

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

ENT 25290:2017 PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 Mar 15 03:48 PM FEE 14.00 BY MG
RECORDED FOR First American - Union Height:
ELECTRONICALLY RECORDED

Warranty Deed
(CONTROLLED ACCESS)
(Limited Liability Company)

Utah County

051-5752874

Tax ID No.	58:021:0176
PIN No.	3616
Project No.	SP-0182(1)0
Parcel No.	0182:901B:A

Sunrise 3, LLC, a Limited Liability Company of the State of Utah Grantor(s), hereby CONVEYS AND WARRANTS 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 parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. SP-0182(1)0, being part of an entire tract of property situate in the SE1/4 SW14 and the NE1/4 SW1/4 of Section 10, T.5S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract, which corner is 656.17 feet N.89°52'05"W. (N.89°52'02"W. by record) along the section line from the South Quarter Corner of said Section 10 (said South Quarter Corner is S.00°11'02"W. 5318.90 feet from the North Quarter Corner of Section 10), said corner is also 309.64 feet perpendicularly distant southwesterly from the right-of-way control line opposite approximate engineer station 562+42.08; and running thence along the westerly boundary line of said entire tract the following three (3) courses: (1) northerly 267.78 feet (268.03 feet by record) along the arc of a 1800-foot radius non-tangent curve to the left (Note: Chord to said curve bears N.08°21'36"W. for a distance of 267.53 feet (N.08°21'22"W. 267.78 feet by record)); thence (2) N.12°37'19"W. 764.34 feet; thence (3) N.14°45'41"W. 316.80 feet to a point 254.38 feet perpendicularly distant southwesterly from said right-of-way control line opposite engineer station 575+88.69; thence N.75°01'30"E 225.29 feet to the easterly boundary line of said entire tract; thence S.14°58'27"E. 1424.17 feet along said easterly boundary

PAGE 2

PIN No.	3616
Project No.	SP-0182(1)0
Parcel No.	0182:901B:A

line to the southeast corner of said entire tract; thence N.89°52'05"W. (N.89°52'02"W. by record) 298.98 feet along the 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 parcel of land contains 339,459 square feet in area or 7.793 acres, more or less.

(Note: Rotate all bearings in the above description's 0°00'07" counterclockwise to obtain highway bearings.)

To enable the Utah Department of Transportation to construct and maintain a public highway as freeway as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated 1998, as amended, the limited access highway facility that will comprise of frontage roads and adjacent lands between the frontage roads for a future limited access highway, the Owners of said entire tract of property hereby release and relinquish to the Utah Department of Transportation any and all rights of ingress and egress from Owner's remaining property adjacent to the land, which consists of the limited access highway facility, conveyed to the Utah Department of Transportation, **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access for the purpose of a dedicated city street to said frontage roadway known as the Mountain View Corridor at a point directly westerly opposite Highway Engineer Station 571+10.00, and **PROVIDED** however, that the access to and from the frontage roads shall only connect to the limited access highway at interchange points that the highway authority establishes.

Note: Engineer Stations used in the above document are based on the Right of Way Control Line for said project.

PAGE 3

PIN No. 3616
Project No. SP-0182(1)0
Parcel No. 0182:901B:A

IN WITNESS WHEREOF, said Sunrise 3, LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 14 day of March, A.D. 20 17.

STATE OF Utah
COUNTY OF Salt Lake) ss.

Sunrise 3, LLC
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me,
Denise Cassidy, who, being by me duly sworn, says that they are the
Manager of Sunrise 3, LLC, an Utah Limited Liability Company, and
that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of
Organization, and said Nathan Gupp acknowledged to me that
said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Denise Pauline Cassidy
Notary Public

