



W3049933

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

E# 3049933 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
24-Apr-20 1130 AM FEE \$40.00 DEP TN
REC FOR: FIRST AMERICAN TITLE INSURANCE CO
ELECTRONICALLY RECORDED

FATCO NCS - UDOT - 009

Quit Claim Deed
(CONTROLLED ACCESS)
Weber County

Affecting Tax ID No. 08-022-0073
& 08-022-0076
Parcel No. 0079:25:STAQ
Project No. STP-0079(2)0

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 Sheridan Holdings , LLC, a Utah Limited Liability Company, Grantee, at 1565 W Hillfield Road, Ste #104, Layton County of Davis, State of Utah, Zip 84041, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Weber County, State of Utah, to-wit:

A tract of land, situate in the NW 1/4 SW1/4 & NE 1/4 SW1/4 of Section 2, in T. 5 N., R. 2 W., S. L. B. & M. The boundaries of said tract of land are described as follows:

Beginning in the easterly boundary line of said tract at a point 55.00 feet perpendicularly distant southerly from the SR-79 centerline of said project is 198.79 feet S.0°27'13"W. along the North-South Quarter Section line from the center of said Section 2; and running thence S.0°27'13"W. 446.96 feet along said quarter section line to the southerly boundary line of said entire tract; thence along said southerly boundary line the following three (3) courses and distances: (1) N.89°33'56"W. 867.59 feet; (2) N.0°26'04"E. 126.21 feet (127.11 feet of record); (3) N.89°33'56"W. 777.62 feet to the southeasterly right of way line of State Route 108, also known as Midland Drive; thence N.44°50'00"E. 117.89 feet along said southeasterly highway right of way line to point "A" and the beginning of a highway right of way and limited-access line of said SR-108; thence N.44°50'00"E. 350.00 feet along the highway right of way and limited-access line to point "B" being 55.00 feet perpendicularly distant southeasterly from the SR-108 centerline; thence along the southerly highway right of way and limited-access line of said SR-79 the following four (4) courses and distances: (1) N.80°57'37"E. 145.82 feet; (2) thence S.65°10'00"E. 37.57 feet to a point of tangency with a 888.00-foot radius curve to the left; (3) thence Easterly 446.87 feet along the arc of said curve (Note: Chord to said curve bears S.79°35'00"E. for a distance of 442.17 feet); (4) thence N.86°00'00"E. 706.61 feet to the point of beginning. The above described tract of land contains 557,032 square feet in area or 12.79 acres.

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RESERVING, 20 feet in width perpetual easement unto the Grantor, its successors and assigns, for the purpose of constructing, reconstructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines and cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. Said perpetual easement located 20 feet adjoining southeasterly of said northwesterly boundary line being the southeasterly right of way line of SR-108.

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.

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 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 southerly SR-79 right of way over and across the northerly boundary line of said tract of land. Also, the above described tract of land is granted without access to or from the adjoining southeasterly SR-108 right of way over and across the northwesterly boundary line of said tract of land from point "A" to point to point "B".

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.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 16th day of April, A.D. 2020, by its Director of Right of Way.

STATE OF UTAH

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UTAH DEPARTMENT OF TRANSPORTATION

) ss.

COUNTY OF SALT LAKE

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By *Charles A. Starmont*
Director of Right of Way

On the date first above written personally appeared before me, *Charles A. Starmont*, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

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

Michael Deryl Davis
Notary Public

