

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

12708420
1/31/2018 4:37:00 PM \$25.00
Book - 10643 Pg - 6099-6106
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 8 P.

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 26-25-200-041
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:131:2SQ

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 Sunrise 3, LLC, Grantee, at 14034 S. 145 E STE 202, County of Salt Lake, State of UT, Zip 84020, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said tract of land consisting of parcel 131:2S:

Beginning at the northeast corner and a point in the existing southerly right of way line of 11800 South Street, said corner is 1,338.90 feet S.89°39'15"E. along the section line and 36.70 feet (33.00 feet by record) S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence S.00°20'47"W. (S.00°20'45"W. by record) 976.64 feet along the easterly boundary line of said entire tract; thence N.37°28'06"W. 484.81 feet; thence N.89°50'58"W. 297.67 feet; thence N.36°56'58"W. 360.81 feet to a point in the existing southerly right of way line of said 11800 South Street; thence along said existing southerly right of way line the following five (5) courses: (1) N.53°10'25"E. 46.61 feet; thence (2) N.49°50'40"E. 161.13 feet to the beginning of a 1045.89-foot radius non-tangent curve to the right; thence (3) easterly 527.32 feet along the arc of said curve (Note: Chord to said curve bears N.70°53'13"E. for a distance of 521.75 feet); thence (4) easterly 54.84 feet along the arc of a compound 966.54-foot radius non-tangent curve (Note: Chord to said curve bears N.88°36'11"E. for a distance of 54.83 feet); thence (5) S.89°17'47"E. 107.12 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 tract of land contains 438,466 square feet in area or 10.066 acres, more or less.

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RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS, a perpetual easement, upon part of the above described tract of land situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M., for the purpose of constructing, maintaining, and repairing thereon a drainage pipe and appurtenant parts thereof incident to the construction of a highway know as MP-0182(6). The boundaries of said part of an entire tract are described as follows:

Parcel 131:2E

Beginning at a point in the northerly boundary line of said entire tract, which point is 1156.24 feet S.89°39'15"E. along the section line and 39.73 feet S.00°20'45"W. from the North Quarter Corner of said Section 25, said point is 1003.25 feet perpendicularly distant northeasterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1184+96.64; and running thence along the northerly boundary line of said entire tract the following three (3) courses: (1) Northeasterly 20.83 feet along the arc of a 1045.89-foot radius curve to the right (Note: Chord to said curve bears N.84°45'37"E. for a distance of 20.83 feet); thence (2) Northeasterly 54.84 feet along the arc of a compound 966.54-foot radius non-tangent curve (Note: Chord to said curve bears N.88°36'10"E. for a distance of 54.83 feet); thence (3) S.89°17'47"E. 35.99 feet; thence S.86°17'41"E. 66.14 feet; thence S.00°40'27"W. 276.97 feet; thence S.00°20'52"W. 299.87 feet; thence S.00°19'55"W. 260.15 feet; thence S.52°55'15"W. 78.29 feet to a westerly boundary line of said entire tract; thence N.37°28'06"W. 10.00 feet along said westerly boundary line; thence N.52°55'15"E. 73.41 feet; thence N.00°19'55"E. 255.21 feet; thence N.00°20'52"E. 299.90 feet; N.00°40'27"E. 267.51 feet; thence N.86°17'41"W. 167.79 feet to the point of beginning. The above described easements contains 10,356 square feet in area or 0.238 acre, 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.

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.

Together with and subject to any and all existing utilities, easements, rights of way and restrictions appearing of record or enforceable in law and equity.

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 Parcel No. 0182:131:2SQ

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

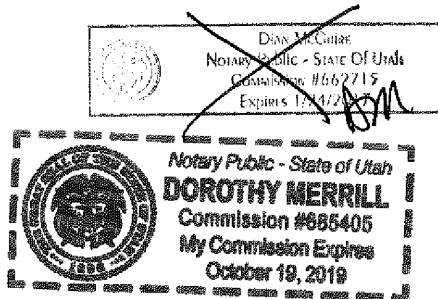
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 17th day of January, A.D. 20 18, by its Director of Right of Way.

