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Book - 10957 Pg - 8359-8362  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SANDY CITY  
10000 CENTENNIAL PARKWAY  
SANDY UT 84070  
BY: MZP, DEPUTY - MA 4 P.

WHEN RECORDED, MAIL TO:  
Sandy City Recorder's Office  
10000 Centennial Parkway  
Sandy, Utah 84070

Parcel # 28-12-179-000-0000  
9705 S. 3775 E.

**Easement**  
Salt Lake County

SANDY CITY, a Utah Municipal Corporation, 10000 Centennial Parkway, Sandy, Utah, 84070, Grantor, hereby grants and conveys to Todd O. and Kristi E. Smith, Trustees of the Aria Siena Eliana Sophia Trust, Grantee, for the sum of TEN Dollars (\$10.00), and other good and valuable consideration, the following described permanent and perpetual easement for the following: access and utility easement, including installation, maintenance, repair and operation of an access road and utilities in Salt Lake County, State of Utah, to-wit:

A perpetual easement for the purpose of, among other things, increasing the width of an existing 16.5 foot-wide access easement to a total width of 20.00 feet, located in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet, North 3°01'56" East 489.69 feet to the Northwest Corner of LITTLE COTTONWOOD EAST subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 of plats at Page 31 in the office of the Salt Lake County Recorder, and South 87°00'00" East 16.5 feet along the northerly boundary of said LITTLE COTTONWOOD EAST subdivision, from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence along the easterly and southerly boundary of an existing one rod (16.5 feet) wide, access easement described in that certain Easement grant recorded February 4, 1983 as Entry No. 3756547 in Book 5436 at Page 1316 in the office of said Recorder, the following two (2) courses:

(1) North 3°00'00" East 138.5 feet, (2) South 87°00'00" East 416.3 feet;

thence South 3°00'00" West 53.50 feet along grantor's easterly boundary;

thence North 87°00'00" West 20.00 feet;

thence North 3°00'00" East 22.00 feet to a point of curvature;

thence Northwesterly 43.98 feet along the arc of a tangent curve to the left having a radius of 28.00 feet, a central angle of 90°00'00" and a chord bearing and length of North 42°00'00" West 39.60 feet to a point of tangency;

thence North 87°00'00" West 336.80 feet to a point of curvature;

thence Southwesterly 43.98 feet along the arc of a tangent curve to the left having a radius of 28.00 feet, a central angle of 90°00'00" and a chord bearing and length of South 48°00'00" West 39.60 feet to a point of tangency;

thence South 3°00'00" West 107.00 feet to the grantor's southerly boundary and the northerly boundary of said LITTLE COTTONWOOD EAST subdivision;

thence along said line, North 87°00'00" West 3.50 feet to the Point of Beginning.

The above-described easement contains approximately 3,266 square feet in area.

Grantee shall have the right to install the following: an access road, utilities and appurtenant parts thereof. Installation must be performed in accordance with plans approved by Grantor.

Grantor hereby grants to Grantee, its officers, employees, agents, and contractors the right of access over adjacent property owned by Grantor to and from the above described property along with such equipment as is necessary for the following: installation, maintenance, repair and operation of an access road and utilities. Access must be in accordance with plans approved by Grantor, and Grantor's property shall be restored to as good of condition as is reasonably practical after each use.

Grantor shall have the right to use the described easement provided such use shall not interfere with the rights of Grantee granted herein. Grantor retains and reserves the right to review and approve all proposed utilities within the easement. Utilities shall not interfere with Grantor's underground utilities and shall be designed and constructed in accordance with Grantor's standard construction details and policies at the time. All buried utilities, above-ground utility poles and appurtenances shall be no closer than 5 feet (10 feet for sewer utilities) from the outside of Grantor's underground water and sewer pipes.

Grantee shall have the right to clear and remove all trees and obstructions within the easement that may interfere with the use of the easement by the Grantee, however Grantee will make efforts to save and protect as many trees and small shrubs as possible.

This easement grant shall be binding upon and inure to the benefit of, the heirs, representatives, successors and assigns of Grantor and Grantee.



