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11/4/2019 12:52:00 PM \$40.00
Book - 10855 Pg - 3935-3941
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 7 P.

When Recorded Return to:

Lawrence E. Clyde
248 East 13800 South
#33
Draper, UT 84020

Tax Parcel Numbers:

34-06-328-183
34-06-328-184
34-06-328-186
34-06-327-033
34-06-327-034

ACKNOWLEDGMENT

This Acknowledgment (the “**Acknowledgment**”) is made and entered into as of the ___ day of October 2019, by HOMEOWNERS’ ASSOCIATION OF ROCKWELL SQUARE, INC., a Utah nonprofit corporation (the “**Association**”).

A. The Association owns certain common areas appurtenant to a mixed-used condominium development commonly known as “Rockwell Square” and situated on the property described in the attached Exhibit “A” (the “**Property**”).

B. There is a Cross Access Easement Agreement (the “**Easement Agreement**”) dated March 29, 2011 and recorded March 30, 2011 as Entry No. 11158669 in the Official Records of the Salt Lake County Recorder (the “**Official Records**”), Salt Lake County, Utah that created non-exclusive, perpetual easements benefitting and burdening the Property.

C. The Easement Agreement also affected three parcels that are contiguous to the Property and that are owned, respectively, by OVERLAND PETROLEUM, LLC, a Utah limited liability company (“**Overland**”), LONE PEAK PROPERTY HOLDINGS, LLC, a Utah limited

liability company (“**Lone Peak**”), and DEVELOPMENT DYNAMICS, LLC, a Utah limited liability company (“**Development Dynamics**”).

D. Development Dynamics is the owner of a parcel of land located in Draper, Salt Lake County, Utah (the “**Rockwell Park Parcel**”), Lone Peak is the owner of a parcel of land (the “**Lone Peak Parcel**”) to the west of the Rockwell Park Parcel and to the north of the Overland Parcel (defined below), and Overland is the owner of a parcel of land (the “**Overland Parcel**”) to the west of the Rockwell Park Parcel and to the south of the Lone Peak Parcel. The Rockwell Park Parcel, the Lone Peak Parcel, and the Overland Parcel are further described in the attached Exhibit “B” and depicted in the attached Exhibit “C”.

E. Overland, Lone Peak, and Development Dynamics are referred to herein collectively as the “**Owners**”.

F. The Owners subsequently entered into a certain First Amendment to Easement Agreements dated Oct. 3, 2019 and recorded NOVEMBER 4, 2019 as Entry No. 13115340 in the Official Records (the “**Amendment**”).

G. The Association desires now to acknowledge the Amendment,

NOW, THEREFORE, it is hereby declared, understood and agreed as follows:

1. The Association hereby acknowledges receipt of the Amendment and acknowledges that the Amendment does not affect in any way the non-exclusive easement rights, duties, and obligations of the Association pursuant to the Easement Agreement.

2. The Association hereby acknowledges that the Lone Peak Parcel has a perpetual non-exclusive access to 13800 South by way of the drive aisles on the Property as currently improved.

[Remainder of the page is blank. Signature page follows.]

HOMEOWNERS' ASSOCIATION OF
ROCKWELL SQUARE, INC., a Utah nonprofit
corporation

By: Lawrence E. Clyde
Name: Lawrence E. Clyde
Its: President

STATE OF Utah)
):ss.
COUNTY OF Galt Lake

The foregoing instrument was acknowledged before me this 1 day of ~~October~~ November 2019,
by Lawrence E. Clyde, President of Homeowners'
Association of Rockwell Square, Inc., a Utah nonprofit corporation

[Signature]
NOTARY PUBLIC
Residing at: Salt Lake
My Commission Expires: 4/29/23

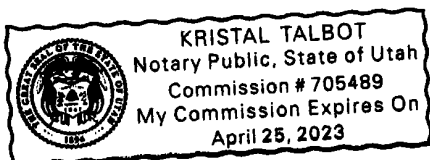


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

BEG W 244 FT & S 33 FT CEN SEC 6, T4S, R 1E, SLM; S 765 FT; E 244 FT; S 261 FT; W 502 FT; N 261 FT; W 331 FT TO E LINE OF BANGERTEK PKWY; N 290 FT; E 14.18 FT; N 0°15'30" W 33 FT; S 89°45'37" W 6 FT; N 45°13'01" W 11.31 FT; N 35.84 FT; NE'LY ALG 555 FT RADIUS CURVE TO R 78.71 FT (CHD 4°03'46" E 78.64 FT); N 12°01'21" E 109.97 FT; NE'LY ALG 652.48 FT RADIUS CURVE TO L 43.50 FT (CHD N 10°20' E 43.49 FT); NE'LY ALG 655 FT RADIUS CURVE TO L 2.44 FT (CHD N 4°49'25" E 2.44 FT); E 284.51 FT; N 167 FT; E 268 FT TO BEG LESS & EXCEPT BEG W 243.86 FT & S 00°02'15" E 341.91 FT FR CTR SEC 6, T4S, R1E, SLM; S 0°02'15" E 12 FT; W 215.72 FT; N 12 FT; E 215.71 FT TO BEG. LESS DEDICATED ST. LESS CONVERTIBLE SPACE. LESS UNITS. (BEING COMMON AREA OF ROCKWELL SQUARE CONDO AMD)