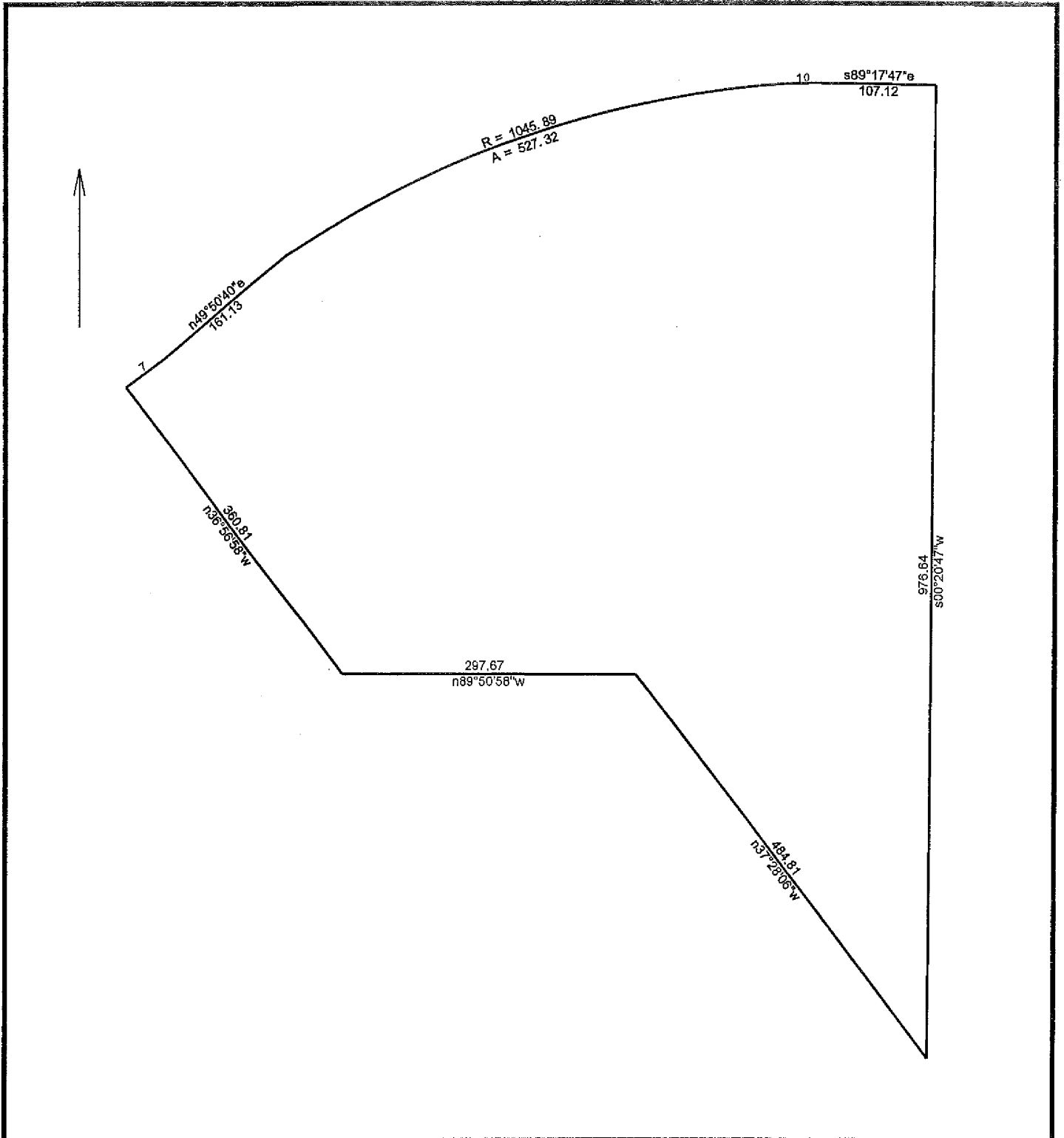
STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
 COUNTY OF DAVIS) By [Signature]

