

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

MAIL COPY TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

ENT 44461:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 May 20 12:52 PM FEE 0.00 BY DA
RECORDED FOR National Title Agency of Utah, Inc.
ELECTRONICALLY RECORDED

Special Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 40:508:0001
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:143B:A

Garff Properties-Orem, LLC, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111, Grantor, CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, 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 consideration, 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 Lot 1, Garff Orem VW/Honda Subdivision, according to the official plat thereof on file recorded December 11, 2017 as Entry No. 122661 as Map No. 15807-171 of plats, situate in the NW1/4 NW1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at the southwest corner of said Lot 1, which point is on the northerly right of way and limited access line of State Route 265 (University Parkway), which point is also 552.50 feet (553.15 feet measured) S. 00°44'08" E. along the section line and 597.19 feet S. 89°13'06" E. (S. 89°13'23" E. 597.17 feet measured) and 366.27 feet

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:143B:A

S. $89^{\circ}13'06''$ E. ($S. 89^{\circ}13'23'' E.$ measured) from the Northwest Corner of said Section 26; thence along the westerly boundary line of said Lot 1 North 18.50 feet which point is also 83.50 feet perpendicularly distant northerly from the control line of said project, opposite approximate Engineer Station 150+88.22; thence S. $89^{\circ}13'23''$ E. 37.00 feet to a point which is 83.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 151+25.22 and is designated as point "CC"; thence S. $22^{\circ}50'51''$ E. 7.64 feet to a point which is 76.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 151+28.28; thence S. $89^{\circ}13'23''$ E. 236.38 feet to a point which is 76.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 153+64.66; thence N. $83^{\circ}39'07''$ E. 16.13 feet to a point which is 78.50 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 153+80.66; thence N. $00^{\circ}46'37''$ E. 0.84 feet to a point which is 79.34 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 153+80.66; thence N. $48^{\circ}10'44''$ E. 32.64 feet to a point which is 101.44 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 154+04.68; thence S. $41^{\circ}49'16''$ E. 1.50 feet to a point which is 100.33 feet perpendicularly distant from the control line of said project, opposite Engineer Station 154+05.70; thence N. $48^{\circ}10'44''$ E. 1.94 feet to a point which is 101.65 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 154+07.13; thence N. $41^{\circ}49'16''$ W. 1.50 feet to a point which is 102.75 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 154+06.11; thence N. $48^{\circ}10'44''$ E. 4.80 feet to a point which is 106.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 154+09.65; thence S. $89^{\circ}13'23''$ E. 9.81 feet to the easterly boundary line of said entire tract and the westerly right of way line of 200 East Street in Orem, Utah, which point is also 106.00 feet perpendicularly distant northerly from the control line of said project, opposite Engineer Station 154+19.45 and is designated as point "DD"; thence along said boundary and right of way line the following two (2) courses: (1) S. $01^{\circ}02'00''$ E. 29.78 feet to a point of curvature; (2) 11.24 feet (11.87 feet measured) along the arc of

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:143B:A

a 20.00-foot radius curve to the right, through a central angle of 34°01'06", the chord of which bears S. 16°06'04" W. 11.09 feet (S. 17°00'51" W. 11.70 feet measured) to the southeast corner of said entire tract and the northerly right of way and limited access line of State Route 265 (University Parkway); thence along said boundary, right of way and limited access line N. 89°13'06" W. 329.01 feet (N. 89°13'23" W. 328.66 feet measured), more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 4,861 square feet or 0.112 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°14'37" to equal project bearings.)

To enable the Utah Department of Transportation to construct and maintain a limited access public highway, 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 between said designated point "CC" and said designated point "DD", as shown on the official map of said project on file at the office of the Utah Department of Transportation.

Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:143B:A

IN WITNESS WHEREOF, said Garff Properties-Orem, LLC, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111 has caused this instrument to be executed by its proper officers thereunto duly authorized, this 8 day of May, A.D. 20 19.

STATE OF Utah)
COUNTY OF Salt Lake) ss.

Garff Properties-Orem, LLC
a Utah limited liability company
By _____

Manager

On the date first above written personally appeared before me, John K. Garff, who, being by me duly sworn, says that he is the Manager of Garff Properties-Orem, LLC, a Utah limited liability company, whose address is 405 South Main Street, Suite 1200, Salt Lake City, Utah 84111, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said John K. Garff acknowledged to me that said company executed the same.

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

lynnette D Foley
Notary Public

