


WHEN RECORDED, RETURN TO:
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YORK HOWELL & GUYMON
10610 South Jordan Gateway #200
South Jordan, Utah 84095



ENT 63879:2021 Pg 1 of 16
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Apr 05 1:05 pm FEE 212.00 BY CS
RECORDED FOR COTTONWOOD TITLE

DECLARATION OF EXCLUSIVE USE EASEMENTS
FOR
ROCKWELL RANCH SINGLE FAMILY HOMES
(Rockwell Ranch; American Fork City, Utah County)

This *Declaration of Exclusive Use Easements for Rockwell Ranch Single Family Homes* (this "Declaration") is made effective as of March 31, 2021, by RWR Property Holdings, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. Declarant is the owner of all forty-eight (48) single family residential lots depicted in the final subdivision plat known as "*Rockwell Ranch Block 5 Plat*" recorded in the Utah County Recorder's Office on January 8, 2021, as Entry No., 4656:2021 (the "**Subdivision**").

B. The Subdivision is encumbered by that certain Declaration of Covenants, Conditions, and Restrictions for Rockwell Ranch Single Family Homes recorded in the Utah County Recorder's Office, State of Utah, on February 25, 2021, as Entry No. 36106:2021 (the "**Single Family CC&Rs**").

C. Pursuant to the *Declaration of Inclusion and Notice of Reinvestment Fee Covenant* recorded in the Utah County Recorder's Office on February 25, 2021, as Entry No. 36107:2021, the Subdivision was also made subject to, and is now encumbered by, that certain *Master Declaration of Covenants, Conditions and Restrictions of Rockwell Ranch*, as the same may be amended, recorded in the Utah County Recorder's Office on October 5, 2020, as Entry No. 154279:2020 (the "**Master Declaration**").

D. Declarant now desires to create and impose certain exclusive use easements on lots in the Subdivision in accordance with the terms and provisions of this Declaration. With respect to the subject matter of this Declaration (i.e., the exclusive use easements hereby created), the provisions of this Declaration shall govern and supersede any conflicting provisions in the Single Family CC&Rs and the Master Declaration. The exclusive use easements created hereunder shall run with the land of the Subdivision and shall be binding on, and inure to the benefit of, existing and future owners of the lots in the Subdivision.

NOW THEREFORE, Declarant hereby creates and adopts the following exclusive use easements and restrictions with respect to the Subdivision:

1. Exclusive Use Easements. Declarant hereby declares, creates, and adopts exclusive use easements over each lot in the Subdivision described in **Exhibit B** hereto (the “**Use Easements**”). Each Use Easement encumbering a lot shall be for the sole and exclusive use and benefit of the owner of the adjacent lot. Hence, by way of example, the Use Easement located on, and encumbering, Lot 504 in the Subdivision shall be for the exclusive use and benefit of the owner of Lot 503; the Use Easement located on Lot 503 shall be for the exclusive use and benefit of the owner of Lot 502; and the Use Easement located on Lot 502 shall be for the exclusive use and benefit of the owner of Lot 501 (and so forth for each Lot described in **Exhibit B** hereto). The Use Easements are depicted in the Map attached hereto as **Exhibit C**. The Use Easements are subject to the following provisions:

- a. The owner of the Lot encumbered by a Use Easement shall have no right to use, possess, occupy, improve, or otherwise control the area covered by the Use Easement (even though such owner holds fee title to the area of land covered by the Use Easement).
- b. Declarant intends to install fencing along the perimeter of the Use Easement to demarcate the area of the Use Easement. The owner of the Lot encumbered by the Use Easement shall not alter, move, relocate, or cause any damage to such fencing. In the event of any discrepancy between the legal description of the Use Easement (as set forth in **Exhibit B** hereto) and the location of the fencing installed by Declarant, the location of the fencing installed by Declarant shall govern and control (and the legal descriptions of the Use Easements in **Exhibit B** hereto shall automatically be deemed to be revised and reformed to match the location of the fencing installed by Declarant).
- c. The owner of each Lot benefitted by a Use Easement shall be responsible to maintain and repair the fencing along the perimeter of the Use Easement in good and attractive condition (except to the extent damage to the fencing is caused by the owner or occupants of the Lot that is burdened by the Use Easement, in which event the owner of the Lot burdened by the Use Easement shall pay for the repairs of any such damage). The owner of each Lot benefitted by a Use Easement shall have the exclusive right to use and occupy the area of land covered by the Use Easement, subject to the owners association’s right to maintain the landscaping in such area.
- d. The legal descriptions of the Use Easements in **Exhibit B** hereto identify each Lot that is burdened (encumbered by) a Use Easement (the “**Burdened Lot**”), and the corresponding lot that benefits from and has the exclusive right to use the Use Easement (the “**Benefitted Lot**”). The following lots in the Subdivision are not

