

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

ENT 25289:2009 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2009 Mar 10 2:28 pm FEE 16.00 BY CS
RECORDED FOR FIRST AMERICAN - UNION HEIG
ELECTRONICALLY RECORDED

Special Warranty Deed

(Controlled Access)
(Individual)

Utah County	Tax ID No.	58:020:0074
	Parcel No.	R399:710:A
	Project No.	MP-R399(41)

Gary Hardman and Bonnie Hardman, Grantor(s),
of Pleasant Grove, County of Utah, State of UT,
hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, and
against acts of Grantor, to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
for the sum of _____, 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 an entire tract of property, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract which is 85.80 feet S. 00°07'26" E. (Deed = South) along the section line from the West Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S. 89°46'41" E. 5317.89 feet from the West Quarter Corner of said Section 1); and running thence N. 67°55'36" E. (Deed = N. 67°50' E.) 305.15 feet along the northwesterly boundary line of said entire tract to a point which is 48.00 feet perpendicularly distant northerly from the centerline of the westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station

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68+31.22; thence East 136.78 feet parallel to said centerline to a point opposite Engineer Station 69+68.00; thence S. 87°07'18" E. 179.23 feet to a point which is 39.00 feet perpendicularly distant northerly from said centerline opposite Engineer Station 71+47.00; thence East 726.04 feet parallel to said centerline to the easterly boundary line of said entire tract; thence S. 00°29'08" E. (Deed=South) 366.28 feet along said easterly boundary line to a point which is 34.00 feet perpendicularly distant southerly from the centerline of the eastbound frontage road of said project designated as POINT "D" at approximate Engineer Station 268+13.66; thence West 1217.66 feet parallel to said centerline to a point opposite Engineer Station 255+96.00; thence S. 43°08'14" W. 82.18 feet to a point which is 94.00 feet radially distance southerly from said centerline at Engineer Station 255+40.00 designated as POINT "C"; thence N. 88°37'43" W. 53.18 feet to the westerly boundary line of said entire tract; thence N. 00°07'26" W. (Deed=North) 319.29 feet along said westerly 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 10.993 acres.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway or an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, said highway to consist of inner through traffic lanes and adjacent frontage roads, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owners' remaining property contiguous to the lands conveyed, to or from said inner lanes over the northerly boundary of the above described parcel and over the southerly boundary of the above described parcel between said designated Point "C" and said designated Point "D"; PROVIDED, however, that such remaining property of said Owners shall abut upon and have access to said frontage roads which will be connected with said inner through traffic lanes only at such interchange points as may be established by public authority. EXCEPTING and reserving to said Owners, their successors or assigns, the right of access to the Eastbound Frontage Road of said highway or expressway, known as Project No. MP-R399(41), over and across the southerly right of way and limited-access line of said Eastbound Frontage Road for one 32-foot commercial access opening centered at a point directly opposite Highway Engineer Station 267+51 and the right of access to the Westbound Frontage Road of said highway or expressway, of said project, over and across the northerly right of way and limited-access line of said Westbound Frontage Road for one 32-foot commercial access opening centered at a point directly opposite Highway Engineer Station 278+56.

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RESERVING TO THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS

A temporary easement, upon part of the above described parcel of land, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T.5S., R.1W., S.L.B.&M., in Utah County, Utah, for ingress and egress to the grantor's remaining adjoining property. This temporary easement will commence with the recording of this instrument and continue until an alternate access is provided or until construction of the Eastbound and Westbound Frontage roads of Project No. MP-R399(41) is completed. The boundaries of said part of an entire tract of land are two (2) 32-foot wide strips of land lying 16 feet on each side of the following described centerlines:

Beginning at a point which is 1304.87 feet S. 89°46'41" E. along the quarter section line from the West Quarter Corner of said Section 1; and running thence S. 06°37'19" W. 343.63 feet.

AND

Beginning at a point which is 1304.87 feet S. 89°46'41" E. along the quarter section line from the West Quarter Corner of said Section 1; and running thence N. 06°37'19" E. 25.10 feet.

Subject to matters of public record and those set forth in the title policy dated

2/19/09

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WITNESS, the hand of said Grantor, this 5th day of March, A.D. 2009.
Signed in the presence of:

STATE OF Utah
COUNTY OF Salt Lake ss.

Gary Hardman
Gary Hardman
Bonnie Hardman
Bonnie Hardman

On the 5 date March 2009 first above written personally appeared before me,
Gary Hardman & Bonnie Hardman, the signer(s)
of the within and foregoing instrument, who duly acknowledged to me that ~~they~~ executed the same.

[Signature]
Notary Public

