

14363119 B: 11559 P: 2854 Total Pages: 3
03/27/2025 10:37 AM By: csummers Fees: \$40.00
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

When Recorded Return To:

Maureen Henry
2821 E. Ksel Dr.
Sandy, UT 84092
and
Scott and Lori Peterson
2813 E. Ksel Dr.
Sandy, UT 84092

185835-PLP
28-11-101-015
28-11-101-022
28-11-101-027

Termination of Right-of-way Easement

A Quit Claim Deed recorded on September 30, 1982, Quitclaimed a Right-of-way Easement over the following parcel of land:

A right-of-way over the West 4.0 feet of Lot No. 2, Grandview Acres No. 3 as recorded in the Salt Lake County Recorder's Office, Salt Lake City, Utah.

There exists a basis for termination of a portion of said right-of-way by reason of: a portion of the existing described right-of-way easement encroaches upon an existing structure. Said right-of-way also, is not in use for its intended purpose.

The beneficiary of the above-described right-of-way wished to terminate that portion of said right-of-way, being described as follows:

Beginning at the Southwest Corner of Lot 2, Grandview Acres No. 3 Subdivision, being recorded as Entry No. 2921683, in Book 1977P, at Page 77, in the Salt Lake County Recorder's Office; and running thence North 31.13 feet along the West Line of said Lot 2; thence leaving said West Line North 01°12'19" East 12.48 feet; thence North 00°46'44" East 45.54 feet; thence North 01°46'28" East 16.18 feet; thence North 01°39'05" East 21.41 feet; thence North 05°03'09" East 22.72 feet to a point on the East Line of said Right-of-way Easement; thence South 150.08 feet along said East Right-of-way Line to a point on the North Right-of-way Line of Ksel Drive, said point being a point on the arc of a 150.00-foot radius non-tangent curve to the right (Bearing to Center being North 09°37'11" East); thence Northwesterly 4.07 feet along the arc of said curve, and Right-of-way Line, through a central angle of 01°33'12" (Chord Bearing and Distance being North 79°36'12" West 4.07 feet; to the Southwest Corner of said Lot 2, said point being the Point of Beginning.

Contains 449 SQ.FT., more or less

See attached Exhibit "A"

IN WITNESS WHEREOF, the aforementioned parties do hereby execute this document for the purpose herein stated.



Scott Peterson Hart



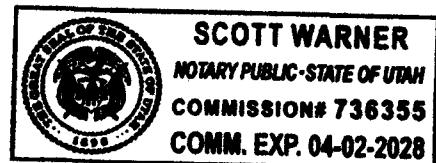
Lori J Hart

State of Utah)
)

County of Salt Lake)

On this, the 25 day of March, 2025 appeared before me, Scott Peterson Hart and Lori J Hart, who being known by me are the persons whose names are subscribed to the foregoing instrument, and acknowledges that they executed the same for the purposes herein contained.

Notary: 



My Commission Expires: 04-02-2028

SCOTT PETERSON & LORI J
LOT 3 - GRANDVIEW ACRES No. 3 SUBDIVISION
2813 E KSEL DRIVE
SL COUNTY PARCEL: 28-11-101-027

KILLIAN B & ANDREA G DENT
FAMILY TRUST
28151 E KSEL DRIVE
SL COUNTY PARCEL: 28-11-101-029

JOEL D & JULIE A HOLTROP, JAMIL ET AL
2811 E KSEL DRIVE
SL COUNTY PARCEL: 28-11-101-030

4.0-FOOT EASEMENT
ENTRY #3716011

RIGHT-OF-WAY EASEMENT
ENTRY #3716011

PAUL G. KEMP AND MAUREEN HENRY
LOT 2 - GRANDVIEW ACRES No. 3 SUBDIVISION
2821 E KSEL DRIVE
SL COUNTY PARCEL: 28-11-101-015

JOHN M & SHARON RADSDALE
2833 E KSEL DRIVE
SL COUNTY PARCEL: 28-11-101-020

CANCELLATION OF
RIGHT-OF-WAY EASEMENT
DESCRIPTION LOCATION

POB CANCELLATION OF EASEMENT

KSEL DRIVE

WILSON
& COMPANY

4401 MASTHEAD ST. NE., SUITE 150
ALBUQUERQUE, NM 87109
PHONE: 505-348-4000
FAX: 505-348-4055
www.wilsonco.com

PROJECT NAME

EXHIBIT "A"
MAUREEN HENRY
NEW EASEMENT

SEAL

SHEET TITLE

PROJECT NO:	SHEET NO:
DESIGNED BY:	BAW
DRAWN BY:	BAW
CHECKED BY:	RDS
DATE:	FEBRUARY 10, 2025