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WHEN RECORDED RETURN TO:
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

14361767 B: 11558 P: 5107 Total Pages: 2
03/24/2025 04:03 PM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SANDY CITY RECORDER
10000 CENTENNIAL PARKWAY SANDY, UT 840704148



Grant of Easement for Vehicular and Pedestrian Access

Sandy City Corporation, a municipal corporation of the State of Utah, Grantor, hereby grants and conveys, to any and all owners of the adjacent property known as the Lot 5 of the STADIUM BLOCK FIRE STATION, a subdivision situated in the southeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, as recorded in the office of the Salt Lake County Recorder (hereafter, "Lot5"), a perpetual, nonexclusive easement for vehicular and pedestrian ingress and egress on, over and across those areas that are intended to be used as vehicular roadways, drive aisles, and pedestrian walkways within the Grantor's development, which development is located on the following described parcel of land in Salt Lake County, State of Utah, to-wit:

Lot 4, STADIUM BLOCK FIRE STATION,
a subdivision situated in
the southeast quarter of Section 1,
Township 3 South, Range 1 West,
Salt Lake Base and Meridian,
as recorded in the office of
the Salt Lake County Recorder

The above-described parcel is hereafter referred to as "Lot 4." The intent of this easement is to provide ingress and egress access across Lot 4 and the public roadway for the benefit of Lot 5. The use and enjoyment of such easement shall be limited to ingress and egress for the owners of Lot 5; the tenants of the facilities on Lot 5, and their employees, patrons, customers, and invitees; those making authorized deliveries or pick-ups; and government officials and emergency response personnel. It is not intended for the use of the general public, squatters, demonstrators, picketers, salespersons or other persons for uses that have not been authorized by the owners of Lot 5 or their tenants.

Once constructed, vehicular roadways and drive aisles and pedestrian walkways may be altered from time to time, at the sole discretion of the owner of Lot 4, provided that such alteration is approved lawfully by Sandy City officials through regular site plan review process and any other land use process required by Sandy City.

Pedestrians and drivers of vehicles are responsible for any damage they may cause to Lot 4 or to facilities on Lot 4, to the property of others who are using the easement, or to their own property, and pedestrians and drivers of vehicles are responsible for any injury to themselves or other persons that they may cause, while using this easement, according to established law; provided, however, that the authorized users of the easement are not responsible for damage resulting from normal use and ordinary wear and tear or for damage and are not responsible for the acts or omissions of Grantor.

Subject to the Grantor's right to make alterations from time to time, Grantor agrees to maintain the vehicular roadways and drive aisles and pedestrian walkways in adequate condition to allow

the reasonable access granted herein.

This easement shall be binding on the Grantor and its respective successors and assigns and shall run with the land.

This easement shall be deemed released, null, and void in the event the boundary of Lot 4 is reconfigured and a new easement of like intent, and using the new boundary legal description, is recorded.

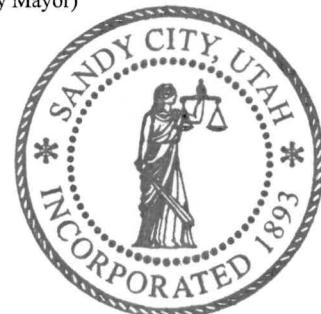
IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed by its proper officers, thereunto duly authorized, this 14 day of March, A.D. 2025.

STATE OF UTAH)
: ss

County of Salt Lake)

By: Monica Zoltanski

(Signature of Sandy City Mayor)



ATTEST (IF CORPORATION):

Wiley D
(Signature)

Its City Recorder, Sandy city
(Sandy City Recorder or Deputy Recorder)

LIMITED LIABILITY COMPANY
(Complete if Signer represents an L.L.C.)

STATE OF UTAH)
: ss

County of Salt Lake)

On this 14th day of March, A.D. 2025, personally appeared before me Monica Zoltanski, who, being by me duly sworn, did say that he/she is the Mayor of Sandy City Corporation, a municipal corporation, and that the foregoing instrument was signed on behalf of said

municipal corporation by authority of its ordinances, and he/she acknowledged to me that said municipal corporation executed the same.

My Commission Expires:

03/09/2029

NOTARY PUBLIC

Residing in Salt Lake Co., Utah

