

## CORRECTION AND CLARIFICATION OF RECORDED NOTICE OF PERMISSIVE USE

Relating to Entry No. 14378727, Book 11568 Page 317, Salt Lake County Recorder.

Property Owners: Christian C. Hansen and Amanda M. Hansen

Property Address: 4867 S. Floribunda Drive, Holladay, Utah 84117

Assessor Parcel Number (APN): 22-11-158-016-0000 (Hansen Property), as more fully described on the attached Exhibit "A"

We, the undersigned, recorded that certain Notice of Permissive Use on May 1, 2025 as Entry No. 14378727, in Book 11568 at Page 317 in the office of the Salt Lake County Recorder (original Notice). The document was intended to clarify that any use of our property beyond the limits of a recorded easement was and remains permissive only, not by legal right.

Upon review, we wish to correct and clarify the following:

### **1. No Recorded Easement Across Parcel No. 22-11-158-016-000 for Neighboring Parcels**

The statement in Paragraph 2 of the original Notice suggesting that a 30-foot-wide easement burdens our property, Parcel No. 22-11-158-106-000 (listed as one of the beneficiaries to the 1996 Grant of Right of Way under Exhibit B), for the benefit of adjacent parcels owned by Jean Hinckley or others was incorrect. There is no recorded easement across the Hansen Property granting such a right of access to Jean Hinckley or any other neighboring parcels. The only recorded easement referenced in the 1996 Right of Way Easement (Entry No. 6295035) terminates at the northern boundary of Parcel No.

22-11-158-017-0000, owned currently by Amy L. Dellenbach, Trustee of The Amy L. Dellenbach Family Trust U/D/t dated April 14, 2011. The Right of Way / Easement created by the 1996 Grant of Right of Way does not extend across or burden Parcel No.

22-11-158-106-000 for others' benefit, and any survey, plat map, or other map showing a continuation of the easement beyond the northern boundary of Parcel No.

22-11-158-017-0000 is inconsistent with the terms of such easement. Any use of our property across any road depicted on such survey, plat map or any other map is permissive only.

### **2. Use of Our Property Beyond the 1996 Easement is Permissive Only**

We reaffirm that any and all use of our property beyond the express limits of the 1996 recorded easement has occurred with our permission and is revocable at any time. This includes, but is not limited to:

- Vehicle or pedestrian access across any portion of Parcel 2
- Use of land for construction, utility work, or storage
- Any other incidental or ongoing use not supported by a recorded easement

14384422 B: 11571 P: 2139 Total Pages: 3  
05/14/2025 01:37 PM By: ErRomero Fees: \$40.00  
Rasheille Hobbs' Recorder, Salt Lake County, Utah  
Return To: CHRISTIAN HANSEN  
4867 S FLORIBUNDA DR HOLLADAY, UT 84117

### 3. Preservation of Property Rights

We expressly reserve all rights as property owners of Parcel No. 22-11-158-106-000. This document is recorded to prevent any inference, based on the earlier Notice, that an easement exists across our land for the benefit of adjacent properties. The earlier notice should not be construed to grant, affirm, or acknowledge any such easement.

Signed under penalty of perjury on this 14<sup>th</sup> day of May, 2025.



Christian C. Hansen



Amanda M. Hansen

Notary Acknowledgement:

State of Utah              )  
County of Salt Lake      ) ss.

Subscribed and sworn to before me this 14<sup>th</sup> day of May, 2025 by  
Christian C. Hansen and Amanda M. Hansen.

  
Notary Public

My commission expires: 9/20/2027

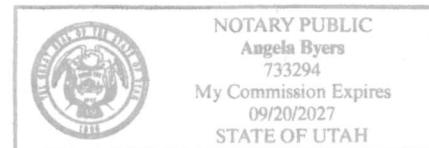


Exhibit "A"  
Hansen Property

BEGINNING AT A POINT NORTH 41°40'00" EAST 1054.400 FEET AND NORTH 134.533 FEET AND EAST 395.236 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT MORE PARTICULARLY DESCRIBED AS BEING NORTH 318.574 FEET AND EAST 377.183 FEET FROM THE MONUMENT AT THE INTERSECTION OF WANDER LANE AND FLORIBUNDA DRIVE: (THE BASIS OF BEARING BETWEEN SAID MONUMENT AND THE MONUMENT AT CASTO LANE AND WANDER LANE: NORTH 05°55'00" WEST 1015.45 FEET), RUNNING THENCE FROM THE POINT OF BEGINNING, NORTH 05°56'00" WEST 30.94 FEET; THENCE NORTH 07°21'00" EAST 151.810 FEET; THENCE NORTH 87°47'35" EAST 147.732 FEET TO THE CENTERLINE OF CANAL; THENCE SOUTH 05°33'44" WEST 70.691 FEET ALONG THE CENTERLINE OF CANAL; THENCE SOUTH 02°43'53" WEST 84.717 FEET ALONG THE CENTERLINE OF CANAL; THENCE SOUTH 78°10'01" WEST 156.278 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGINNING NORTH 41°40'00" EAST, A DISTANCE OF 1,054.40 FEET AND NORTH A DISTANCE OF 16.04 FEET AND EAST A DISTANCE OF 407.48 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 05°56'00" WEST, A DISTANCE OF 119.12 FEET; THENCE NORTH 78°10'01" EAST, A DISTANCE OF 30.16 FEET; THENCE SOUTH 05°56'00" EAST, A DISTANCE OF 124.15 FEET; THENCE SOUTH 87°45'00" WEST, A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING.