



ENT 75222:2018 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Aug 09 1:27 pm FEE 0.00 BY MA
RECORDED FOR CITY OF CEDAR HILLS

After Recording Return To:

MJG Holdings, LLC
3870 West Lakeshore Drive
Cedar Hills, Utah 84062

(Space above for recorders use only)

SHARED DRIVEWAY ACCESS EASEMENT AGREEMENT

This Shared Driveway Access Easement Agreement (“**Agreement**”) is made as of this 30 day of March, 2018, by and between Jeff Strong & Tara Strong, husband and wife as joint tenants (“**Strongs**”), and MJG Holdings, LLC, a Utah limited liability company and Blue Moon Inventions, LLC, a Utah limited liability company (“**MJG/Blue Moon**”)

The following recitals of fact are a material part of this Agreement:

- A. “**Strongs**” are the owners of Lot 22, Lakeshore Trails Plat “A” Subdivision located in Utah County, Utah (hereinafter referred to as “**Lot 22**”);
- B. “**MJG/Blue Moon**” are the owners of Lot 21, Lakeshore Trails Plat “A” Subdivision located in Utah County, Utah (hereinafter referred to as “**Lot 21**”);
- C. “**Strongs**” desires to designate that portion of Lot 22 more particularly described in Exhibit “A” attached hereto and made a part hereof (hereinafter referred to as the “**Shared Driveway Access Easement Area**”) as an easement area for a shared driveway to provide pedestrian and vehicular access to both Lots 21 & 22, upon and subject to the terms and conditions of this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agrees as follows:

1. Grant of Driveway Access Easement. “**Strongs**” hereby grant and reserve a perpetual, non-exclusive easement on, over and across the Shared Driveway Access Easement Area, for the purpose of ingress, egress, passage and delivery, by vehicles and pedestrians to and from said Lots 21 & 22.

2. Maintenance. The maintenance (and the cost associated therewith) shall be shared equally.
3. Run with the Land/Successors. Subject to the terms and conditions of this Agreement, the easements granted and reserved herein shall run with the land, and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of "Strong's" & "MJG/Blue Moon".
4. No Public Use/Dedication. The Property is and shall remain private property. The use of the easement is permissive and is limited to the express purposes contained herein. Nothing contained herein shall be deemed a dedication of any portion of the Property for any public use.

Witness, the hand of said Grantor, this 10 day of April, 2018.

[Signatures on Next Page]

[Signature]
Jeff Strong
[Signature]
Tara Strong

State of Utah)
) :ss
County of Utah)

On the 10th day of April, 2018, personally appeared before me, Jeff Strong and Tara Strong, the signers of the within instrument, who duly acknowledged to me that he executed the same.



Colleen A. Mulvey
Notary Public

[Signature]
MJG Holdings, LLC
By: Michael J. Geddes
Its: Owner

[Signature]
Blue Moon Inventions, LLC
By: Daniel Wilson
Its: Owner

State of Utah
County of Utah

On the 13th day of April, 2018 personally appeared before me Colleen Mulvey, who acknowledged himself/herself to be the owner of MJG Holdings, LLC, and that he/she, as such Michael T. Geddes, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Colleen A. Mulvey
Notary Public



State of Utah
County of Utah

On the 12th day of July, 2018 personally appeared before me Colleen Mulvey, who acknowledged himself/herself to be the owner of Blue Moon Inventions, LLC, and that he/she, as such Daniel Wilson, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Colleen A. Mulvey
Notary Public



Exhibit "A"

Legal Description of the Driveway Access Easement Area

DRIVEWAY EASEMENT

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE N00°22'22"W 1309.27 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE N89°53'17"E 1279.63 FEET; THENCE S04°01'08"E 72.65 FEET; THENCE ALONG A 56.00 FOOT RADIUS CURVE TO THE RIGHT 11.84 FEET HAVING A CENTRAL ANGLE OF 12°06'35" AND WHOSE LONG CHORD BEARS S02°02'10"W 11.81 FEET TO THE POINT OF BEGINNING, THE PREVIOUS 2 COURSES BEING ALONG THE EAST RIGHT-OF-WAY LINE OF BAYHILL DRIVE, LAKESHORE TRAILS SUBDIVISION, THENCE S26°29'42"E 158.78 FEET; THENCE S47°21'49"W 31.23 FEET; THENCE N26°29'42"W 145.61 FEET TO A POINT ON THE BAYHILL DRIVE RIGHT-OF-WAY; THENCE ALONG SAID-RIGHT-OF-WAY ON A 56.00 FOOT RADIUS CURVE TO THE LEFT 37.83 FEET HAVING A CENTRAL ANGLE OF 38°42'07" AND WHOSE LONG CHORD BEARS N27°26'31"E 37.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRES