

10990

Quit Claim Deed

(CONTROLLED ACCESS)
Utah County

Parcel No. 9:1AQ
Project No. F-001-6(2)

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to The Boyer Company, L. C., a Utah Limited Liability Company, Grantee, at 127 So. 500 East, Suite 310, Salt Lake City, UT 84102, County of Salt Lake, State of Utah zip 84120, 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 situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, T. 6 S., R. 2 E., S.L.B.& M. The boundaries of said tract of land are described as follows:

Beginning in the northerly right of way and limited-access line of a highway known as Project No. 001-6 at a point 65.0 ft. perpendicularly distant northerly from the centerline of said project at Engineer Station 68+97, said point also being approximately 568 ft. south and 854 ft. east from the North Quarter Corner of said Section 27; and running thence N. 83° 57' W. 381.0 ft.; thence N. 87° 46' W. 413 ft., more or less, to a point 36.0 ft. perpendicularly distant easterly from the centerline of 400 West Street; thence South 45.5 ft., more or less, to a point 65.0 ft. perpendicularly distant north from the centerline of said project; thence S. 89° 13' E. parallel to said centerline 792 ft., more or less, to the point of beginning. The above described tract of land contains 23,217 square feet in area or 0.53 acre, more or less.

*also attached legal description

Pursuant to Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the above described tract of land is granted without access to or from the adjoining expressway over and across the northerly boundary line of said tract of land. EXCEPTING and reserving to said Grantees, their successors or assigns, the right of access to the nearest roadway of said highway over and across the northerly right of way and limited-access line for two (2) 16 foot sections: which sections center at points directly opposite Highway Engineer Stations 65+00 and 65+40.

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 23 United States Code, Section 136, shall not be established or maintained on the above described tract of lands.

Signs, billboards, outdoor advertising structures, or advertising of any kind as provided in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract of land, EXCEPT signs to advertise the sale, hire, or lease of this tract or the principal activities conducted on this land.

ENT 68955 BK 3519 PG 203
NINA B REID UTAH CO RECORDER BY MB
1994 AUG 29 3:46 PM FEE 14.00
RECORDED FOR FIDELITY LAND & TITLE

Continued on Page 2

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 3rd day of August, A.D. 1994, by its Director.

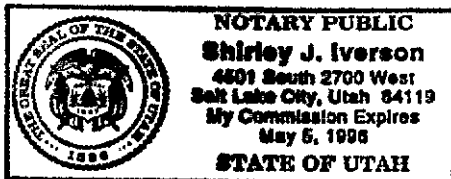
STATE OF UTAH
COUNTY OF SALT LAKE

) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
) By [Signature]
Director

On the date first above written personally appeared before me, W. Craig Zwick, who, being by me duly sworn, did say that he is the Director, 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.

[Signature: Shirley J. Iverson]
Notary Public



Prepared by JNL 5/4/94

* LEGAL DESCRIPTION

COMMENCING AT A POINT WHICH IS SOUTH 246 FEET AND EAST 76.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH, A DISTANCE OF 16.12 FEET TO A POINT ON THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 83 DEGREES 07' 20" WEST 300 FEET; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION FOR 71.86 FEET, HAVING A DELTA ANGLE OF 13 DEGREES 43' 24" AND A CHORD OF NORTH 13 DEGREES 44' 30" WEST 71.68 FEET, TO A POINT ON THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 69 DEGREES 23' 58" EAST 240 FEET; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 84.33 FEET, HAVING A DELTA ANGLE OF 20 DEGREES 07' 59" AND A CHORD OF NORTH 10 DEGREES 32' 03" WEST 83.90 FEET; THENCE NORTH 0 DEGREES 28' 01" WEST, A DISTANCE OF 27.21 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 89 DEGREES 32' 00" EAST 25 FEET; THENCE ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 39.87 FEET, HAVING A DELTA ANGLE OF 91 DEGREES 23' 05" AND A CHORD OF NORTH 45 DEGREES 13' 33" EAST 35.78 FEET; THENCE SOUTH 89 DEGREES 04' 53" EAST, A DISTANCE OF 7.19 FEET; THENCE SOUTH 89 DEGREES 08' 42" EAST, A DISTANCE OF 780.73 FEET; THENCE SOUTH 0 DEGREES 14' 06" WEST, A DISTANCE OF 531.50 FEET; THENCE NORTH 83 DEGREES 43' 41" WEST, A DISTANCE OF 376.23 FEET; THENCE NORTH 87 DEGREES 40' 10" WEST, A DISTANCE OF 412.96 FEET; THENCE NORTH 5 DEGREES 39' 37" EAST, A DISTANCE OF 87.52 FEET TO A POINT ON THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS NORTH 86 DEGREES 20' 25" WEST 518.31 FEET; THENCE ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 55.43 FEET, HAVING A DELTA ANGLE OF 6 DEGREES 07' 37" AND A CHORD OF NORTH 0 DEGREES 35' 47" EAST 55.40 FEET; THENCE NORTH 0 DEGREES 28' 01" WEST, A DISTANCE OF 104.92 FEET; THENCE NORTH 0 DEGREES 43' 38" WEST A DISTANCE OF 17.31 FEET TO THE POINT OF BEGINNING.