

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

171743 KMF
35-211-0027
35-211-0030

ENT 63604:2023 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 26 03:35 PM FEE 0.00 BY MC
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Quit Claim Deed

(Access Controlled)
Utah County

Affecting Tax No. 35:211:0024
PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:729:A3Q

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 JDCO LLC, a Utah limited liability company, Grantee, at 1450 West 1850 North, 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 Utah County, State of Utah, to-wit:

A tract of land upon a portion of UDOT Parcel MP-R399:729:A, being situate in a portion of Lot 1 of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of SR-85, 2100 North Street, as constructed as part of Project No. S-115-6(228)280, said point also being in the easterly boundary line of said Lot 1, which point is 2041.19 feet S.89°47'24"W. along the quarter section line and 358.74 feet South from the East Quarter corner of said Section 6, said point also being 337.02 feet S.00°06'26"E. along the easterly boundary of said Lot 1 from the northeast corner of said Lot 1, and running thence S.00°06'26"E. 197.54 feet along the easterly boundary line of said Lot 1 to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet, said point being in the easterly right of way line of 1550 West Street; thence along said easterly right of way line the following two (2) courses and distances, (1) thence northwesterly along said curve with an arc length of 81.24 feet, chord bears N.51°55'16"W. 80.83 feet to a point of reverse curvature to the right with a radius of 170.00 feet; (3) thence northwesterly along said curve

Page 2

PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:729:A3Q

with an arc length of 147.54 feet, chord bears N.37°05'25"W. 142.95 feet to a point in said southerly highway right of way and no-access line; thence along said existing southerly highway right of way and no-access line the following two (2) courses and distances, (1) N.49°20'42"E. 51.63 feet; (2) thence N.89°59'33"E. 110.30 feet to the point of beginning.

The above described tract of land contains 19,427 square feet in area or 0.446 acres.

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.

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 freeway over and across the northerly boundary line of said tract of land.

This above tract of land is conveyed without access to or from SR-85 (2100 N.) across the northerly boundary line of said tract being a Highway Right of Way and No-Access Line. All access to the above tract of land will be from an access road connecting to 1550 West Street.

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 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 described property.

729:2E

Reserving unto said Grantor a portion of a perpetual easement described below for the purpose of constructing (reconstructing) and maintaining thereon roadway facilities, overhead and buried utilities and appurtenant parts thereof including, but not limited to fiber optics, lighting facilities, communication cables, storm drains, irrigation ditches and pipes, water lines, sewer lines, gas lines, and highway appurtenances including but not limited to slopes and traffic signs to facilitate 2100 North. This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the southerly highway right of way and no-access line of 2100 North Street, which point is 1489.75 feet S.89°47'24"W. along the quarter section line and 370.64 feet South from the East Quarter corner of said Section 6, and running thence S.09°22'05"W. 15.21 feet; thence S.89°48'54"W. 322.81 feet; thence N.84°40'48"W. 118.02 feet; thence S.89°59'33"W. 236.41 feet to a point in said southerly highway right of way and no-access line; thence along said southerly highway right of way and no-access line the following four (4) courses and distances. (1) N.49°20'42"E. 23.03 feet; (2) thence N.89°59'33"E. 219.63 feet; (3) thence S.84°40'48"E. 117.99 feet; (4) thence N.89°48'54"E. 324.62 feet to the point of beginning.

The above described easement contains 10,046 square feet in area or 0.231 acre.

729:ARQ

Subject to a portion of a right of way being a parcel of land as a perpetual right of way for an access road from 1550 West Street to the Park-n-Ride facility upon a portion of UDOT Parcels MP-R399:729:A, MP-R399:732:A, MP-R399:737, MP-R399:733B:A from Project MP-R399(41) PIN 6692 and UDOT Parcels 9999:3:A, 9999:4:A and 9999:4:S from Project SP-9999(698) PIN 3823 being situate in a portion of the Bonneville Pacific Amended Plat "A" Subdivision according to the official plat thereof recorded December 03, 1993, as Entry No. 88156:1993, Map No. 5281-64, in the office of the Utah County Recorder and in the NW1/4 SE1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said parcel of land are described as follows:

Beginning at a point 1167.67 feet S.89°47'24"W. along the quarter section line and 544.38 feet South from the East Quarter corner of said Section 6, and running thence

Page 4

PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:729:A3Q

N.86°56'20"W. 668.99 feet to the point of curvature of a curve to the left with a radius of 166.00 feet; thence southwesterly along said curve with an arc length of 121.12 feet, chord bears S.72°09'30"W. 118.45 feet; thence S.51°15'50"W. 83.23 feet to the point of curvature of a non-tangent curve to the left with a radius of 232.00 feet; thence northwesterly along said curve with an arc length of 62.19 feet, chord bears N.38°03'41"W. 62.00 feet; thence N.51°15'20"E. 82.50 feet to the point of curvature of a curve to the right with a radius of 228.00 feet; thence northeasterly along said curve with an arc length of 166.36 feet, chord bears N.72°09'30"E. 162.69 feet; thence S.86°56'20"E. 665.53 feet; thence S.00°08'00"E. 62.10 feet to the point of beginning.

The above described parcel of land contains 55,341 square feet in area or 1.271 acres.

PIN No. 6692
Project No. MP-R399(41)
Parcel No. MP-R399:729:A3Q

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

UTAH DEPARTMENT OF TRANSPORTATION

By Carmen Swanwick
Carmen Swanwick
Director of Project Development

On this 20 day of September, in the year 2023, before me personally appeared Carmen Swanwick, 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 she is the Director of Project Development of the UTAH DEPARTMENT OF TRANSPORTATION.

Lynn Starley
Notary Public

