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ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
BENCHMARK MODERN
451 S STATE ST #245
SLC UT 84111
BY: SMP, DEPUTY - III & P.

When Recorded, Return To:
Salt Lake City Corporation
Attn: Real Estate Services
451 South State Street, Room 245
Salt Lake City, Utah 84111

EASEMENT

For value received, **BENCHMARK MODERN, INC.**, a Utah corporation, with an address of 760 South 500 East, Salt Lake City, Utah 84102-3302 ("Grantor") hereby grants to **SALT LAKE CITY CORPORATION**, a Utah municipal corporation, with an address of Attn: Real Estate Services, 451 South State Street, Room 425, Salt Lake City, Utah 84114, its successors and assigns, ("Grantee"), a perpetual easement for public pedestrian and non-motorized vehicle access on, over, and across the real property owned by Grantor in Salt Lake County, State of Utah, which is more particularly described on Exhibit A (the "Grantor's Property") and as depicted and described on Exhibit B attached hereto and incorporated herein (the "Easement").

Grantor, or its successors and assigns, shall be responsible for all construction, operation, maintenance, repair, replacement, enlargement, and removal of the Easement. Grantor shall hold harmless, indemnify and defend Grantee and its successors and assigns against all claims and obligations arising from the operation, upkeep, maintenance, or environmental or physical condition of Grantor's property.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

[SIGNATURE PAGE FOLLOWS]

- POOR COPY -
CO. RECORDER

DATED this 11th day of September, 2017.

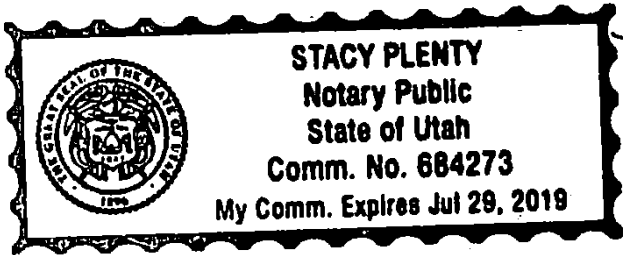
GRANTOR:

Benchmark Modern, Inc., a Utah corporation

Signature: _____
Print Name: Garth Hare
Title: President

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on this 11 day of September, 2017, by Garth Hare, as President of Benchmark Modern, Inc., a Utah corporation.



Stacy Plenty
Notary Public
My commission expires: July 29, 2017

**EXHIBIT A
TO
EASEMENT**

[Legal Description of Grantor's Property]

PARCEL A LEGAL DESCRIPTION (TAX PARCEL NO. 1512254007 AND 1512254008):
LOTS 12 AND 13 OF BLOCK 2, WALKERS SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 2 WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A', SALT LAKE CITY SURVEY POINT BEING NORTH 0°01'07" WEST 460.34 FEET FROM THE BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND 200 WEST; THENCE NORTH 89°58'53" EAST 64.83 FEET TO THE POINT OF BEGINNING BEING ON THE EAST RIGHT OF WAY LINE FOR 200 WEST STREET, THENCE NORTH 89°56'31" EAST 132.11 FEET TO THE RIGHT OF WAY OF AN ALLEY, THENCE SOUTH 00°03'20" EAST 66.04 FEET ALONG SAID RIGHT OF WAY ALLEY, THENCE SOUTH 89°56'32" WEST 132.12 FEET TO THE EAST RIGHT OF WAY FOR 200 WEST, THENCE ALONG SAID RIGHT OF WAY NORTH 00°02'44" WEST 66.04 FEET TO THE POINT OF BEGINNING

CONTAINS: 8,725 S.F. OR 0.20 ACRES

PARCEL B LEGAL DESCRIPTION (TAX PARCEL NO. 1512254026 AND 1512254027):
LOTS 30, 31 AND 32 OF BLOCK 2, WALKERS SUBDIVISION OF BLOCK 5, PLAT 'A' SALT LAKE CITY SURVEY ACCORDING TO OFFICIAL PLATS THEREOF, FILED IN BOOK 'A' OF PLATS AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 30, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A', SALT LAKE CITY SURVEY POINT BEING NORTH 00°02'23" WEST 460.24 FEET FROM THE BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND JEFFERSON STREET, THENCE SOUTH 89°57'37" WEST 35.18 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST RIGHT OF WAY LINE OF JEFFERSON STREET THENCE SOUTH 0°03'57" EAST 99.06 FEET ALONG SAID RIGHT OF WAY, THENCE SOUTH 89°56'32" WEST 132.13 FEET TO THE EAST RIGHT OF WAY OF AN ALLEY, THENCE NORTH 0°03'20" WEST 99.06 FEET ALONG SAID ALLEY RIGHT OF WAY, THENCE NORTH 89°56'31" EAST 132.11 FEET TO THE POINT OF BEGINNING

