

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



ENT 59831:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 11 03:30 PM FEE 0.00 BY CS
RECORDED FOR UTAH DEPARTMENT OF TRANSP

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)
Utah County

Tax ID Nos. 66:931:0604 (Part of)
66:931:0605 (Part of)

Westlake Partners Phase F, LLC, a Utah limited liability company, Grantor, 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, being part of Lake Drive (a private road) and lots 604 and 605 of the Saratoga Springs Commercial Plat F Subdivision, situate in the SE1/4 NW1/4 of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, for the signal improvements at SR-68 (Redwood Road) and Lake Drive in Saratoga Springs. The boundaries of said parcel of land are more particularly described as follows:

SARATOGA SPRINGS COMMERCIAL UDOT SIGNAL DEDICATION SOUTH

A portion of Lot 605, SARATOGA SPRINGS COMMERCIAL PLAT F subdivision according to the official plat thereof on file in the office of the Utah County Recorder, being located in the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, in Saratoga Springs, Utah, described as follows:

Beginning at a point located N00°22'47"E along the Section Line 289.60 feet and East 2575.45 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°59'42"E 30.01 feet to the west line of Redwood Road, State Route 68 (also being the east line of said Lot 605); thence S01°24'07"W along said west Line 18.01 feet; thence West 11.28 feet; thence N45°27'42"W 25.66 feet to the point of beginning.

Contains: ±0.01 Acres
±372 Sq. Ft.

SARATOGA SPRINGS COMMERCIAL UDOT SIGNAL DEDICATION NORTH

A portion of Lot 604, SARATOGA SPRINGS COMMERCIAL PLAT F subdivision according to the official plat thereof on file in the office of the Utah County Recorder, being located in the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, in Saratoga Springs, Utah, described as follows:

Beginning at a point located N00°22'47"E along the Section Line 365.60 feet and East 2576.81 feet from the West Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N53°05'38"E 21.65 feet; thence East 13.02 feet to the west line of Redwood Road, State Route 68 (also being the east line of said Lot 604); thence S01°24'06"W along said west Line 13.00 feet; thence S89°59'40"W 30.01 feet to the point of beginning.

Contains: ±0.01 Acres
±280 Sq. Ft.

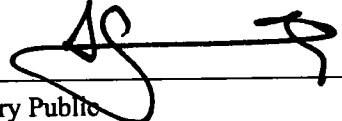
Westlake Partners Phase F, LLC
a Utah limited liability company



Richard Mendenhall, Manager

STATE OF UTAH)
)SS:
COUNTY OF UTAH)

On this 11 day of SEP, in the year 2023, before me personally appeared Richard Mendenhall, 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 is the Manager of Westlake Partners Phase F, LLC, a Utah limited liability company and that said document was signed by him on behalf of said entity.



Notary Public