On the date first above written personally appeared before me, Lyle D. McMullen, who, being by me duly sworn, did say that he is the Director of Right of Way, 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]
 Notary Public
[Signature]





Parcel 131:2SQ

1/20/2015

Scale: 1 inch= 132 feet

File: 7703_MP-0182(6)_47Q_131_2SQ_DeedPlot.ndp

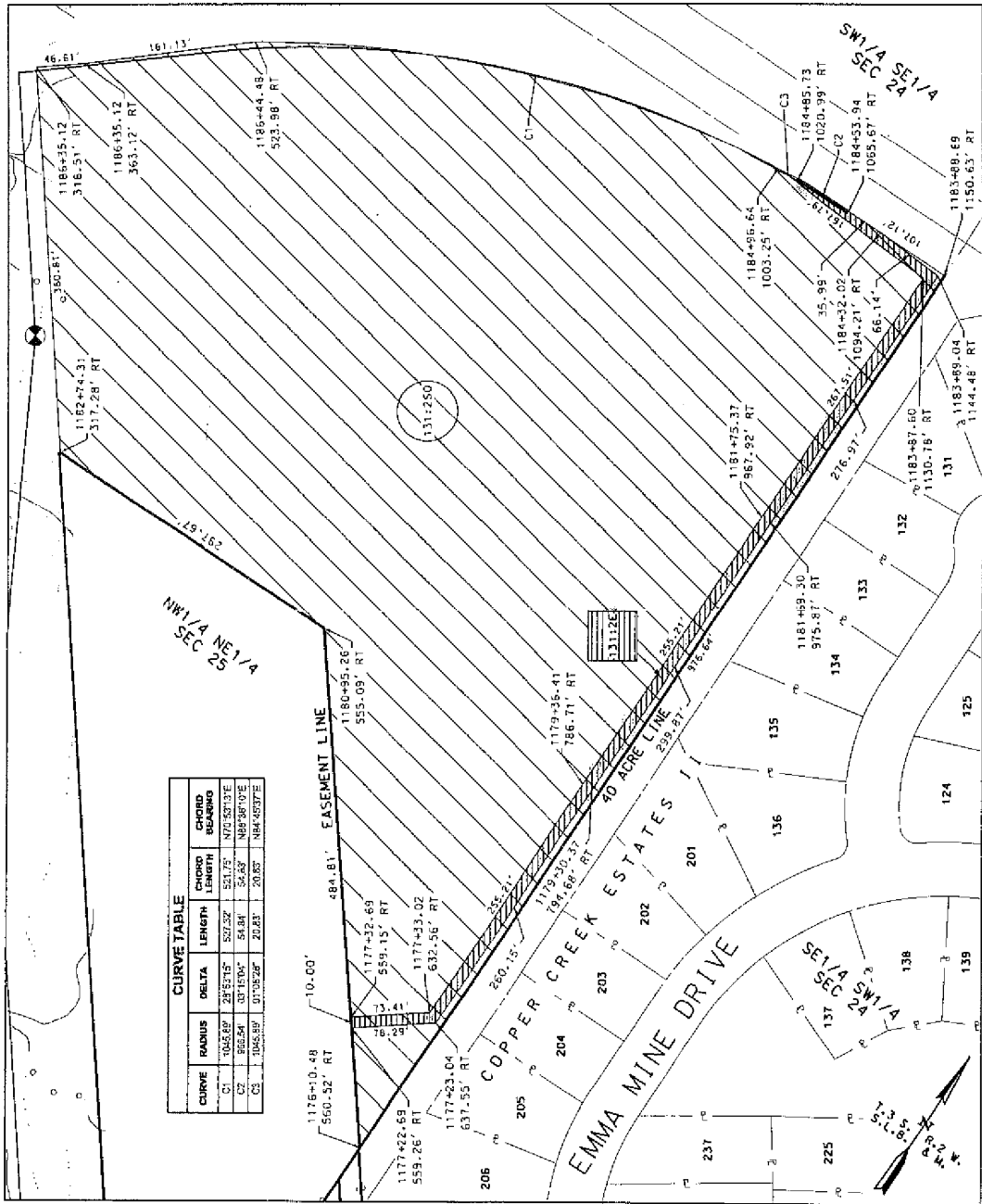
Tract 1: 10.0658 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3017 ft.

