

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

Warranty Deed
(CONTROLLED ACCESS)
(Limited Liability Company)

Utah County	Tax ID No.	58:021:0176
	PIN No.	3616
	Project No.	SP-0182(1)0
	Parcel No.	0182:901B:3A

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 NW1/4 and the NE1/4 NW1/4 of Section 10, and the SE1/4 SW1/4 and the NE1/4 SW1/4 and the NW1/4 SE1/4 and the SE1/4 NW1/4 of Section 3, T.5S., R.1W., S.L.B. &M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 1,316.05 feet N.89°52'05"W. (N.89°52'02"W. by record) along the section line and 3,650.26 feet N.00°07'55"E. from the South Quarter Corner of said Section 10 (said South Quarter Corner is S.00°11'02"W. 5,318.90 feet from the North Quarter Corner of Section 10), said point is also 296.65 feet radially distant westerly from the right-of-way control line opposite approximate engineer station 598+71.74; and running thence along said westerly boundary line the following eleven (11) courses: (1) northerly 628.16 feet along the arc of a 5,312.50-foot radius curve to the right (Note: Chord to said curve bears N.05°51'07"E. for a distance of 627.79 feet); thence (2) N.09°14'21"E. 197.23 feet to the beginning of a 4,000.00-foot radius curve to the right; thence (3) northerly 1,453.26 feet along the arc of said curve (Note: Chord to said curve bears N.19°38'51"E. for a distance of 1,445.28 feet); thence (4) N.30°03'20"E. 320.30 feet to the beginning of a 1,085.00-foot radius curve to the left; thence (5) northerly 643.69 feet along the arc of said curve (Note:

PAGE 2

PIN No. 3616
 Project No. SP-0182(1)0
 Parcel No. 0182:901B:3A

Chord to said curve bears N.13°03'36"E. for a distance of 634.29 feet); thence (6) N.03°56'09"W. 560.76 feet to the beginning of a 1,229.50-foot radius curve to the right; thence (7) northerly 452.55 feet along the arc of said curve (Note: Chord to said curve bears N.06°36'32"E. for a distance of 450.00 feet); thence (8) N.17°09'12"E. 330.78 feet; thence (9) N.15°24'52"E. 391.36 feet; thence (10) N.19°43'22"E. 600.87 feet to the beginning of a 1,000.00-foot radius curve to the right; (11) thence northerly 21.43 feet along the arc of said curve (Note: Chord to said curve bears N.20°20'13"E. for a distance of 21.43 feet) to the northwesterly corner of said entire tract at a point 753.04 feet radially distant northwesterly from said right-of-way control line opposite engineer station 653+63.78; thence S.00°17'28"W. 1,029.39 feet (1029.41 feet by record) along an easterly boundary line to the east-west quarter section line of said Section 3; thence N.89°53'57"E. (N.89°53'51"E. by record) 324.86 feet along said quarter section line and the northerly boundary line to a northeasterly corner of said entire tract at a point 156.29 feet radially distant southwesterly from said right-of-way control line opposite engineer station 644+45.79; thence S.19°39'26"W. 3,443.18 feet along the easterly boundary line of said entire tract to the beginning of a 4,306.00-foot radius curve to the left; thence southerly 1,128.17 feet along the arc of said curve (Note: Chord to said curve bears S.12°09'06"W. for a distance of 1,124.95 feet) along said easterly boundary line; thence N.87°32'07"W. 235.26 feet 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 area of the above described parcel of land contains 1,708,288 square feet in area or 39.217 acres, more or less

(Note: Rotate all bearings in the above description 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 the following two (2) points: 1) directly westerly opposite Highway Engineer Station 612+00.00, 2) directly westerly opposite Highway Engineer Station 626+70.00; 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.

PAGE 3

PIN No. 3616
Project No. SP-0182(1)0
Parcel No. 0182:901B:3A

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

IN WITNESS WHEREOF, said Sunrise 3, LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 17th day of January, A.D. 20 18.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Sunrise 3, LLC
Limited Liability Company
By _____
Manager

On the date first above written personally appeared before me,
Diane G. Kunz, 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 Shipp acknowledged to me that
said company executed the same.

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

Diane G. Kunz
Notary Public

