

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

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UTAH DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY - 4TH FLOOR PO BOX 148420 SALT LAKE CITY, UT 84114

Temporary Construction Easement (Limited Liability Company)

Salt Lake County	Tax ID No.	22-05-277-003
	PIN No.	19631
	Project No.	F-2076(4)1
	Parcel No.	2076:107:E

Fairways 84310 JGC LLC, Grantor(s), a Utah limited liability company, 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 Lot 3 of Block 2 of the Ten Acre Plat "A" Big Field Survey, in the SE1/4 NE1/4 of Section 5, T.2S., R.1E., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes incident to the widening of 1300 East Street known as Project No. F-2076(4)1. 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 on the southerly boundary line of said entire tract, which point is 247.66 feet (247.50 feet by record) South and 7.00 feet N.89°55'30"E. from the Northwest Corner of said Lot 3, which point is also 933.15 feet North along the monument line of said 1300 East Street and 33.00 feet East and 7.00 East from the street monument at the intersection of State Route 266 (4500 South Street) and said 1300 East Street, which point is also 40.00 feet perpendicularly distant easterly from the control line of said project opposite approximate engineer station 19+33.16; and running thence N.06°09'42"W. 65.22 feet to the existing easterly right of way line of said 1300 East Street at a point 33.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+98.00; thence North 0.15 feet along said easterly right of way line to the Northeast Corner of said entire tract; thence N.89°57'34"E. (East by record) 11.00 feet along the northerly boundary line of said entire tract to a line parallel with and 44.00 feet perpendicularly distant easterly from said control line opposite approximate engineer station 19+98.16; thence South 22.16 feet along said parallel line to a point opposite engineer station 19+76.00; thence East

Continued on Page 2
LIMITED LIABILITY COMPANY RW-09LL (12-01-03)

PIN No. 19631
 Project No. F-2076(4)1
 Parcel No. 2076:107:E

13.00 feet to a line parallel with and 57.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+76.00; thence South 12.00 feet along said parallel line to a point opposite engineer station 19+64.00; thence East 12.00 feet to a line parallel with and 69.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+64.00; thence South 12.00 feet along said parallel line to a point opposite engineer station 19+52.00; thence West 9.00 feet to a line parallel with and 60.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+52.00; thence South 12.00 feet along said parallel line to a point opposite engineer station 19+40.00; thence West 17.00 feet to a line parallel with and 43.00 feet perpendicularly distant easterly from said control line opposite engineer station 19+40.00; thence South 6.84 feet along said parallel line to the southerly boundary line of said entire tract at a point opposite approximate engineer station 19+33.16; thence S.89°55'30"W. (West by record) 3.00 feet along said southerly boundary 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 1,129 square feet or 0.026 acre in area.

(Note: Rotate all bearings in the above description 00°19'49" clockwise to obtain project bearings.)

STATE OF Colorado
 COUNTY OF Boulder) ss.

Fairways 84310 JGC LLC

John Culkin
 Signature

John Culkin, OWNER & MANAGER
 Print Name and Title

On this 27 day of Sep., in the year 2023, before me personally appeared, John Culkin, 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 OWNER & MANAGER of Fairways 84310 JGC LLC, a Utah limited liability company and that said document was signed by him/ her on behalf of said Fairways 84310 JGC LLC, a Utah limited liability company by Authority of its OWNER & MANAGER.

Nicole K Horton
 Notary Public

