



State of Utah
Department of Transportation



W3305072

E# 3305072 PG 1 OF 5

LEANN H KILTS, WEBER CTY. RECORDER
13-NOV-23 2:44 PM FEE \$.00 DC
REC FOR: UTAH DEPT. OF TRANSPORTATION

Future Cross Access Easement

This Future Cross Access Easement ("Agreement"), by and between Utah Department of Transportation ("Department") and John L Watson & Cameron Watson ("Property Owner") describes the terms and conditions of future access connections in the Department Right-of-Way.

RECITALS

WHEREAS, Property Owner has received access approval to improve its property identified as Farr West Business Park, located at 1200 N & 2000 W in City of Farr West, County of Weber, State of Utah, and described in the attached Exhibit; and

WHEREAS, as a condition of this access approval, Property Owner is required to enter into an agreement to create a future cross access easement on its property to allow for ingress and egress between its property and the adjacent property located at 1218 N & 2000 W; and

WHEREAS, the purpose of the easement is to allow traffic flow between the properties in one access and onto 2000 W so as to relieve congestion and to create less traffic hazards; and

WHEREAS, at this time, the adjacent property is not seeking access approval, and the owner of that property is unwilling to grant a mutual cross access easement at this time. It is anticipated that when the adjacent property is improved so as to require access approval, the Department shall require that a cross access easement be created to connect the two properties. As required by the Department, the Property Owner agrees to grant an easement as set forth in this Agreement; and

WHEREAS, the attached Exhibit describes the approximate location of the future easement.

AGREEMENT

The Parties agree to the following:

- (1) In fulfillment of the requirements imposed as a condition of access approval, the Property Owner agrees, in the future and upon demand by the Department, to grant a cross access easement provided that the adjacent property owner and as shown in the attached Exhibit, likewise grants a similar cross access easement over its property.
- (2) At such time as the adjacent property owner desires access, the Property Owner agrees to grant the cross access easement and to execute all necessary documents to create the cross access easement.
- (3) The easements to be created shall burden and benefit the parcels. The easements shall run with the land and shall be binding on and shall insure to the benefit of the Property Owner, their respective heirs, successors or assigns.
- (4) The easements to be created shall continue until expressly terminated by written agreement between the parties, the successors, or the assigns. Any agreement to terminate or modify the easements to be created shall be approved in writing by the Department.

- (5) The Property Owner agrees to allow the necessary improvements to its property to allow the ingress and egress as set forth herein within a reasonable time after the creation of the cross access easements.
- (6) The Property Owner agrees to maintain the easement area that will be located within its property in a reasonable manner and at its sole expense.
- (7) Any violation or breach of this Agreement shall be considered a breach of the access permit, and the Department shall have the authority to enforce this Agreement in any manner permitted by law.
- (8) This Agreement to create a cross access easement shall be recorded with the County Recorder's office by the Property Owner.
- (9) **MISCELLANEOUS**
 - a) Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of the Agreement at the request of the other party.
 - b) This Agreement does not create any type of agency relationship, joint venture, or partnership between the Department and the Property Owner.
 - c) The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.
 - d) This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective party and to bind such party.
 - e) If any portion of this Agreement is held to be invalid or unenforceable for any reason by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid or unenforceable provision had never been included.
 - f) The effective date of this Agreement is the date signed by the last party.

IN WITNESS WHEREOF, the parties hereto have caused this Future Cross Access Easement Agreement to be executed by its duly authorized officers.

Applicant Property Owner

Date: NOV. 10, 2023

Signature: *John L. Watson*

Printed Name: JOHN L. WATSON & CAMERON WATSON

ACKNOWLEDGMENT

County of Weber

On this 10th day of November, in the year 2023, before me,

Jordan Corbridge a notary public, personally appeared

John L. Watson & Cameron Watson, proved on the basis of satisfactory evidence to be the

person whose name is subscribed to this instrument, and acknowledged (he/she) executed the same.

Witness my hand and official seal.

J. Corbridge



Utah Department of Transportation Permits Department

Title: Region ROW CC or Permits Engineer

Date: 11-13-2023

Signature: *Rodger Jay Generaux*

Print Name: Rodger Jay Generaux

ACKNOWLEDGMENT

County of Weber

On this 23 day of November, in the year 2023, before me,

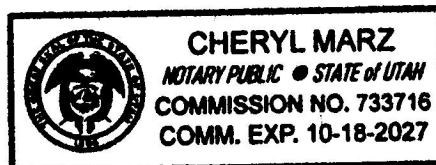
Cheryl Marz a notary public, personally appeared

