

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

14299507 B: 11524 P: 7271 Total Pages: 3
10/11/2024 02:24 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH SALT LAKE CITY
ENGINEERING DEPT 220 E MORRIS AVE STE 200 SALT LAKE CITY, UT 84111

Temporary Construction Easement

(Limited Liability Company)
Salt Lake County

Tax ID No. 15-36-151-038
PIN No. 16925
Project No. F-2138(1)0
Parcel No. 2138:106:E

BSV 7th West, 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 Lot 4, Block 13, Ten Acre Plat "A", Big Field Survey, and the SE1/4 NE1/4 of Section 35, T.1S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah, to facilitate the construction of 700 West Street known as Project No. F-2138(1)0. 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 the southwest corner of said entire tract in the easterly right of way line of said existing 700 West Street, which corner is 150.25 feet N.00°00'12"E. along the centerline of said 700 West Street and 33.00 feet East from the Salt Lake County monument located at the intersection of 700 West Street and Fine Drive, said corner is also 33.00 feet perpendicularly distant easterly from the control line of said project opposite engineer station 28+85.26; and running thence N.00°00'12"E. 80.00 feet along said easterly right of way line to northwest corner of said entire tract; thence S.89°59'48"E. (East by record) 18.20 feet along the northerly boundary line of said entire tract; thence S.00°00'12"W. 36.90 feet; thence

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N.89°59'48"W.

13.15 feet; thence S.00°00'12"W. 43.10 feet to the southerly boundary line of said entire tract; thence West 5.05 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 part of an entire tract of property contains 889 square feet or 0.020 acre in area.

(Note: Rotate all bearings in the above description 00°11'00" clockwise to obtain highway bearings.)

STATE OF Utah)
) ss.
COUNTY OF Washington)

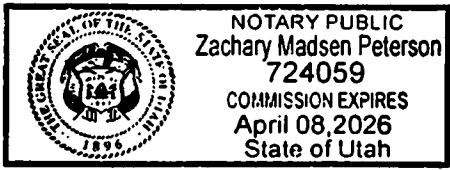
BSV 7th West, LLC

Benjamin Gottfredson
Signature

Benjamin Gottfredson, Manager
Print Name and Title

On this 16th day of September, in the year 2024, before me personally appeared Benjamin Gottfredson, 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 BSV 7th West, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said BSV 7th West, LLC, a Utah limited liability company by Authority of its Articles of Organization.

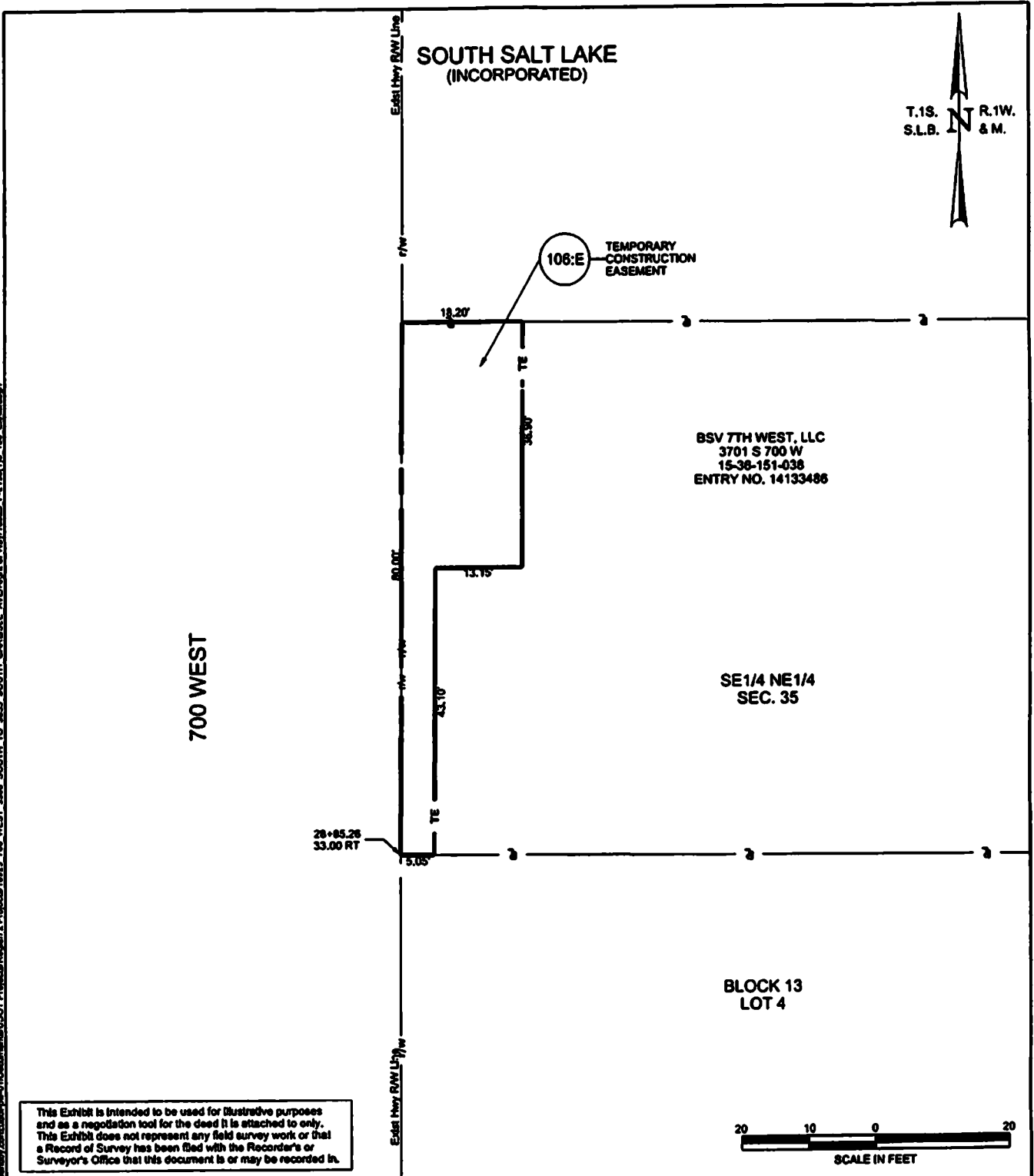
Zachary Madsen Peterson
Notary Public



Prepared 3/15/2024 by: DWF, Avenue Consultants 01P
Revised 5/20/2024 by: TJD, Avenue Consultants

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DOM FILE: F:\Admin\Bentley\workspace\p010\Documents\DOT\Project\Region 2\Project\Region 2\Project\Region 2\F-2118\119_108_Exp\108.dwg



This Exhibit is intended to be used for illustrative purposes and as a negotiation tool for the deed it is attached to only. This Exhibit does not represent any field survey work or that a Record of Survey has been filed with the Recorder's or Surveyor's Office that this document is or may be recorded in.



PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. RW AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
106:E	BSV 7TH WEST, LLC	0.020	889	NONE	1.394		TEMPORARY
EXHIBIT NO. 106-EXHIBIT	PARTIAL SUMMARY NO. 01P	PROPERTY OWNER: BSV 7TH WEST, LLC					
PROJECT	700 WEST; 3300 SOUTH TO		PROPERTY ADDRESS: 3701 S 700 W, SOUTH SALT LAKE, UT 84119				
	3900 SOUTH		UTAH DEPARTMENT OF TRANSPORTATION REGION 2 - AVENUE CONSULTANTS				
PROJECT NUMBER	F-2138(10)	PIN					