

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

ENT 70608:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Jul 27 01:04 PM FEE 14.00 BY SS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

CTIA#104155-WHP

Warranty Deed
(Controlled Access)
(Limited Liability Company)

Utah County	Tax ID No.	41:840:0002
	PIN No.	11982
	Project No.	S-0085(10)
	Parcel No.	0085:121:A

Westerly Properties, LLC, a Delaware limited liability company, 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 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 Lot 2 of the Hardman Lehi Subdivision Plat "A" according to the official plat, on file, recorded as Entry No. 107107:2016 in the office of the Utah County Recorder, and in the NW1/4 SW1/4 of Section 2 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 northwest corner of said Lot 2 and the easterly right of way and limited access line of Redwood Road, said corner approximately 85.88 feet perpendicularly distant easterly from the Redwood Road Right of Way Control Line opposite engineer station 691+68.93; and running thence East 17.50 feet along the northerly lot line of said Lot 2 to a point 103.00 feet perpendicularly distant easterly from said control line opposite approximate engineer station 691+65.29; thence S.13°44'57"E. 249.84 feet to a point in a 456.00-foot radius non-tangent curve to the left, at a point 110.50 feet perpendicularly distant easterly from said control line opposite approximate engineer station 689+15.56; thence westerly 10.16 feet along the arc of said curve and the northerly right of way line of Hardman Way, through a delta of 01°16'34"

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(Note: Radius bears S.03°41'20"E. and Chord to said curve bears S.85°40'23"W. for a distance of 10.16 feet) to the existing easterly right of way and limited access line of Redwood Road; thence along said existing easterly right of way and limited access line the following two (2) courses: (1) N.13°53'05"W. 50.71 feet (N.13°53'00"W. 50.77 feet by record); thence (2) N.15°41'53"W. 201.74 feet (N.15°41'48"W. 201.68 feet by record) 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 3,220 square feet in area or 0.074 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.

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IN WITNESS WHEREOF, said Westerly Properties, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 26 day of July, A.D. 20 18.

STATE OF Utah)
) ss.
COUNTY OF Utah)

Westerly Properties, LLC
Limited Liability Company

By: Paul W. Hardman
Paul W. Hardman, Manager

By: Lora M. Hardman
Lora M. Hardman, Manager

On the date first above written personally appeared before me, Paul W. Hardman and Lora M. Hardman, who, being by me duly sworn, say that they are the Managers of Westerly Properties, LLC, a Delaware 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 Paul W. Hardman and Lora M. Hardman acknowledged to me that said company executed the same.

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

Ryan T. Chatwin
Notary Public

