

Mail to: 621 Washington St S
Twin Falls ID
83301

TEMPORARY CROSS-ACCESS EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:



That in consideration for One Dollar and other good and valuable consideration paid to **CJM Limited Liability Limited Partnership** hereinafter referred to as **GRANTOR**, by the tenants and/or occupants of Phase 2 of the Ridley's Commercial Subdivision in Santaquin, Utah, hereinafter collectively referred to as **GRANTEES**, the receipt of which is hereby acknowledged, the **GRANTOR**, does hereby grant, bargain, sell, transfer and convey unto the **GRANTEES**, their successors, assigns, invitees, and licensees a temporary easement in Utah County, State of Utah for the free right of ingress and egress to and from each lot to the public roadway (hereinafter collectively referred to as the "Accessway"); together with all rights of ingress and egress necessary for the full and complete use and enjoyment of said easement, and all rights and privileges incident thereto. Said easement being described more particularly as follows:

26' Wide Temporary Access Easement

A 26.00 foot wide Temporary Access and Utility Easement, being a part of Parcel A, Ridley's Subdivision recorded as Entry No. 111268:2020 and as Map No. 17189 Official Records of Utah County, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah, being 13.00 feet on each side of the following described centerline:

Beginning at a point on East line of 500 East Street as it exists at 31.00 foot half-width located 2331.93 feet South 0°30'50" East along the Quarter Section Line; and 561.83 feet North 89°29'10" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence South 89°49'57" East 209.03 feet to a point hereinafter referred to as 'Point A'; thence continuing South 89°49'57" East 224.49 feet to the termination of this easement centerline.

Also: Beginning at said 'Point A'; and running thence North 0°12'03" East 310.85 feet to a point of curvature; thence Northeasterly along the arc of a 62.00 foot radius curve to the right a distance of 51.53 feet (Central Angle equals 47°37'17" and Long Chord bears North 24°00'41" East 50.06 feet) to a point of tangency; thence North 47°49'20" East 89.14 feet; thence North 42°10'40" West 53.00 feet to the Southeasterly line of said 500 East Street as it exists at 31.00 foot half-width and the termination of this easement centerline.

Note: The sidelines of the easement should be lengthened or shortened to exactly match the existing Right-of-Way of 500 East Street as it exists at 31.00 foot half-width.

Subject to recorded and unrecorded easements or right-of-way, if any, which have been established and which now may exist by operation of law upon said land, or any portion thereof.

TO HAVE AND HOLD the same unto the **GRANTEES**, their successors and assign, until superseded by a formal Declaration applicable to the entire Center, with the right of ingress and

ENT 53857:2022 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Apr 29 3:17 pm FEE 40.00 BY KR
RECORDED FOR SANTAQUIN CITY CORPORATION

gress to and from said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal, or replacement of the Accessway. The GRANTOR shall have the right to use the said premises except for the purposes for which this right-of-way and easement is granted to the GRANTEES, provided such use does not interfere with the Accessway or any other rights granted to the GRANTEES hereunder.

The GRANTEES hereby agrees to pay damages or restore or replace in kind, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement or removal of the Accessway.

It is hereby understood that any parties securing this grant on behalf of the GRANTEES are without authority to make any representations, covenants, or agreements not herein expressed.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 21 day of March, 2022

[Signature]
Grantor D. Mark Ridley
AP
Title

STATE OF IDAHO)
: SS.
COUNTY OF ADA)

Personally appeared before me on the 21 day of March, 2022 the signers of the above instrument, who duly acknowledged to me that they executed the same.

Notary Public [Signature]
My commission expires 7/8/27 Residing in Boise, ID

