

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

14156627 B: 11447 P: 125 Total Pages: 3
09/26/2023 01:14 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

WITH A COPY TO:
Sandy City
10000 Centennial Parkway
Sandy, Utah 84070

Special Warranty Deed (Limited Liability Company)

Salt Lake County	Tax ID No.	27-01-401-031
	PIN No.	16921
	Project No.	F-209(47)12
	Parcel No.	0209:107:C

Sandy Tech Center One, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS against all claiming by, through, or under them, and against acts of themselves, to SANDY CITY, A UTAH MUNICIPAL CORPORATION, Grantee, at 10000 Centennial Parkway, Sandy, Utah 84070, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Monroe Street known as Project No. F-0209(47)12, being part of an entire tract of property situate in the NW1/4 SE1/4 of Section 1, T.3S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a northeast corner of said entire tract in the existing westerly right of way line of Monroe Street, said point is 1370.90 feet N.89°59'19"W. (1371.33 feet by record) and 56.51 feet (55.41 feet by record) S.00°02'37"E. from the East Quarter Corner of said Section 1, said corner is also approximately 35.13 feet perpendicularly distant southerly from the Monroe Street Right of Way Control Line opposite engineer station 26+51.40; and running thence along said existing westerly right of way line the following three (3) courses: (1) S.00°01'13"E. 461.89 feet (S.00°02'37"E. 459.16 feet by record) to the beginning of a 263.19-foot radius non-tangent curve to the right (Note: Radius bears N.80°26'33"W.); thence (2) southerly 109.98 feet along the arc of said curve through a central angle of 23°56'32" (Note: Chord to said curve bears S.21°31'43"W. for a distance of 109.18 feet) to a point 35.54 feet perpendicularly distant westerly from said control line opposite engineer station 20+61.13; thence (3) West 2.92 feet to a point 38.00 feet radially distant northwesterly from said control line opposite engineer station 20+59.28; thence N.19°28'12"E. 60.90 to a point 43.49 feet radially distant northwesterly from said control line opposite engineer station 21+32.00; thence N.00°45'23"E. 309.56 feet to a point 51.00 feet perpendicularly distant westerly from said control line opposite engineer station 24+54.00; thence N.89°14'37"W. 15.50 feet to a point 66.50 feet perpendicularly distant westerly from said control line opposite engineer station 24+54.00; thence N.00°45'23"E. 77.00 feet along a line parallel with said control line to a point opposite engineer

Continued on Page 2
LIMITED LIABILITY RW-01LL (11-01-03)

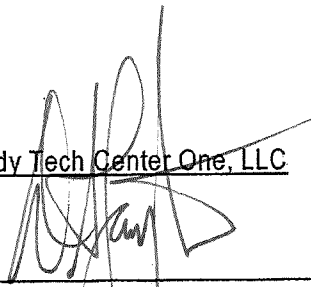
PIN No. 16921
Project No. F-209(47)12
Parcel No. 0209:107:C

station 25+31.00; thence N.45°45'23"E. 21.21 feet to a point 51.50 feet perpendicularly distant westerly from said control line opposite engineer station 25+46.00; thence along a line parallel with said control line the following two (2) courses: (1) N.00°45'23"E. 103.12 feet to a point opposite engineer station 26+49.12; thence (2) N.00°20'12"W. 1.40 feet to a northerly boundary line of said entire tract; thence S.89°59'28"E. (East by record) 16.37 feet along said northerly 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 11,386 square feet in area or 0.261 acres, more or less.

(Note: Rotate all bearings in the above description 00°12'57" clockwise to obtain highway bearings.)

STATE OF Utah)
) ss.
)
COUNTY OF SALT LAKE)

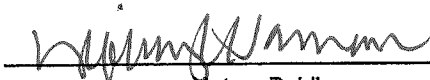
Sandy Tech Center One, LLC



Signature

David S. Layton, Manager
Print Name and Title

On this 18 day of September, in the year 2023, before me personally appeared David S. Layton, 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 Sandy Tech Center One, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Sandy Tech Center One, LLC, a Utah Limited Liability Company by Authority of its Operating Agreement


Notary Public



Revised by: (RLH) Meridian Engineering, Inc.
Revised by: (TJB) Meridian Engineering, Inc.
Prepared by: (RLH) Meridian Engineering, Inc.

10/21/2022
11/22/2022
02F - 10/22/2019

LIMITED LIABILITY RW-01LL (11-01-03)

June 14, 2023

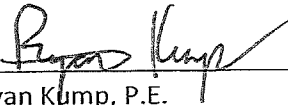
Subject: Special Warrant Deed and Perpetual Easement

Salt Lake County Recorder

This letter is to confirm that Sandy City is aware of, and accepts, the dedication in the attached Special Warranty Deed and Perpetual Easements from Sandy Tech Center One, LLC, a Utah limited liability company.

Please Contact me if you have any questions

BY:



Ryan Kump, P.E.

City Engineer

8775 South 700 West

Sandy, Utah 84070

(801) 568-2962