

12561504
6/23/2017 10:30:00 AM \$20.00
Book - 10570 Pg - 5791-5796
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT, 84104

8803

Courtesy Recording

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof. Thank you.

28-06-279-009

Tax ID No: 28-06-279-008

Salt Lake County

FUTURE GRANT OF EASEMENT

Project Address (SR#) 8803 South SR-71

8803 Storage, LLC of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit B, a non-exclusive perpetual easement for ingress and egress, as described in Exhibit C, for when Property B is ready to develop or redevelop.

8803 Storage, LLC property is described in Exhibit A.

Contains 49,288 sq.-ft.

Or 1.13 acres

8803 Storage, LLC or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B will need to enter into an agreement with 8803 Storage, LLC concerning the access across 8803 Storage, LLC property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress of both properties from State Route 71.

8803 Storage, LLC will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

The access shall be subject to all restrictions specified by the Utah Department of

EXHIBIT A (LEGAL DESCRIPTION OF PERMITTEE'S PROPERTY)

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1283.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 42.71 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE SALT LAKE COUNTY MONUMENT AT THE INTERSECTION OF 8800 SOUTH STREET AND 700 EAST STREET; AND RUNNING THENCE SOUTH 00°07'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 240.00 FEET; THENCE NORTH 89°53'00" WEST 194.10 FEET; THENCE NORTH 254.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID 8800 SOUTH STREET; THENCE SOUTH 89°55'22" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 180.43 FEET; THENCE SOUTH 44°56'20" EAST 20.05 FEET TO THE POINT OF BEGINNING.

EXHIBIT B (LEGAL DESCRIPTION OF PROPERTY B)

152200

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

460
KATIE
SALT LAKE
1974
257
Ut. Rec. 1180

WARRANTY DEED

KENNETH A. GRIFFITHS AND BERYL J. GRIFFITHS, His Wife
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to
UNITED STATES POSTAL SERVICE, A Government Agency

of Salt Lake City grantee
for the sum of
-----TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS----- DOLLARS,

the following described tract of land in Salt Lake County,
State of Utah:

Commencing 870 feet East and 254 feet South from the Center of the Northeast quar-
ter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian said
point of beginning is also described as being South 0°07' West, along the Section
line, 1523.6 feet and North 89°53' West 450.24 feet from the Northeast corner of
Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence
South 89°53' East 397.24 feet to the West right-of-way line of 700 East Street;
thence South 0°07' West 368.69 feet, along said West right-of-way line; thence
North 83°27' West 391.53 feet; thence North 0°12'25" East 110.75 feet; thence West
10 feet; thence North 0°33'23" East 214.10 feet to the point of beginning.

Subject to current general taxes, easements, restrictions, and rights of way of
record or enforceable in law or equity.

WITNESS, the hands of said grantors, this 21st day of
May, A. D. 19 80

Signed in the Presence of

Kenneth A. Griffiths
KENNETH A. GRIFFITHS
Beryl J. Griffiths
BERYL J. GRIFFITHS

STATE OF UTAH, }
County of Salt Lake } ss.

On the 21st day of May, A. D. 1980
personally appeared before me
KENNETH A. GRIFFITHS AND BERYL J. GRIFFITHS, His Wife
the signers of the within instrument, who duly acknowledged to me, that they executed the
same.

Ronald K. Hansen
Notary Public.
My commission expires May 18 1984 Residing in Salt Lake City, Utah

EXHIBIT C (LEGAL DESCRIPTION OF PERPETUAL EASEMENT FOR INGRESS AND EGRESS)

AN EASEMENT BEING PART OF AN ENTIRE TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 700 EAST STREET SAID POINT BEING SOUTH 00°07'00" WEST ALONG THE MONUMENT LINE 1523.60 FEET AND NORTH 89°53'00" WEST 53.00 FEET FROM THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°53'00" WEST 25.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT; THENCE NORTH 00°07'00" EAST 31.50 FEET; THENCE SOUTH 89°53'00" EAST 25.00 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 00°07'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 31.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT D (AERIAL OF PERMITTEE'S PROPERTY)

