

Quit Claim Deed

(CONTROLLED ACCESS)

Utah County

Parcel No. 15-6:209:TAQ

Project No. I-15-6(1)275

Ref.Proj.No. IR-15-6(107)282

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 Lehi City, a Municipal Corporation, Grantee, at 153 North 100 East P.O.Box 255, County of Utah, State of Utah zip 84043, 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 for public use situate in Sections 9 and 16 of T.5 S., R.1 E., S.L.B.& M. The boundaries of said tract of land are described as follows:

Beginning in the southwesterly right of way line of the existing highway US-89 at a point designated as Point "A", which point is 207.03 feet radially distant southwesterly from the center line of said existing freeway known as Project No. I-15-6(1)275 at Engineer Station 141+12.47, said designated Point "A" is also 344.63 feet north and 1,859.98 feet west from the Southeast corner of said Section 9; and running thence S. 62°45'53" E. 199.77 feet along the (new) southwesterly right of way and no-access line; thence S. 17°44'36" E. 1,044.85 feet along the (new) westerly right of way and no-access line of the new freeway interchange known as Project No. IR-15-6(107)282 to the southwesterly right of way and no-access line (of record) of said existing freeway at a point designated as Point "B", which point is 226.50 feet perpendicularly distant westerly from said center line at Engineer Station 153+78.41; thence along the former southwesterly right of way and no-access line the following four (4) courses: (1) N. 25°16'46" W. 336.49 feet; thence (2) N. 30°28'49" W. 650.59 feet; thence (3) N. 89°51'10" W. 21.03 feet; thence (4) Northwesterly 305 feet, more or less, along the arc of an irregular curve to the left, to said southwesterly right of way line of said existing highway US-89; thence S. 62°45'53" E. 125.00 feet, more or less, to the point of beginning. The above described tract of land contains 2.79 acres, more or less.

The Utah Department of Transportation does hereby RELEASE AND RELINQUISH to the Grantee, any and all access restrictions of record, only over and across that certain portion identified as the former no-access line, as described in the above named "four (4) courses", being the southwesterly boundary of said tract of land.

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 highway US-89 and adjoining freeway I-15 over and across the northerly and easterly boundary lines of said tract of land between said designated Point "A" and Point "B".

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

SUBJECT TO and reserving to said Grantor a 20-foot wide perpetual easement for the purpose of maintaining, repairing or replacing thereon existing drainage facilities and appurtenant parts thereof, upon, over and across said tract of land at three (3) locations, the center lines of which are described as follows:

Beginning in said southwesterly right of way and no-access line of said existing freeway I-15 at a point 330.37 feet radially distant southwesterly from said center line of existing freeway at Engineer Station 143+07.65, said point of beginning is 126.48 feet north and 1,860.66 feet west from the Southeast corner of said Section 9; and running thence N. 52°06'05" E. 89.37 feet; thence N. 61°39'52" E. 99.97 feet; thence S. 63°59'10" E. 35.61 feet, more or less.

Also, beginning in said southwesterly right of way and no-access line of said existing highway US-89 at a point 206.39 feet radially distant southwesterly from said center line at Engineer Station 141+13.85, said point of beginning is 343.28 feet north and 1,859.03 feet west from the Southeast corner of said Section 9; and running thence S. 23°03'17" E. 175.95 feet.

Also, beginning in said southwesterly right of way and no-access line of said existing freeway I-15 at a point 245.18 feet perpendicularly distant southwesterly from said center line of existing freeway at Engineer Station 151+92.11, said point of beginning is 573.04 feet north and 1,444.36 feet west from the Northeast corner of said Section 16; and running thence N. 5°55'34" E. 61.27 feet.

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

The Grantee, for itself, its heirs, representatives, successors in interest and/or assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that in the event said Grantee transfers or puts the above described property to use inconsistent with that for which it is granted, or in the event the existing freeway must be improved or widened, the Utah Department of Transportation shall have the right to re-enter said property and the facilities thereon, and the above described property, or necessary portions thereof, and facilities thereupon shall revert to and vest in and become the absolute property of the Utah Department of Transportation and its assigns.

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