



W3235098

E# 3235098 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
10-MAY-22 10:39 AM FEE \$40.00 DC
REC FOR: FIG JACKSON CROSSING LLC

Mail Tax Notice To:
FIG Jackson Crossing, LLC
3278 W 1150 S
Provo, UT 84601

GRANT OF EASEMENT

WHEREAS, **WILSON'S FLOOR COATINGS, INC.**, hereinafter called the Grantor, owner and entitled to possession of real property situated in Weber County, Utah;

WHEREAS, **FIG JACKSON CROSSING, LLC.**, hereinafter called the Grantee, is obtaining a perpetual and permanent municipal utility and access easement over and along a portion of said property, as more particularly hereinafter described; and

WHEREAS, the said Grantor is willing to grant and convey the same to the Grantee for the consideration hereinafter set forth;

NOW, THEREFORE, in consideration of the sum of \$ 40.00 to the Grantor paid by the Grantee, receipt of which is hereby acknowledged, said Grantor hereby conveys and grants to the Grantee, its successors, transfers and assigns a perpetual and permanent municipal utility and access easement, in Weber County, Utah; in, over, upon, across and through those portions of Grantor's land as follows:

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE NORTHEAST CORNER OF THAT PARCEL AS SHOWN IN ENTRY NUMBER 3219446 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; SAID POINT ALSO BEING ON THE SOUTH LINE OF THAT PARCEL AS SHOWN IN ENTRY NUMBER 3219445 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; LOCATED SOUTH 01°06'46" WEST 1,541.36 FEET AND SOUTH 88°43'42" EAST 2,424.82 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 12TH STREET, AND NORTH 01°07'26" EAST 459.72 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT ALSO BEING LOCATED NORTH 88°43'42" WEST 775.37 FEET AND NORTH 01°16'18" EAST 67.00 FEET, AND NORTH 01°07'26" EAST 459.72 FEET FROM THE OGDEN CITY MONUMENT NUMBER 362 LOCATED AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE; RUNNING THENCE NORTH 88°43'19" WEST 290.57 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF CENTURY DRIVE; THENCE NORTH 00°49'26" EAST 40.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 88°43'19" EAST 290.78 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 01°07'26" WEST 40.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 11,627 SQUARE FEET OR 0.267 ACRES, MORE OR LESS.

Herein above referenced description as depicted on the attached "EASEMENT EXHIBIT."

Grantor shall, subject to the Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easements, but Grantor, his heirs, successors, administrators, representatives, or assigns, shall not erect any permanent buildings or structure upon the lands comprising the perpetual or permanent easement above described without Grantee's consent in writing first had and obtained.

Grantee shall, subject to the Grantee's rights as herein granted, have the right to fully enjoy and use the premises burdened by said easements, but Grantee, his heirs, successors, administrators, representatives, or assigns, shall not erect any permanent buildings upon the lands comprising the perpetual or permanent easement above described without Grantor's consent in writing first had and obtained. Grantee will use the above-described easement area for the construction of and as a private access road to provide vehicular access (ingress and egress) to and from its development, located within the parcel adjacent to the east side of the easement. Said easement area will also be used for drainage purposes and the installation, maintenance, and operation of municipal public utilities. Grantor shall not use the easement area in a way that unreasonably interferes with Grantee's use of the easement area for this purpose.

WITNESS THE HANDS of Grantor this 10 day of May 2022.

WILSON'S FLOOR COATINGS, INC.

[Signature]
By: Aaron T. Wilson
President

STATE OF UTAH
COUNTY OF WEBER Morgan

On this 10th day of May 2022, personally appeared before

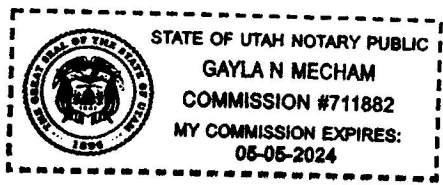
me Michael C. Miller, Manager of Fig Jackson Crossing LLC, and Aaron T. Wilson, President of Wilson's Floor Coatings, Inc., signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 5-5-2024

Residing at: 5015 W Old Hwy Rd
Mtn. Green, Ut.



EASEMENT EXHIBIT

SCALE: 1" = 100'



NORTH QUARTER
CORNER OF SECTION
19, TOWNSHIP 6
NORTH, RANGE 1
WEST, S.L.B.&M.

LORIN R. KEYES,
LEWIS B. KEYES
WARREN G. KEYES,
DBA KEYES
ENTERPRISES
12-098-0030

B. JAY LUDWIG &
JOANN LUDWIG, HIS
WIFE, AS JOINT
TENANTS, WITH FULL
RIGHTS OF
SURVIVORSHIP
12-098-0007

JOHNSON LEASING L.L.C.
12-098-0033

EAST COAST PROPERTIES LLC
12-098-0006

RANDY & JILL SJOBLUM JOINT LIVING FAMILY TRUST
12-098-0034
ENT. NO. 2490725

EASEMENT CONTAINS
11,687 SQ. FT.
0.267 ACRES

KEYES ENTERPRISES
12-098-0041
ENT. NO. 1329732

KEYES ENTERPRISES
12-098-0040

WILSON'S FLOOR
COATINGS, INC.
12-098-0058
ENTRY NO. 3219446

OGDEN LAWN AND GARDEN INC 1/2 ETAL
12-098-0025

12TH STREET INVESTORS, LLC
12-098-0031

OGDEN CITY, A MUNICIPAL
CORPORATION
12-098-0003

FIG JACKSON CROSSING, LLC
12-121-0010
ENTRY NO. 3219445

DRIVE

CENTURY

12TH STREET

FOUND MONUMENT AT
INTERSECTION OF
12TH STREET AND
GIBSON AVENUE

18
19

1,541.36'

N00°49'26"E
40.00'

N88°43'19"W
168.67'

S88°43'19"E
23.24'

N01°07'20"E
125.00'

N01°07'26"W
235.00'

S88°43'19"E
145.00'

S88°43'19"E
290.78'

N88°43'19"W
290.57'

N01°03'00"E
110.00'

N01°07'26"E
459.72'

N01°07'26"W
40.00'

N01°16'18"E
67.00'

N01°07'26"E
775.37'

LEGEND

- EASEMENT BOUNDARY
- EXISTING PARCEL LINES
- CENTERLINE
- FOUND SECTION CORNER
- STREET MONUMENT

WC WASATCH CIVIL
Consulting Engineering
1150 SOUTH DEPOT DRIVE, SUITE 225
OGDEN, UT 84401 (801) 775-8191

G:\MFC-CAD - DOCUMENTS\CG-MISC\700-MISC\WED-FINAL\12TH-STREET\BASE DRAWINGS\PROPERTY-LEGAL-REV2.DWG 4/19/2022 2:16:03 PM