Parcel Numbers: 34-06-328-184 and 34-06-328-186

EXHIBIT "B"

LEGAL DESCRIPTION OF THE ROCKWELL PARK PARCEL

REAL PROPERTY IN THE COUNTY OF SALT LAKE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

Lot 1, ROCKWELL SQUARE SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder, State of Utah.

LEGAL DESCRIPTION OF THE LONE PEAK PARCEL

REAL PROPERTY IN THE COUNTY OF SALT LAKE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

Lot 1, Rockwell Square Commercial Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Sometimes also described as follows:

Located in the Southwest Quarter of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point at the Southeast corner of the Cutler Subdivision as found on file at the Salt Lake County Recorder's Office said point being West 512.00 feet along the center line of said 13800 South Street and South 200.00 feet from a found Street Monument at the Intersection of 13800 South Street and 300 East Street, said monument also being used as the Center of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian in some surveys, and running:

thence South 00°57'29" East 263.39 feet;

thence Southwesterly 34.61 feet along the arc of a 49.50 foot radius curve to the left (center bears South 18°22'16" East and the chord bears South 51°35'45" West 33.91 feet with a central angle of 40°03'57");

thence Southwesterly 9.18 feet along the arc of a 9.00 foot radius curve to the right (center bears North 58°26'13" West and the chord bears South 60°46'42" West 8.79 feet with a central angle of 58°25'50");

thence South 19.29 feet;

thence West 276.98 feet to the east line of Bangerter Parkway;

thence North 00°15'30" West 33.00 feet along the east line of said Bangerter Parkway;

thence South 89°45'37" West 6.00 feet along the east line of said Bangerter Parkway;

thence North 45°13'01" West 11.31 feet along the east line of said Bangerter Parkway;

thence North 35.84 feet along the east line of said Bangerter Parkway;

thence Northeasterly 78.71 feet along the arc of a 555.00 foot radius curve to the right (center bears South 89°59'59" East and the chord bears North 04°03'46" East 78.64 feet with a central angle of 08°07'31") along the east line of said Bangerter Parkway;

thence North 12°01'21" East 109.97 feet along the east line of said Bangerter Parkway;

thence Northeasterly 43.50 feet along the arc of a 652.48 foot radius curve to the left

(center bears North 77°45'25" West and the chord bears North 10°20'00" East 43.49 feet with a central angle of 03°49'11") along the east line of said Bangerter Parkway;

thence Northeasterly 2.44 feet along the arc of a 655.00 foot radius curve to the left (center bears North 85°04'10" West and the chord bears North 04°49'25" East 2.44 feet with a central angle of 00°12'49") along the east line of said Bangerter Parkway to the Southwest corner of the Cutler Subdivision as found on file at the Salt Lake County Recorder's Office;

thence East 284.51 feet along the south line of said Cutler Subdivision to the point of beginning.

LEGAL DESCRIPTION OF THE OVERLAND PARCEL

REAL PROPERTY IN THE COUNTY OF SALT LAKE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

Lot 2, Rockwell Square Commercial Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Sometimes also described as follows:

Located in the Southwest Quarter of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point being West 541.84 feet along the center line of said 13800 South Street and South 508.00 feet from a found Street Monument at the Intersection of 13800 South Street and 300 East Street, said monument also being used as the Center of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian in some surveys, and running:

thence South 19.29 feet;

thence Southeasterly 9.18 feet along the arc of a 9.00 foot radius curve to the right (center bears South 00°00'23" West and the chord bears South 60°46'42" East 8.79 feet with a central angle of 58°25'50");

thence Southeasterly 31.52 feet along the arc of a 49.50 foot radius curve to the left (center bears North 58°26'13" East and the chord bears South 49°48'19" East 30.99 feet with a central angle of 36°29'05");

thence South 246.42 feet;

thence West 322.50 feet to the east line of Bangerter Parkway;

thence North 290.00 feet along the east line of said Bangerter Parkway;

thence East 14.18 feet along the east line of said Bangerter Parkway;

thence East 276.98 feet to the point of beginning.

EXHIBIT "C"

DEPICTION OF THE PARCELS

(For reference only, not a legal plat or description for recordation or indexing purposes)