CONTAINS: 13,088 S.F. OR 0.30 ACRES

**EXHIBIT B
TO
EASEMENT**

[Legal Description and Depiction of Easement]

PARCEL 'A' WALKWAY EASEMENT

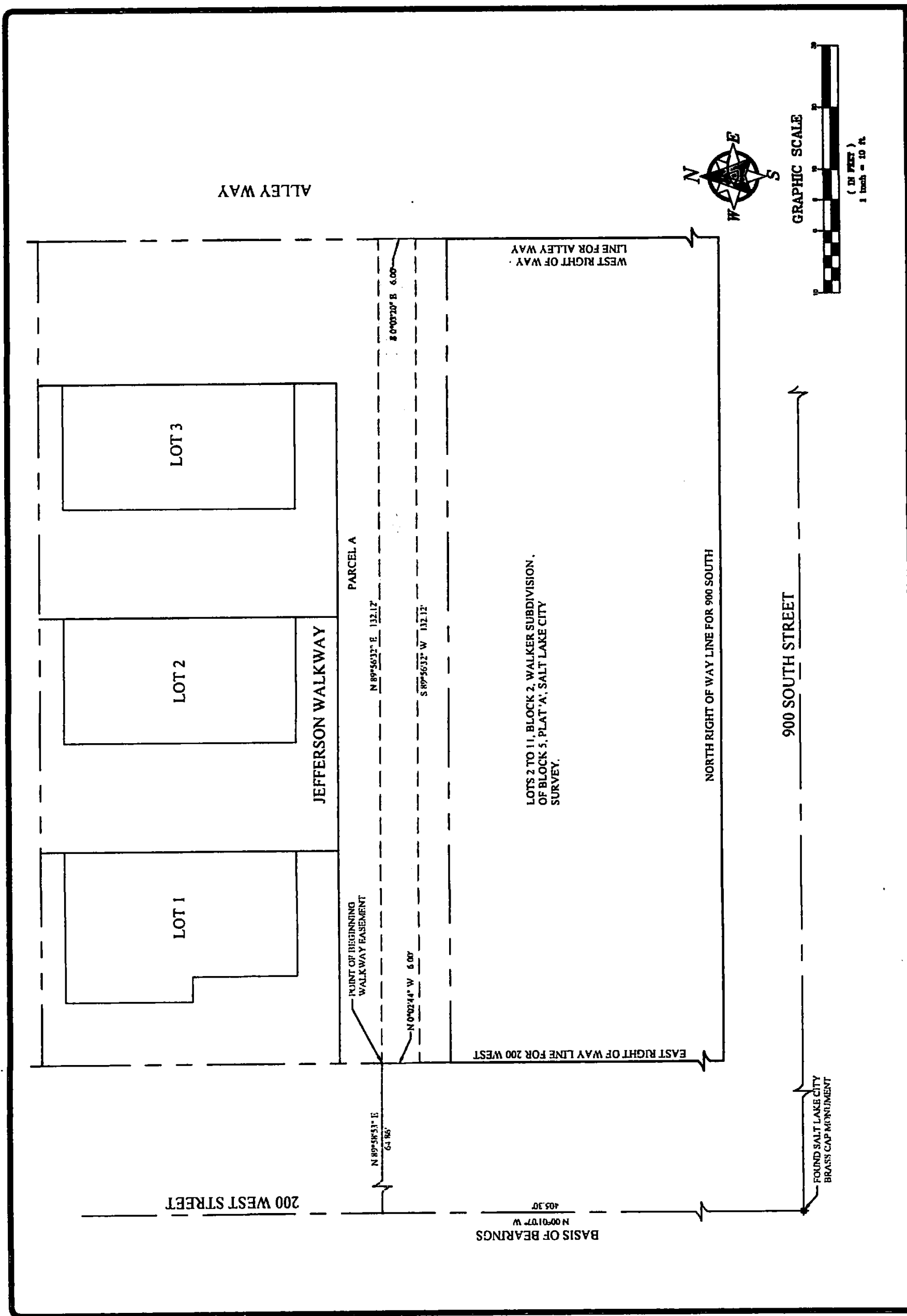
AN EASEMENT FOR PEDESTRIAN INGRESS-EGRESS OVER AND ACROSS A WALKWAY.

