

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT, 84104

12239677
03/14/2016 01:34 PM \$16.00
Book - 10411 Pg - 339-342
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: JASON HENLEY
SLC UT 84114-8420
BY: KRA; DEPUTY - WI 4 P.

Tax ID No: 47-0913157
Salt Lake County

FUTURE GRANT OF EASEMENT
985 W 14600 S (SR 140) Bluffdale, UT 84065

Big Rock Properties, LLC of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit A, a non exclusive perpetual easement for ingress and egress over the East 25 feet of Big Rock Properties, LLC property when Property B is ready to develop or redevelop. Big Rock Properties, LLC property is described as:

Beginning at a point which is West 2227.23 feet from the East Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'10" West 541.05 feet (540.247 feet by deed); thence South 89°36'28" West 409.59 feet; thence North 00°59'54" East 499.60 feet (498.89 feet by deed); thence North 84°12'50" East 142.07 feet (143.4 feet by deed); thence North 30.00 feet; thence East 260.35 feet (260.353 feet by deed) to the point of beginning. Together with a 50 foot private right of way described as follows: Beginning at a point which is West 2512.45 feet and South 32.52 feet from the East Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 49°13'42" West 155.87 feet; thence South 00°59'54" West 1276.67 feet; thence North 89°00'06" West 50.00 feet; thence North 00°59'54" East 1299.03 feet; thence North 49°13'42" East 106.84 feet; thence North 84°12'50" East 87.18 feet to the point of beginning. Parcel Identification No. 33-11-400-033

Contains 178,278 sq. ft.
Or 4.09 acres

Big Rock Properties, LLC or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B will need to enter into an agreement with Big Rock Properties, LLC concerning the access across Big Rock Properties, LLC property, including construction and maintenance of the

driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 140.

Big Rock Properties, LLC will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 1st of March, 2016

Big Rock Properties, LLC

By: _____

Its: VP _____

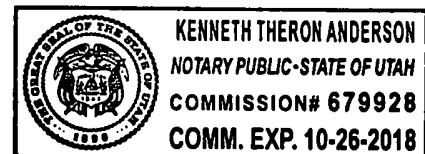
STATE OF UTAH)
) :ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 1st day of March, 2016 by K. Torrey Anderson, the Vice President of Big Rock Properties, LLC

Notary Public
Residing at: Utah County

My Commission Expires:

10-26-18



**Tax ID No:20-415646
Salt Lake County**

**FUTURE GRANT OF EASEMENT
EXHIBIT A**

Legal Description	33-11-400-024-0000
BEG S 89°36'28" W 2148.3 FT FR E 1/4 COR OF SEC 11, T 4S, R 1W, S L M; S 0°05'10" W 285 FT; N 89°36'28" E 8.69 FT; S 0°05'10" W 240 FT; S 89°36'28" W 87.69 FT; N 0°05'10" E 525 FT; N 89°36'28" E 79 FT TO BEG. 1.0 AC 5448-134 8455-9105 9389-2272	
Parcel	33-11-400-024-0000
Owner	SUMMIT ENTERPRISES LLC
Address	943 W 14600 S
Total Acreage	1.00
Above Grade sqft.	2420
Property Type	511 - RES-ON-COMM
Tax District	46B

