



ENT 43313:2018 PG 1 of 9
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2018 May 09 1:34 pm FEE 0.00 BY MA
 RECORDED FOR UDOT

When recorded mail to:

Utah Department of Transportation
 Right of Way, Fourth Floor
 Box 148420
 Salt Lake City, Utah 84114-8420

QUITCLAIM DEED

TAX ID No. 58:035:0093
 PIN No. 10689
 Project No. F-0068(92)26
 Parcel No. 0068:190:A

SUBURBAN LAND RESERVE, INC., a Utah corporation, *Grantor*, of Salt Lake City, County of Salt Lake, State of Utah, hereby quitclaims to the UTAH DEPARTMENT OF TRANSPORTATION, at 5205 4501 South 2700 West, Salt Lake City, Utah 84114, *Grantee*, for the sum of (\$10.00) TEN Dollars, and other good and valuable consideration, the following described tract of land in Utah County, State of Utah (the "*Property*"), to-wit:

See Exhibit A and Exhibit B attached hereto and incorporated by reference herein

SUBJECT TO: (i) any state of facts which an accurate survey or physical inspection of the Property might show, (ii) all zoning regulations, restrictions, rules and ordinances, building restrictions and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; and (iii) reservations, easements, rights, rights-of-way, covenants, conditions, restrictions, encroachments, liens, encumbrances, taxes and assessments, and all other matters of record or enforceable at law or in equity.

GRANTOR RESERVES all existing rights for air, view, and access to and from Grantor's adjacent property. Nothing herein shall prevent Grantee from exercising its police power in the future unrelated to the project for which the property is being conveyed to Grantee to regulate or control traffic.

GRANTOR ALSO SPECIFICALLY RESERVES, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following—minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, Grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor cannot exercise the mineral rights from the surface of the real property described on Exhibit A or in the upper five hundred (500) feet of the subsurface or engage in any activity that will materially weaken the stability of the road.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer

any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

[Signature to Follow]

EXHIBIT A

(Legal Description of the Property)

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EXHIBIT 'A'

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 NE1/4 of Section 23, T.5S., R.1W., S.L.B.&M., for the construction of improvements incident to the widening of existing SR-145 (Pioneer Crossing), known as project number F-0068(92)26.

Beginning at a point on the northerly boundary of said entire tract and the southerly right of way and limited access line of SR-145 (Pioneer Crossing) as described in Entry No. 35015:2009 on file at the office of the Utah County Recorder, which point is 1,115.09 feet N.89°43'02"W. along the quarter section line and NORTH 1,150.03 from the East Quarter Corner of said Section 23 which point is also 95.03 feet radially distant southerly from the SR-145 control line of said project, at Engineer Station 751+85.18; thence S.52°06'33"W. 44.35 feet to a point of non-tangent curvature, which point is on the easterly right of way line of Riverside Drive as described on the dedication plat thereof recorded on April 23, 2015 as Entry No. 34054:2015, Map No. 14582:158 at the office of the Utah County Recorder, which point is 126.00 feet radially distant southerly from the SR-145 control line of said project, at Engineer Station 751+51.96; thence the following four (4) courses along said easterly right of way line: (1) northerly 12.94 feet along the arc of a 1,150.50-foot radius curve to the right, through a central angle of 00°38'40", the chord of which bears N.03°35'54"E. 12.94 feet to a point of reverse curvature; (2) northerly 8.18 feet along the arc of a 15.00-foot radius curve to the left, through a central angle of 31°15'17", the chord of which bears N.11°42'24"W. 8.08 feet to a point of reverse curvature; (3) northerly 5.61 feet along the arc of a 10.00-foot radius curve to the right, through a central angle of 32°08'20", the chord of which bears N.11°15'52"W. 5.54 feet to a point of compound curvature; (4) northerly 6.35 feet along the arc of a 1,154.50-foot radius curve to the right, through a central angle of 00°18'54", the chord of which bears N.04°57'44"E. 6.35 feet to a point of non-tangent curvature, which point is on the said southerly right of way and limited access line of said SR-145 (Pioneer Crossing); thence easterly 36.75 feet along the arc of a 1,400.00-foot radius

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curve to the right, through a central angle of 01°30'15", the chord of which bears S.81°37'10"E. 36.75 feet along said right of way and limited access line to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 581 square feet or 0.013 acre in area, more or less.

Cked by JJB 02 January 2018

(Note: All bearings in the above description are record and equal to highway bearings unless otherwise noted.)

Note: Engineer Stations used in the above description are based on the Right of Way Control Line of said Project, see Exhibit "B".

