

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.

SHart

Scott Peterson Hart

LJHart

Lori J Hart

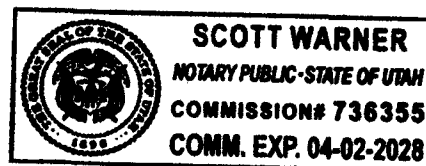
State of Utah )

)

County of Salt Lake )

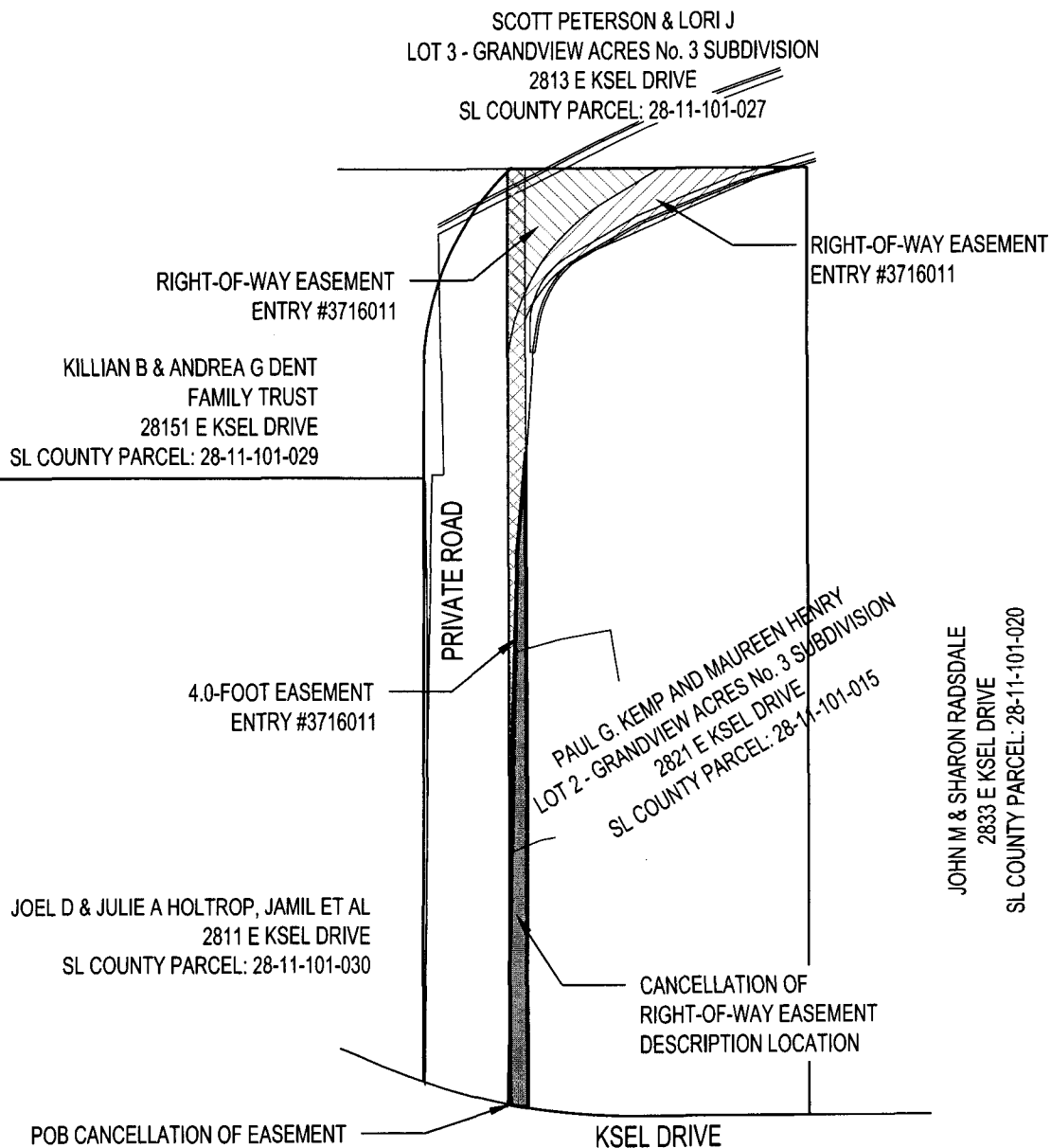
On this, the 25 day of March, 2025 appeared before me, Scott Peterson Hart and Lori J Hart, who being known by me are the persons whose names are subscribed to the foregoing instrument, and acknowledges that they executed the same for the purposes herein contained.

Notary: SC



My Commission Expires: 04-02-2028

2/12/2025 C:\Users\bawilliams\Downloads\Boundary\_Rotated\_JTL.dwg



**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:	
DESIGNED BY:	BAW
DRAWN BY:	BAW
CHECKED BY:	RDS
DATE:	FEBRUARY 10, 2025

SHEET NO: