

COURTESY RECORDING

No assurances are given by the company either
Express or implied for accuracy or content.

WHEN RECORDED RETURN TO:

Robert A. McConnell
101 South 200 East, Suite 700
Salt Lake City, Utah 841111

Tax Parcel Nos.:
20-27-100-006, 20-27-200-014
20-27-200-003, 20-27-200-007, 20-27-200-010

14335064 B: 11544 P: 3821 Total Pages: 5
01/13/2025 01:24 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN STSALT LAKE CITY, UT 841111919

(ABOVE SPACE FOR RECORDER'S USE)

MEMORANDUM

OF

TEMPORARY ACCESS AND CONSTRUCTION LICENSE AGREEMENT

This Memorandum of Temporary Access and Construction License Agreement (“**Memorandum**”), dated as of December 31, 2024, is made by and between ONE ELEVEN DEVELOPMENT, LLC, a Utah limited liability company (“**Developer**”), and RULON J. HARPER AND PAULA HARPER, as Joint Tenants (collectively the “**Owner**”).

WITNESSETH

Owner has entered into that certain Temporary Access and Construction License Agreement with Developer (the “**Agreement**”), dated as of the date hereof, which pertains to the land more particularly described in Exhibit A attached hereto and made a part hereof (the “**Owner Property**”), and which grants Developer the right to access the Owner Property and construct certain utility facilities for the benefit of certain real property owned by Developer and more particularly described on Exhibit B attached hereto (the “**Developer Property**”), subject to the Developer’s obligations more particularly set forth in the Agreement. Developer and Owner desire to execute and record this Memorandum to provide constructive notice of the Agreement and their respective rights and obligations thereunder to all third parties.

The term of the Agreement shall commence on the date hereof and will expire on the expiration date set forth in the Agreement, whereupon the Owner and Developer shall record a written termination of this Memorandum.

This Memorandum does not and shall not modify the terms and conditions of the Agreement. In the event of any inconsistency or conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall govern.

This Memorandum may be executed in any number of counterparts, all of which together shall constitute but one and the same instrument.

[*Signatures Begin on Following Page*]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the date first set forth above.

DEVELOPER:

ONE ELEVEN DEVELOPMENT, LLC
A Utah limited liability company

Signature: _____

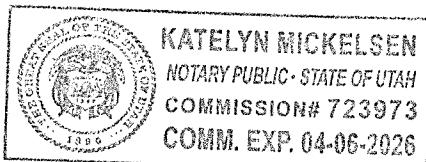
Print Name:

Title: Manager

Address: 14034 S 145 E SUITE #204
Draper, UT 84020

State of Utah)
County of Utah) ss.
)

The foregoing instrument was acknowledged before me this 31st day of December, 2024, by
James Giles, the Manager of ONE ELEVEN DEVELOPMENT, LLC, a Utah
limited liability company.



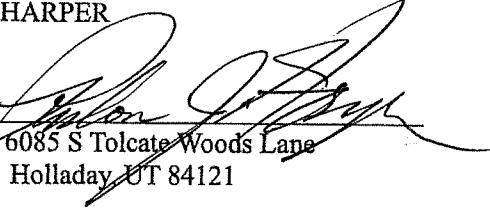
Notary Public

Stephen Nickerson

[Signature Page to Memorandum of Temporary Access and Construction License Agreement]

OWNER:

RULON J HARPER

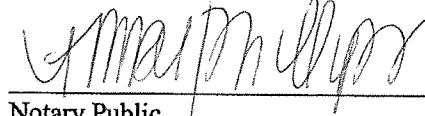
Signature: 
Address: 6085 S Tolgate Woods Lane
Holladay, UT 84121

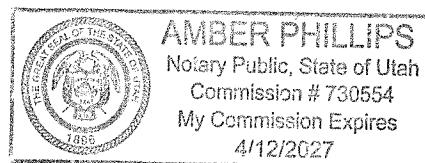
PAULA HARPER

Signature: 
Address: 6085 S Tolgate Woods Lane
Holladay, UT 84121

State of Utah)
County of Salt Lake) ss.

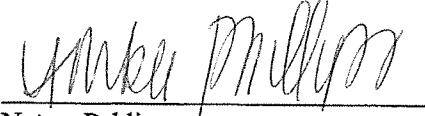
The foregoing instrument was acknowledged before me this 31st day of December, 2024, by
Rulon J. Harper.

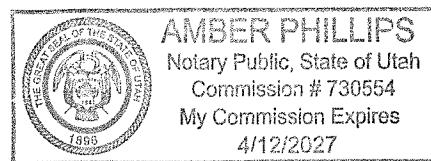

Notary Public



State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 31st day of December, 2024, by
Paula Harper.


