence L. and Laura S. Giles property; thence South 03°00'00" West 131.14 feet; thence South 67°08'00" West 77 feet; thence North 86°00'00" West 64.73 feet; thence South 03°00'00" West 86.51 feet to the place of beginning.

PARCEL 6: TIN 28-12-177-015

Commencing 105.1 rods East and North 03°00'00" East 490.05 feet and South 87°00'00" East 455.8 feet and North 03°00'00" East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence North 87°00'00" West 113 feet; thence North 43°35'00" West 52.5 feet; thence North 13°10'00" East 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 03°00'00" East from the point of beginning; thence South 03°00'00" West 258 feet, more or less to the point of beginning.

LESS AND EXCEPTING THEREFROM the above described right of way any portion lying within Lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

PARCEL 7: TIN 28-12-151-037

Lot 1, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 8: TIN 28-12-151-038

Lot 2, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 9: TIN 28-12-151-039

Lot 3, THE LA CAILLE SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County recorder.

PARCEL 10: TIN 28-12-151-040

BEG N 0°37'45" W 853.335 FT FR W 1/4 COR SEC 12, T 3S, R 1E, SLM; E 183 FT; N 11° E 107.624 FT; S 83° E 26.113 FT; N 0° 18' E 288.56 FT; N 230 FT; W 18.52 FT M OR L; S 24 FT; E 18.52 FT M OR L; S 206 FT M OR L; S 0°18' W 268.56 FT; W 230.96 FT M OR L; S 0°37'45" E 127.55 FT M OR L TO BEG.

PARCEL 11 TIN 28-12-151-041

BEG S 0°37'45" E 1204.50 FT FR NW COR SEC 12, T 3S, R 1E, SLM; E 121.76 FT; S 43 FT; W 121.29 FT; N 0°37'45" W 43.00 FT TO BEG.

PARCEL 12 TIN 28-12-151-042

BEG S 0°37'45" E 1247.50 FT FR NW COR SEC 12, T 3S, R 1E, SLM; E 121.29 FT; N 43 FT; E 103.24 FT; S 0°37'45" E 495 FT M OR L; W 225 FT; N 0°37'45" W 452.00 FT M OR L TO BEG

PARCEL 13 TIN 28-12-151-002

BEG 1228 FT S & 225 FT E FR NW COR SEC 12, T 3S, R 1E, SL MER, E 18.26 FT; S 206.5 FT; S 0°18' W 268.56 FT; W 16.61 FT; N 475 FT M OR L TO BEG.

PARCEL 14 TIN 28-12-177-013

BEG E 1410.18 FT & S 1997.08 FT FR NW COR SEC 12, T 3S, R 1E, SLM; S 3°14' W 90.18 FT M OR L; N 59°44'04" W 18.37 FT; N 3°14' E 82.05 FT M OR L; S 86° E 16.17 FT TO BEG.

PARCEL 15 TIN 28-12-177-016

BEG N 89°51'28" E 1372.44 FT & N 827.38 FT FR W 1/4 SEC 12, T3S, R1E, SLM; N 3°13'01" E 68.36 FT; N 7°35'01" E 200 FT; N 89°59'01" E 14.42 FT; S 15°18'15" W 13.18 FT; S 74°50'45" E 64.40 FT; N 70°05'26" E 114.78 FT; S 84°10'43" E 0.25 FT; S 3°00'57" W 229.54 FT; S 86°00'59" E 40.34 FT; SWLY ALG 36 FT RADIUS CURVE TO L, 34 FT (CHD S 66°55'30" W); SWLY ALG 150 FT RADIUS CURVE TO R, 77.28 FT (CHD S 54°37'35" W); N 20°36'49" W 38.62 FT; S 62°57'20" W 51.54 FT; N 89°45'02" W 87.71 FT TO BEG.