burdened or encumbered by a Use Easement (as shown on the Map attached hereto as **Exhibit C**): Lots 501, 505, 514, 523, 432, and 540.

- e. Each Lot that is burdened and encumbered by a Use Easement shall forever be held, sold, conveyed, leased, used, and occupied subject to said Use Easement and the provisions of this Declaration. Each Lot that benefits from and has the exclusive right to use a Use Easement hereby created on an adjacent lot shall forever be held, sold, conveyed, leased, used and occupied together with the right to use such Use Easement. The right to use and benefit from a Use Easement shall automatically be deemed to be transferred and conveyed to each successor in interest (of the Benefitted Lot) regardless of whether the instrument of conveyance refers to the Use Easement. Ownership of a Benefitted Lot shall automatically include, and shall not be separated from, the Use Easement pertaining to and benefitting such Lot.

2. Recording. This Declaration shall be recorded in the real property records of Utah County against each of the Lots in the Subdivision as described in **Exhibit A** hereto.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Inclusion this 31 day of ~~April~~, 2021.

March

DECLARANT:

RWR Property Holdings, LLC, a Utah limited liability company


Grant Lefgren, Authorized Member

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 31st day of March, 2021, by Grant Lefgren, as authorized member/manager of RWR Property Holdings, LLC, a Utah limited liability company (the above Declarant).

SEAL:



NOTARY PUBLIC

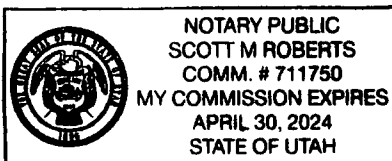


Exhibit A

(Legal Description of the Lots in the Single Family Subdivision – within the Rockwell Ranch Project)

This Declaration shall be recorded against all lots in the Subdivision, which are located in Utah County, Utah, and are described as follows:

Lots 501 through 548 of the Rockwell Ranch Block 5 Plat, according to the official subdivision plat thereof on file and of record in the Utah County Recorder's Office.

Said subdivision plat was recorded on January 8, 2021, as Entry No. 4656:2021 in the official records of the Utah County Recorder's Office, State of Utah.

Exhibit B**(Legal Descriptions of Exclusive Use Easements – Burdened Lots and Benefitted Lots)**

The Use Easements created by the above Declaration are described as follows, and include the designations of “**Burdened Lot**” and “**Benefitted Lot**” as explained in Section 1(d) of the above Declaration:

Use Easement across Lot 502 (“Burdened Lot”) of Rockwell Ranch Block 5 Plat in favor of Lot 501 (“Benefitted Lot”)

Beginning at the Southerly common lot corner of Lots 501 and 502 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53’31” East 1,234.28 feet along section line and South 4,315.13 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03’27” West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;
 thence North 00°56’33” East 60.60 feet;
 thence South 89°03’27” East 3.00 feet to the Easterly lot line of said Lot 502;
 thence South 00°56’33” West 60.60 feet along said Easterly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 503 (“Burdened Lot”) of Rockwell Ranch Block 5 Plat in favor of Lot 502 (“Benefitted Lot”)

