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09/19/2023 04:48 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVENUE MIDVALE, UT 840472902

EASEMENT AND MAINTENANCE AGREEMENT

This agreement is made and entered into by and between:

EMERIL DEVELOPMENT RE HOLDINGS, LLC is the owner of certain real property known as CADRE APARTMENTS and CADRE BLOCK TOWNHOMES, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorders Office.

WHEREAS a common driveway exists for the use and benefit of both lots which driveway is more particularly described and identified on the recorded plat of said Subdivision.

COMMENCING A POINT WHICH IS NORTH 99.00 FEET AND SOUTH 89°58'36" WEST 90.50 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 58 PLAT "C" SALT LAKE CITY SURVEY TO THE POINT OF BEGINNING AND ALSO BEING THE SOUTHWEST CORNER AND THE WEST LINE OF THE CADRE BLOCK TOWNHOMES; AND THE POINT OF COMMENCEMENT OF A SHARED ACCESS, BEING 25' IN WIDTH, FOR THE PURPOSE OF INGRESS AND EXTENDING 6.60' TO THE EAST AND 18.40' TO WEST; THENCE NORTH 165 FEET TO THE POINT OF TERMINUS.

CONTAINING +/- 4,125 SQ.FT OR .095 ACRE

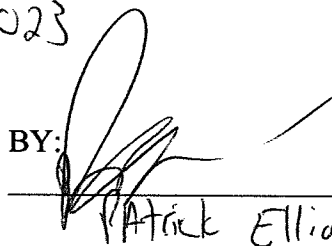
In order that the owners of both lots shall continue to have the right of ingress and egress to and from their respective properties EMERIL DEVELOPMENT RE HOLDINGS, LLC is does hereby establish this agreement for easement and maintenance which shall run with the land and any successors and assigns.

NOW THEREFORE the owners of each lot shall grant each to the other an easement over said driveway for the purpose of ingress and egress to and from their respective properties.

All parties do hereby agree to share equally in any costs of maintenance, snow removal and repair which may be incurred for the continued maintenance of said driveway.

Dated this 14 day of September, 2023

BY:




Patrick Elliott

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 14 day of SEP, 2023, personally appeared before me Jacob Seeger who being duly sworn did say that he is the Managing Member of EMERIL DEVELOPMENT RE HOLDINGS, LLC is a Utah Limited Liability Company and that said instrument was signed in behalf of said limited liability company by authority and said Patrick Elliott acknowledged to me that he, as such Managing Member, executed the same in the name of the limited liability company.



Notary Public

My Commission Expires: 03/10/2027 Residing at: 2255 Sheridan Blvd Ste C
Edgewater, CO 80214

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

JACOB SEEGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234009486
MY COMMISSION EXPIRES MARCH 10, 2027