

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

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10/25/2019 1:45:00 PM \$40.00
Book - 10850 Pg - 8865-8868
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

Special Warranty Deed

(Controlled Access)

Salt Lake County

Tax ID No. 21-17-101-100

PIN No. 12566

Project No. S-0154(12)11

Parcel No. 0154:753:STAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of the themselves to Redevelopment Agency of Taylorsville City, Grantee, at 2600 West Taylorsville Blvd. Taylorsville, County of Salt Lake, State of Utah, Zip 84129, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, being part of an entire tract of property, situate in the NE1/4 NW1/4 and the NW1/4 NW1/4 of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 5400 South Street of UDOT Project No. S-0154(12)11 which point is 1293.01 feet N.89°56'30"E. along the section line, 73.00 feet South and 3.53 feet S.00°03'30"E. from the Northwest corner of said Section 17 and running thence along said highway right of way and no-access line the following two (2) courses and distances; (1) S.86°14'39"E. 22.12 feet; (2) thence S.60°00'39"E. 57.54 feet to a point in the existing highway right of way and limited access line of Bangerter Highway; thence running along said existing highway right of way and limited access line the following two (2) courses and distances; (1) S.20°07'27"E 122.34 feet; (2) thence S.15°37'26"E. 194.66 feet; thence leaving said existing highway right of way and limited access line, N.89°54'30"W. 199.90 feet; thence S.00°05'30"W. 5.69 feet; thence S.89°56'30"W. 53.57 feet; thence N.00°03'30"W. 202.83 feet; thence N.89°56'30"E. 87.40 feet; thence N.00°03'30"W. 135.05 feet 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 tract of land contains 55,788 square feet in area or 1.281 acres.

(Note: Rotate above bearings 0°14'40" clockwise to equal Highway bearings).

Subject to and together with a non-exclusive right of ingress and egress over and use of the Common Area of West Point Square Shopping Center as described in and established by. And subject to the terms and conditions of, the Declaration of Covenants and Restrictions and Grant of Easements recorded October 10, 1980 as Entry No. 3488623 in Book 5162 at Page 1481 and First Amendment to Declaration recorded October 27, 1992 as Entry No. 5359482 in Book 6542 at Page 2557. The foregoing rights are appurtenant to Parcel A. The Common Area is described as follows: Beginning at a point on the South right of way line of 5400 South Street, North 89 deg. 56'30" East 823.9 feet and South 0 deg. 03'50" East 33.00 feet from the Northwest corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point also being the Northeast corner of a tract of land deeded to Edward N. and Jennean Ortega, special warranty deed recorded in Book 3401, Page 327 on August 23, 1973; and running thence North 89 deg. 56'30" East 567.61 feet along said South right of way line to the East line of a permanent easement of the Jordan Aqueduct recorded in Book 3235, Page 127 and referred to as Parcel No. JA-204 (F); thence South 13 deg. 24'08" East along said East line 217.48 feet; thence South 17 deg. 01'03" East 886.50 feet along said line; thence North. 89 deg. 54'30" West 876.41 feet; thence North 0 deg. 03'30" West 531.25 feet; thence South 89 deg. 56'30" West 133.90 feet; thence North 0 deg. 03'30" West 276.00 feet; thence North 89 deg. 56'30" East 133.90 feet; thence North 0 deg. 03'30" West 250.00 feet to beginning.

Together with the following described right of way:

Beginning at a point South 0 deg. 04'29" East 559.00 feet and North 89 deg. 54'30" West 68.89 feet and South 0 deg. 05'30" West 245.32 feet from the Northwest corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence South 89 deg. 54'30" East 488.17 feet; thence North 79 deg. 10'20" East 205.30 feet; thence South 89 deg. 54'30" East 203.25 feet; thence South 0 deg. 03'30" East 35.00 feet; thence North 89 deg. 54'30" West 200.00 feet; thence South 79 deg. 10'20" West 205.30 feet; thence North 89 deg. 54'30" West 491.52 feet to the East line of 4015 West Street; thence North 0 deg. 05'30" East 35.00 feet to the point of beginning.

Excepting therefrom existing and designated building sites.

Also excepting from the Common Area description the following: Beginning at a point on the South right-of-way line of 5400 South Street, North 89 deg. 56'30" East 823.9 feet, and South 0 deg. 03'30" East 33 feet from the Northwest corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89 deg.

56'30" East 567 .61 feet along said South right-of-way line to the East line of a permanent easement at the Jordan Aqueduct recorded in Book 3235 at Page 127 and referred to as Parcel No. JA-204 (f); thence South 13 deg. 24'08" East along said East line 20.56 feet; thence South 89 deg. 56'30" West 572.40 feet; thence North 0 deg. 03'30" West 20 feet to the point of beginning.

Also excepting the following: Beginning at a point which is North 89 deg. 56'30" East 1292.95 feet and South 0 deg. 03'30" East 53.00 feet from the Northwest corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89 deg. 56'30" East 103.33 feet; thence South 13 deg. 24'08" East 196.92 feet; thence South 17 deg. 01'08" East 172.22 feet; thence North 89 deg. 5'30" West 16.91 feet; thence North 14 deg. 11'09" West 125.93 feet; thence North 18 deg. 05'44" West 215.87 feet; thence North 73 deg. 44'44" West (North 73 deg 40'33" West calculated to force closure) 31.57 feet; thence South 89 deg. 56'30" West 54.25 feet; thence North 0 deg. 03 '30" West 20.00 feet to the point of beginning.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the northerly and easterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

