

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

**Special Warranty Deed**  
(Controlled Access)  
(Limited Liability Company)

MTC #264052

Utah County

Tax ID No. 58:021:0268  
PIN No. 11982  
Project No. S-0085(10)  
Parcel No. 0085:114B:A

Boyer Holbrook Farm, LC and Ivory Development, LLC, Grantor(s), hereby CONVEYS AND WARRANTS against all claiming by, through, or under them, and against acts of themselves 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 the construction of the highway known as Mountain View Corridor known as Project No. S-0085(10), being part of an entire tract of property situate in the SE1/4 NE1/4 of Section 3 T.5S., R.1W., S.L.B. & M., Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, said corner is 89.95 feet (89.97 feet by record) N.00°03'14"E. along the section line and 16.50 feet N.89°56'46"W. (West by record) from the East quarter corner of said Section 3, said point is also approximately 127.75 feet perpendicularly distant northerly from the 2100 North Street Right of Way Control Line opposite engineer station 76+49.91; and running thence S.89°53'46"W. 186.94 feet (187.21 feet by record) along the southerly boundary line of said entire tract to the southwest corner of said entire tract; thence N.08°05'26"W. (N.08°05'14"W. by record) 184.91 feet along the westerly boundary line of said entire tract to a point approximately 310.48 feet perpendicularly distant northerly from said control line opposite engineer station 74+36.95; thence S.78°15'31"E. 217.64 feet to the easterly boundary line of said entire tract to a point approximately 266.19 feet perpendicularly distant northerly from said control line opposite engineer station 76+50.04; thence S.00°03'14"W. 138.44 feet to the point of beginning as shown on the official map of said project on file in the

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office of the Utah Department of Transportation. The above described parcel of land contains 31,869 square feet in area or 0.732 acre, more or less.

(Note: Rotate all bearings in the above description 0°00'01" clockwise 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 to the nearest roadway of said highway over and across the southerly right of way line for one 25-foot canal access, which said access centers at a point directly opposite Highway Engineer Station 74+61.00. Also reserving to said Owners, their successors or assigns, the right of access for the purpose of a dedicated city street to said frontage roadway at a point directly northerly opposite Highway Engineer Station 75+26.00, 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.



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IN WITNESS WHEREOF, said Ivory Development, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 23rd day of May, A.D. 2019.

Ivory Development, LLC, a Utah limited liability company

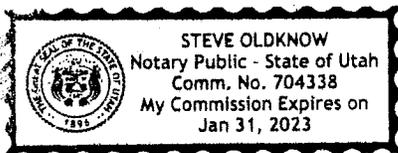
By: [Signature]  
Kevin P. Anglesey, Secretary

STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On this, the 23rd day of MAY, 2019, personally appeared before me, Kevin P. Anglesey, the Secretary of Ivory Development, LLC, a Utah limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