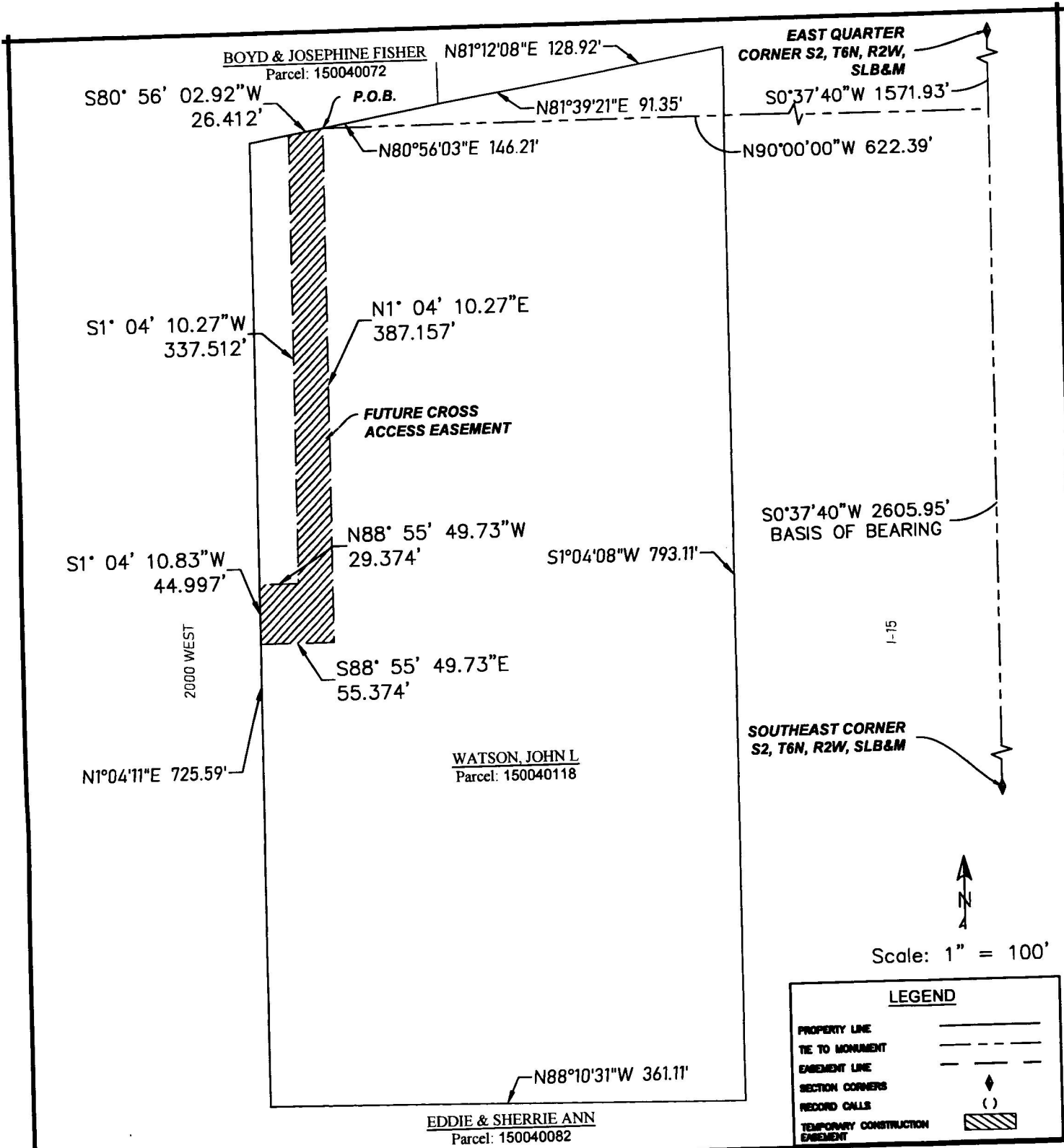
Rodger Jay Generaux, proved on the basis of satisfactory evidence to be the

person whose name is subscribed to this instrument, and acknowledged (he/she) executed the same.

Witness my hand and official seal.

Cheryl S Marz





HUNT · DAY
3445 W Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

Drawn: T.HUNT
Proj. No. 100 - 02
Date: 13 November 2023
File: Farr West Business Park

Farr West Business Park

FUTURE_ACCESS_EASEMENT

CITY OF FARR WEST, WEBER COUNTY

EXHIBIT

BEGINNING AT A POINT WHICH IS S00°37'40"W 1524.78 FEET AND WEST 316.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN, THAT SAME POINT BEING A POINT ON THE WEST SIDE OF THE RIGHT OF WAY FOR INTERSTATE 15; THENCE ALONG THE WEST BOUNDARY OF INTERSTATE 15 S01°04'08"W 793.11 FEET TO THE NORTH LINE OF VALLEY WEST ESTATES NO. 2, A VACATED SUBDIVISION PLAT RECORDED IN BOOK 23, PAGE 6; THENCE ALONG THE NORTH LINE OF SAID VACATED SUBDIVISION LINE N88°10'31"W 361.11 FEET TO THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET; THENCE N01°04'11"E 725.59 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET TO THE SOUTH LINE OF PARCEL 150040072; THENCE N80°56'03"E 146.21 FEET TO THE SOUTHWEST CORNER OF PARCEL 155040078; THENCE N81°39'21"E 91.35 FEET; THENCE N81°12'08"E 128.92 FEET TO THE WEST RIGHT OF WAY OF INTERSTATE 15 AND THE POINT OF BEGINNING. CONTAINS 274,262 SQFT OR 6.296 ACRES