

14363121 B: 11559 P: 2860 Total Pages: 4
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

After Recording Return to:

Maureen Henry
2821 E Ksel Drive
Sandy, Utah 84092
~~185835-PCP~~
~~28-11-101-015~~
~~28-11-101-022~~
~~28-11-101-027~~

EASEMENT OF ACCESS AND RIGHT OF WAY

Paul G. Kemp and Maureen Henry are the owners of property located at 2821 E Ksel Drive, Sandy Utah 84092 (Salt Lake County Parcel No. 28-11-101-015), being more particularly described as follows:

Lot 2, Grandview Acres No. 3, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Paul G. Kemp and Maureen Henry have previously granted Access and Right of Way Easements by the following instruments: Entry No. 3716011, in Book 5411, at page 842, Entry No. 9125033, in Book 9016, at Pages 740-741, Entry No. 9465341, and in Book 9175, at Pages 9810-9812

Whereas, improvements, as they currently exist on the ground, lie outside of the existing easements,

Whereas, Paul G. Kemp and Maureen Henry desire to resolve the encroachment of the existing improvements,

Therefore, Paul G. Kemp and Maureen Henry, Grantor's, do hereby grant and convey to Scott Peterson Hart and Lori J. Hart, Grantees, an Access Easement for the purpose of Ingress and Egress, and for the construction, maintenance and repair of driveway facilities over the following described tract of land:

Beginning at a point on an existing Right-of-Way and Easement, said point lies South 00°05'34" West 236.38 feet along the West Boundary Line of Grandview Acres Subdivision, Recorded as Entry No. 2921683, in Book 1977P, at Page 77, in the Salt Lake County Recorder's Office, and East 135.49 feet from the Northwest Corner of Lot 3 of said subdivision; and running thence South 59°42'44" West 5.43 feet to the point of curvature of a 24.00-foot radius curve to the left (Bearing to Center being South 30°17'16" East); thence Southwesterly 23.44 feet along the arc of said curve through a central angle of 55°57'49" (Chord Bearing and Distance being

South 31°43'49" West 22.52 feet); thence South 03°44'55" West 34.45 feet to a point on the East Line as described as the West

4.0 feet of Lot 2, Grandview Acres No. 3, on the instrument noted above as Entry No. 3716011; thence along said East Line Right-of-Way and Easement line North 39.25 feet to a point on the arc of a 28.00-foot non-tangent curve to the right (Bearing to Center being South 68°12'48" East), said point being a point on the Southerly Line of the Easement of Access and Right-of-Way as described in the noted above as Entry No. 9125033; thence Northeasterly 21.65 feet along the arc of said curve, and along said existing easement, through a central angle of 44°18'37" (Chord Bearing and Distance being North 43°56'31" East 21.12 feet). Thence North 66°05'49" East 4.11 feet along said Southerly easement line to the Point of Beginning.

Contains 85 SQ.FT., more or less

See attached Exhibit "A"

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

Paul G. Kemp
Paul G. Kemp

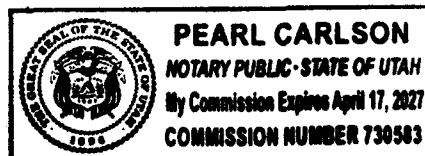
Maureen Henry
Maureen Henry

State of Utah)
)
)
County of Salt Lake)

On this, the 26 day of March, 2025 appeared before me, Paul G. KEMP and Maureen Henry, 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: Pearl Carlson

My Commission Expires: 4/17/27



4.17.2027
730583

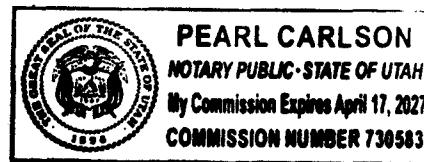
State of Utah

County of Salt Lake

On this, the 26 day of March, 2025 appeared before me, Maureen Henry, who being known by me is the person whose name is subscribed to the foregoing instrument, and acknowledges that she executed the same for the purposes herein contained.

Notary: Pearl Carlson

My Commission Expires: 4/17/27



4/17/2027
730583

