

E 146541 B 348 P 29
Date: 27-Dec-2018 03:04PM
Fee: \$20.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FOUNDERS TITLE COMPANY - LAYTON
Recorded Electronically by Simplifile

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

18-025112
Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Morgan County

90-0003-4197
00-0003-4163
00-0005-4930
90-0003-3876

Affected Tax ID. No. 03-005-048
03-005-040-01
03-005-048-04
03-005-048-10
PIN: 15896
Project No. S-0167(7)2
Parcel No. 0167:101:A

Soderby, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Morgan County, State of Utah, to-wit:

A parcel of land in fee for the purpose of acquiring right of way for Mtn. Green Interchange at SR-167 and I-84 known as Project No. S-0167(7)2, being part of an entire tract of property situate in the NE1/4 SE1/4 and SE1/4 NE1/4 of Section 26, T. 5 N, R. 1 E, S.L.B.&M. in Morgan County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at an interior property corner of said entire tract, which point lies 20.67 feet N.00°00'00"E. along the section line and 634.23 feet S.90°00'00"W. from the East Quarter corner of said Section 26, said point being 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 7+96.58; and running thence N.00°00'00"E. 34.13 feet; thence N.77°30'00"E. 39.08 feet; thence N.19°00'00"E. 110.09 feet; thence S.39°14'24"E. 168.25 feet; thence S.44°54'13"E. 250.00 feet to a point of curvature with an 833.00 foot radius curve to the right; thence southeasterly 583.13 feet along the arc of said curve (Note: Chord to said curve bears S.24°50'56"E. 571.30 feet.

Continued on page 2

LIMITED LIABILITY COMPANY REV-04LL (12-01-03)

Central angle equals 40°06'34") to a point on the northerly highway right of way and N/A line of I-84 of Project No. I-80N-6(8)57; thence along said northerly line the following five (5) courses: (1) S.55°55'24"W. 475.19 feet to a point 244.97 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 19+40.67; (2) N.86°01'49"W. 550.57 feet; (3) N.83°25'40"W. 1,600.00 feet; thence (4) N.84°43'00"W. 400.10 feet; (5) N.83°18'26"W. 51.93 feet; thence departing said highway right of way and N/A line of I-84 N.00°13'34"W. 149.31 feet; thence S.87°44'07"E. 2,721.13 feet thence northerly 379.24 feet along the arc of an 833.00 foot radius non tangent curve to the left (Note: Chord to said curve bears N.20°25'16"W. 375.98 feet. Central angle equals 26°05'07"), thence N.33°27'49"W. 250.01 feet; thence N.39°11'52"W. 101.35 feet to the Point of Beginning.

The above described parcel of land contains 851,729 square feet or 19.553 acres, more or less.

Note:

Rotate all bearings in the above description 00°06'40" counter-clockwise to match highway bearings.

Also:

A parcel of land in fee for the purpose of acquiring right of way for SR-167 (Mtn. Green Interchange) at SR-167 and I-84 known as Project No. S-0167(7)2, being part of an entire tract of property situate in the SE1/4 NE1/4 of Section 26, T. 5 N, R. 1 E, S.L.B.&M. in Morgan County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point at the intersection of the southerly right of way line of Old Highway Road and the northerly line of said entire tract, which point lies 747.03 feet N.00°10'15"E. along the section line and 906.53 feet N.89°49'45"W. from the East Quarter corner of said Section 26, said point being 52.44 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 0+41.86; and running thence S.02°04'45"E. 218.26 feet along the easterly line of said entire tract; thence N.87°55'15"E. 138.60 feet; thence southerly 157.56 feet along the arc of a 758.21 foot radius non tangent curve to the left (Note: Chord to said curve bears S.18°45'53"E. 157.27 feet. Central angle equals 11°54'22"); thence S.27°52'42"W. 180.52 feet to a point 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 5+47.22; thence northerly 499.98 feet along the arc of a 908.25 foot radius non tangent curve to the right (Note: Chord to said curve bears N.15°52'53"W. 493.69 feet. Central angle equals 31°32'27"); thence N.00°06'40"W. 25.88 feet; thence N.46°06'54"W. 27.78 feet to said northerly line of said entire tract; thence along said northerly line N.87°52'52"E. 42.59 feet to the Point of Beginning.

