

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

Temporary Construction Easement

(Limited Liability Company)

Salt Lake County

Tax ID No.	27-02-301-092
PIN No.	14412
Project No.	S-0209(35)10
Parcel No.	0209:127:E

Niguel Partners, LLC, a California 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 NW1/4 SW1/4 of Section 2, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, to facilitate the construction of State Route 209 known as Project No. S-0209(35)10. 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 part of an entire tract are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 250.00 feet N.89°58'03"E. along the quarter section line and 47.44 feet S.00°01'25"W. from the West Quarter Corner of said Section 2 said point is also 67.60 feet perpendicularly distant southerly from the control line of said project opposite 298+98.15; and running thence 39.00 feet S.85°04'04"E. to a line parallel with and 71.00 feet perpendicularly distant southerly from the control line of said project opposite engineering station 299+37.00; thence S.89°55'54"E. 126.15 feet along said parallel line to a point in the easterly boundary line of said entire tract opposite engineer station 300+63.15; thence S.00°01'25"W. 12.00 feet along said easterly boundary line; thence N.89°55'54"W. 18.13 feet along a line parallel with said control line; thence N.31°01'56"W. 11.66 feet; thence N.89°55'54"W. 64.50 feet along a

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line parallel with said control line; thence S.29°17'21"W. 9.18 feet; thence S.89°55'54"W. 50.50 feet along a line parallel with said control line; thence N.32°48'13"W. 8.32 feet; thence S.89°55'54"W. 16.86 feet along a line parallel with said control line to said westerly boundary line; thence N.00°01'25"E. 6.40 feet along said westerly 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 part of an entire tract of property contains 1,066 square feet or 0.024 acre in area.

(Note: Rotate all bearings in the above description 00°13'59" clockwise to obtain highway bearings.)

STATE OF _____)
) ss.
COUNTY OF _____)

Niguel Partners, LLC

By: Matthew Martin Bovee
Matthew Martin Bovee, manager/member

On this _____ day of _____, in the year 20____, before me personally appeared Matthew Martin Bovee, 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/member of Niguel Partners, LLC, a California limited liability company and that said document was signed by him/her on behalf of said Niguel Partners, LLC, a California limited liability company, by Authority of its Operating Agreement.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On March 21st, 2024 before me, Zachary Scott Robertson, Notary Public
(insert name and title of the officer)

personally appeared Matthew Martin Bavec,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