PARCEL 16 TIN 28-12-177-017

BEG N 89°51'28" E 1372.44 FT & N 827.38 FT FR W 1/4 SEC 12, T3S, R1E, SLM; S 89°45'02" E 87.71 FT; N 62°57'20" E 51.54 FT; S 20°36'49" E 38.62 FT; NE'LY ALG 150 FT RADIUS CURVE TO L, 77.28 FT (CHD N 54°37'35" E); NE'LY ALG 36 FT RADIUS CURVE TO R, 34 FT (CHD N 66°55'30" E); S 86°00'59" E 168.42 FT; S 2°59'01" W 222.38 FT; N 85°44'23" W 225.41 FT; N 3°00'57" E 16.50 FT; N 85°59'03" W 180.71 FT; N 3°13'01" E 144.14 FT TO BEG.

PARCEL 17 TIN 28-12-179-003

BEG 105.1 RDS E & N 3° E 490.05 FT FR W 1/4 COR SEC 12 T 3S R 1E SL MER S 87° E 432.8 FT N 3° E 155 FT N 87° W 432.8 FT S 3° W 155 FT TO BEG

EXHIBIT D

Legal Description of properties making up Monte Cristo at LaCaille subdivision as contemplated,
and
the proposed legal description of the subdivision upon recordation of the official plat thereof

Proposed MONTE CRISTO AT LACAILLE PLAT, being more particularly described as follows:

A parcel of land situate in the Northwest quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31 in the office of the Salt Lake County Recorder, said point also being North 00°38'44" West 493.34 feet along the section line and East 1,766.31 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 03°00'57" East 155.00 feet along the Easterly boundary line and its extension of Mountain Valley Subdivision, recorded November 28, 1978 as Entry No. 3203350 in Book 78-11 at Page 319; thence North 02°59'01" East 215.27 feet (North 03°00'00" West record); thence North 86°00'59" West 79.89 feet; thence Westerly 75.56 feet along the arc of a 176.00 foot radius curve to the left (center bears South 03°59'01" West and the chord bears South 81°41'06" West 74.98 feet with a central angle of 24°35'50"); thence South 69°23'11" West 113.87 feet; thence North 20°36'49" West 38.62 feet; thence South 62°57'20" West 51.54 feet; thence North 89°45'02" West 87.71 feet to the Easterly boundary line of Lot 3 of the La Caille Subdivision, recorded January 30, 1995 as Entry No. 6012894 in Book 95-1P at Page 17; thence along said Easterly boundary line the following two (2) courses: (1) North 03°13'01" East 68.36 feet; (2) North 07°35'01" East 200.00 feet to the center line of Little Cottonwood Creek; thence along said center line the following fourteen (14) courses: (1) North 89°59'01" East 14.42 feet; (2) South 15°18'15" West 13.18 feet; (3) South 74°50'45" East 64.41 feet; (4) North 70°05'26" East 114.78 feet; (5) South 84°10'43" East 152.38 feet; (6) South 18°29'57" West 6.19 feet; (7) South 78°04'52" East 8.90 feet; (8) South 68°36'25" East 41.55 feet; (9) South 77°13'11" East 43.44 feet; (10) South 83°11'25" East 38.70 feet; (11) South 73°38'13" East 40.39 feet; (12) South 89°39'03" East 142.38 feet; (13) South 66°52'57" East 136.14 feet; (14) South 68°37'37" East 79.14 feet; thence South 02°59'01" West 263.34 feet; thence North 87°00'59" West 23.14 feet; thence South 02°59'01" West 227.51 feet to the Northerly boundary line of said Little Cottonwood East Subdivision; thence North 87°00'59" West 432.74 feet (North 87°00' West 431.86 feet record) along said Northerly boundary line to the point of beginning.

