

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE UTAH TRANSIT  
AUTHORITY ACCEPTING THE CONVEYANCE OF UDOT PARCEL 123:Z  
FOR THE SHARP/TINTIC CONNECTION PROJECT**

R2026-05-01

May 13, 2026

WHEREAS, the Utah Transit Authority (the “Authority”) is a large public transit district organized under the laws of the State of Utah and was created to transact and exercise all of the powers in the Utah Limited Purpose Local Government Entities – Special Districts Act and the Utah Public Transit District Act (the “Act”); and

WHEREAS, pursuant to Utah Code §17B-2a-804(1)(d), the Authority has power to acquire, construct, own, and operate rights-of-way and facilities necessary or convenient for public transit service; and

WHEREAS, UDOT has oversight and supervision of fixed guideway capital development projects within the boundaries of a large public transit district under §72-1-203(2)(r) of the Utah Code; and

WHEREAS, the Authority and UDOT are currently engaged in acquiring 7,000 linear feet of rail corridor in Springville and Spanish Fork to connect the Sharp Subdivision and the Tintic Industrial Lead in Utah County (“Project”); and

WHEREAS, UDOT is working to acquire 5.67 acres (247,041 square feet) of real property owned by Ray’s Valley Development, LLC as UDOT Parcel 123:Z (“Property”), located approximately at 2050 North and I-15 in Spanish Fork, Utah; and

WHEREAS, the appraised value of just compensation for the Property is \$3,582,095.00; and

WHEREAS, the final purchase price will be paid from the capital costs of the Project included in UDOT’s budget; and

WHEREAS, the Property shall be conveyed to the Authority without cost pursuant to statutory and administrative procedure, subject to the restriction that the Authority may not transfer said interests without UDOT’s written consent; and


WHEREAS, Board Policy No. 5.2(III)(A)(2) requires that, prior to acquiring property valued over One Million Dollars, the Board approve such action by resolution; and

WHEREAS, the Board finds it is in the public's interest to accept the Property obtained by UDOT for the Project and to authorize the Executive Director to take all steps necessary to effectuate the conveyance and acceptance thereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Authority:

1. That the Board hereby accepts the Property.
2. That the Board hereby authorizes the Executive Director and his designee(s) to oversee the acceptance of said real property interests as outlined herein, and as provided by statute and/or administrative rule, as more particularly described in the deed and affidavit attached as Exhibit "A".
3. That the corporate seal be attached hereto.

Approved and adopted on this 13<sup>th</sup> day of May, 2026.

DocuSigned by:  
  
 80E38485A6BE4D0...  
 Carlton Christensen, Chair  
 Board of Trustees

ATTEST:

DocuSigned by:  
  
 8D8A6B67F3AA459  
 Secretary of the Authority



(Corporate Seal)

Approved As To Form:

Signed by:  
  
 8F8F048DE4724A2...  
 Legal Counsel

**Exhibit A**  
**Deed and Affidavit**

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

WITH A COPY TO:  
Utah Transit Authority  
669 West 200 South  
Salt Lake City Utah, 84101

**Warranty Deed**  
(LIMITED LIABILITY COMPANY)  
Utah County

Tax ID No. 26:048:0102  
26:050:0003, 26:050:0016, 26:051:0065  
PIN No. 14988  
Project No. F-LC49(169)  
Parcel No. LC49:123:Z

Ray's Valley Development, LLC, a Utah Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to the UTAH TRANSIT AUTHORITY, a large public transit district organized and existing pursuant to Utah law, Grantee, at 669 West 200 South, Salt Lake City, Utah 84101, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 SE1/4, the SW1/4 NE1/4, the SE1/4 NE1/4, the NW1/4 NE1/4, and the NE1/4 NE1/4 of Section 7, Township 8 South, Range 3 East, Salt Lake Base and Meridian, for the construction of the Springville Sharp/Tintic Railroad Connection known as Project No. F-LC49(169). The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract at a point 30.83 feet perpendicularly distant northwesterly from the right of way control line of said project opposite Engineers Station 10+00.00 which point is 362.99 feet North and 2416.91 feet East and 807.96 feet S.89°30'00"E. and 745.80 feet S.00°30'00"W. and 165.00 feet N.60°30'00"E. and 364.66 feet S.45°00'00"W. from the West Quarter corner of said Section 7; and running thence N.45°26'27"W. 2.17 feet to a point in the existing northwesterly railroad right of way line of the Tintic Subdivision at a point 33.00 feet perpendicularly distant northerly from the right of way control line of said project opposite Engineers Station 10+00.00; thence N.45°26'27"W. 17.00 feet to a point 50.00 feet perpendicularly distant northwesterly from the right of way control line of said project opposite Engineers Station 10+00.00; thence N.44°33'33"E. 150.00 feet parallel with said control line to a point of curvature of a curve to the left with a radius of 2505.00 feet at a point opposite Engineers