Beginning at the Southerly common lot corner of Lots 502 and 503 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53’31” East 1,198.29 feet along section line and South 4,314.61 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03’27” West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;
 thence North 00°56’33” East 60.60 feet;
 thence South 89°03’27” East 3.00 feet to the Easterly lot line of said Lot 503;
 thence South 00°56’33” West 60.60 feet along said Easterly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 504 (“Burdened Lot”) of Rockwell Ranch Block 5 Plat in favor of Lot 503 (“Benefitted Lot”)

Beginning at the Southerly common lot corner of Lots 503 and 504 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53’31” East 1,162.29 feet along section line and South 4,314.08 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03’27” West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;
 thence North 00°56’33” East 60.60 feet;
 thence South 89°03’27” East 3.00 feet to the Easterly lot line of said Lot 504;
 thence South 00°56’33” West 60.60 feet along said Easterly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 506 (“Burdened Lot”) of Rockwell Ranch Block 5 Plat in favor of Lot 505 (“Benefitted Lot”)

Beginning at the Easterly common lot corner of Lots 505 and 506 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53’31” East 1,206.71 feet along section

line and South 4,380.79 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
thence North 89°03'27" West 60.60 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 506;
thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 507 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 506 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 506 and 507 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,206.12 feet along section line and South 4,416.79 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
thence North 89°03'27" West 60.60 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 507;
thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 508 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 507 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 507 and 508 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,205.53 feet along section line and South 4,452.79 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
thence North 89°03'27" West 60.60 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 508;
thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 509 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 508 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 508 and 509 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,204.94 feet along section line and South 4,488.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
thence North 89°03'27" West 60.60 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 509;
thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 510 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 509 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 509 and 510 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,204.34 feet along section

line and South 4,524.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
 thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
 thence North 89°03'27" West 60.60 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 510;
 thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 511 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 510 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 510 and 511 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,203.75 feet along section line and South 4,560.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
 thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
 thence North 89°03'27" West 60.60 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 511;
 thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 512 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 511 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 511 and 512 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,203.16 feet along section line and South 4,596.77 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
 thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
 thence North 89°03'27" West 60.60 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 512;
 thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 513 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 512 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 512 and 513 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,202.57 feet along section line and South 4,632.77 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running
 thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1080 West Street;
 thence North 89°03'27" West 60.60 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 513;
 thence South 89°03'27" East 60.60 feet along said Northerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 515 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 514 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 514 and 515 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,231.56 feet along section

line and South 4,633.19 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 515;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 516 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 515 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 515 and 516 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,232.16 feet along section line and South 4,597.19 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 516;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 517 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 516 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 516 and 517 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,232.75 feet along section line and South 4,561.20 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 517;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 518 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 517 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 517 and 518 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,233.34 feet along section line and South 4,525.20 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 518;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 519 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 518 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 518 and 519 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,233.93 feet along section

line and South 4,489.21 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
thence South 89°03'27" East 60.60 feet;
thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 519;
thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 520 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 519 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 519 and 520 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,234.52 feet along section line and South 4,453.21 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
thence South 89°03'27" East 60.60 feet;
thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 520;
thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 521 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 520 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 520 and 521 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,235.12 feet along section line and South 4,417.21 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
thence South 89°03'27" East 60.60 feet;
thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 521;
thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 522 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 521 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 521 and 522 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,235.71 feet along section line and South 4,381.22 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1080 West Street;
thence South 89°03'27" East 60.60 feet;
thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 522;
thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
Contains 182 Square Feet

Use Easement across Lot 524 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 523 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 523 and 524 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,552.93 feet along section

line and South 4,385.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
 thence North 89°03'27" West 59.68 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 524;
 thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
 Contains 179 Square Feet

Use Easement across Lot 525 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 524 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 524 and 525 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,552.34 feet along section line and South 4,421.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
 thence North 89°03'27" West 59.68 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 525;
 thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
 Contains 179 Square Feet

Use Easement across Lot 526 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 525 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 525 and 526 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,551.75 feet along section line and South 4,457.78 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
 thence North 89°03'27" West 59.68 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 526;
 thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
 Contains 179 Square Feet

Use Easement across Lot 527 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 526 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 526 and 527 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,551.16 feet along section line and South 4,493.77 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
 thence North 89°03'27" West 59.68 feet;
 thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 527;
 thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
 Contains 179 Square Feet

