

14337065 B: 11545 P: 4079 Total Pages: 3
01/17/2025 04:05 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Paxton R. Guymon, Esq.
YORK HOWELL
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095

CTIA 184459-CAP
TIN 28-14-126-013

TRAIL EASEMENT

For valid consideration received, Dimple Dell Orchards, LLC, a Utah limited liability company (“Grantor”) hereby grants and conveys to The Orchards at Dimple Dell Owners Association, Inc., a Utah nonprofit corporation (“Grantee”), a perpetual easement and right of way over and through that portion of the real property located within the residential subdivision known as The Orchards at Dimple Dell, Salt Lake County, Utah, as described and depicted in **Exhibit A** hereto. Grantee shall be responsible to maintain the subject easement in good condition and repair as an access trail for the benefit of Grantee’s members (i.e., the owners of the residential lots in said subdivision).

Dated this 16th day of January, 2025.

DECLARANT:

Dimple Dell Orchards, LLC



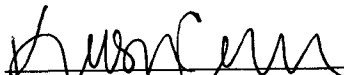
Brett Lovell, Manager

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

The foregoing instrument was acknowledged before me this 16 day of January, 2025, by Brett Lovell in his capacity as Manager of Dimple Dell Orchards, LLC.

SEAL:





NOTARY PUBLIC

EXHIBIT A

The Easement granted in this instrument encumbers the following real property located in Sandy City, Salt Lake County, State of Utah:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°02'20" EAST BETWEEN THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

A STRIP OF LAND BEING 5.0 FEET IN WIDTH, BEING 2.5 FEET ON EACH SIDE AND PARALLEL WITH THE FOLLOWING DESCRIBED LOT LINE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

BEGINNING AT A POINT WHICH IS NORTH 89°02'20" EAST ALONG THE SECTION LINE A DISTANCE OF 1367.40 FEET AND SOUTH 549.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14, SAID POINT BEING THE SOUTH CORNER OF LOT 10 AND NORTHWEST CORNER OF LOT 11 OF THE ORCHARDS AT DIMPLE DELL SUBDIVISION ON FILE WITH THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 55°06'15" EAST 114.38 FEET TO THE RIGHT-OF-WAY LINE OF THE CUL-DE-SAC AT THE INTERSECTION OF DIMPLE DELL LANE AND ELBERTA LANE, BEING THE POINT OF TERMINATION, SAID POINT BEING NORTH 89°02'20" EAST 1461.23 FEET AND SOUTH 485.85 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE SAID SUBDIVISION'S PARCEL BOUNDARY OR ROADWAY RIGHT-OF-WAY AS DESCRIBED ABOVE.

CONTAINS 0.013 ACRES OR 576.43 SF MORE OR LESS

The Easement is located 2.5 feet on each side of the boundary line between Lots 10 and 11 of the Orchards at Dimple Dell subdivision. The Easement is depicted on the following page.

