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ADAM GARDINER
Recorder, Salt Lake County, UT
SURETY TITLE
BY: eCASH, DEPUTY - EF 5 P.

Jenson Farms Development LLC
7095 S 5490 W
West Jordan, UT 84081
Tax ID# 27-25-100-054

GRANT OF EASEMENT AND ACCESS

This AGREEMENT FOR THE GRANT OF EASEMENTS ("Agreement") is made and executed this 22 day of February, 2018, by and between Jenson Farms Development, LLC, a Utah limited liability company, hereinafter referred to as GRANTOR, which expression shall include its assigns, and Jenson Farms Development, LLC, a Utah limited liability company and its assigns, hereinafter referred to as GRANTEE. Grantee may assign this easement to a third party without written authority from Grantor.

RECITALS

GRANTOR owns a parcel of land located at approximately 11900 South 600 West in Draper City, Utah, identified as see the attached Exhibit "A".

- A. The easement is for the attached legal description found in Exhibit "B", (the "Easement area").
- B. GRANTOR desires to grant to GRANTEE a temporary access easement over and across the Property for the purposes of access, construction, and inspection of the property in Exhibit "A".
- C. GRANTOR is seeking to develop the Property, or portions thereof, and to facilitate the development, GRANTOR may choose to install some or all utilities required by Draper City and others within this easement. By granting this easement Grantor shall continue to have full access to and the right to construct any and all public utilities within the easement area.
- D. Once asphalt has been installed on the road and the plat encompassing the right of way area, in this easement, has been signed by the owner of record this easement shall terminate automatically without further written consent by Grantor or Grantee. The termination of this easement shall be done by recorded document at the hand of Grantor and shall not require the authorization or further notice to Grantee.

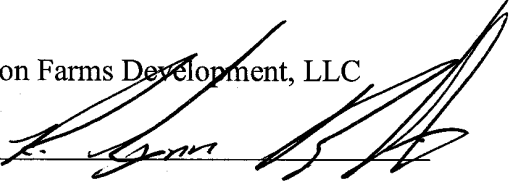
IN CONSIDERATION of the covenants and conditions set forth herein, it is mutually agreed by the parties hereto as follows:

1. GRANTOR warrants that, at the time of signing this easement, it is the sole owner of Property, and agrees to provide proof of ownership at their own expense in the form of a policy of title insurance (Standard U.S. Policy). The legal description of the easement is attached hereto as Exhibit "B".
2. It is agreed that the terms herein constitute the entire Agreement between GRANTOR and GRANTEE and that no verbal statement made by anyone shall be construed to be part of this Agreement unless incorporated in writing herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed this 22nd day of February, 2018.

GRANTOR:

Jenson Farms Development, LLC

By:  _____

Its: Manager _____

STATE OF UT)
COUNTY OF Salt Lake }

ON 2/22/18, PERSONALLY APPEARED
BEFORE ME R. Lynn Bowler

THE SIGNER (S) OF THE FOREGOING INSTRUMENT, WHO DULY
ACKNOWLEDGED TO ME THAT HE/ SHE/ THEY EXECUTED THE SAME.

[Signature]
NOTARY PUBLIC

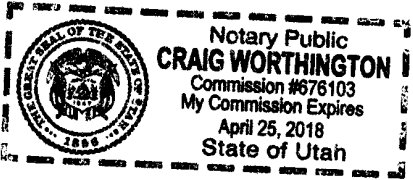


EXHIBIT "A"
Property being granted Access

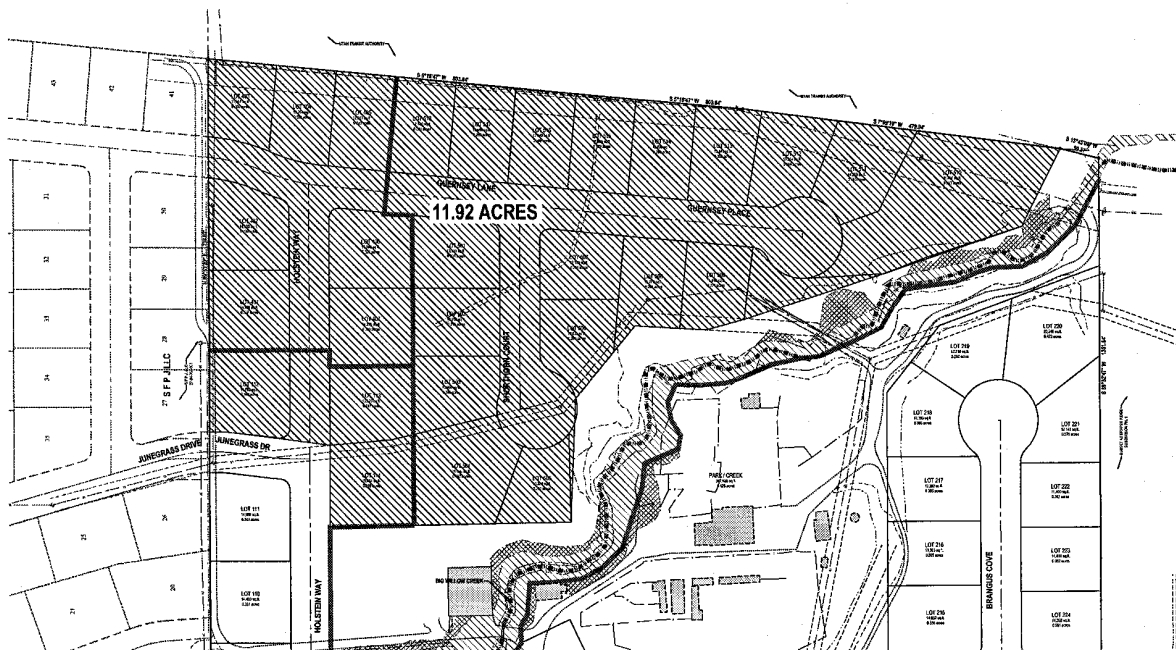


EXHIBIT "B"
Access Easement Description

Jenson Farms –Access Easement to 25 Lot School Property

Beginning at a point on the Easterly Right of Way Line of 700 West Street, said point being South 00°05'01" East 279.98 feet along the section line and North 89°54'59" East 33.00 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'20" East 178.58 feet;

thence Easterly 96.59 feet along the arc of a 940.00 foot radius curve to the left (center bears North 00°06'40" West and the chord bears North 86°56'42" East 96.55 feet with a central angle of 05°53'15");

thence North 84°00'05" East 234.48 feet;

thence Northeasterly 146.94 feet along the arc of a 240.00 foot radius curve to the left (center bears North 05°59'55" West and the chord bears North 66°27'41" East 144.66 feet with a central angle of 35°04'48");

thence Northeasterly 214.51 feet along the arc of a 300.00 foot radius curve to the right (center bears South 41°04'43" East and the chord bears North 69°24'19" East 209.97 feet with a central angle of 40°58'03");

thence North 89°53'20" East 453.76 feet;

thence South 00°06'40" East 60.00 feet;

thence South 89°53'20" West 453.76 feet;

thence Southwesterly 171.60 feet along the arc of a 240.00 foot radius curve to the left (center bears South 00°06'40" East and the chord bears South 69°24'19" West 167.97 feet with a central angle of 40°58'03");

thence Southwesterly 183.68 feet along the arc of a 300.00 foot radius curve to the right (center bears North 41°04'43" West and the chord bears South 66°27'41" West 180.82 feet with a central angle of 35°04'48");

thence South 84°00'05" West 234.48 feet;

thence Southwesterly 102.76 feet along the arc of a 1,000.00 foot radius curve to the right (center bears North 05°59'55" West and the chord bears South 86°56'42" West 102.71 feet with a central angle of 05°53'15");

thence South 89°53'20" West 178.60 feet;

thence North 00°05'01" West 60.00 feet to the point of beginning.

Contains 79,492 Square Feet or 1.825 Acres