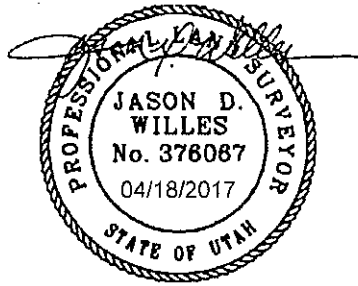
Subject to easements, rights, rights of way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

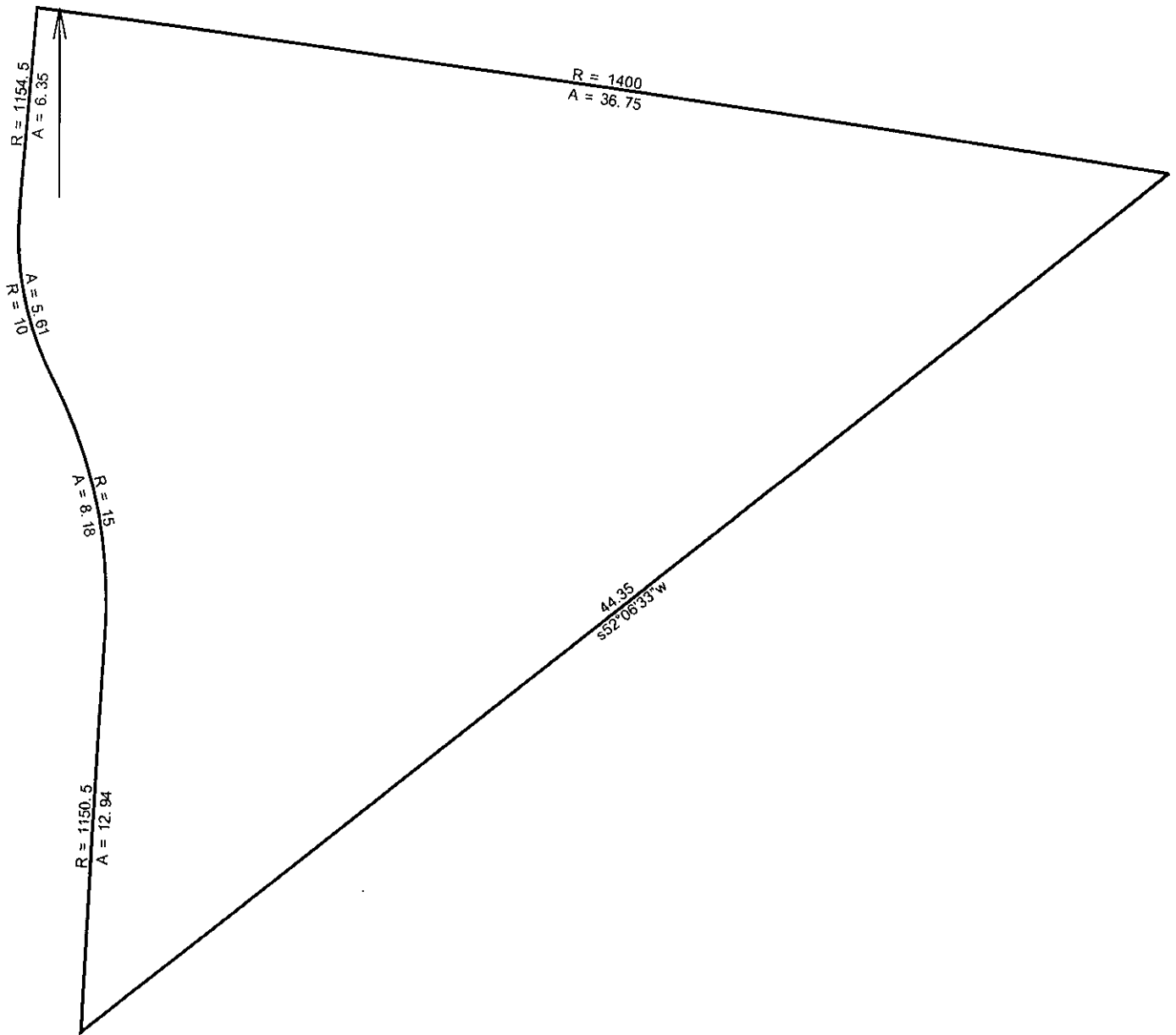
To enable the Utah Department of Transportation to construct and maintain a limited access public highway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above described parcel of land **PROVIDED** that said Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject

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property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.





190:A

3/27/2017

Scale: 1 inch = 5 feet

File: 10689_F-0068(92)26_06P_190_A_DeedPlot.ndp

Tract 1: 0.0133 Acres (581 Sq. Feet), Closure: n00.1043w 0.01 ft. (1/8402), Perimeter=114 ft.

- 01 s52.0633w 44.35
- 02 Rt, r=1150.50, delta=000.3840, arc=12.94, chord=n03.3554e 12.94
- 03 Lt, r=15.00, delta=031.1517, arc=8.18, chord=n11.4224w 8.08
- 04 Rt, r=10.00, delta=032.0820, arc=5.61, chord=n11.1552w 5.54
- 05 Rt, r=1154.50, delta=000.1854, arc=6.35, chord=n04.5744e 6.35
- 06 Rt, r=1400.00, delta=001.3015, arc=36.75, chord=s81.3710e 36.75