

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

10478218
7/15/2008 1:51:00 PM \$20.00
Book - 9626 Pg - 6670-6675
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 6 P.

Salt Lake County

Tax ID No. 27-22-201-017

AGREEMENT FOR FUTURE SHARED ACCESS FOR

11010 South Redwood Rd. SR-68

This is an Agreement between the Utah Department of Transportation, hereinafter referred to as UDOT; and 110 Redwood Plaza LC & 120 Redwood Plaza LC and their successors and assigns.

1. PREMISE 110 Redwood Plaza LC & 120 Redwood Plaza LC owns the real property, as described in "Exhibit A", hereinafter referred to as The Beck Commercial Subdivision. The property located adjacent to and directly to the South of The Beck Commercial Subdivision as shown in "Exhibit B" is known hereafter as "Property B". 110 Redwood Plaza LC & 120 Redwood Plaza LC has requested access to State Route (SR-68) for The Beck Commercial Subdivision. "Property B" does not currently have intentions to construct or to reconstruct access to "Property B", but may desire to do so in the future.
2. AGREEMENT. In consideration of the mutual covenants contained herein, and other good and valuable considerations, the parties agree as follows: 110 Redwood Plaza LC & 120 Redwood Plaza LC will be granted access to State Route (SR-68) for The Beck Commercial Subdivision as shown in the submitted site plans and attached hereto with the provision that when "Property B" is ready to develop or redevelop, 110 Redwood Plaza LC & 120 Redwood Plaza LC and their successors and assigns will allow the construction or reconstruction of a common access to the properties.
 - (a) Easement. 110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision, their successors and assigns will provide for a driveway for the common use of the parties, their successors and assigns for driveway and access purposes. When said construction occurs, the parties will provide for the construction and maintenance of the driveway under separate agreement. 110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision hereby grants

to "Property B", their successors and assigns, a perpetual nonexclusive easement for ingress and egress over the northerly 25 feet of the 110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision Property, as shown in the plans attached and made a part hereof. The easements granted hereunder are created for the purpose of allowing ingress and egress to both properties from State Route (SR-68)

(b) Relinquishment. When said common access is constructed, 110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision Property agrees to relinquish all prior rights of access to his/her respective properties.

(c) Obstructions. 110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision will keep the driveway clear of any and all obstructions and shall not allow any structures or sign to be placed so close to the driveway as to inhibit free ingress and egress from either property.

110 Redwood Plaza LC & 120 Redwood Plaza LC and The Beck Commercial Subdivision shall not allow any vehicles to be parked on the driveway so as to obstruct access. The access is to be used for all purposes reasonably necessary for the full use of the properties.

(d) Permit. The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit to be issued for the access.