01 /s89.3915e 1338.9
 02 /s00.2045w 36.7
 03 s00.2047w 976.64
 04 n37.2806w 484.81
 05 n89.5058w 297.67
 06 n36.5658w 360.81
 07 n53.1025e 46.61
 08 n49.5040e 161.13

10 Rt, r=966.54, arc=54.84, chord=n88.3611e 54.83
 11 s89.1747e 107.12

09 Rt, r=1045.89, arc=527.32, chord=n70.5313e 521.75

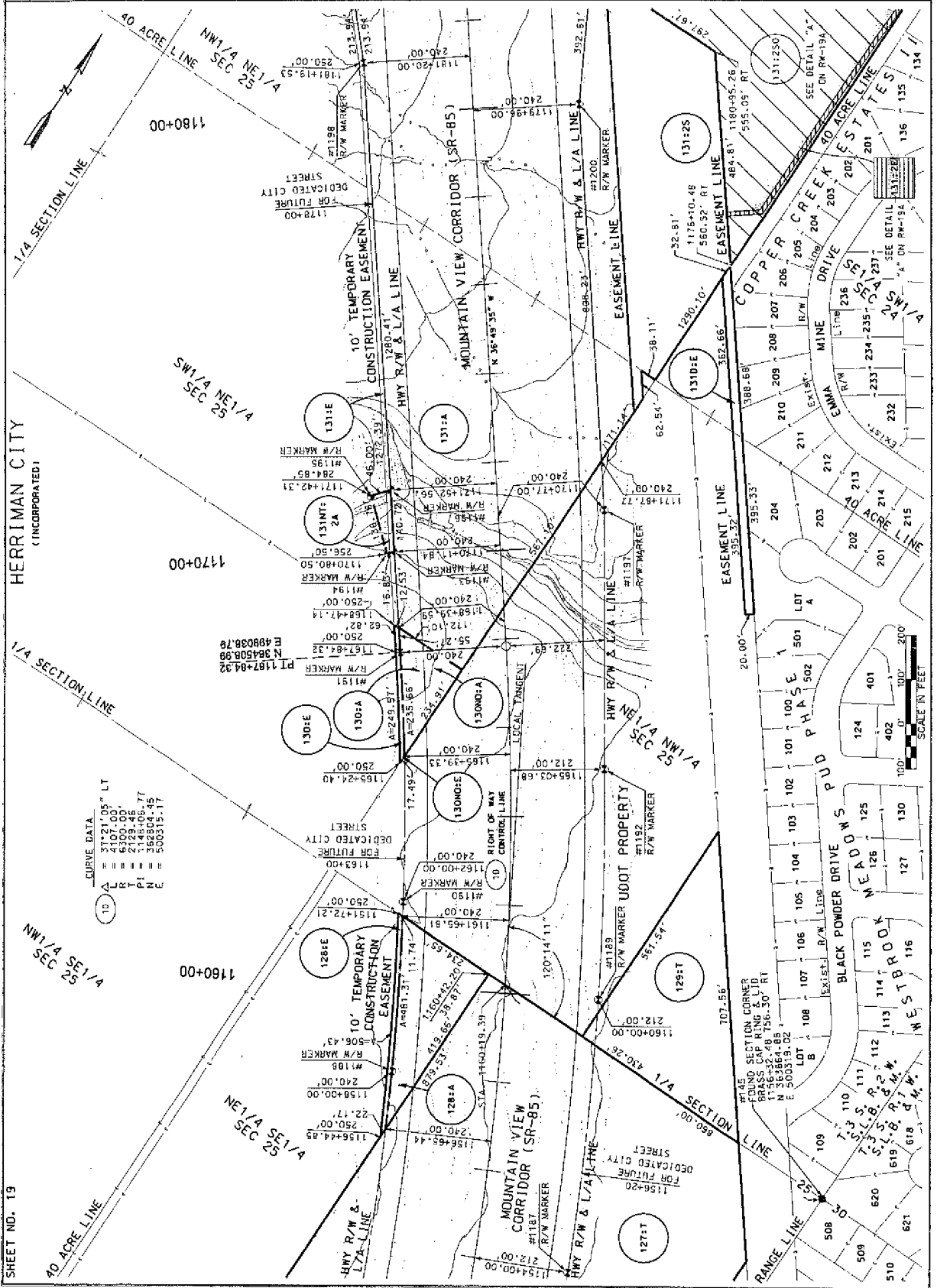
PROJECT	MOUNTAIN VIEW CORRIDOR	
PROJECT	REDWOOD RD - 8000 SOUTH	
PROJECT	RIGHT OF WAY PLAN SHEET	
PROJECT	MP-0182(6)	
DATE	9-23-14	
CHECKED BY	JPA	
APPROVED	<i>[Signature]</i>	
PROJECT	REGION 2 - SALT LAKE CITY, UTAH	
PROJECT	UTAH DEPARTMENT OF TRANSPORTATION	
PROJECT	REVISIONS	
NO.	DATE	APPROVED BY
1	02/15	
ADD SHEET FOR 1372SG & 1312E		
REVISIONS		