Continued on page 3
LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

The above described parcel of land contains 41,463 square feet or 0.952 acre, more or less (Total Area equals 893,196 square feet or 20.505 acres, more or less).

Note:

Rotate all bearings in the above description 00°06'40" clockwise to match highway bearings.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, 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 Owner's remaining property contiguous to the lands hereby conveyed to or from said highway. Excepting the Grantor, their assigners and/or successors reserve the right to use the existing tunnel to travel to/or from I-84 to their property at the north of parcel 101:A of said project.

The said tunnel centers at a point directly opposite highway Engineering Station 638+75 of said project.

Duane D. Johnson
Soderby, LLC Agent

Soderby, LLC Agent

IN WITNESS WHEREOF, said Soderby, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 27 day of December, A.D. 2018.

State of Utah)
County of Davis) §

On this, the 27 day of December, 2018, personally appeared before me Duane D. Johnson, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Soderby, LLC, a 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.

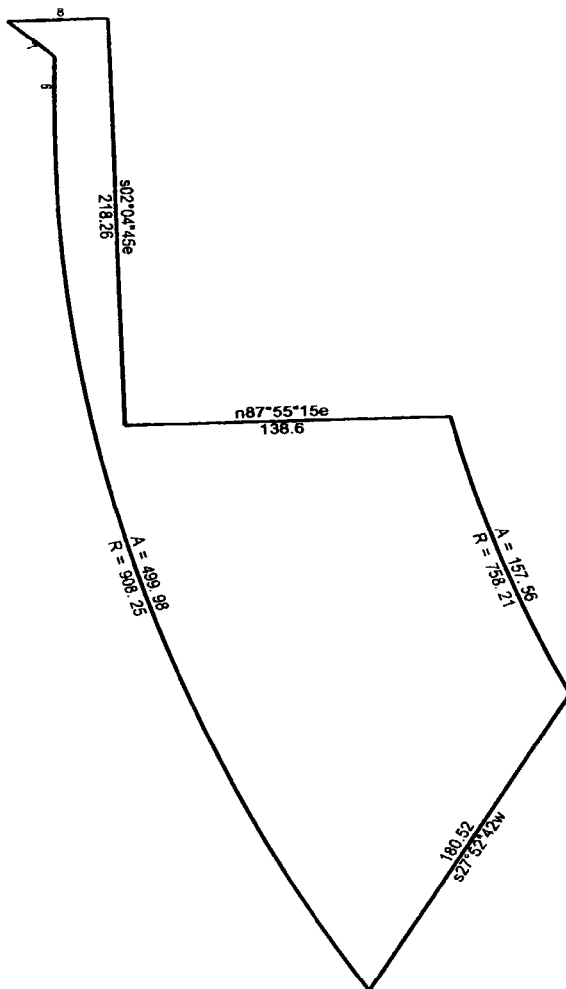
Jim C. Morris
Notary Public



Prepared by: ROB (Stanley Consultants) 01F
Jan. 4, 2017

LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

E 146541 B 348 P 31



15896_S-0167(7)2_01F_101_A_Also_DeedPlot

12/21/2017

Scale: 1 inch= 77 feet

File: 15896_S-0167(7)2_01F_101_A_Also_DeedPlot.ndp

Tract 1: 0.9519 Acres (41463 Sq. Feet), Closure: n00.4801e 0.01 ft. (1/150076), Perimeter=1291 ft.

01 s02.0445e 218.26

02 n87.5515e 138.6

03 Lt, r=758.21, delta=011.5422, arc=157.56, chord=s18.4553e 157.27

04 s27.5242w 180.52

05 Rt, r=908.25, delta=031.3227, arc=499.98, chord=n15.5253w 493.69

06 n00.0640w 25.88

07 n46.0654w 27.78

08 n87.5252e 42.59

