

7985931

After recording, return to:

John N. Brems  
PARSONS, DAVIES, KINGHORN & PETERS  
185 South State Street, Suite 700  
Salt Lake City, UT 84111-1550

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08/27/2001 04:15 PM NO FEE  
Book - 8493 Pg - 4241-4244  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
TAYLORSVILLE CITY  
2520 W 4700 S STE. A-2  
TAYLORSVILLE UT 84118  
BY: KCC, DEPUTY - WI 4 P.

## Grant of Easement

**THIS GRANT OF EASEMENT** (this "Grant") is made this 23<sup>rd</sup> day of August, 2001 by **SORENSEN ASSOCIATES, L.L.C.**, a Utah limited liability company, whose address is 4393 South Riverboat Road, Suite 330, Salt Lake City, UT \_\_\_\_\_ ("**Sorenson**"), in favor of the **CITY OF TAYLORSVILLE**, a municipality of the State of Utah, whose address is 2520 West 4700 South, Suite A-2, Taylorsville, UT 84118 ("**City**").

### RECITALS:

A. Sorenson owns fee title to a parcel of real property ("**Sorenson Property**") that is located at approximately 4393 South Riverboat Road in Taylorsville, Salt Lake County, Utah, that is more particularly described on exhibit "A" attached hereto and incorporated herein by reference.

B. A portion of the Sorenson Property is adjacent to the Jordan River (the "**Jordan River Parcel**"), more particularly described on exhibit "B" which is attached hereto and incorporated herein by reference.

C. City desires to develop a trail on the Jordan River Parcel that is consistent with the Jordan River Parkway trail system and perform or have performed certain Jordan River bank stabilization.

D. To the extent that Sorenson owns the Jordan River Parcel, Sorenson desires to create and grant to City an easement (the "**Easement**") across the Jordan River Parcel for the purposes and on the terms and conditions specified in this Grant.

### AGREEMENT:

**NOW, THEREFORE**, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Sorenson hereby grants to City a non-exclusive right-of-way and easement across the Jordan River Parcel, on the following terms and conditions:

Section 1. **Nature of Easement.** The Easement shall be a non-exclusive right-of-way appurtenant to the Sorenson Property, and which Easement burdens the Jordan River Parcel, for the purpose of (a) developing, constructing, repairing and maintaining a trail system that is consistent with the Jordan River Parkway trail system; (b) developing, constructing, repairing, and maintaining a flood control program (or providing for the same); (c) developing, constructing, repairing and maintaining bank stabilization program; and (d) providing for limited vehicular (such as emergency vehicles), bicycle and pedestrian access.

Section 2. **No Interference.** Except to the extent necessary (on a temporary basis) for reasonable construction, for repair and maintenance, no fence, wall, barricade or other obstruction, whether temporary or permanent in nature, which materially limits or impairs the free and unimpeded use of the Easement by City, and City employees, officers or agents, any users of the Jordan River Parkway trail system or the general public, shall be constructed or erected on the Jordan River Parcel, nor shall Sorenson in any other manner obstruct or interfere with the free and unimpeded use of the Easement by such persons.

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EXHIBIT A TO GRANT OF EASEMENT

Beginning at a point 816.866 feet South and 550.22 feet West from the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 8°23'29" West 24.86 feet; thence Northwesterly 59.35 feet along the arc of a 245.00 foot radius curve to the left through a central angle of 13°52'46" (chord bears North 15°19'52" West 59.20 feet); thence Northwesterly 48.36 feet along the arc of a 330.00 foot radius non-tangent curve to the right center bears North 57°57'08" East through a central angle of 8°23'47" (chord bears North 27°50'59" West 48.32 feet); thence North 32°14'43" West 66.31 feet; thence Northerly 401.56 feet along the arc of a 377.54 foot radius curve to the right through a central angle of 60°56'26" (chord bears North 1°46'30" West 382.89 feet); thence North 28°41'43" East 116.89 feet; thence Northerly 104.53 feet along the arc of a 66.89 foot radius curve to the left through a central angle of 89°32'03" (chord bears North 16°04'18" West 94.21 feet); thence Northwesterly 254.95 feet along the arc of a 454.05 foot radius curve to the right through a central angle of 32°10'18" (chord bears North 44°45'11" West 251.61 feet); thence North 28°40'02" West 161.51 feet; thence Westerly 60.88 feet along the arc of a 45 foot radius curve to the left through a central angle of 77°30'52" (chord bears North 67°25'28" West 56.34 feet); thence South 73°49'06" West 49.06 feet; thence Southwesterly 190.14 feet along the arc of a 2030.00 foot non-tangent curve to the right center bears North 20°13'22" West through a central angle of 5°22'00" (chord bears South 72°27'38" West 190.07 feet); thence Westerly 232.04 feet along the arc of a 530.00 foot radius curve to the right through a central angle of 25°05'05" (chord bears South 87°41'11" West 230.19 feet); thence Westerly 38.62 feet along the arc of a 155.00 foot radius non-tangent curve to the right center bears North 5°09'35" East through a central angle of 14°18'53" (chord bears North 77°40'59" West 38.62 feet); thence Northwesterly 175.69 feet along the arc of a 530.00 foot radius non-tangent curve to the right center bears North 14°24'18" East through a central angle of 18°59'34" (chord bears North 66°05'55" West 174.88 feet); thence North 65°56'08" West 227.55 feet; thence North 4°59'26" East 0.14 feet; thence North 13°39'29" East 41.87 feet; thence Southeasterly 207.79 feet along the arc of a 500.00 foot radius non-tangent curve to the right center bears South 13°32'07" West through a central angle of 23°48'40" (chord bears South 64°33'33" East 206.30 feet); thence Easterly 455.55 feet along the arc of a 500.00 foot radius curve to the left through a central angle of 52°12'09" (chord bears South 78°45'18" East 439.96 feet); thence Northeasterly 263.59 feet along the arc of a 2000.00 foot radius curve to the left through a central angle of 7°33'05" (chord bears North 71°22'06" East 263.40 feet); thence Easterly 75.31 feet along the arc of a 50.00 foot radius curve to the right through a central angle of 86°18'03" (chord bears South 69°15'25" East 68.39 feet); thence Southeasterly 430.82 feet along the arc of a 1000.00 foot radius curve to the left through a central angle of 24°38'41" (chord bears South 38°25'44" East 426.82 feet); thence Southerly 137.16 feet along the arc of a 100.00 foot radius curve to the right through a central angle of 78°35'09" (chord bears South 11°27'30" East 126.66 feet); thence South 27°50'05" West 134.43 feet; thence Southerly 257.76 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 49°13'42" (chord bears South 3°13'14" West 249.90 feet); thence South 21°23'36" East 152.53 feet; thence Southeasterly 70.80 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 13°31'16" (chord bears South 28°09'14" East 70.63 feet); thence South 34°54'52" East 75.18 feet; thence South 67°48'15" West 62.05 feet to the point of beginning.