Station 11+50.00; thence northwesterly along said curve with an arc length of 1642.83 feet, chord bears N.25°46'17"E. 1613.54 feet concentric with said control line to a point opposite Engineers Station 28+25.62; thence N.06°59'00"E. 772.58 feet parallel with said control line to a point of curvature of a curve to the right with a radius of 2670.00 feet at a point opposite Engineers Station 35+98.19; thence northerly along said curve with an arc length of 358.80 feet, chord bears N.10°50'00"E. 358.53 feet to a point in the northerly boundary line of said entire tract at a point 50.00 perpendicularly distant westerly from the right of way control line of said project opposite approximate Engineers Station 39+50.28; thence S.83°00'00"E. 100.94 feet along said northerly boundary to a point of curvature of a non-tangent curve to the left with a radius of 2570.00 feet at a point 50.00 feet perpendicularly distant easterly from the right of way control line of said project opposite approximate Engineers Station 39+64.03; thence southerly along said curve with an arc length of 358.86 feet, chord bears S.10°59'01"W. 358.57 feet concentric with said control line to a point opposite Engineers Station 35+98.19; thence S.06°59'00"W. 772.58 feet parallel with said control line to a point of curvature of a curve to the right with a radius of 2605.00 feet at a point opposite Engineers Station 28+25.62; thence southerly along said curve with an arc length of 1049.06 feet, chord bears S.18°31'13"W. 1041.98 feet concentric with said control line to a point in the existing northwesterly railroad right of way line of said Tintic Subdivision at a point opposite Engineers Station 17+96.70; thence S.44°33'33"W. 455.09 feet along said existing northwesterly railroad right of way line to a point in a southerly boundary line of said entire tract at a point 25.30 feet radially distant northwesterly from the right of way control line of said project opposite Engineers Station 13+49.41; thence along said southerly boundary line the following two (2) courses and distances: (1) N.60°30'00"E. 18.11 feet to a point 18.93 feet radially distant northwesterly from the right of way control line of said project opposite Engineers Station 13+66.51; (2) thence S.45°00'00"W. 364.66 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.

(Note: Above bearings equal Highway bearings)

The above described parcel of land contains 249,793 square feet or 5.734 acres, more or less, of which 2,752 square feet or 0.063 acre, more or less, are now occupied within the existing railroad right of way. Balance is 247,041 square feet or 5.671 acres, more or less.

STATE OF )  
 ) ss. Ray's Valley Development, LLC  
COUNTY OF )

