

CONTACT:
Tooele City Corporation
Attn: Tooele City Attorney
90 North Main Street
Tooele, UT 84074
(435) 843-2120

Ent: 428766 - Pg 1 of 4
Date: 05/10/2016 10:34 AM
Fee: \$0.00
Filed By: cp
Jerry Houghton, Recorder
Tooele County Corporation
For: TOOELE CITY CORPORATION

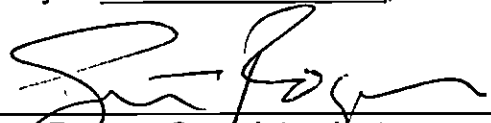
QUIT CLAIM DEED

The **BOARD OF EDUCATION OF TOOELE COUNTY SCHOOL DISTRICT** (aka Tooele County Board of Education), Grantor, hereby quitclaims to **TOOELE CITY CORPORATION**, a Utah municipal corporation, Grantee, so long as it is used by Tooele City Corporation for public purposes, the real property (the "Property") described and illustrated as Parcel 2 in Exhibit A, attached hereto and incorporated herein, consisting of 3.02 acres, more or less, affecting **Tax Parcel #02-007-0-0021**, located approximately at the street address of 600 East Vine Street, Tooele City, Utah, as authorized by the Resolution of the Board of Education of the Tooele County School District, approved April 12, 2016.

Deed Restriction. The conveyance under this Quit Claim Deed is subject to a deed restriction that restricts the use of the Property to public purposes as defined by Utah law.


Reverter. Should Grantee attempt to convey or purport to convey the Property to any other person or entity or to develop the Property for private development purposes or to allow the Property to be used for private development purposes, the Property shall immediately revert by operation of law to the Grantor without the need for re-entry or legal action.

Witness the hand of said Grantor this 4 day of MAY, 2016.

By: 
Scott Rogers, Superintendent
Tooele County School District

STATE OF UTAH)
 :ss.
COUNTY OF TOOELE)

On the date first above written personally appeared before me, Scott Rogers, Superintendent of Schools of the Tooele County School District, the signer of this Quit-Claim Deed, who duly acknowledged to me that he executed the same with full authority, to sign on behalf of Grantor, Board of Education of Tooele County School District.

 MARIA ROCKWELL
NOTARY PUBLIC - STATE OF UTAH
662413
COMM. EXP. 4-1-2017


Notary Public for Utah

Exhibit A

Early Learning Center Boundary Survey
and
Property Legal Description

SURVEYORS NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundary, monument the corners, and provide boundary information to our client.

The surveyed boundary is based on a breakdown of the subject block, and the surrounding blocks, based on existing street improvements and occupation lines, as well as recorded subdivision plats and existing monumentation in the area.

The basis of bearing for this survey is the measured line between the found monuments at the North Quarter Corner and the South Quarter Corner of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which bears South 0°21'38" East 5310.79 feet.

