

Ent 546448 Bk 1478 Pg 931 – 934
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Jun 12 08:05AM Fee: \$40.00 CO
For: Old Republic Title (Commercial)
ELECTRONICALLY RECORDED

MAIL TAX NOTICES AND
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420
ORT File 2481700HM-1

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
Military Installation Development Authority, a political subdivision of the State of Utah,

~~Military Installation Development Authority of Utah~~, Grantee, at 450 Simmons Way
Suite 400, Kaysville, County of Davis, State of Utah, Zip 84037, for the sum of TEN (\$10.00) Dollars, and
other good and valuable considerations, the following described tract of land all right, title, and
interest in and to in Wasatch County, State of Utah, to-wit:

A tract of land situate in the SW1/4 NW1/4, SE1/4 NW1/4, NW1/4 SW1/4, NE1/4 SW1/4, SE1/4 SW1/4,
and SW1/4 SE1/4 of Section 24, T. 2S., R. 4E., S.L.B.&M., said tract of land being part of parcel 21:A,
22:A, 23:A, 23B and 24:A of project NF-19(12), in Wasatch County, State of Utah. The boundaries of said
tract of land are described as follows:

Beginning at a point in the existing westerly US-40 frontage road right of way line which is 727.56 feet
N.00°00'57"W. along the section line and 43.49 feet N.89°59'03"E. from the South Quarter Corner of said
Section 24; and running along said westerly frontage road right of way line the following eleven
(11) courses; (1) thence northwesterly 216.06 feet along the arc of a 904.93-foot radius non-tangent curve
to the left (Note: center bears S.53°55'38"W.) through a central angle of 13°40'47" (Note: chord to said
curve bears N.42°54'46"W. for a distance of 215.55 feet); (2) thence N.56°19'39"W. 262.00 feet; (3) thence
N.38°26'34"W. 152.97 feet; (4) thence N.49°45'09"W. 500.00 feet; (5) thence N.59°45'38"W. 172.63 feet;
(6) thence N.39°05'24"W. 162.14 feet; to a point in a 766.20-foot radius non-tangent curve to the right
(Note: center bears N.40°14'50"E.); (7) thence northerly 484.76 feet along the arc of said curve through a
central angle of 36°15'00" (Note: chord to said curve bears N.31°37'39"W. for a distance of 476.72 feet);
(8) thence N.13°30'09"W. 363.30 feet; (9) thence N.29°12'43"W. 440.33 feet; (10) thence N.26°13'55"W.

Adjacent to Tax ID No. 0IX-L013-A-024
PIN No. 990010
Project No. NF-19(12)
Parcel No. 19:21:A2Q

Quit Claim Deed

Wasatch County

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493.02 feet; (11) thence N.32°03'09"W. 13.61 feet to a point 115.24 feet perpendicularly distant southerly from the Mayflower Mine Road North control line opposite engineer station 80+45.63; thence S.84°24'52"E. 52.19 feet to the beginning of a 197.55-foot radius curve to the right said point being 87.60 feet perpendicularly distant southerly from said control line opposite engineer station 80+01.35; thence southeasterly 208.22 feet along the arc of said curve through a central angle of 60°23'28" (Note: chord to said curve bears S.54°13'08"E. for a distance of 198.72 feet), said point being 53.51 feet perpendicularly distant southerly from said control line opposite engineer station 77+66.33; thence S.24°01'24"E. 32.45 feet to the beginning of a 50.00-foot radius curve to the left said point being 53.47 feet perpendicularly distant westerly from said control line opposite engineer station 77+36.80; thence southerly 16.14 feet along the arc of said curve through a central angle of 18°29'31" (Note: chord to said curve bears S.33°16'09"E. for a distance of 16.07 feet) to the beginning of a 1,112.50-foot radius reverse curve to the right, said point being 51.51 feet perpendicularly distant westerly from said control line opposite engineer station 77+22.27; thence southeasterly 257.12 feet along the arc of said curve through a central angle of 13°14'31" (Note: chord to said curve bears S.35°53'39"E. for a distance of 256.55 feet) to the beginning of a 5,987.50-foot radius reverse curve to the left, which is concentric with and 37.50 feet radially distant westerly from said control line opposite engineer station 74+68.68; thence southeasterly 1,085.87 feet along the arc of said curve through a central angle of 10°23'27" (Note: chord to said curve bears S.34°28'07"E. for a distance of 1,084.38 feet) to a line parallel with said control line opposite engineer station 63+89.61; thence S.39°39'51"E. 320.36 feet along said parallel line to a point opposite engineer station 60+69.25, and to the beginning of a 5,912.50-foot radius curve to the right, which is concentric with said control line; thence southeasterly 1,237.55 feet along the arc of said curve through a central angle of 11°59'33" (Note: chord to said curve bears S.33°40'04"E. for a distance of 1,235.29 feet) to a point opposite engineer station 48+23.85; thence S.53°55'38"W. 25.78 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 parcel of land contains 738,325 square feet or 16.950 acres in area, 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.

All roadways, trails, and sidewalks that are a part of the public rights-of-way (but not driveways, parking lot isles or similar conveyances) and slope easements constructed or maintained on the property conveyed by this deed shall be public and both this restriction and the foregoing restriction concerning signs run with the land.

