

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

FATCO NCS-UDOT-007

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
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DEP eCASH REC'D FOR FIRST AMERICAN TITLE-NCS

Quit Claim Deed

Davis County

Tax ID No. 12-003-0212
Parcel No. 0193:73:TQ
Project No. S-0193(6)0
Pin No: 8021

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 Flagstaff Holdings and Investment, LLC, Grantee, at 4701 North Stonehaven Loop, Lehi, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land, situate in the SE1/4SW1/4 of Section 1, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control line. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 15.80 feet; thence N.59°38'13"W. (N.59°33'16"W. by record) 6.52 feet; thence S.59°32'47"W. (S.59°37'44"W. by record) 16.01 feet; thence N.29°53'56"W. (N.29°48'59"W. by record) 139.02 feet; thence N.42°40'34"E. 159.72 feet; thence Easterly 4.45 feet along the arc of a 320.00-foot radius curve to the left (Note: Chord to said curve bears S.89°36'11"E. for a distance of 4.45 feet); thence N.89°59'55"E. 187.22 feet; Thence easterly 46.75 feet along the arc of a 245.00-foot radius curve to the right (Note: Chord to said curve bears S.84°32'07"E. for a distance of 46.68 feet) to said easterly boundary line; thence S.0°00'05"E. 255.20 feet to the point of beginning.

The above described entire tract contains 77,108 square feet in area or 1.77 acres.

Continued on page 2

Note: The basis of bearing for the above described description is S.89°48'30" E. along the south line of said section 1, between the southwest corner, and the south quarter corner of said section 1.

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.

The above described tract is **Subject to** a public utility easement along the South boundary line of said tract. Said easement being known as parcel 73:TEQ.

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

Continued on page 3

RESERVING Parcel 73:E a perpetual easement reserved for the Grantor for the purpose of constructing, reconstructing, maintaining and continuing existence of cut/fill slopes as constructed by UDOT

Said easement, upon part of an entire tract of property, situate in the SE1/4SW1/4 of Section 1, in T.4N., R.2W., S.L.B.&M, in Davis County Utah. The boundaries of said part of land are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control. Said point of beginning is 883.47 feet N.89°48'30"W. (883.30 feet N.89°48'25"W. by record) along the south section line and 50.00 feet N.0°11'30"E. (North by record) from the South Quarter corner of said Section 1; and running thence N.89°48'30"W. 247.33 feet (N.89°48'25"W. by record) along said northerly right of way line to the northeasterly railroad right of way line of Utah Transit Authority; thence N.0°12'22"E. 9.86 feet; thence N.89°40'06"W. 10.48 feet; thence N.0°19'54"E. 14.64 feet; thence Easterly 166.03 feet along the arc of a 6427.00-foot radius curve to the left (Note: Chord to said curve bears S.89°30'06"E. for a distance of 166.03 feet); thence N.89°45'30"E. 91.66 feet to said easterly boundary line; thence S.0°00'05"E. 24.33 feet to the point of beginning.

The above described part of an entire tract contains 6,035 square feet in area or 0.14 acre.

It is agreed hereby, that the owners, by consent of the Utah Department of Transportation, shall have the right to lessen but not to increase the vertical distance or grade of said cut and/or fill slopes, after said slopes are constructed on the above described lands at the expense of said Utah Department of Transportation, thereafter said Utah Department of Transportation is relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said slopes and appurtenant parts thereof.