SAID WALKWAY BEING SITUATE WITHIN PARCEL 'A' AS PER THE JEFFERSON WALKWAY PLAT. SAID JEFFERSON WALKWAY BEING WITHIN BLOCK 2 OF WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A', SALT LAKE CITY SURVEY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET AND THE NORTH EDGE OF A WALKWAY; SAID POINT BEING NORTH $0^{\circ}01'07''$ WEST 405.30 FEET AND NORTH $89^{\circ}58'53''$ EAST 64.86 FEET FROM THE SALT LAKE CITY BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND 200 WEST STREET; AND RUNNING THENCE ALONG SAID NORTH EDGE OF WALKWAY NORTH $89^{\circ}56'32''$ EAST 132.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF AN ALLEY WAY; THENCE SOUTH $00^{\circ}03'20''$ EAST 6.00 FEET ALONG SAID ALLEY RIGHT-OF-WAY TO A POINT ON THE SOUTH EDGE OF THE WALKWAY; THENCE ALONG SAID SOUTH EDGE OF THE WALKWAY SOUTH $89^{\circ}56'32''$ EAST 132.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 200 WEST; THENCE NORTH $00^{\circ}02'44''$ WEST 6.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 793 SQUARE FEET OR 0.02 ACRES.



SHEET: 1 OF 2																																													
Ward Engineering Group Planning • Engineering • Surveying Salt Lake City Office 331 West 1000 South Suite A Salt Lake City, Utah 84119 Tel: (801) 487-8040 Fax: (801) 487-8658																																													
CLIENT: CDR CONSULTING DWS: EXHIBIT JOB No: <small>DATE OF MEASUREMENT LESS THAN 24 HOURS BEFORE AND WITHIN THE PRESCRIBED PERIOD</small>	DRAWN BY: EWJ DESIGN BY: CHECKED BY: SNT DATE: 08/21/12																																												
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PARCEL 'B' WALKWAY EASEMENT

