

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

MAIL COPY TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810



ENT 8764:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 01 8:31 am FEE 0.00 BY MG
RECORDED FOR UTAH TRANSIT AUTHORITY

Quit Claim Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 46:992:0006
46:992:0014
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:239:A

Plum Tree Property, LLC, a Delaware limited liability company, Grantor, hereby QUIT CLAIMS 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 consideration, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 6 and Lot 14, The Mix at Rivers Edge Subdivision, an Amendment of Parcel A and Lots 1 and 2 of the New Plum Tree Plat "A" Subdivision, according to the official plat thereof on file at the Utah County Recorder's office, recorded September 18, 2017 as Entry No. 91060 as Map No. 15708-170 of Plats, situate in the NE1/4 SW1/4 and SE1/4 SW1/4 of Section 25, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at the southwest corner of said Lot 6, which point is on the northerly right of way and limited access line of State Route 265 (University Parkway) in Provo, Utah, which point is also 571.36 feet N.88°26'46"E. along the section line and 1,039.60 feet

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N.01°33'14"W. and 1,240.89 feet N.77°35'43"W. (*1,240.98 feet N.77°36'08"W. by record*) from the South Quarter Corner of said Section 25, which point is 103.26 feet radially distant northerly from the control line of said project, at Engineer Station 237+13.46 and is designated as point "VV"; thence along the southerly boundary line of said Lot 6 and said right of way and limited access line southeasterly 369.53 feet (*369.77 feet by record*) along the arc of a 11,539.16-foot radius curve to the right, through a central angle of 01°50'05" (*01°50'10" by record*), the chord of which bears S.47°37'32"E. 369.52 feet (*S.47°28'32"E. 369.75 feet by record*) to a point of terminus, which point is 110.60 feet radially distant northerly from the control line of said project, at Engineer Station 240+79.36, which point is also designated as point "WW" as shown on the official map of said project on file at the office of the Utah Department of Transportation.

ALSO:

Beginning at the southwest corner of said Lot 14, which point is on the northerly right of way and limited access line of said State Route 265 (University Parkway), which point is also 571.36 feet N.88°26'46"E. along the section line and 1,039.60 feet N.01°33'14"W. and 1,672.25 feet N.69°53'06"W. (*N.69°51'33"W. 1,671.93 feet by record*), which point is also 94.34 feet perpendicularly distant northerly from the control line of said project, at Engineer Station 232+42.31 and is designated as point "TT"; thence along the southerly boundary line of said Lot 14 and said right of way and limited access line the following two (2) courses: (1) S.42°25'51"E. 21.23 feet (*S.42°41'02"E. 21.14 feet by record*); (2) S.50°14'29"E. 108.10 feet (*S.49°59'34"E. 108.15 feet by record*) to a point of terminus, which point is the southeast corner of said Lot 14, which point is also 95.69 feet perpendicularly distant northerly from the control line of said project, at Engineer Station 233+71.47, which point is also designated as point "UU" as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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(Note: Rotate above bearings clockwise 00°00'01" to equal project bearings.)

To enable the Utah Department of Transportation to construct and maintain a public highway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway between said designated point "VV" at Engineer Station 237+13.46 and said designated point "WW" at Engineer Station 240+79.36 and between said designated point "TT" at Engineer Station 232+42.31 and said designated point "UU" at Engineer Station 233+71.47, as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 29th
day of January, 2019, by Wm Greg Geiger and
Peter Aronson

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature *[Handwritten Signature]*

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 Los Angeles)

On January 29, 2019 before me, Trisha Murphy, Notary Public
(insert name and title of the officer)

personally appeared Wm Greg Geiger and Peter Aronson
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)