EXHIBIT E

Legal Description of Easement Property

20' Right-of-Way Access Easement

Beginning at a point on the Easterly Right-of-Way Line of Quail Ridge Road, said point being North 00°38'44" West 717.47 feet along the section line and East 376.84 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence Northeasterly 20.72 feet along the arc of a 45.00 foot radius curve to the left (center bears North 68°32'36" West and the chord bears North 08°15'58" East 20.54 feet with a central angle of 26°22'52") along said Easterly Right-of-Way Line to the Northwesterly Corner of Lot 10 of Little Cottonwood Subdivision;

thence North 85°07'59" East 193.11 feet along the northerly boundary line of said Lot 10 and its extension;

thence Southeasterly 28.35 feet along the arc of a 120.00 foot radius curve to the right (center bears South 04°52'01" East and the chord bears South 88°06'00" East 28.28 feet with a central angle of 13°32'02");

thence South 81°19'59" East 84.99 feet;

thence Southeasterly 13.87 feet along the arc of a 80.00 foot radius curve to the left (center bears North 08°40'01" East and the chord bears South 86°18'04" East 13.86 feet with a central angle of 09°56'11");

thence Southeasterly 20.81 feet along the arc of a 120.00 foot radius curve to the right (center bears South 01°16'10" East and the chord bears South 86°18'04" East 20.78 feet with a central angle of 09°56'11");

thence South 81°19'59" East 35.96 feet;

thence Northeasterly 24.91 feet along the arc of a 28.00 foot radius curve to the left (center bears North 08°40'01" East and the chord bears North 73°10'36" East 24.10 feet with a central angle of 50°58'49");

thence North 47°41'12" East 5.23 feet;

thence Northeasterly 67.19 feet along the arc of a 48.00 foot radius curve to the right (center bears South 42°18'48" East and the chord bears North 87°47'23" East 61.84 feet with a central angle of 80°12'23");

thence Southeasterly 78.44 feet along the arc of a 153.50 foot radius curve to the left (center bears North 37°53'35" East and the chord bears South 66°44'49" East 77.59 feet with a central angle of 29°16'49");

thence South 80°28'35" East 31.40 feet;

thence South 81°19'59" East 126.01 feet;

thence Southeasterly 14.59 feet along the arc of a 70.50 foot radius curve to the right (center bears South 08°40'01" West and the chord bears South 75°24'10" East 14.57 feet with a central angle of 11°51'36");

thence South 77°20'49" East 15.84 feet;

thence South 74°32'03" East 37.92 feet;
thence Southeasterly 0.43 feet along the arc of a 20.00 foot radius curve to the right
(center bears South 07°25'27" West and the chord bears South 81°57'16" East 0.43 feet with a
central angle of 01°14'34");
thence South 81°19'59" East 63.62 feet;
thence Southeasterly 26.89 feet along the arc of a 120.00 foot radius curve to the right
(center bears South 08°40'01" West and the chord bears South 74°54'49" East 26.83 feet with a
central angle of 12°50'19");
thence Southeasterly 17.93 feet along the arc of a 80.00 foot radius curve to the left
(center bears North 21°30'20" East and the chord bears South 74°54'49" East 17.89 feet with a
central angle of 12°50'19");
thence South 81°19'59" East 77.14 feet;
thence Northeasterly 43.64 feet along the arc of a 28.00 foot radius curve to the left
(center bears North 08°40'01" East and the chord bears North 54°01'15" East 39.35 feet with a
central angle of 89°17'32");
thence North 09°22'29" East 105.92 feet;
thence Northeasterly 101.63 feet along the arc of a 72.00 foot radius curve to the right
(center bears South 80°37'31" East and the chord bears North 49°48'43" East 93.40 feet with a
central angle of 80°52'29");
thence South 89°45'02" East 21.25 feet;
thence Northeasterly 29.40 feet along the arc of a 80.00 foot radius curve to the left
(center bears North 00°14'58" East and the chord bears North 79°43'20" East 29.23 feet with a
central angle of 21°03'16");
thence North 69°11'43" East 30.17 feet;
thence South 20°36'49" East 20.00 feet;
thence South 69°11'43" West 30.11 feet;
thence Southwesterly 36.75 feet along the arc of a 100.00 foot radius curve to the right
(center bears North 20°48'18" West and the chord bears South 79°43'20" West 36.54 feet with
a central angle of 21°03'16");
thence North 89°45'02" West 21.25 feet;
thence Southwesterly 73.40 feet along the arc of a 52.00 foot radius curve to the left
(center bears South 00°14'58" West and the chord bears South 49°48'43" West 67.46 feet with
a central angle of 80°52'29");
thence South 09°22'29" West 105.92 feet;
thence Southwesterly 74.81 feet along the arc of a 48.00 foot radius curve to the right
(center bears North 80°37'31" West and the chord bears South 54°01'15" West 67.46 feet with
a central angle of 89°17'32");
thence North 81°19'59" West 77.14 feet;
thence Northwesterly 22.41 feet along the arc of a 100.00 foot radius curve to the right
(center bears North 08°40'01" East and the chord bears North 74°54'49" West 22.36 feet with a
central angle of 12°50'19");

