

WHEN RECORDED RETURN TO:

Sandy City Recorder

10000 Centennial Parkway
Sandy, Utah 84070

12684971
12/22/2017 09:08 AM \$0.00
Book - 10632 Pg - 3830-3832
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: SMA, DEPUTY - WI 3 P.

Parcel ID# 28-20-403-002

Property Address:

11449 S. 1000 E.

**Grant of Easement
for
Vehicular and Pedestrian Access**

MPK PROPERTIES, LLC (name of entity that is granting this easement),

a/an LIMITED LIABILITY COMPANY ("Individual" or type of entity)
of the State of Utah, Grantor, hereby grants, conveys, and warrants to the general public, as
specified in the paragraph below, a perpetual, nonexclusive easement for vehicular and
pedestrian ingress and egress on, over and across those areas designed as vehicular roadways and
drive aisles and pedestrian walkways within the Grantor's development, which development is
located on the following described parcel of land in Salt Lake County, State of Utah, to-wit:

(See "Exhibit A" attached hereto and made a part hereof.)

The use and enjoyment of such easement shall be limited to ingress and egress for the owners of
this and the adjacent properties, the tenants of the facilities on this and any adjacent properties,
along with their employees and customers, as well as government officials, emergency response
personnel, those making deliveries or pick-ups, and, as a temporary pass-through area for safety
and convenience, the general public. It is not intended for the use of squatters, demonstrators, or
other persons for non-commercial, non-emergency uses.

Once constructed, vehicular roadways and drive aisles and pedestrian walkways may be
reconfigured from time to time at the sole discretion of the owner of the property on which such
vehicular roadways and drive aisles and pedestrian walkways are located, so long as such
reconfiguration does not eliminate or substantially impair the easement created pursuant to this
Grant of Easement.

Other than deterioration resulting from normal use, pedestrians and drivers of vehicles shall be
held liable for any damage they may cause to the property or to facilities on the property, to the
property of others who are using the easement, or to their own property, and pedestrians and
drivers of vehicles shall be held liable for any injury to themselves or other persons that they
may cause, while using this easement, according to established law. The Grantor shall not be
held liable for said damage or injury unless said damage or injury arises out of the negligence or
willful acts of the Grantor.

The Grantor agrees to maintain the vehicular roadways and drive aisles and pedestrian walkways
in adequate condition to allow the reasonable access granted herein.

This easement shall be binding on the Grantor and his/her/its respective successors and assigns.
IN WITNESS WHEREOF, said

MPK Properties, LLC (name of entity that is granting this easement), has caused this instrument to be executed by its proper officers,

thereunto duly authorized, this 15th day of June, A.D. 2017.

STATE OF UTAH)

: ss

County of Salt Lake)

By: [Signature]
(Signature of Individual Authorized to Sign This Document)

ATTEST (IF CORPORATION):

(Signature)

Its _____
(Officer)

LIMITED LIABILITY COMPANY
(Complete if Signer represents an L.L.C.)

STATE OF UTAH)

:ss

County of Salt Lake)

On this 15th day of June, A.D. 2017, personally appeared before me

Scott G. Vincent, who, being by me duly sworn, did say that he/she is

the President of MPK Properties, LLC, a limited liability company, that the foregoing instrument was signed in behalf of said limited liability company, and that said limited liability company executed the same.

My Commission Expires:

12.10.2019

[Signature]
NOTARY PUBLIC
Residing in Salt Lake Co., Utah



Address: 11449 South 1000 East, Sandy UT 84094

Parcel ID# 28-20-403-002

EXHIBIT A – Parcel/ Plat and Legal Description

Beginning at a point which is North 89°58'48" East 66.14 feet, South 00°01'12" East 53 feet and South 44°55'39" West 18.396 feet from the center of Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 44°55'39" West 18.40 feet; thence South 00°07'30" East 348.96 feet; thence North 89°58'40" East 375 feet; thence North 00°01'20" West 238.49 feet; thence South 89°58'40" West 72.50 feet; thence South 00°01'20" East 53.792 feet; thence South 89°58'40" West 72.226 feet to a point of curvature; thence Southwesterly along the arc of a 47.00 foot radius curve to the left, through a central angle of 49°04'03", a distance of 40.25 feet; thence North 49°05'23" West 166.892 feet; thence North 33°48'52" West 101.247 feet, more or less, to the point of beginning.