

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-PCP  
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



\_\_\_\_\_  
Lori J Hart

State of Utah )

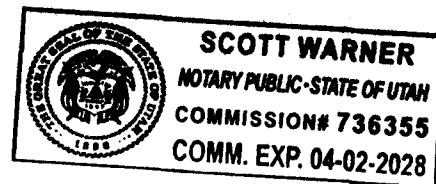
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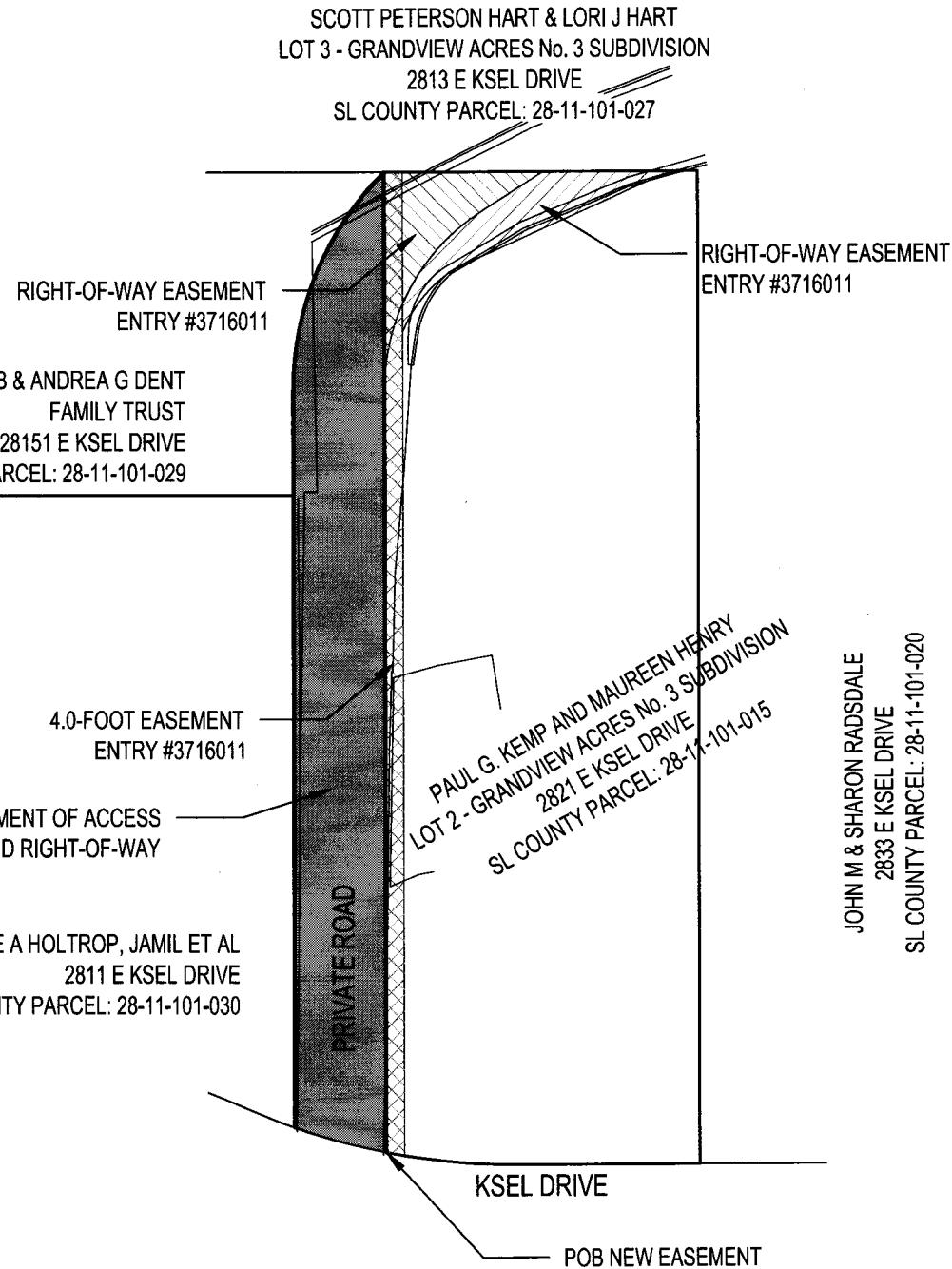
County of Salt Lake )

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





**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 6, 2025