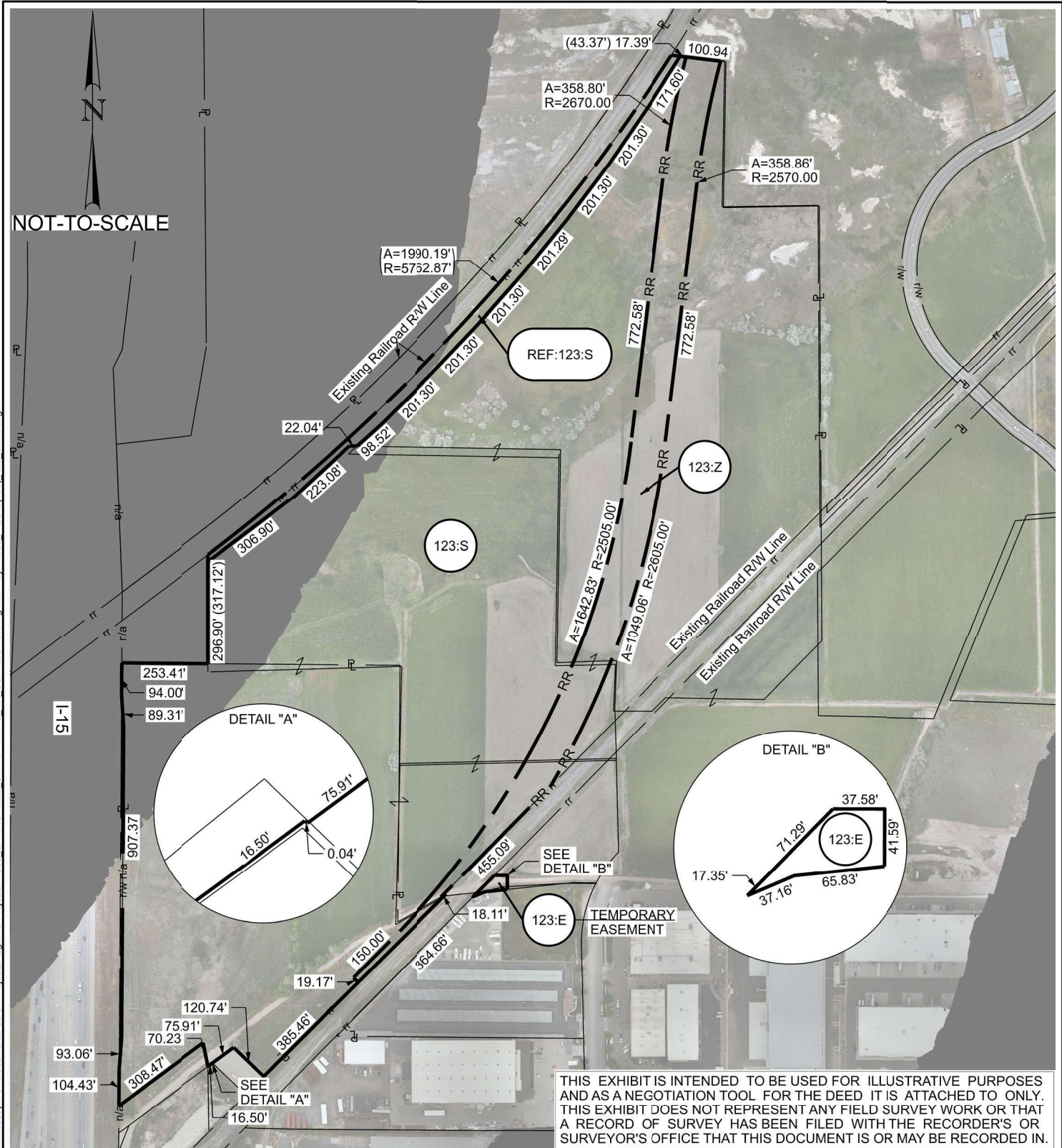
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me personally appeared \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of Ray's Valley Development, LLC and that said document was signed by him/her on behalf of said Ray's Valley Development, LLC by Authority of its \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

DGN File: pw://udot/pw/bentley.com/udot/pw-07/1/Documents/UDOT Projects/Region 3 Projects/14988\_SPRINGVILLE\_SHARP-TINTIC\_RR\_CONNECTION/Right of Way/14988\_F-LC49(169)\_123\_Exhibit.dgn



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC.	
						LEFT	RIGHT
123:Z	RAY'S VALLEY DEVELOPMENT, LLC	5.6/1	247,041	2.131	74.129	49.576	16.751
123:S	RAY'S VALLEY DEVELOPMENT, LLC	49.576	2,159,535		66.327	NONE	16.751
123:SREF	RAY'S VALLEY DEVELOPMENT, LLC	50.868	2,215,801			AS OCCUPIED	
123:E	RAY'S VALLEY DEVELOPMENT, LLC	0.066	2,894			TEMPORARY	

SHEET NO.	123-EXHIBIT	PARTIAL SUMMARY NO.	02P	PROPERTY OWNER:	RAY'S VALLEY DEVELOPMENT, LLC			
PROJECT	SPRINGVILLE SHARP/ TINTIC RR CONNECTION			PROPERTY ADDRESS:	2050 NORTH I-15, SPANISH FORK			
PROJECT NUMBER	F-LC49(169)	PIN	14988	<b>UTAH DEPARTMENT OF TRANSPORTATION</b>				

24-NOV-2025

Tax ID No. 26:048:0102  
26:050:0003, 26:050:0016, 26:051:0065  
UDOT PIN No. 14988  
UDOT Project No. F-LC49(169)  
Parcel No. LC49:123:Z

**PUBLIC ENTITY AFFIDAVIT – GRANTEE: Utah Transit Authority (UTA)**

I, \_\_\_\_\_, being of legal age and authorized by the Utah Transit Authority, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Ray's Valley Development, LLC (Grantor(s)). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Ray's Valley Development, LLC (Grantor(s)) conveying the real property interest described in the attached deed and legal description to the public entity.

"I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true:"

\_\_\_\_\_  
Signature Date

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signed by Authority of: \_\_\_\_\_

State of Utah,  
County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

SEAL \_\_\_\_\_  
Notary Public