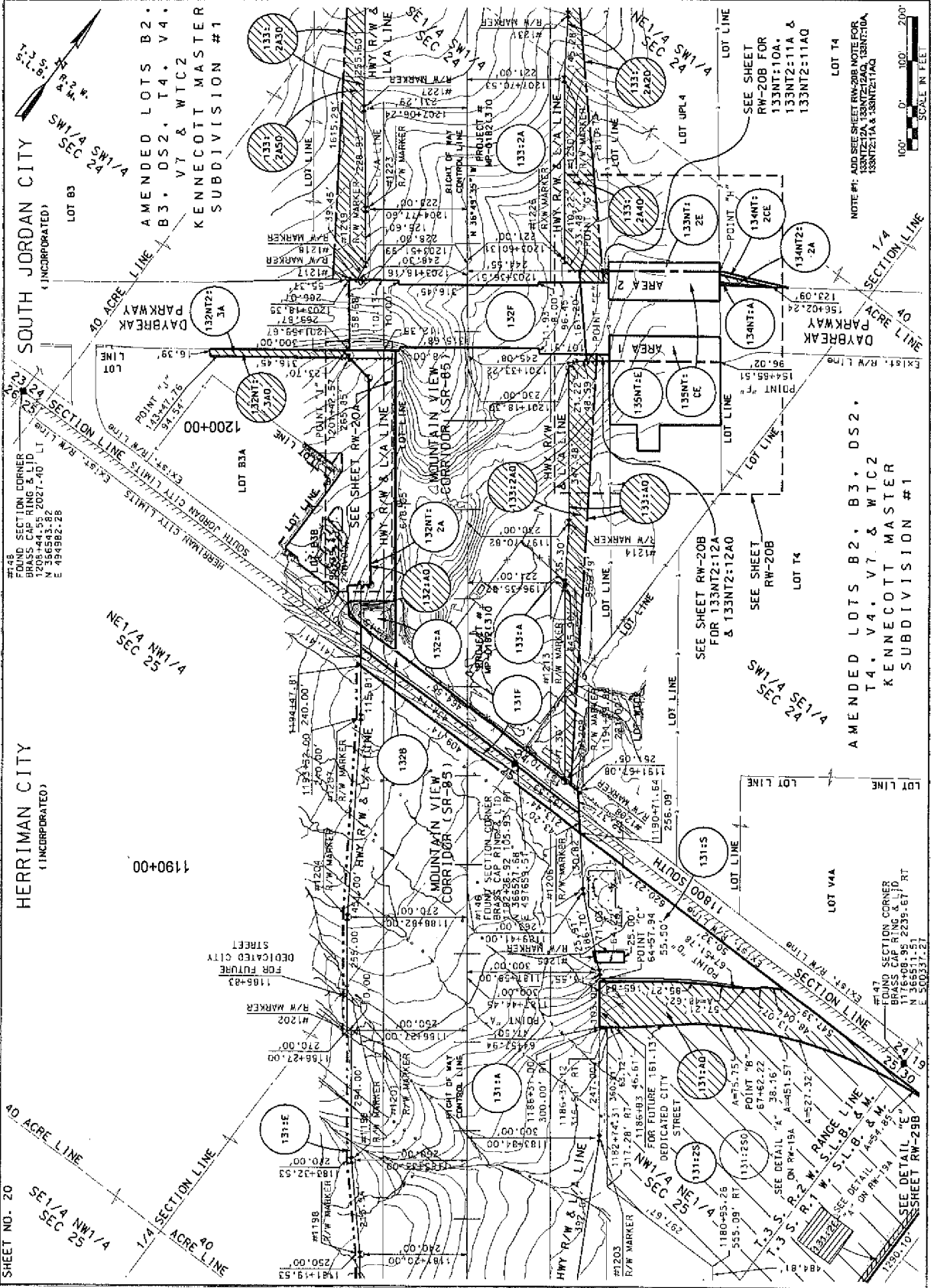
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	1055.28'	28°55'15"	507.22'
C2	888.24'	33°15'05"	54.91'
C3	1065.87'	31°05'28"	202.81'
CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD BEARING
	107°58'31"E	107°58'31"E	107°58'31"E
	107°58'31"E	107°58'31"E	107°58'31"E
	107°58'31"E	107°58'31"E	107°58'31"E
	107°58'31"E	107°58'31"E	107°58'31"E

