

14351159 B: 11552 P: 6711 Total Pages: 2
02/25/2025 04:02 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

WHEN RECORDED, MAIL TO:
Bluffdale City
2222 West 14400 South
Bluffdale, Utah 84065-5248

Warranty Deed

(LIMITED LIABILITY COMPANY)

HTC # 339175
Tax ID. No. 33-11-402-002
Project No. 14600 South

Salt Lake County

Big Rock Properties, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to Bluffdale City, at 2222 West 14400 South, Bluffdale, Utah 84065-5248, Grantee, 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 to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, T. 4S., R. 1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the northerly line of said entire tract, said point being on the southeasterly right of way line of 14600 South Street, which point lies 170.09 feet North 89°52'26" East along the Quarter Section line and 70.90 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 289.50 foot radius non-tangent curve to the right; and running thence southwesterly 170.72 feet along the arc of said curve through a central angle of 33°47'16" (Chord to said curve bears South 27°39'31" West 168.26 feet) to a point of curve of a 210.50 foot radius reverse curve to the left; thence southerly 143.89 feet along the arc of said curve through a central angle of 39°09'54" (Chord to said curve bears South 24°58'11" West 141.10 feet) to the easterly right of way line of 1000 West Street; thence along said easterly line an said southeasterly line of 14600 South Street the following four (4) courses: 1) North 01°12'46" East 168.56 feet to a point of curve of a 92.48 foot radius curve to the right; 2) thence northeasterly 134.02 feet along the arc of said curve through a central angle of 83°02'05" (Chord bears North 42°43'48" East 122.60 feet) to a point of curve of a 92.98 foot radius reverse curve to the left; 3) thence northeasterly 34.16 feet along the arc of said curve through a central angle of 21°02'55" (Chord to said curve bears North 73°43'23" East 33.97 feet) to a point of curve of a 582.36 foot radius non-tangent curve to the left; 4) thence northeasterly 20.34 feet along the arc of said curve through a central angle of 02°00'05" (Chord to said curve bears North 64°11'58" East 20.34 feet) to the Point of Beginning.

The above described parcel of land contains 14,194 square feet or 0.326 acre, more or less.

Also:

A parcel of land in fee to facilitate the widening of 14600 South in Bluffdale, Utah, being part of an entire tract of property situate in the N1/4SE1/4 of Section 11, T. 4S., R. 1W., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the northerly line of said entire tract, said point being on the southerly right of way line of 14600 South Street, which point lies 279.08 feet North 89°52'26" East along the Quarter Section line and 33.38 feet South 00°07'34" East from the Center Quarter corner of said Section 11, and point of curve of a 582.35 foot radius non-tangent curve to the right; and running thence along said southerly right of way line the following two (2) courses: 1) easterly 1.69 feet along the arc of said curve through a central angle of 00°09'58" (Chord to said curve bears North 76°38'32" East 1.69 feet); 2) thence North 89°52'26" East 117.83 feet; thence South 88°25'53" West 37.54 feet; thence, North 89°44'08" West 81.94 feet to the Point of Beginning.

The above described parcel of land contains 72 square feet or 0.002 acre, more or less.

These descriptions are based upon the NAD83 Utah State Plane Central Zone Grid coordinate system as established for this project. To convert to ground coordinates, apply a scale factor of 1.0002471274 about the base point being the Center Quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, having horizontal coordinates of N 1,523,600.07 and E 7,346,072.89.

IN WITNESS WHEREOF, said Kimball T. Anderson has caused this instrument to be executed by its proper officers thereunto duly authorized, this 13 day of January, A.D. 20 25.

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

Big Rock Properties, LLC
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me, Kimball T. Anderson, who, being by me duly sworn, says that he is the Manager of Big Rock Properties, LLC, a 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 Kimball T. Anderson acknowledged to me that said company executed the same.

[Signature] **WITNESS** my hand and official stamp the date in this certificate first above written:

Notary Public