Notary Public



[Signature Page to Memorandum of Temporary Access and Construction License Agreement]

EXHIBIT A

to

MEMORANDUM OF TEMPORARY ACCESS AND CONSTRUCTION LICENSE AGREEMENT

DESCRIPTION OF THE OWNER PROPERTY

The "Owner Property" referred to in the foregoing instrument is located in Salt Lake County, Utah, and is described as follows:

Tax ID: 20-27-200-003

BEG S 89°59'11" W 700.02 FT FR NE COR SEC 27, T 2S, R 2W, S L M; S 33°01' W 1924.5 FT; N 56°59' W 12.5 FT; S 33°01' W 69.5 FT; N 19°43'20" E 704.6 FT; S 70°16'40" E 27.5 FT; N 19°43'20" E 750 FT; NE'LY 318.6 FT ALG A 21995.37 FT RADIUS CURVE TO L; N 89°59'11" E 489.1 FT TO BEG. 9.19 AC M OR L

Tax ID: 20-27-200-007

BEG S 0°27'56" E 359.60 FT & S 63°26'10" W 525.69 FT M OR L FR NE COR OF SEC 27, T 2S, R 2W, SLM; S 63°26'10" W 828.11 FT M OR L TO E'LY LINE OF KENNECOTT COPPER CORP RR R/WY; S 33°01 W 838.80 FT; S 56°59 E 12.50 FT; S 33°01 W 1146.89 FT M OR L TO S LINE OF NE 1/4 OF SD SEC; N 89°56'39" E 369.42 FT M OR L; N 9°32'07" E 18.58 FT; N 80°27'53" W 41.28 FT; N 9°32'07" E 80 FT; S 80°27'53" E 340.65 FT; SE'LY ALG A 525 FT RADIUS CURVE TO L 87.87 FT; N 89°56'45" E 439.02 FT; S 0°03'15" E 40 FT; N 89°56'39" E 1093.35 FT M OR L TO E 1/4 COR OF SD SEC; N 0°27'56" W 853.28 FT M OR L; N'LY ALG A 4952.57 FT RADIUS CURVE TO R 1283.97 FT TO BEG. 66.18 AC M OR L.

Tax ID: 20-27-200-010

BEG S 89°59'11" W 581 FT FR NE COR SEC 27, T2S, R2W, SLM; S 33°01' W 1150.70 FT; N 63°26'10" E 828.11 FT M OR L; N'LY ALG A 4952.57 RADIUS CURVE TO R 566.89 FT; N 07°50'21" W 41.59 FT TO BEG. 5.36 AC M OR L.

EXHIBIT B

to

MEMORANDUM OF TEMPORARY ACCESS AND CONSTRUCTION LICENSE AGREEMENT

DESCRIPTION OF THE DEVELOPER PROPERTY

The "Developer Property" referred to in the foregoing instrument is located in Salt Lake County, Utah, and is described as follows:

Tax ID: 20-27-100-006

BEG S 0°06'24" E 942.56 FT FR N 1/4 COR SEC 27, T2S, R2W, SLM; S 0°06'24" E 1694.59 FT TO CEN SD SEC 27; S 0°06'24" E 149.47 FT TO N LINE KENNECOTT COPPER RR R/WY; SW'LY ALG A 2242.01 FT RADIUS CURVE TO R 366.08 FT TO E R/WY LINE HWY U-111; N 8°03'15" E 2080.72 FT TO BEG, LESS & EXCEPTING BEG S 0°06'05" E (S 0°06'24 E RECORD) 3002.22 FT & S 89°53'55" W 294.57 FT FR N 1/4 COR OF SEC 27, T2S, R2W, SLM; N 8°03'15" E 619.82 FT; S 81°56'45" E 12 FT; S 8°03'15" W 609.82 FT; SW'LY ALG A 2241.86 FT RADIUS CURVE TO THE R, 15.62 FT (CHD S 58°15'08" W) TO BEG.

Tax ID: 20-27-200-014

BEG AT N 1/4 COR SEC 27, T 2S, R 2W, SLM; S 0°07'15" E ALG 1/4 SEC LINE 2637.98 FT, M OR L TO CEN OF SD SEC; N 89°57' 25" E 219.78 FT, M OR L; N 33°01' E 633.58 FT, M OR L; N 19°43'20" E 1180.89 FT, M OR L; N 70°16'40" W 27.5 FT; N 19°43'20" E 750 FT; NLY ALG CURVE TO L 255.75 FT TO N SEC LINE OF SD SEC; N 89°59'58" W 1259.03 FT ALG SD SEC LINE TO BEG, LESS BEG N 1/4 COR SEC 27, T2S, R2W, SLM; N 89°58'53" E 9.09 FT; S 8°02'22" W 64.13 FT; N 0°06'38" W 63.50 FT TO BEG. ALSO LESS ROAD.