

Quit Claim Deed Page 1 of 5
 Russell Shirts Washington County Recorder
 07/06/2012 02:46:23 PM Fee \$19.00 By
 SOUTHERN UTAH TITLE

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

Quit Claim Deed
 (CONTROLLED ACCESS)

Washington County

Affecting Tax ID No. SG-6-3-1-13031

Parcel No. S-I15-1:6:4SAQ

Project No. S-I15-1(84)6

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 Parkway Ventures, LLC, Grantee, at Orem, County of _____, State of Utah, Zip _____, for the sum of TEN Dollars, and other good and valuable considerations, the following described tract of land in Washington County, State of Utah, to-wit:

A tract of land situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1 Township 43 South, Range 16 West, and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 43 South, Range 15 West SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the westerly right of way and no-access line of Interstate 15 and the northerly boundary line of said parcel, at a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58, which point is also 697.14 feet N.00°47'55"E. along the Section line and 151.80 feet East from the East Quarter corner of said Section 1; and running thence along said highway right of way and no-access line S.8°06'32"W. 59.59 feet to a point in the northerly right of way and no-access line of Dixie Drive at a point 313.00 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5067+65.00; thence along said northerly right of way and no-access line the following four (4) courses and distances: (1) thence N.81°02'27"W. 520.78 feet; (2) thence Northwesterly 41.48 feet along the arc to a point in the easterly right of way and no-access line of Black Ridge Drive at a point

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of a 1725.00 foot radius non-tangent curve to the right, (chord bears N.67°09'50"W. 41.48 feet); (3) thence N.66°28'30"W 151.72 feet; (4) thence N.38°46'53"W. 38.71 feet 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 10+86.00; thence Northerly 61.69 feet along the arc of a 558.00 foot radius non-tangent curve to the left, (chord bears N.11°36'55"E. 61.66 feet) concentric with said centerline along said easterly right of way and no-access line to a point in said northerly boundary line of said parcel at a point 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+42.38; thence along said northerly boundary line the following four (4) courses and distances: (1) thence S.83°04'48"E. 7.63 feet; (2) thence S.1°00'43"E. 20.18 feet; (3) thence S.84°37'03"E. 338.92 feet; (4) thence S.69°35'13"E. 391.20 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 contains 1.748 acres or 76,152 square feet in area.

Reserving unto St. George City, a perpetual easement, upon part of an entire tract of property, situate in the SE¼NE¼ of Section 1, Township 43 South, Range 16 West, and the SW¼NW¼ of Section 6, Township 43 South, Range 15 West SLB&M, for the purpose of constructing and maintaining cut and/or fill slopes, maintaining, operating, repairing, inspecting, protecting, installing, removing and replacing public utilities, sidewalks, drainage facilities and appurtenant parts thereof, landscaping including irrigation systems and appurtenant parts thereof hereinafter called the FACILITIES, on, over, or under the surface of the real property of Grantor in Washington County, State of Utah more particularly described as follows:

Beginning at the intersection of the westerly right of way and no-access line of Interstate 15 and the northerly boundary line of said parcel, at a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58, which point is also 697.14 feet N.00°47'55"E. along the Section line and 151.80 feet East from the East Quarter corner of said Section 1; and running thence along said highway right of way and no-access line S.8°06'32"W. 59.59 feet to a point in the northerly right of way and no-access line of Dixie Drive at a point 313.00 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5067+65.00; thence along said northerly right of way and no-access line the following four (4) courses and distances:

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(1) thence N.81°02'27"W. 520.78 feet; (2) thence Northwesterly 41.48 feet along the arc of a 1725.00 foot radius non-tangent curve to the right, (chord bears N.67°09'50"W. 41.48 feet); (3) thence N.66°28'30"W 151.72 feet; (4) thence N.38°46'53"W. 38.71 feet to a point in the easterly right of way and no-access line of Black Ridge Drive at a point 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 10+86.00; thence Northerly 61.69 feet along the arc of a 558.00 foot radius non-tangent curve to the left (chord bears N.11°36'55"E. 61.66 feet) concentric with said centerline along said easterly right of way and no-access line to a point in said northerly boundary line of said parcel at a point 48.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+42.38; thence along said northerly boundary line the following three (3) courses and distances: (1) thence S.83°04'48"E. 7.63 feet; (2) thence S.1°00'43"E. 20.18 feet; (3) thence S.84°37'03"E. 3.73 feet to a point 63.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+25.02; thence Southerly 29.93 feet along the arc of a 573.00 foot radius non-tangent curve to the right, (chord bears S.11°53'42"W. 29.93 feet) concentric with said centerline to a point 63.00 feet radially distant easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 10+98.38; thence S.38°46'53"E. 25.38 feet to a point 98.20 feet perpendicularly distant northerly from the centerline of Dixie Drive, opposite approximate Engineers Station 523+05.74; thence S.73°49'10"E. 406.88 feet to a point 130.00 feet radially distant northerly from the centerline of Dixie Drive, opposite approximate Engineers Station 527+30.00; thence S.87°09'42"E. 278.80 feet to a point 165.00 feet radially distant northerly from the centerline of Dixie Drive, opposite approximate Engineers Station 530+31.65; thence N.8°06'32"E. 15.67 feet to a point in the northerly boundary line of said parcel at a point 320.91 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+31.54; thence S.69°35'13"E. 20.47 feet along said northerly boundary line to the point of beginning.

The above described part of an entire tract contains 25,398 square feet in area or 0.583 acre.

The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and their respective heirs, successors and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes, with the

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right of ingress and egress in the Grantee, its officers, employees, agents and assigns to enter upon the above described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace said FACILITIES and slopes.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, 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.

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 Dixie Drive and Black Ridge Drive over and across the southerly and westerly boundary line of said tract of land or from the adjoining I-15 over and across the easterly boundary line of said tract of 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 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 14th day of June, A.D. 2012, by its Director of Right of Way.

STATE OF UTAH

UTAH DEPARTMENT OF TRANSPORTATION

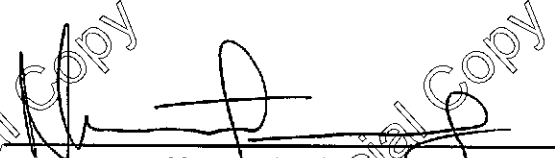
COUNTY OF SALT LAKE

) ss.
)

By 
Lyle McMillan, Director of Right of Way

On the date first above written personally appeared before me, Lyle McMillan, 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

