

After Recording Return to:
Scott Peterson Hart & Lori Hart
2813 E Ksel Drive
Sandy, Utah 84092
&

Maureen Henry
2821 E Ksel Drive
Sandy, Utah 84092

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

14363120 B: 11559 P: 2857 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

EASEMENT OF ACCESS AND RIGHT OF WAY

Scott Peterson Hart and Lori J Hart are the owners of property located at 2813 E Ksel Drive, Sandy Utah 84092 (Salt Lake County Parcels No. 28-11-101-027 & 28-11-101-022), do hereby grant and convey to Paul G. Kemp and Maureen Henry, who are owners of property located at 2821 E Ksel Drive, Sandy Utah 84092 (Salt Lake County Parcel No. 28-11-101-015) an Easement for Access and Right-of-Way over and across all of County Parcel 28-11-101-022, said property being more particularly described as follows:

Beginning at the Southwest Corner of Lot 2, Grandview Acres No. 3, according to the official plat thereof recorded as Entry No. 2921683, in Book 1977P, at Page 77, in the Salt Lake County Recorder's Office, said point being a point on the North Right-of-Way Line of Ksel Drive and being a point on the arc of a 150.00-foot radius curve to the right (Bearing to Center being North 11°10'24" East); thence running Northwesterly along the arc of said curve, and along said North Right-of-Way Line 20.72 feet through a central angle of 07°54'49" (Chord Bearing and Distance being North 74°52'12" West 20.70 feet) to the Southeast Corner of Lot 1 of said subdivision as shown on the plat of said subdivision and modified by a Quitclaim Deed Recorded as Entry No. 12318574, in Book 10451, at Pages 4917-4919 in the Salt Lake County Recorder's Office; thence leaving said North Right-of-Way Line and running along the modified East Lot Line of Lot 1 North 161.56 feet to the point of curvature of a 66.25-foot radius curve to the right (Bearing to Center being East); thence Northeasterly 52.89 feet along the arc of said curve through a central angle of 45°44'27" (Chord Bearing and Distance being North 22°52'14" East 51.50 feet) to the Northwest Corner of said Lot 2; thence leaving said East Lot Line of Lot 1 South 214.42 feet along the West Lot Line of said Lot 2 to the Southwest Corner of said Lot 2, said point being the Point of Beginning.

Contains 3,941 SQ.FT., more or less

See "Exhibit A" for reference

IN WITNESS WHEREOF, the aforementioned parties have executed this Agreement as of the date first above written.

Scott Peterson Hart

Scott Peterson Hart

Lori J Hart

Lori J Hart

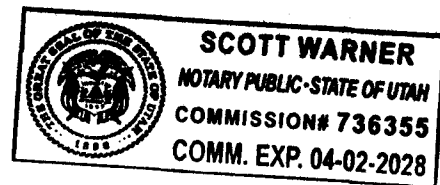
State of Utah)

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: *Scott Warner*

My Commission Expires: 04-02-2028



3/13/2025 C:\Users\bawilliams\OneDrive - Wilson & Company, Inc., Engineers & Architects\Desktop\ROS-BAW.dwg

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

RIGHT-OF-WAY EASEMENT
ENTRY #3716011

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

RIGHT-OF-WAY EASEMENT
ENTRY #3716011

4.0-FOOT EASEMENT
ENTRY #3716011

NEW EASEMENT OF ACCESS
AND RIGHT-OF-WAY

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

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

PRIVATE ROAD

KSEL DRIVE

POB NEW EASEMENT

**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 6, 2025 |

SHEET NO: