



\*W2932085\*

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Region One Permits  
166 Southwell Street  
Ogden UT, 84404

E# 2932085 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
23-JUL-18 1206 PM FEE \$16.00 DEP JKC  
REC FOR: WILCOX ENTERPRISES

## Future Grant of Easement

441 W SR-39

Tax ID No. 120990004  
Weber County

Wilcox Enterprises, LLC, A Utah Limited Liability Company, of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B and Property C, as described in Exhibit A, a non-exclusive perpetual easement for shared access running northerly and southerly over the westerly 25 feet of Wilcox Enterprises property, along with a non-exclusive temporary shared access running easterly and westerly over the Wilcox Enterprises property, when Properties B and C are ready to develop or redevelop. The shared access is more particularly shown on Exhibit B.

Wilcox Enterprises property is described as:

Part of the Northeast Quarter of Section 19, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning on the South line of 12<sup>th</sup> street 160.2 feet West of the East line of Section; thence West 141.8 feet; thence South 402.42 feet; thence East 135.36 feet to a point South 01°05' West of beginning; thence North 01°05' East 402.5 feet to the place of beginning.

**Contains 55,757 sq.ft.  
or 1.28 acres**

Wilcox Enterprises or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B and Property C will need to enter into an agreement with Wilcox Enterprises concerning the access across Wilcox Enterprises property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to all three properties from State Route #39.

Wilcox Enterprises 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 temporary shared access shall remain until such time an alternative access is provided.

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 23 day of July, A.D. 2018

Wilcox Enterprises, LLC, A Utah Limited Liability Company

By: [Signature]  
Its: President

STATE OF UTAH )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this 23 day of July, 2018 by Wesley Vernon Wilcox the President of Wilcox Enterprises, LLC, A Utah Limited Liability Company.

Angela L Hill  
Notary Public  
Residing at: Ogden, Utah

My Commission Expires:  
11-14-2018



EXHIBIT A

**Property B Description**

PART OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF 12<sup>TH</sup> STREET 302 FEET NORTH 89°03' WEST FROM THE INTERSECTION OF THE SOUTH LINE OF 12<sup>TH</sup> STREET AND THE EAST LINE OF SAID SECTION 19; RUNNING THENCE NORTH 89°03' WEST 136.7 FEET; THENCE SOUTH 0°10' WEST 402.35 FEET; THENCE SOUTH 89°03' EAST 136.7 FEET; THENCE NORTH 0°10' EAST 402.4 FEET TO THE PLACE OF BEGINNING.

**Property C Description**

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST SECTION LINE 977.2 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER, SAID POINT BEING AT INTERSECTION OF SOUTH LINE OF 12<sup>TH</sup> STREET AND THE EAST LINE OF SECTION 19, RUNNING THENCE WEST ALONG SOUTH LINE OF 12<sup>TH</sup> STREET 160.2 FEET, THENCE SOUTH 1D05' WEST 402.5 FEET, THENCE SOUTH 79D30' EAST 171 FEET TO SECTION LINE, THENCE NORTH ALONG SECTION LINE TO PLACE OF BEGINNING

**EXHIBIT B**

WILCOX ENTERPRISES SHARED ACCESS  
LOCATED IN THE NORTHEAST QUARTER OF SEC 19, T6N, R1W  
OF THE SALT LAKE BASE AND MERIDIAN



50'  
INGRESS/  
EGRESS

12TH STREET (SR-39)

WILCOX ENTERPRISES, LLC  
120990004

FUTURE  
BUILDING

SHARED  
ACCESS



TEMPORARY  
SHARED ACCESS



FUTURE  
BUILDING

PROPERTY B  
BDO INVESTMENTS LLC  
120990008

PROPERTY C  
RALPH & JULIE OMAN  
120990002

12099- WILCOX ENTERPRISES SHARED ACCESS 12TH STREET, PHASE 1 ACCESS EXHIBIT B