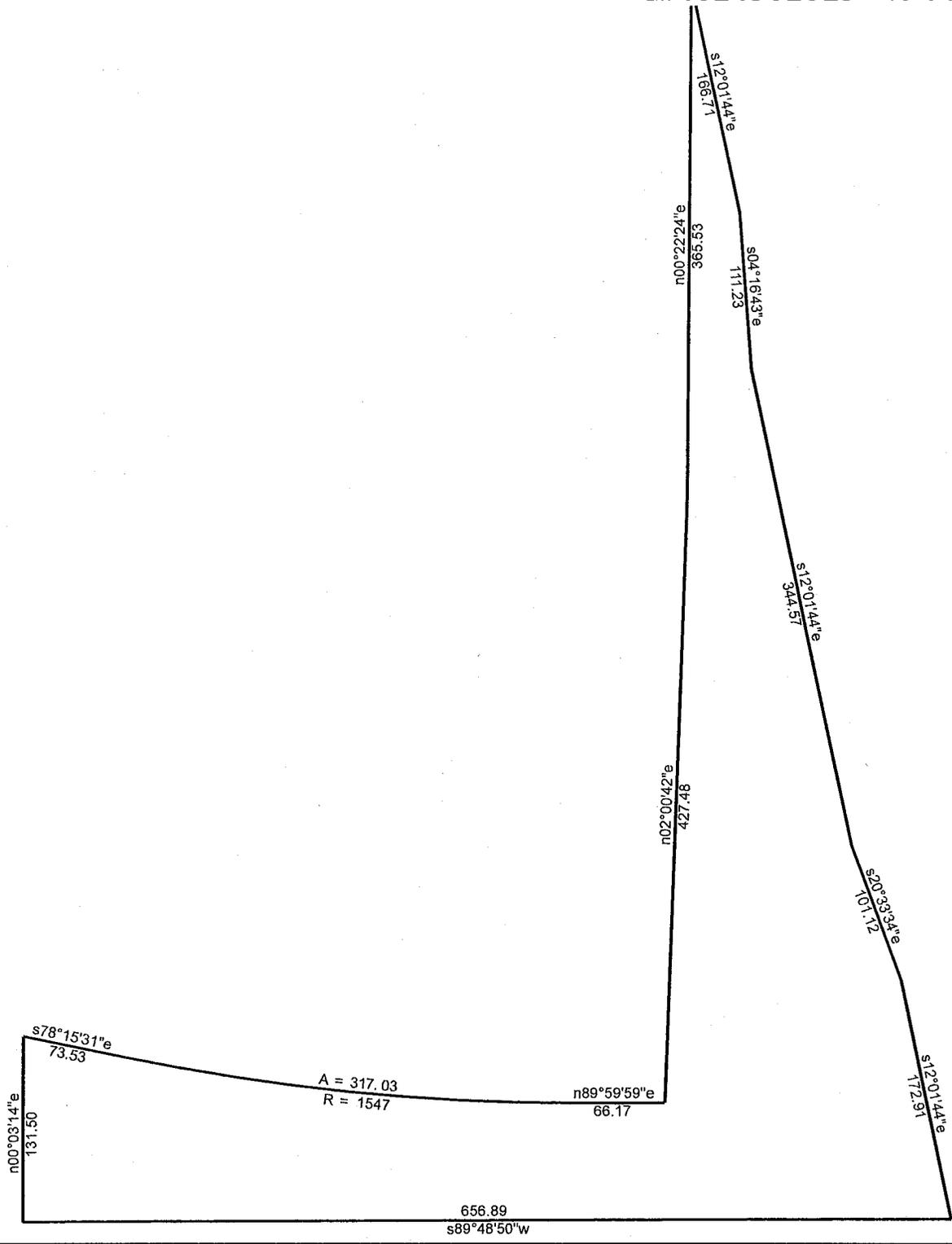
In witness whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public



Prepared by: (RMB) Meridian Engineering, Inc. 01S - 3/26/2018  
Revised by: (RMB) Meridian Engineering, Inc. 10/24/2018

LIMITED LIABILITY COMPANY RW-02LL\* LA (11-01-03)



Parcel 116B:A

3/26/2018

Scale: 1 inch = 106 feet

File: 11982\_S-0085(10)\_01S\_116B\_A\_DeedPlot.ndp

Tract 1: 2.8693 Acres (124986 Sq. Feet), Closure: s16.4209e 0.01 ft. (1/431140), Perimeter=2935 ft.

- |  |                     |
|--|---------------------|
| 01 /n00.0314e 90.05  | 11 s12.0144e 344.57 |
| 02 /s89.5646e 16.50  | 12 s20.3334e 101.12 |
| 03 n00.0314e 131.50  | 13 s12.0144e 172.91 |
| 04 s78.1531e 73.53   | 14 s89.4850w 656.89 |
| 05 Lt, r=1547.00, delta=011.4430, arc=317.03, chord=s84.0746e 316.47 |                     |
| 06 n89.5959e 66.17   |                     |
| 07 n02.0042e 427.48  |                     |
| 08 n00.2224e 365.53  |                     |
| 09 s12.0144e 166.71  |                     |
| 10 s04.1643e 111.23  |                     |