3. DUPLICATE ORIGINALS. This agreement shall be executed in duplicate, each copy of which shall be deemed an original.

DATED this 15 of July, 2008

[Signature]
Owner 110 Redwood Plaza

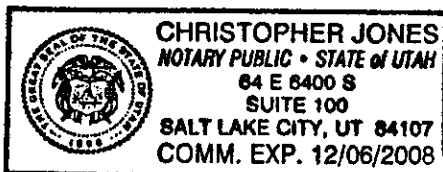
[Signature]
Owner 120 Redwood Plaza

Witnessed as to

STATE OF UTAH
COUNTY OF SALT LAKE

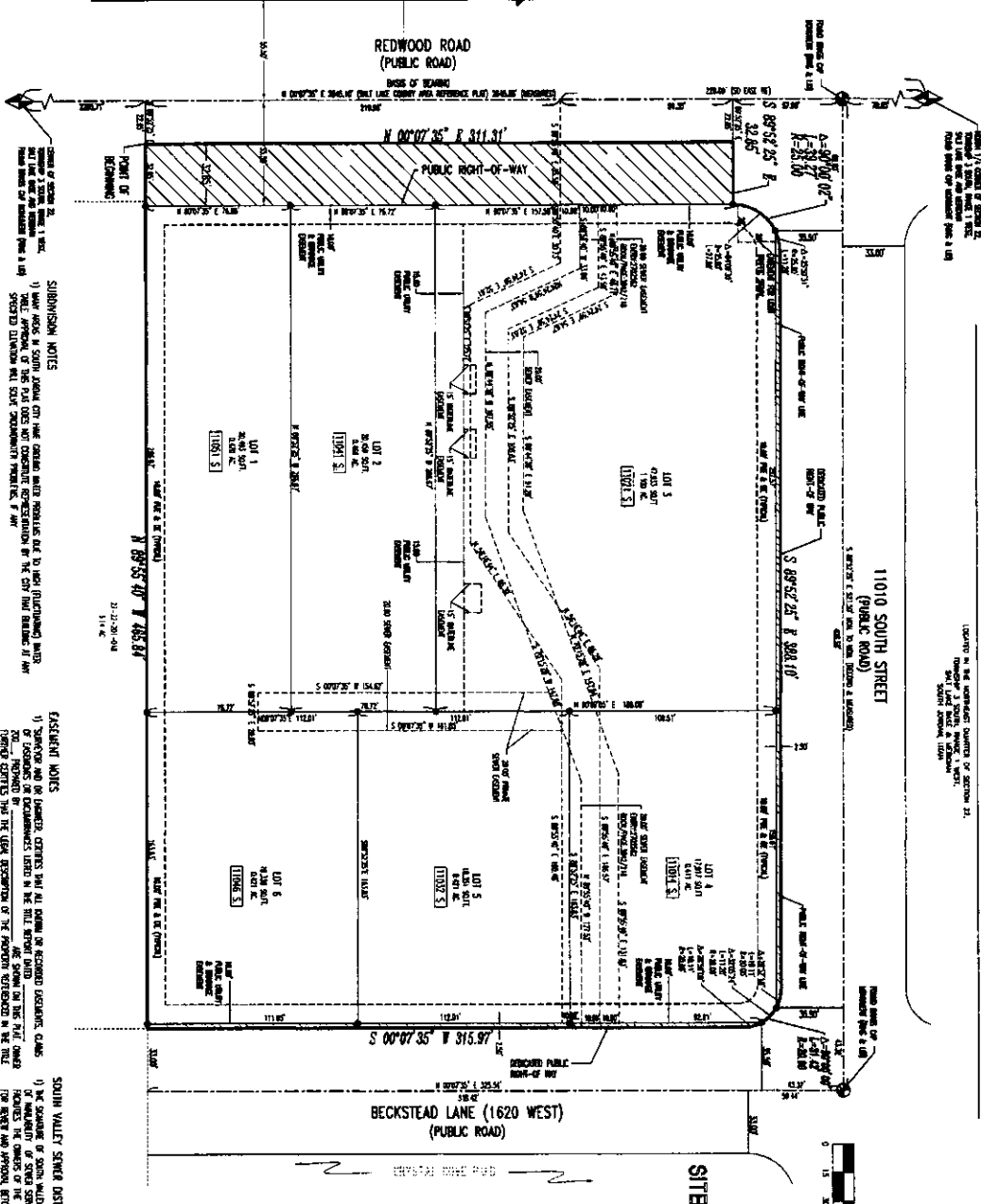
The foregoing instrument was acknowledged before me this 15 day of July, 2008 by to me or who as produced UT DL as identification, and who did (did not) take an oath.

[Signature]
Notary Public in and for the
State last aforesaid.
My Commission Expires: 12/6/08



BECK COMMERCIAL SUBDIVISION

(SOUTH) JORDAN CITY ENGINEER
 (NORTH) JORDAN CITY ENGINEER
 (EAST) JORDAN CITY ENGINEER
 (WEST) JORDAN CITY ENGINEER



SUBMISSION NOTES

- 1) OWNER HAS A SOUTH JORDAN CITY HEALTH DEPARTMENT PERMIT FOR THIS SUBDIVISION AND HAS OBTAINED THE NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND LOCAL GOVERNMENT OFFICIALS.
- 2) PERSONAL RESOURCES OF PROPERTY LOCATED IN THE SUBDIVISION ARE TO BE USED AS A COMMERCIAL PURPOSE AND NOT FOR RESIDENTIAL PURPOSES. THE OWNER HAS OBTAINED ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND LOCAL GOVERNMENT OFFICIALS.
- 3) NO SURFACE CONSTRUCTION OR IMPROVEMENTS ARE PERMITTED OVER ANY EXISTING UTILITIES.

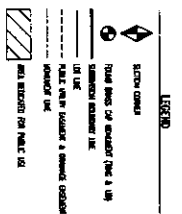
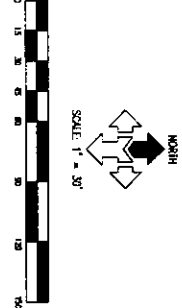
EASEMENT NOTES

- 1) THE OWNER HAS OBTAINED ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND LOCAL GOVERNMENT OFFICIALS FOR THE EASEMENT LOCATED IN THE SUBDIVISION. THE EASEMENT IS TO BE USED FOR THE PURPOSES SET FORTH IN THE DEED RECORDING IN THE PUBLIC RECORDS.
- 2) A CROSS ACCESS EASEMENT EXISTS OVER ALL ROAD RIGHTS IN THE SUBDIVISION AND IS SUBJECT TO THE TERMS OF THE DEED RECORDING OF COMMUNITY CONDOMINIUM AND RESERVATION PLAN TO BE RECORDED IN THE PUBLIC RECORDS.
- 3) SURFACE EASEMENTS LOCATED IN THE SUBDIVISION ARE TO REMAIN AS SHOWN IN THE DEED RECORDING.

SOUTH VALLEY STREET DISTRICT NOTES

- 1) THE SQUARE OF SOUTH VALLEY STREET DISTRICT IN THE DISTRICT DOES NOT CONSTITUTE AN OBSTACLE TO THE SUBDIVISION OF THIS LAND.
- 2) THE SQUARE OF SOUTH VALLEY STREET DISTRICT IN THE DISTRICT DOES NOT CONSTITUTE AN OBSTACLE TO THE SUBDIVISION OF THIS LAND.
- 3) THE SQUARE OF SOUTH VALLEY STREET DISTRICT IN THE DISTRICT DOES NOT CONSTITUTE AN OBSTACLE TO THE SUBDIVISION OF THIS LAND.

McNeil Engineering Surveying, L.C.
 APPROVED BY THE SOUTH VALLEY STREET DISTRICT ENGINEER ON: _____ A.D. 20____
 APPROVED BY THE SOUTH JORDAN CITY ENGINEER ON: _____ A.D. 20____
 APPROVED AS TO FORM BY: _____ A.D. 20____
 PREPARED BY SOUTH JORDAN CITY ENGINEER: _____
 SOUTH VALLEY STREET DISTRICT ENGINEER: _____



SURVEYOR'S CERTIFICATE

I, Matthew D. Hoffmann do hereby certify that I am a Registered Civil Engineer in the State of Utah. I have surveyed and laid out the Beck Commercial Subdivision as shown on this plat. I further certify that all the frontage width and area requirements of applicable zoning ordinances are met.

BOUNDARY DESCRIPTION

The boundary of the Beck Commercial Subdivision is shown on this plat. The boundary is described as follows: ...



OWNER'S DEDICATION

BECK COMMERCIAL SUBDIVISION

do hereby grant, donate and convey to South Jordan City, Salt Lake County, Utah for the use of the public on streets on this plat:

