

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

E 146968 B 0620 P 0006
Date 28-APR-2000 11:31am
Fee: No Fee Check
CALLEN B. PESHELL, Recorder
Filed By RGL
For UTAH DEPT OF TRANSPORTATION
TOOELE COUNTY CORPORATION

Special Warranty Deed

(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)
Tooele County

Parcel No. 0036:16:A
Project No. *NH-0036(6)63

Beaver Creek Investments, L.C.

a Limited Liability Company of the State of Utah, Grantor,
hereby CONVEY AND WARRANT against all claiming by, through or under them,
and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700
West, Salt Lake City, Utah 84119, Grantee, for the sum
of Ten (\$10.00) Dollars,

and other good and valuable considerations, the following described parcel of land Tooele County, State of Utah,
to-wit:

An undivided 18.53% interest in a parcel of land in fee for the widening of the existing highway State Route 36
known as Project No. *NH-0036(6)63, being part of an entire tract of property, situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the
NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T. 1 S., R. 4 W., S.L.B. & M. The boundaries of said parcel of land are described as
follows:

Beginning at the Southeast corner of said entire tract in the control line of said project at engineers station
14+476.519 which corner is 269.774m (885.09 ft) N. 33°41'39" E. along the control line of said project and the
westerly right of way line of said existing highway and 427.642m (1403.03 ft) N. 89°53'57" W. along the south
line of said section from the South Quarter corner of said section; and running thence N. 33°41'39" E. 459.085m
(1506.18 ft) along the east boundary line of said entire tract and said control line to the Northeast corner of said
entire tract which point is 8.846m (29.02 ft) perpendicularly distant westerly from said control line; thence
N. 53°14'38" W. 21.638m (70.99 ft) along the north boundary line of said entire tract to a point 30.480m (100.00 ft)
perpendicularly distant westerly from said control line; thence S. 35°34'17" W. 74.586m (244.71 ft) along a line
parallel with said control line to a point designated as point "A"; thence S. 35°34'17" W. 10.000m (32.81 ft) along
a line parallel with said control line to a point designated as point "B"; thence S. 35°34'17" W. 101.681m
(333.60 ft) along a line parallel with said control line; to a point 30.480m (100.00 ft) perpendicularly distant
westerly from said control line; thence N. 56°16'34" W. 9.377m (30.76 ft) along a line parallel with the control
line of the I-80 off-ramp; thence Northwesterly 129.061m (423.43 ft) along said parallel line and the arc of a
154.510-meter (506.92 ft) radius curve to the left (Note: Chord to said curve bears N. 80°12'20" W. for a distance
of 125.342m (411.23 ft)) to the southerly right of way line of existing interstate highway 80, which point is
19.507m (64.00 ft) perpendicularly distant northerly from said control line; thence Southwesterly 266.625m
(874.75 ft) along said right of way line and the arc of a 7798.244-meter (25,584.79 ft) radius curve to the right
(Note: Chord to said curve bears S. 41°34'48" W. for a distance of 266.612m (874.67 ft)) to a point 19.507m
(64.00 ft) perpendicularly distance southerly from said control line; thence N. 45°53'36" E. 47.070m (154.43 ft)
along a line parallel with said control line; thence Northeasterly 87.996m (288.71 ft) along said parallel line and the
arc of a 5019.510-meter (16,468.21 ft) radius curve to the left (Note: Chord to said curve bears N. 45°23'28" E.
87.995m (288.70 ft)); thence N. 44°53'20" E. 51.585m (169.24 ft) along said parallel line; thence Northeasterly
158.905m (521.34 ft) along said parallel line and the arc of a 115.490-meter (378.90 ft) radius curve to the right
(Note: Chord to said curve bears N. 84°18'23" E. for a distance of 146.664m (481.18 ft)); thence
S. 56°16'34" E. 8.237m (27.02 ft) along said parallel line to a point 30.480m (100.00 ft) perpendicularly distant
westerly from the control line of said project;

Continued on Page 2

thence Southwesterly 120.357m (394.87 ft) along a line parallel with said control line and the arc of a 5030.480-meter (16,504.20 ft) radius curve to the left (Note: Chord to said curve bears S. 34°22'40" W. for a distance of 120.354m (394.86 ft)) to a point designated as point "C"; thence Southwesterly 10.000m (32.81 ft) along a line parallel with said control line and the arc of a 5030.480-meter (16,504.20 ft) radius compound curve to the left (Note: Chord to said curve bears S. 35°07'12" W. for a distance of 10.000m (32.81 ft)); thence S. 33°41'33" W. 145.219m (476.44 ft) along said parallel line to a point designated as point "D" which point is 30.480m (100.00 ft) perpendicularly distant westerly from said control line; thence N. 70°42'48" E. 50.740m (166.47 ft) 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 parcel of land contains 20,656.8 square meters (222,350 square feet or 5.105 acres) in area, more or less.

(Note: To obtain distances in feet, divide above metric distances by 0.3048. Multiply above square meters by 10.764 to obtain square feet.)

(Note: Rotate all bearings in the above description 0°29'56" clockwise to match design bearings.)

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended. Grantor, the owner of said entire tract of property, hereby releases and relinquishes to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Grantor by reason of the location thereof with reference to said highway, except as follows:

1. Grantor reserves and Grantee conveys to Grantor, rights of ingress to or egress from said Grantor's remaining property contiguous to the lands hereby conveyed over and across the above described line between designated points "A" and "B" for the express purpose of providing access from State Highway 36 for construction, operation, maintenance, and repair of an outdoor advertising sign, display or device for use by Grantor, its successors and assigns, solely for the purpose of advertising, promoting or designating Grantor's (or its successors and assigns) Saddleback subdivision project. Grantor understands that the sign shall be allowed solely for the purpose described and not for use by a third party on a rental or "for hire" basis. Said access shall be through a locked gate. Upon discontinuance of stated purpose, said access shall cease and thereby terminate and close all ingress and egress from State Highway 36.
2. Grantor reserves and Grantee conveys to Grantor, rights of ingress to or egress from said Grantor's remaining property contiguous to the lands hereby conveyed over and across the above described line between designated points "C" and "D" in order to provide access for all purposes from State Highway 36. Said access between designated points "C" and "D" shall be on an interim basis until such time as a frontage road is constructed by a third party, at no cost to the Grantor, which provides alternative access to Grantor's remaining property. Upon construction and dedication as a public street of said frontage road, all access to State Highway 36 thereafter shall be via said frontage road and all prior direct access between said points "C" and "D" to State Highway 36 serving Grantor's remaining property shall terminate. Grantor and Grantee hereby agree that no prescriptive rights shall arise on account of the interim access being reserved and granted as described above.

