

When Recorded Return to
Chocolate Daybreak Towns, LLC
12682 Fort Street
Draper, Utah 84020

13226081
3/25/2020 2:48:00 PM \$40.00
Book - 10915 Pg - 6586-6589
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

DECLARATION OF ACCESS AND SIDEWALK EASEMENT

This Declaration of Access Easement and Sidewalk Easement (this "**Declaration**") is made this 25 day of March, 2020, by Chocolate Daybreak Towns, LLC, a Utah limited liability company ("**Grantor**").

WHEREAS, Declarant owns certain real properties located in Salt Lake County, Utah, collectively referred to herein as the "**Properties**", and more particularly described as follows:

Lot 378, Daybreak Village 8 Plat 3 Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder ("**Lot 378**").

Tax Parcel No. 26-23-154-004

Lot 379, Daybreak Village 8 Plat 3 Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder ("**Lot 379**").

Tax Parcel No. 26-23-154-005

Lot 380, Daybreak Village 8 Plat 3 Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder ("**Lot 380**").

Tax Parcel No. 26-23-154-009

WHEREAS, Declarant wishes to establish perpetual non-exclusive easements for the purpose of a private sidewalk and related facilities together with the right of construction, operation, access and maintenance with related facilities, insofar as they within Lot 378 and Lot 380 for the benefit of Lot 379 and Lot 380.

NOW, THEREFORE, based upon and subject to the terms and conditions set forth below, the Declarant hereby declares:

1. **Grant of Easement #1.** Declarant, as owner of Lot 378 does hereby grant and convey to Chocolate Daybreak Towns, LLC, a Utah limited liability company, and its successors and assigns, invitees, licensees, guests, tenants, agents, employees, consultants, contractors and subcontractors (collectively, "**Agents**") as owner of Lot 379 and 380, a non-exclusive, reciprocal easement on, over and across the property as more particularly described in the attached Exhibit A ("**Easement #1**"), for the purposes of: (i) providing pedestrian ingress and egress to Lot 379 and 380 and (ii) construction, operation, access and maintenance of a private sidewalk.

**ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.**

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Exhibit A

Sidewalk Easement #1

An access easement in favor of Lots 379 & 380 of the Daybreak Village 8 Plat 3 Subdivision, located in the Northwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement being more particularly described as follows:

Beginning at the Southeast Corner of Lot 378 of the Daybreak Village 8 Plat 3 subdivision, said point lies South $89^{\circ}56'14''$ West 2353.694 feet along the Section Line and North 3103.159 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 378 North $79^{\circ}54'04''$ West 16.886 feet; thence North $60^{\circ}27'59''$ East 1.797 feet; thence South $79^{\circ}47'03''$ East 15.502 feet to the Easterly Line of said Lot 378; thence along said Lot 378 South $10^{\circ}05'56''$ West 1.115 feet to the point of beginning.

A portion of Tax Parcel No. 26-23-154-004

Exhibit B

Sidewalk Easement #2

An access easement in favor of Lot 379 of the Daybreak Village 8 Plat 3 Subdivision, located in the Northwest Quarter of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement being more particularly described as follows:

Beginning at the Northernmost Corner of Lot 380 of the Daybreak Village 8 Plat 3 subdivision, said point lies South $89^{\circ}56'14''$ West 2353.694 feet along the Section Line and North 3103.159 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 380 South $79^{\circ}54'04''$ East 8.208 feet; thence South $10^{\circ}05'56''$ West 2.902 feet; thence North $79^{\circ}46'35''$ West 10.781 feet to the Northwesterly Line of said Lot 380; thence along said Lot 380 the following (2) courses: 1) North $60^{\circ}27'59''$ East 3.341 feet; 2) North $10^{\circ}05'56''$ East 0.748 feet to the point of beginning.

A portion of Tax Parcel No. 26-23-154-009