Part of parcel No. 21-02-226-007

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EXHIBIT B TO GRANT OF EASEMENT

Parcel

Beginning at a point South 692.456 feet and West 592.07 feet of the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 32°14'43" West 66.31 feet; thence 401.56 feet along the arc of a 377.54 foot radius curve to the right through a central angle of 60°56'26" (chord bears North 1°46'30" West 382.89 feet); thence North 28°41'43" East 116.89 feet; thence 104.53 feet along the arc of a 66.89 foot radius curve to the left through a central angle of 89°32'03" (chord bears North 16°04'18" West 94.21 feet); thence 254.95 feet along the arc of a 454.05 foot radius curve to the right through a central angle of 32°10'18" (chord bears North 44°45'11" West 251.61 feet); thence North 28°40'02" West 161.51 feet; thence 60.88 feet along the arc of a 45.00 foot radius curve to the left through a central angle of 77°30'52" (chord bears North 67°25'28" West 56.34 feet); thence South 73°49'06" West 49.06 feet; thence 77.41 feet along the arc of a 2030.00 foot radius non-tangent curve to the left center bears North 20°13'22" West through a central angle of 2°11'05" (chord bears North 68°41'06" East 77.40 feet); thence 30.12 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 86°18'03" (chord bears South 69°15'25" East 27.36 feet); thence 443.04 feet along the arc of a 1030.00 foot radius curve to the left through a central angle of 24°38'41" (chord bears South 38°25'44" East 439.63 feet); thence 96.01 feet along the arc of a 70.00 foot radius curve to the right through a central angle of 78°35'09" (chord bears South 11°27'31" East 88.66 feet); thence South 27°50'05" West 134.43 feet; thence 283.53 feet along the arc of a 330.00 foot radius curve to the left through a central angle of 49°13'42" (chord bears South 3°13'14" West 274.89 feet); thence South 21°23'36" East 152.53 feet; thence 13.01 feet along the arc of a 330.00 foot radius curve to the left through a central angle of 2°15'29" (chord bears South 22°31'20" East 13.00 feet) to the point of beginning.

Parcel

Beginning at a point North 201.18 feet and West 1374.27 feet West of the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence 38.72 feet along the arc of a 15.00 foot radius curve to the right center bears North 5°09'35" East through a central angle of 14°18'53" (chord bears North 77°40'59" West 38.62 feet); thence 38.63 feet along the arc of a 530.00 foot radius non-tangent curve to the left center bears North 14°24'18" East through a central angle of 4°10'35" (chord bears South 77°40'59" East 38.62 feet) to the point of beginning.

Parcel

Beginning at a point North 280.28 feet and West 1571.89 feet of the Northeast corner of Section 2, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 65°56'08" West 227.55 feet; thence North 4°59'26" East 0.14 feet; thence North 13°40'03" East 11.87 feet; thence 195.38 feet along the arc of a 470.00 foot radius non-tangent curve to the right center bears South 13°31'40" West through a central angle of 23°49'07" (chord bears South 64°35'47" East 193.98 feet); thence 36.52 feet along the arc of a 530.00 foot radius curve to the left through a central angle of 3°56'55" (chord bears South 54°37'40" East 36.52 feet) to the point of beginning.

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