Use Easement across Lot 528 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 527 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 527 and 528 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,550.57 feet along section

line and South 4,529.77 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
thence North 89°03'27" West 59.68 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 528;
thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
Contains 179 Square Feet

Use Easement across Lot 529 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 528 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 528 and 529 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,549.97 feet along section line and South 4,565.76 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
thence North 89°03'27" West 59.68 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 529;
thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
Contains 179 Square Feet

Use Easement across Lot 530 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 529 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 529 and 530 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,549.38 feet along section line and South 4,601.76 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
thence North 89°03'27" West 59.68 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 530;
thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
Contains 179 Square Feet

Use Easement across Lot 531 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 530 ("Benefitted Lot")

Beginning at the Easterly common lot corner of Lots 530 and 531 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,548.79 feet along section line and South 4,667.76 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 00°56'33" West 3.00 feet along the Westerly Right-of-Way Line of 1020 West Street;
thence North 89°03'27" West 59.68 feet;
thence North 00°56'33" East 3.00 feet to the Northerly lot line of said Lot 531;
thence South 89°03'27" East 59.68 feet along said Northerly lot line to the point of beginning.
Contains 179 Square Feet

Use Easement across Lot 533 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 532 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 532 and 533 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,578.46 feet along section

line and South 4,597.15 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 533;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 534 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 533 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 533 and 534 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,579.04 feet along section line and South 4,562.15 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 534;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 535 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 534 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 534 and 535 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,579.61 feet along section line and South 4,527.16 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 535;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 536 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 535 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 535 and 536 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,580.19 feet along section line and South 4,492.16 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 536;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 537 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 536 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 536 and 537 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,580.76 feet along section

line and South 4,457.16 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 537;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 538 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 537 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 537 and 538 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,581.34 feet along section line and South 4,422.17 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 538;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 539 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 538 ("Benefitted Lot")

Beginning at the Westerly common lot corner of Lots 538 and 539 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,581.91 feet along section line and South 4,387.17 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 00°56'33" East 3.00 feet along the Easterly Right-of-Way Line of 1020 West Street;
 thence South 89°03'27" East 60.60 feet;
 thence South 00°56'33" West 3.00 feet to the Southerly lot line of said Lot 539;
 thence North 89°03'27" West 60.60 feet along said Southerly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 541 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 540 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 540 and 541 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,607.23 feet along section line and South 4,320.57 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;
 thence North 00°56'33" East 60.60 feet;
 thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 541;
 thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.
 Contains 182 Square Feet

Use Easement across Lot 542 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 541 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 541 and 542 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,571.24 feet along section

line and South 4,320.04 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 542;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 543 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 542 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 542 and 543 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,535.24 feet along section line and South 4,319.52 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 543;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 544 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 543 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 543 and 544 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,499.25 feet along section line and South 4,318.99 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 544;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 545 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 544 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 544 and 545 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,463.25 feet along section line and South 4,318.47 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 545;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 546 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 545 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 545 and 546 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,427.26 feet along section

line and South 4,317.94 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 546;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 547 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 546 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 546 and 547 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,391.26 feet along section line and South 4,317.42 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 547;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Use Easement across Lot 548 ("Burdened Lot") of Rockwell Ranch Block 5 Plat in favor of Lot 547 ("Benefitted Lot")

Beginning at the Southerly common lot corner of Lots 547 and 548 of Rockwell Ranch Block 5 Plat recorded October 13, 2020 as Plat Map No. 17490, said point being South 89°53'31" East 1,355.27 feet along section line and South 4,316.90 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°03'27" West 3.00 feet along the Northerly Right-of-Way Line of 570 South Street;

thence North 00°56'33" East 60.60 feet;

thence South 89°03'27" East 3.00 feet to the Easterly lot line of said Lot 548;

thence South 00°56'33" West 60.60 feet along said Easterly lot line to the point of beginning.

Contains 182 Square Feet

Exhibit C

(Map of Subdivision Depicting Use Easements)