thence Northwesterly 22.41 feet along the arc of a 100.00 foot radius curve to the left (center bears South 21°30'20" West and the chord bears North 74°54'49" West 22.36 feet with a central angle of 12°50'19");

thence North 81°19'59" West 63.62 feet;

thence Northwesterly 2.45 feet along the arc of a 15.25 foot radius curve to the right (center bears North 06°15'16" East and the chord bears North 79°08'23" West 2.45 feet with a central angle of 09°12'41");

thence North 74°32'03" West 37.79 feet;

thence North 77°20'49" West 16.84 feet;

thence Northwesterly 11.72 feet along the arc of a 50.50 foot radius curve to the left (center bears South 21°57'34" West and the chord bears North 74°41'12" West 11.69 feet with a central angle of 13°17'33");

thence North 81°19'59" West 126.16 feet;

thence North 80°28'35" West 31.39 feet;

thence Northwesterly 88.50 feet along the arc of a 173.50 foot radius curve to the right (center bears North 08°40'01" East and the chord bears North 66°43'12" West 87.54 feet with a central angle of 29°13'34");

thence Southwesterly 39.20 feet along the arc of a 28.00 foot radius curve to the left (center bears South 37°53'35" West and the chord bears South 87°47'23" West 36.07 feet with a central angle of 80°12'23");

thence South 47°41'12" West 5.23 feet;

thence Southwesterly 42.71 feet along the arc of a 48.00 foot radius curve to the right (center bears North 42°18'48" West and the chord bears South 73°10'36" West 41.31 feet with a central angle of 50°58'49");

thence North 81°19'59" West 35.96 feet;

thence Northwesterly 17.34 feet along the arc of a 100.00 foot radius curve to the left (center bears South 08°40'01" West and the chord bears North 86°18'04" West 17.32 feet with a central angle of 09°56'11");

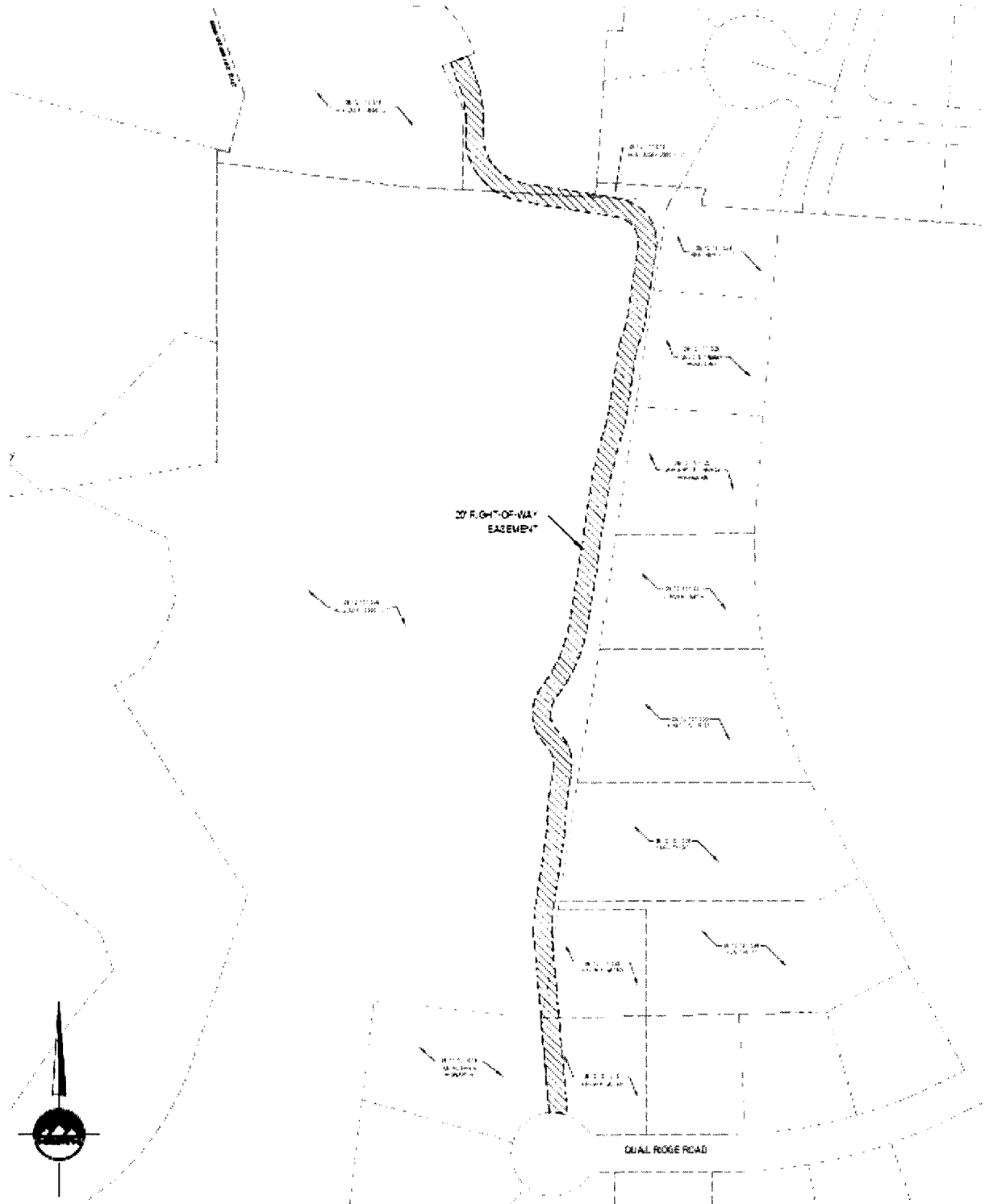
thence Northwesterly 17.34 feet along the arc of a 100.00 foot radius curve to the right (center bears North 01°16'10" West and the chord bears North 86°18'04" West 17.32 feet with a central angle of 09°56'11");

thence North 81°19'59" West 84.99 feet;

thence Northwesterly 23.62 feet along the arc of a 100.00 foot radius curve to the left (center bears South 08°40'01" West and the chord bears North 88°06'00" West 23.57 feet with a central angle of 13°32'02");

thence South 85°07'59" West 197.79 feet to the point of beginning.

Contains 26,018 Square Feet or 0.597 Acres



<p>PROJECT # 241 4979F 8/8/22</p> <p>1 OF 1</p> <p>DATE: 8/8/22</p>	<p>La CAILLE PROPERTY MONTE CRISTO 9565 SOUTH WASATCH BLVD SANDY, UTAH</p> <p>RIGHT-OF-WAY ACCESS EASEMENT EXHIBIT</p>	<p>114 ORD LLC 9071 S. 1300 W., STE 100 WEST JORDAN, UTAH 84088 PHONE: 801.997.4576</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p> 
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