

WHEN RECORDED MAIL TO:

A&B Adams, LLC
1219 E 200 S
Pleasant Grove, UT 84062

#43700

SHARED DRIVE EASEMENT AGREEMENT

FOR THE SUM OF \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, A & B Adams, LLC, the undersigned, being the owner of three adjacent tracts of land, hereby designates, establishes, and agrees to the creation of a permanent easement for the purpose of ingress and egress as shown in the Adams Acres Plat "B" subdivision recorded in the office of the recorder of Utah County Utah as Entry #10250:2022, Recorded on January 25, 2022. Said easement area described as follows:

Common Stem, a Shared Access Right-Of-Way, Plat "B", ADAMS ACRES SUBDIVISION, Pleasant Grove, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Said easement and right-of-way shall be perpetual for the owners of the adjoining tracts of land, Lots 8, 9 and 10 Plat "B" Adams Acres Plat "A" Subdivision, for ingress and egress to the properties.


The owners of all three lots are subject to all the plat notes recorded on said plat, including but not limited to

- a. The pavement and landscaped areas of the common Stem shall be maintained and repaired by the owners of lots 8-10. This includes, but not limited to, snow removal, weed control, landscape maintenance, asphalt maintenance, and repaving when and as needed.
- b. The owners of lots 8-10 shall not block each others' access along the Common stem for any reason whatsoever.
- c. Parking is not permitted in the Common Stem. Each lot being accessed by the Common Stem shall provide at least four (4) hard surface parking spaces on the "flag".

It's the owners express intent that the covenants, conditions, benefit and burdens of the agreement shall run with the land and be binding upon and benefit the respective grantees of each of the owners hereto and their successors, heirs and assigns.

Signed this 14th day of February, 2022.

A & B Adams, LLC,


By: Cameron W. Adams, its: Manager

State of UTAH)

) ss.

County of UTAH)

On the 14th day of February A.D. 2022, before me, the undersigned Notary Public, personally appeared **Cameron W. Adams**, and known to me to be the Manager or the designated agent of **A & B Adams, LLC** the liability company that executed the Easement Agreement and acknowledged the Easement Agreement to be the free and voluntary act and deed of the liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Easement Agreement and in fact executed the Easement Agreement on behalf of the liability company.


Notary Public

My commission expires: 5-29-22
Residing in: Spanish Fork, UT