an address shewingly by _____ on _____ A.D. 20____

BECK COMMERCIAL SUBDIVISION

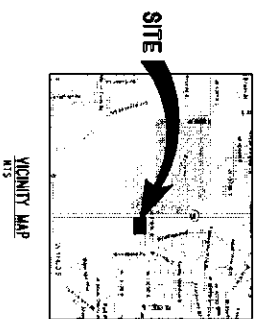
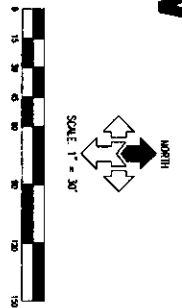
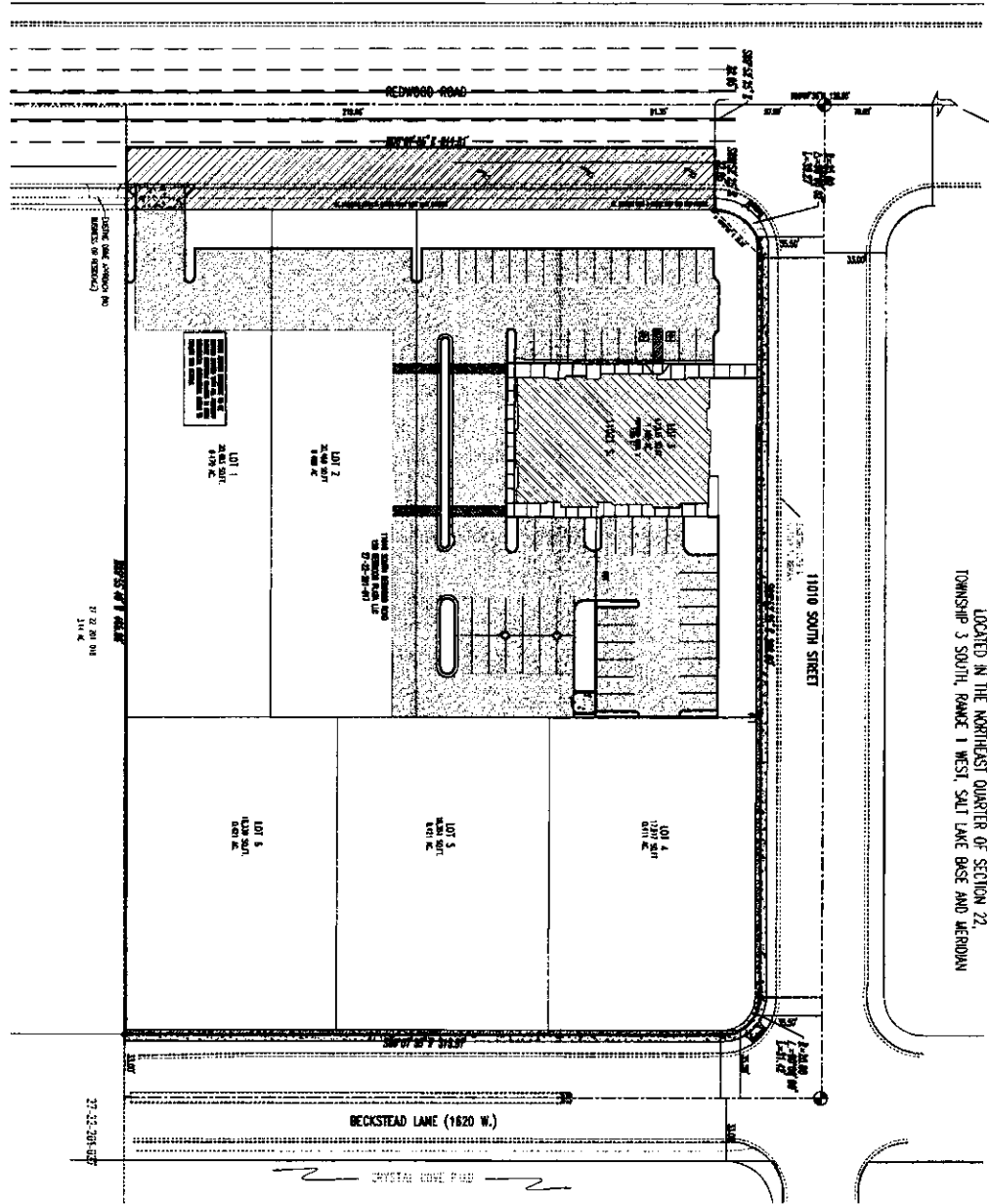
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON _____ A.D. 20____

APPROVED BY THE SOUTH VALLEY STREET DISTRICT ENGINEER ON: _____ A.D. 20____
 APPROVED BY THE SOUTH JORDAN CITY ENGINEER ON: _____ A.D. 20____

