

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

14070818 B: 11400 P: 2364 Total Pages: 2
02/09/2023 02:41 PM By: adavis Fees: \$0.00
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8000 S REDWOOD RD ATTN: REAL PROPERTY ADMIN WEST JORDAN, UT 84088



Temporary Construction Easement

(Limited Liability Company)

Salt Lake County	Tax ID No.	27-03-476-045
		27-03-476-046
	PIN No.	14039
	Project No.	F- LC35(276)
	Parcel No.	LC35:109:E

Jordan River Heights, LLC, a Utah limited liability company, Grantor(s), hereby GRANTS AND CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Salt Lake County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 3, T.3S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof, blending slopes and the instillation of underground utility lines, incident to the widening of the existing 1300 West Street known as Project No. F-LC35(276). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point in the southerly line of said entire tract, which point is 660.00 feet North along the easterly Section line and 37.50 feet West from the Southeast Corner of said Section 3, to a line parallel with and 37.50 feet perpendicularly distant northerly from the 1300 West Street control line; and running thence West 17.50 feet along said southerly line; thence North 13.57 feet; thence East 12.50 feet; thence North 143.50 feet; thence N.03°10'47"W. 9.01 feet; thence West 2.00 feet; thence North 33.50 feet; thence S.86°38'01"W. 8.51 feet; thence North 27.50 feet; thence N.71°33'54"E. 6.32 feet; thence North 10.50 feet; thence East 3.50 feet; thence N.02°27'15"E. 35.03 feet; thence North 44.00 feet; thence S.78°11'51"W. 34.22 feet to an existing building; thence along said building the following four (4) courses: (1) North 6.00 feet; thence (2) West 3.00 feet; thence (3) North 2.50 feet; thence (4) West 7.50 feet; thence North 5.50 feet; thence N.77°54'19"E. 23.51 feet to the northerly line of said entire tract; thence East 26.01 feet along said northerly line, to said parallel line; thence South 330.00 feet along said parallel line; to the point of beginning as shown on the official map of said project on file in the office of the

Utah Department of Transportation. The above described easement contains 2,877 square feet in area or 0.066 acre, more or less.

(Note: Rotate all bearings in the above description $00^{\circ}15'44''$ clockwise to obtain highway bearings.)

STATE OF Utah) Jordan River Heights, LLC, a Utah limited liability company
) ss.) Limited Liability Company
)
COUNTY OF Salt Lake) By 

On this 7 day of February, in the year 2023, before me personally appeared John D. Thomas, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Manager of Jordan River Heights, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said Jordan River Heights, LLC, a Utah limited liability company by Authority of its Operating Agreement.

Notary Public