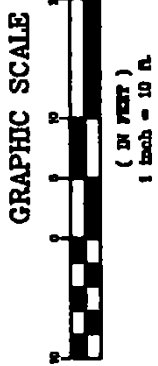
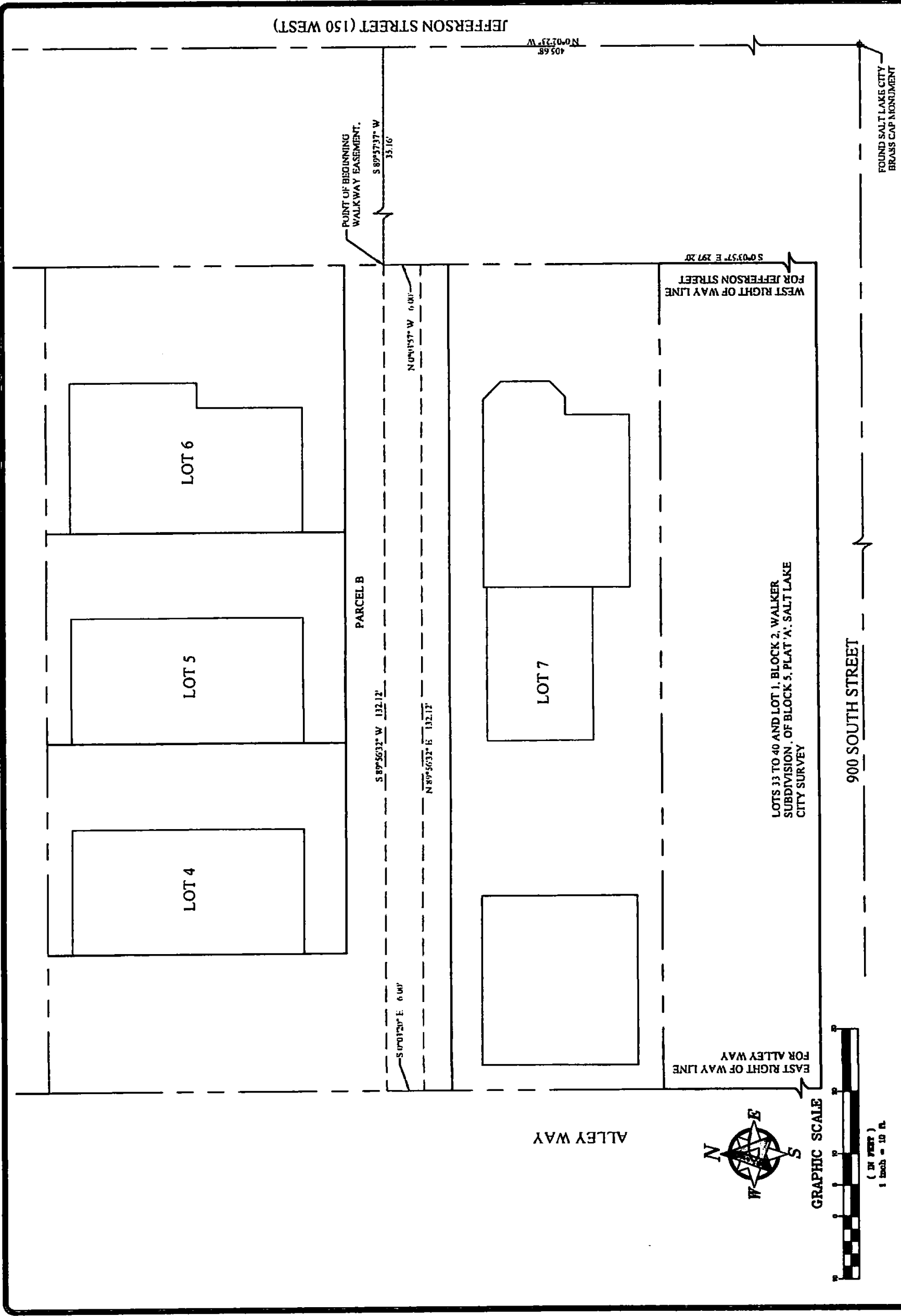
AN EASEMENT FOR PEDESTRIAN INGRESS-EGRESS OVER AND ACROSS A WALKWAY.

SAID WALKWAY BEING SITUATE WITHIN PARCEL 'B' AS PER THE JEFFERSON WALKWAY PLAT. SAID JEFFERSON WALKWAY BEING WITHIN BLOCK 2 OF WALKER'S SUBDIVISION OF BLOCK 5, PLAT 'A', SALT LAKE CITY SURVEY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET AND THE NORTH EDGE OF A WALKWAY; SAID POINT BEING NORTH 00°02'23" WEST 405.68 FEET AND SOUTH 89°57'37" WEST 35.16 FEET FROM THE SALT LAKE CITY BRASS CAP IN THE INTERSECTION OF 900 SOUTH AND JEFFERSON STREET; AND RUNNING THENCE ALONG THE NORTH EDGE OF A WALKWAY SOUTH 89°56'32" WEST 132.12 FEET TO THE EAST RIGHT-OF-WAY LINE OF AN ALLEY WAY; THENCE SOUTH 0°03'20" EAST 6.00 FEET ALONG SAID ALLEY WAY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH EDGE OF THE WALKWAY; THENCE ALONG SAID SOUTH EDGE OF THE WALKWAY NORTH 89°56'32" WEST 132.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE NORTH 0° 03' 57" WEST 6.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 793 SQUARE FEET OR 0.02 ACRES.



SHEET: 2 OF 2

WARD ENGINEERING GROUP
Planning • Engineering • Surveying
Salt Lake City Office
231 West 1000 South
Scale A
Salt Lake City, Utah 84101
Tel: (801) 487-8000
Fax: (801) 487-8053

CLIENT: CDR CONSULTING
DWC EXHIBIT
JOB No. _____
DRAWING IS REVISION # _____ IF LESS THAN 25% OF PERMITS AND AFTER THE PRELIMINARY CITY SCALE.

DRAWN BY: JWH
DESIGN BY: _____
CHECKED BY: SNT
DATE: 08/27/17

No.	DATE	BY	REVISIONS