SHEET NO. 19A

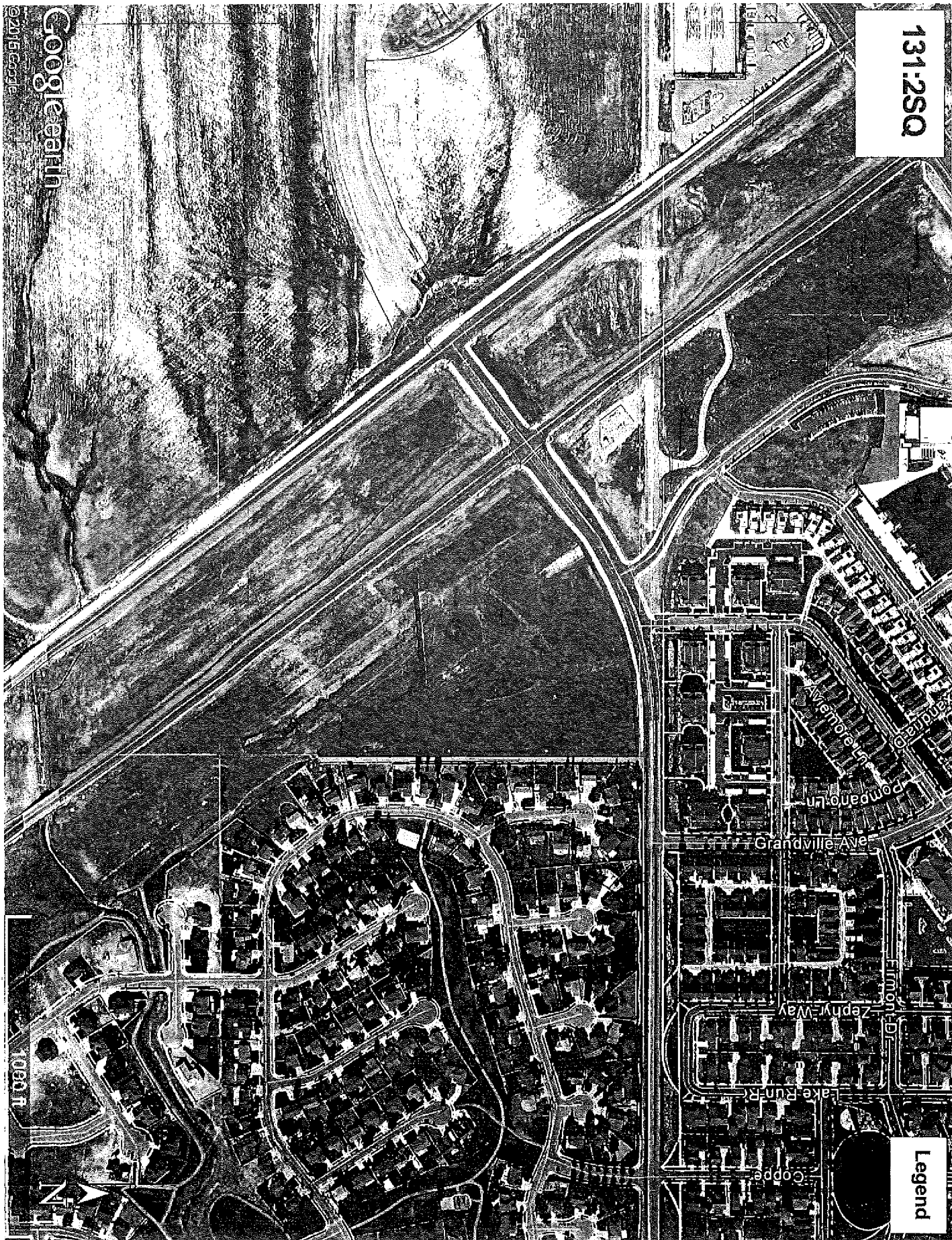
PROJECT	MOUNTAIN VIEW CORRIDOR
PROJECT	REDWOOD RD - 9000 SOUTH
PROJECT	MP-0182(6)
APPROVED	MP-0182(6)
APPROVED	RIGHT OF WAY PLAN SHEET
APPROVED	UTAH DEPARTMENT OF TRANSPORTATION
APPROVED	REGION 2 - SALT LAKE CITY, UTAH
DATE	9-22-14
CHECKED BY	JPA
DATE	9-22-14
APPROVED BY	JPA
NO.	1
DATE	02/15
APPROVED BY	JPA
NO.	1
DATE	02/15
APPROVED BY	JPA
NO.	1
DATE	02/15
APPROVED BY	JPA



PROJECT	MOUNTAIN VIEW CORRIDOR
PROJECT	REDWOOD RD - 9000 SOUTH
PROJECT	RIGHT OF WAY PLAN SHEET
PROJECT	MP-0182(6)
APPROVED	UTAH DEPARTMENT OF TRANSPORTATION
APPROVED	REGION 2 - SALT LAKE CITY, UTAH
DATE	9-23-14
CHECKED BY	DR
DATE	9-23-14
CHECKED BY	JPA
NO.	2
DATE	02/15
APPROVED BY	DNA
NO.	1
DATE	10/14
APPROVED BY	JPA
REVISIONS	ADD 131:25G & 131:2E REVISED BY MERIDIAN ENG. SEE NOTE #1.



131:250



Google Earth

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1060 ft

N

Legend