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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PIN No.	990010
Project No.	NF-19(12)
Parcel No.	19:21:A2Q

Parcel 21:E

RESERVING THEREFROM UNTO GRANTOR the following Perpetual Easement:

A perpetual easement, upon part of an entire tract of property, in the NE1/4 SW1/4, NW1/4 SW1/4, SE1/4 NW1/4, and SW1/4 NW1/4 of Section 24, T.2S., R.4E., S.L.B.&M., in Wasatch County, Utah, for the purpose of constructing and maintaining thereon a drainage / storm drain ditch and appurtenant parts thereof including but not limited to, rip rap, and piping to facilitate the construction of the westerly frontage road for US-40 known as Project No. NF-19(12). The boundaries of said easement are described as follows:

Beginning at a point which is 2,434.56 feet N.00°00'57"W. along the section line and 1,140.42 feet S.89°59'03"W. from the South Quarter Corner of said Section 24; and running thence northwesterly 299.29 feet along the arc of a 369.00-foot radius non-tangent curve to the right (Note: center bears N.19°41'21"E.) through a central angle of 46°28'18" (Note: chord to said curve bears N.47°04'29"W. for a distance of 291.15 feet) to the beginning of a 1,145.00-foot radius reverse curve to the left; thence northwesterly 96.15 feet along the arc of said curve through a central angle of 04°48'41" (Note: chord to said curve bears N.26°14'41"W. for a distance of 96.12 feet); thence N.28°39'01"W. 181.20 feet to the beginning of a 485.00-foot radius curve to the left; thence northwesterly 69.07 feet along the arc of said curve through a central angle of 08°09'35" (Note: chord to said curve bears N.32°43'49"W. for a distance of 69.01 feet); thence N.36°48'36"W. 105.08 feet to the beginning of a 65.00-foot radius curve to the right; thence northerly 53.52 feet along the arc of said curve through a central angle of 47°10'27" (Note: chord to said curve bears N.13°13'23"W. for a distance of 52.02 feet); thence N.10°21'51"E. 47.32 feet to a point in a 1,112.50-foot radius non-tangent curve to the right (Note: center bears S.47°38'05"W.); thence southeasterly 18.97 feet along the arc of said curve through a central angle of 00°58'36" (Note: chord to said curve bears S.41°52'36"E. for a distance of 18.97 feet); thence S.10°21'51"W. 35.70 feet to the beginning of a 50.00-foot radius curve to the left; thence southerly 41.17 feet along the arc of said curve through a central angle of 47°10'27" (Note: chord to said curve bears S.13°13'23"E. for a distance of 40.01 feet); thence S.36°48'36"E. 105.08 feet to the beginning of a 500.00-foot radius curve to the right; thence southeasterly 71.21 feet along the arc of said curve through a central angle of 08°09'35" (Note: chord to said curve bears S.32°43'49"E. for a distance of 71.15 feet) S.28°39'01"E. 181.20 feet to the beginning of a 1,160.00-foot radius curve to the right; thence southeasterly 97.41 feet along the arc of said curve through a central angle of 04°48'41" (Note: chord to said curve bears S.26°14'41"E. for a distance of 97.38 feet) to the beginning of a 354.00-foot radius reverse curve to the left; thence southeasterly 265.37 feet along the arc of said curve through a central angle of 42°57'03" (Note: chord to said curve bears S.45°18'52"E. for a distance of 259.20 feet) to a point in a 5,987.50-foot radius non-tangent curve to the left (Note: center bears N.55°35'54"E.); thence southeasterly 26.80 feet along the arc of said curve through a central angle of 00°15'23" (Note: chord to said curve bears S.34°31'47"E. for a distance of 26.80 feet) to the point of beginning. The above described easement contains 12,369 square feet or 0.284 acre in area, more or less.

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PIN No. 990010
 Project No. NF-19(12)
 Parcel No. 19:21:A2Q

STATE OF UTAH

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UTAH DEPARTMENT OF TRANSPORTATION

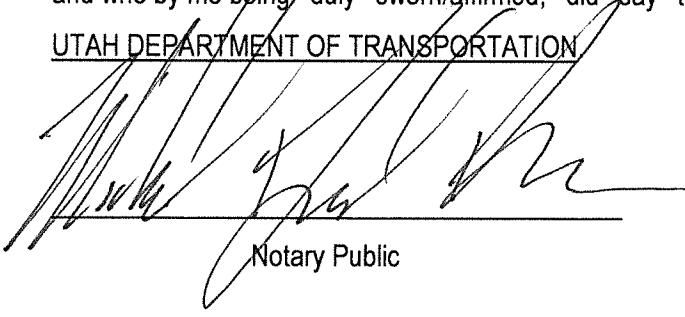
COUNTY OF SALT LAKE

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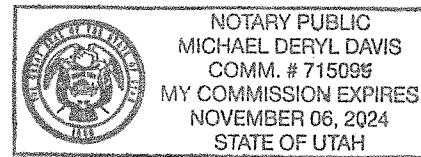

Ross Crowe,
 Director of Right of Way, UDOT

On this 10th day of July, in the year 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



Notary Public



Commission #
 715095