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Book - 10871 Pg - 4531-4534
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE CITY CORPORATION
CAPITAL ASSETS AND REAL PROP.
451 SOUTH STATE ST., # 406
SALT LAKE CITY UT 84111
BY: MGA, DEPUTY - WI 4 P.

When Recorded, Return To:
Salt Lake City Corporation
Attn: Capital Assets and Real Estate Services
451 South State Street, Room 406
Salt Lake City, Utah 84111

RECORDED

DEC 11 2019

DECLARATION OF ACCESS EASEMENT

CITY RECORDED DECLARATION OF ACCESS EASEMENT (this "Declaration") is entered into as of the Effective Date by SALT LAKE CITY CORPORATION, a Utah municipal corporation ("City"), with an address of 451 South State Street, Room 406, Salt Lake City, Utah 84114.

16-06-205-017

1. City Property. City is the owner of certain real property that is being subdivided by the City into four lots as specified in that certain subdivision plat for Violin School Common (the "Subdivision Plat") of approximately the date of this Declaration, including the lots designated as "Lot 1" and "Lot 4", more particularly described on Exhibit A, attached hereto and incorporated herein (herein each referred to as a "Lot").

2. Declaration of Easement. City hereby grants a perpetual, non-exclusive easement ("Easement") on, over, and across a portion of Lot 4 to provide ingress and egress to Lot 1 over Lot 4 by way of a driveway, and to permit limited parking on a portion of Lot 4. The Easement shall benefit the owner(s) of Lot 1. The Easement area located upon Lot 4 is depicted on Exhibit B, attached hereto and incorporated herein (such area being referred to herein as the "Easement Area").

3. Construction and Maintenance. The City has no obligation to construct a road or other improvements upon the Easement Area. The owner of Lot 1, or the successor owner of Lot 1, shall be responsible for the construction and maintenance of all improvements upon the Easement Area which are necessary to permit ingress, egress and limited parking.

4. Condition of the Easement Area; Liability. The Easement Area upon which the Easement is granted, is provided in an "as is" condition with all faults and City makes no representation or warranty, express or implied, regarding title matters, physical condition of the Easement Area or its fitness for a particular purpose, its compliance with laws, or any other matter whatsoever. Use of the Easement shall be at such's users' own risk and City shall in no way be liable or responsible for any loss or damage to property or any injury to, or death of, any person that may occur in connection with use of the Easement Area on Lot 4 or the adjacent Lot 1. City does not waive any defenses or limits of liability available under the Governmental Immunity Act of Utah and other applicable law.

5. Miscellaneous.

(a) Applicable Law. This Declaration shall be governed by and construed and enforced in accordance with the laws of the State of Utah.

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 1 and Lot 4 of the Violin Common Subdivision Plat as recorded as Entry # 13145119
in Book 10871 on Page 4503 of the official records of the Salt Lake
County Recorder.

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515

