

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

**14336258 B: 11544 P: 9815 Total Pages: 3**  
**01/16/2025 09:08 AM By: csummers Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: METRO NATIONAL TITLE  
345 E BROADWAYSALT LAKE CITY, UT 841112604

## Quit Claim Deed

(Controlled Access)

*MAIT 102711*

Salt Lake County

### RECORD AS REQUESTED

Affecting Tax ID No.	Not Taxed
PIN No.	990010
Ref PIN No.	13149
Project No.	F-018-1(5)
Ref Project No.	S-0085(9)
Parcel No.	018-1:210:AQ

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 QUIT CLAIMS to PC Land Holdings, LLC., a Utah limited liability company, Grantee, at 393 South Monterey Street, Salt Lake City, County of Salt Lake, State of Utah, Zip 84104, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NE1/4 NE1/4 of Section 23, T.1S., R.2W., S.L.B. & M. The boundaries of said tract of land consisting of portions of parcels 210:A and 210B are described as follows:

Beginning at the intersection of the existing southwesterly highway Right of Way and No-Access line of SR-201 as defined by UDOT Project No. F-018-1(5) and the existing westerly Right of Way and No-Access line of 5600 West Street, which point is 943.88 feet S.00°08'00"E. along the section line and 77.00 feet S.89°52'00"W. from the Northeast Corner of said Section 23; and running thence S.00°08'00"E. 88.85 feet along said existing westerly Right of Way and No-Access line to a point in the existing southwesterly Frontage Road Right of Way line of said project; thence along said Frontage Road Right of Way line the following five (5) courses: (1) N.41°14'52"W. 12.29 feet; thence (2) N.65°43'19"W. 113.83 feet to the beginning of a 348.30-foot radius non-tangent curve to the right (Note: Radius bears N.23°17'06"E.); thence (3) northwesterly 212.45 feet along the arc of said curve, through a central angle of 34°56'53" (Note: Chord to said curve bears N.49°14'28"W. for a distance of 209.17 feet); thence (4) N.31°46'01"W. 207.20 feet to the beginning of a 1,030.92-foot radius curve to the left; thence (5) northwesterly 315.99 feet along the arc of said curve, through a central angle of 17°33'43" (Note: Chord to said curve bears N.40°32'53"W. for a distance of 314.76 feet); thence N.41°43'13"E. 60.01 feet to said southwesterly

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highway Right of Way and No-Access line at a point in a 1,090.92-foot radius non-tangent curve to the right (Note: Radius bears S.40°43'43"W.); thence along said existing southwesterly Right of Way and No-Access line the following three (3) courses: (1) southeasterly 333.28 feet along the arc of said curve, through a central angle of 17°30'15" (Note: Chord to said curve bears S.40°31'09"E. for a distance of 331.99 feet); thence (2) S.31°46'01"E. 207.20 feet to the beginning of a 288.30-foot radius curve to the left; thence (3) southeasterly 266.96 feet along the arc of said curve, through a central angle of 53°03'16" (Note: Chord to said curve bears S.58°17'39"E. for a distance of 257.52 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 50,703 square feet in area or 1.164 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, 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.

Pursuant to Title 72, Chapter 6, Section 117, the above described tract of land is granted without access to or from the adjoining freeway over and across the northwesterly and the northeasterly and the easterly boundary lines of said tract of 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.

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

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STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss. ) By Ross Crowe, Director of Right of Way

On this 2<sup>nd</sup> day of December, in the year of 2024, before me personally appeared, Ross Crowe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]  
Notary Public