BOUNDARY DESCRIPTION

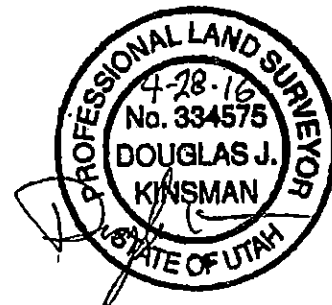
Parcel 2

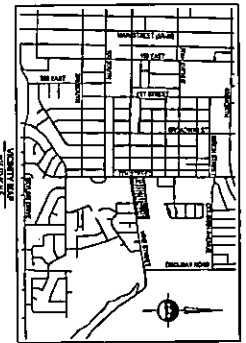
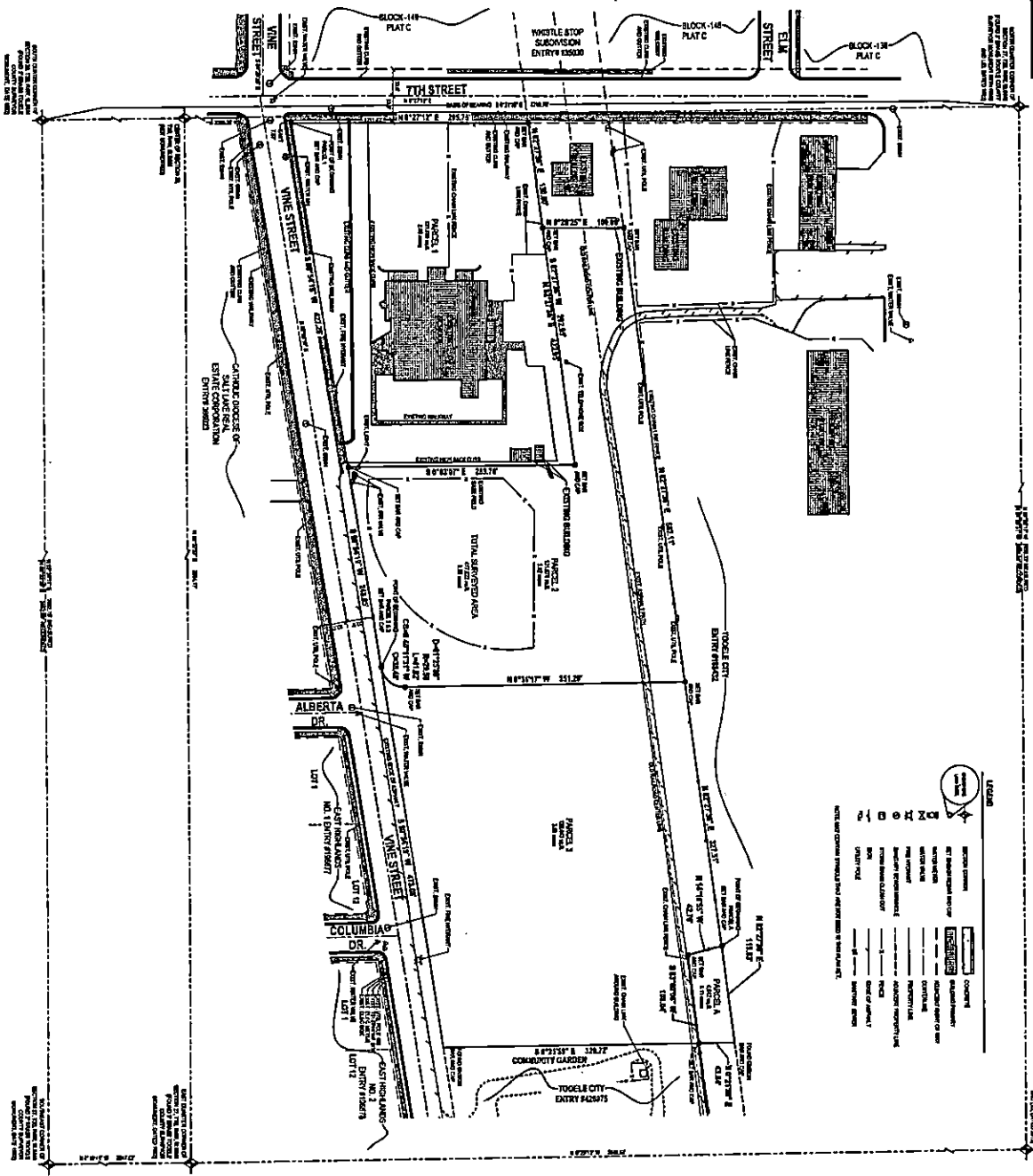
A parcel of land, situate in the Northeast Quarter of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and in Tooele City, more particularly described as follows:

Beginning at a point on the north line of Vine Street, which is located South 0°21'38" East 2251.43 feet along the Quarter Section line and East 7.67 feet to the intersection of the north line of Vine Street with the East line of 7th Street, and North 80°54'19" East 676.10 feet along said north line from the North Quarter Corner of Section 27, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 80°54'19" West 248.85 feet along the north line of said 7th Street;
thence North 0°03'07" West 283.70 feet to the south line of the old railroad right-of-way;
thence South 82°27'36" West 292.95 feet along said right-of-way line;
thence North 0°26'25" East 100.99 feet to the north line of said old railroad right-of-way;
thence North 82°27'36" East 562.11 along said right-of-way line;
thence South 0°31'17" East 351.29 feet;
thence Southwesterly 41.92 feet along the arc of a 29.50-foot radius tangent curve to the right (center bears South 89°28'43" West, and the long chord bears South 40°11'31" West 38.48 feet, through a central angle of 81°25'36"), to the Point of Beginning.

Parcel contains: 131,678 square feet or 3.02 acres.





1. PURPOSE AND SCOPE: This boundary survey was conducted for the purpose of defining the boundaries of the property described in the accompanying plat, and for the purpose of identifying any easements, encroachments, or other interests that may affect the property. The survey was conducted in accordance with the standards and practices of the Surveying Profession in the State of Utah.

2. PROPERTY DESCRIPTION: The property is located in the City of Tooele, Utah, and is bounded by 7th Street to the north, Vine Street to the east, and the intersection of 7th Street and Vine Street to the south and west. The property is divided into lots numbered 10 through 100.

3. SURVEY METHODS: The survey was conducted using the following methods: (a) Total Station, (b) GPS, (c) Leveling, and (d) Boundary Ties. The survey was conducted in accordance with the standards and practices of the Surveying Profession in the State of Utah.

4. RESULTS: The results of the survey are shown on the accompanying plat, which shows the boundaries of the property, the locations of any easements, encroachments, or other interests, and the bearings and distances of all lines and curves.

5. NOTES: (a) The survey was conducted on the date of [Date]. (b) The survey was conducted by [Surveyor Name]. (c) The survey was conducted for the purpose of [Purpose]. (d) The survey was conducted in accordance with the standards and practices of the Surveying Profession in the State of Utah.

BOUNDARY SURVEY

1 of 1

EARLY LEARNING CENTER

BOUNDARY SURVEY

7TH STREET AND VINE STREET

TOOLE, UTAH

ENSGN
THE ENGINEERS OF COLORADO

TOOLE
1814 East 2000 West
Tooele, UT 84606
Phone: 435.733.4500
Fax: 435.733.4501

DAVE L. JENSEN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 10888