

ENT85943:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Aug 01 11:36 AM FEE 40.00 BY CS  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

After Recording Return To:  
Highlands at Elk Ridge, LLC  
79 W 900 N, Ste C  
Springville, UT 84663

CTIA FILE NO. 158134-CAB

*(Space above for recorder's use only)*

### TEMPORARY CONSTRUCTION EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, **BJMKJ Enterprises, Ltd., a Utah limited partnership**, hereby grants, conveys, sells, and sets over unto **Highlands at Elk Ridge, LLC, a Utah limited liability company**, as Grantee, its successors and assigns, a temporary, non-exclusive easement for utility and sewer construction, on, over, and across real property located in Utah County, State of Utah, described as follows:

BEGINNING AT A POINT LOCATED NORTH 00°35'20" WEST ALONG THE SECTION LINE 1002.14 FEET AND EAST 149.34 FEET FROM THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 48°54'35" WEST 361.33 FEET; THENCE ALONG THE ARC OF A 222.00-FOOT RADIUS CURVE TO THE LEFT 158.77 FEET (CHORD BEARS N 69°23'55" W 155.41 FEET); THENCE NORTH 89°53'14" WEST 238.83 FEET; THENCE ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT 65.98 FEET (CHORD BEARS S 74°37'12" W 65.18 FEET); THENCE SOUTH 59°07'39" WEST 253.41 FEET; THENCE ALONG THE ARC OF A 228-FOOT RADIUS CURVE TO THE RIGHT 122.85 FEET (CHORD BEARS S 74°33'49" W 121.37 FEET); THENCE WEST 36.69 FEET; THENCE NORTH 00°21'31" EAST 56.00 FEET; THENCE EAST 36.34 FEET; THENCE ALONG THE ARC OF A 172.00-FOOT RADIUS CURVE TO THE LEFT 92.68 FEET (CHORD BEARS N 74°33'49" E 91.56 FEET); THENCE NORTH 59°07'39" EAST 253.41 FEET; THENCE ALONG THE ARC OF A 178.00-FOOT RADIUS CURVE TO THE RIGHT 96.26 FEET (CHORD BEARS N 74°37'12" E 95.09 FEET); THENCE SOUTH 89°53'14" EAST 238.83 FEET; THENCE ALONG THE ARC OF A 278.00-FOOT RADIUS CURVE TO THE RIGHT 198.82 FEET (CHORD BEARS S 69°23'55" E 194.61 FEET); THENCE SOUTH 48°54'35" EAST 372.13 FEET; THENCE SOUTH 52°00'15" WEST 57.03 FEET TO THE POINT OF BEGINNING.

Parcel Identification Numbers: 30-074-0040 and 30-076-0011.

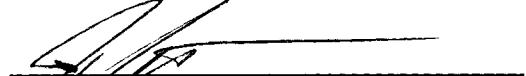
To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as necessary. This easement shall automatically terminate and expire when the future road on the property built over the utilities is completed and dedicated to Elk Ridge City.

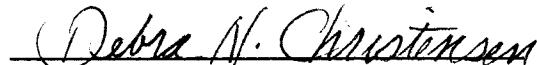
Witness, the hand of said Grantor, this 29<sup>th</sup> day of July, 2022.

## GRANTOR

BJMKJ Enterprises, Ltd., a Utah limited  
partnership

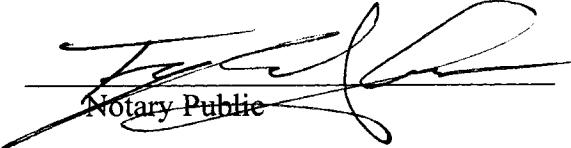
By: The Jay Dee and Debra Newell  
Christensen Trust dated March 3, 1999  
Its: General Partner

  
By: Jay Dee Christensen  
Its: Trustee

  
By: Debra N. Christensen  
Its: Trustee

State of Utah )  
:ss  
County of SALT LAKE )

On the 29 day of JULY, 2022, personally appeared before me,  
Jay Dee Christensen and Debra N.  
Christensen, who being duly sworn did say that they executed the same.

  
Notary Public