BECK COMMERCIAL SUBDIVISION

CONSTRUCTION PLANS

11010 SOUTH REDWOOD ROAD
 SOUTH JORDAN, UTAH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



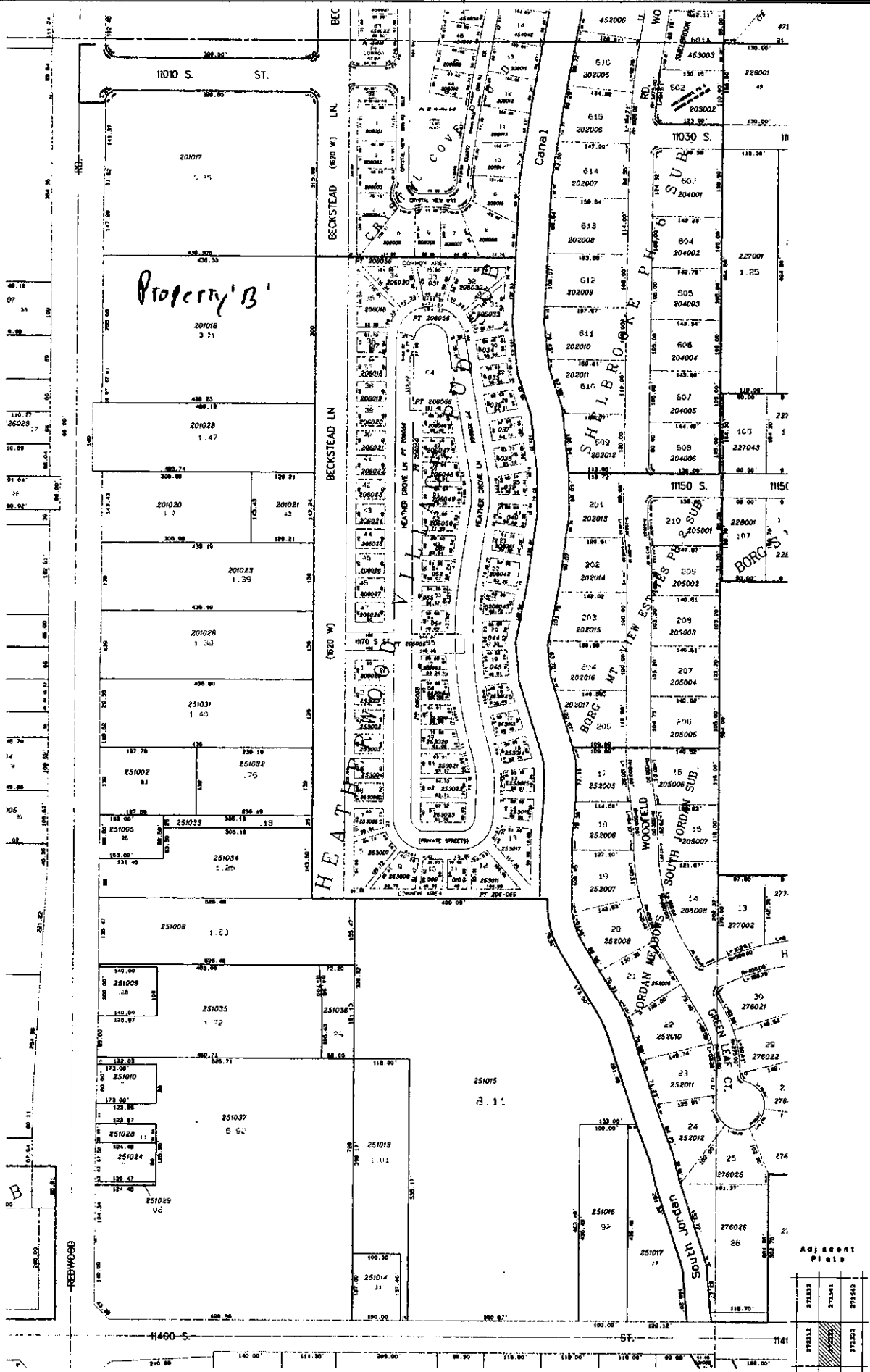
- ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS
- ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS
- ALL WORK AND MATERIALS MUST CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS

MCNEIL ENGINEERING
 PROFESSIONAL CIVIL ENGINEERING SERVICES
 11010 SOUTH REDWOOD ROAD
 SOUTH JORDAN, UTAH 84092
 TEL: 781-380-5877
 FAX: 781-380-5877
 WWW.MCNEIL-ENGINEERING.COM

MCNEIL ENGINEERING CONTACT: ROBERT POWLER
MCNEIL ENGINEERING
CIVIL, L.C.
 MCNEIL JOB NO. 200613

MCNEIL ENGINEERING - ARCHITECTURAL, L.C. MCNEIL ENGINEERING - CIVIL, L.C. MCNEIL ENGINEERING - ELECTRICAL, L.C. MCNEIL ENGINEERING - MECHANICAL, L.C. MCNEIL ENGINEERING - PLUMBING, L.C. MCNEIL ENGINEERING - STRUCTURAL, L.C.

Exhibit "B" 1 of 2



W. 1/2 N.E. 1/4 SEC. 22 T. 3S. R. 1W.

PREPARED BY SALT LAKE COUNTY RECORDER - GARY OTT
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This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary.

Adjacent Plats

27322	27323	27324	27325
27326	27327	27328	27329
27330	27331	27332	27333

27 - 22 - 21



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Applications

VTDI 27-22-201-018-0000	DIST 38		TOTAL ACRES	3.01
HPI LLC		TAX CLASS	REAL ESTATE	602000
			LEGAL	0
			PRINT U TOTAL VALUE	602000

4281 S WANDER LN

HOLLADAY UT

84124282981 EDIT 1

FACTOR BYPASS

LOC: 11081 S REDWOOD RD

EDIT 0

BOOK 9247

PAGE 8348

DATE 05/23/2008

SUB: SEC 22 TWSHP 3S RNG 1W

TYPE SECT PLAT

07/15/2008 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG S 740 FT & E 49.3 FT FR N 1/4 COR OF SEC 22, T 3S, R 1W,

SLM; N 0-04'32" E 18.07 FT; N 5-23'14" E 27.01 FT; N

0-04'32" E 255.05 FT; S 89-55'40" E 435.33 FT M OR L; S

AC. 6198-1541 5857-1822 6032-2271 6202-1117 8404-4990

9211-9205,9207

1=RXPH 2=VTOP 4=VTAU 6=NEXT 7=RTRN 8=RXMU 10=RXBK 11=RXPN 12=PREV

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6

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468-3000

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webadmin@slco.org

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