

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

13953427 B: 11339 P: 7357 Total Pages: 3
05/17/2022 11:29 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

WITH A COPY TO:
Herriman City
5355 West Herriman Main Street
Herriman, UT 84096

Quit Claim Deed
(CONTROLLED ACCESS)
Salt Lake County

MTC # 319507
Affecting Tax ID No. 26-25-400-069
26-25-400-070
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:126:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Saratoga 262 Partners LLC, a Utah limited liability company, Grantee, at 10942 S Scotty Dr., South Jordan, County of Salt Lake State of Utah, Zip 84095, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land Utah County, State of Utah, to-wit:

A parcel of land, being part of two (2) tracts of property, 126:T and 127:T, situate in the NE1/4 SE1/4 and SE1/4 SE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said tract of land, which corner is 224.67 feet N.89°53'36"W. along the quarter section line and 268.31 feet S.37°20'36"E. and 1,523.14 feet South and 843.12 feet West from the East Quarter corner of said Section 25, and running thence North 1,318.05 feet along the westerly boundary line of said tract of land to the westerly right of way and limited access line of the existing highway State Route 85 (Mountain View Corridor) at a point in a 6,060.00-foot radius non-tangent curve to the right (Note: Radius bears S.63°05'21"W.), said point is 240.00 feet radially distant westerly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1156+65.44; thence along said westerly right of way and limited access line the following two (2) courses: (1) southerly 1,323.04 feet along the arc of said curve concentric with said control line, through a central angle of 12°30'32" (Note: Chord to said curve bears S.20°39'23"E. for a distance of 1,320.40 feet) to a point opposite engineer station 1142+90.00; thence (2) S.07°16'59"E. 83.20 feet to the southerly boundary line

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of said tract of land; thence West 476.34 feet along said southerly boundary line to the point of beginning. The above described parcel of land contains 358,394 square feet in area or 8.228 acres, more or less.

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.

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.

Pursuant to Utah Code 72, Chapter 6, Section 117, the above described parcel of land is granted without access to or from the adjoining Mountain View Corridor over and across the easterly boundary line of said parcel of 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.

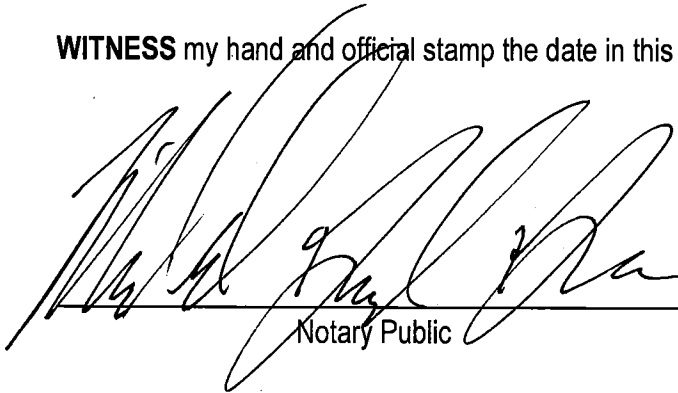
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:126:T2AQ

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 3rd day of May, A.D. 2023 by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By Charles A. Starnum

On the date first above written personally appeared before me, Charles A. Starnum, 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.


Notary Public

