

*Clearfield  
6800*

3008633  
BK 6724 PG 192

E 3008633 B 6724 P 192-193  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
03/17/2017 10:30 AM  
FEE \$68.00 Pgs: 2  
DEP RTT REC'D FOR NATIONAL TITLE A  
GENCY OF UTAH

March 8, 2017  
UTAH TRANSIT AUTHORITY

CLEARFIELD STATION TOD PHASE 1

LOTS 1A, 1B-1, 1B-2, OPEN SPACE PARCEL AA,  
PARCEL BB, 3 PRIVATE ROADS

E 1/2 12 4N - 2W

Out of 12-066-0137

New # 12-882 +

File # 5748

*See Page 2 for Property Description*

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP (SAID EAST QUARTER CORNER BEING NORTH 00°05'19" EAST 2636.71 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED HIGHWAY BRASS CAP RIGHT-OF-WAY MONUMENTS AS SHOWN ON THE TIE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF TIE SHEETS AT THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY), SAID EAST QUARTER CORNER ALSO BEING SOUTH 89°54'00" EAST 2649.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF SURVEY (ROS) MAP NO. 5703 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE NORTH 89°54'00" WEST 56.05 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 498.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126 AND THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 18°25'10" EAST 70.17 FEET (SOUTH 18°16'31" EAST BY HIGHWAY PROJECT NO. NM-2005(7)) TO THE WEST RIGHT-OF-WAY LINE OF 1000 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°05'19" WEST 556.74 FEET; THENCE NORTH 36°55'38" WEST 113.18 FEET; THENCE NORTHWESTERLY 162.21 FEET ALONG A 175.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°57'25" AND A LONG CHORD OF NORTH 63°24'20" WEST 156.50 FEET; THENCE NORTH 89°53'02" WEST 406.30 FEET; THENCE SOUTH 0°06'58" WEST 7.00 FEET; THENCE NORTH 89°53'02" WEST 164.74 FEET; THENCE SOUTH 0°06'58" WEST 9.50 FEET; THENCE NORTH 89°53'02" WEST 63.00 FEET; THENCE NORTH 0°06'58" EAST 9.50 FEET; THENCE NORTH 89°53'02" WEST 9.50 FEET; THENCE NORTH 0°06'58" EAST 63.00 FEET; THENCE SOUTH 89°53'02" EAST 9.50 FEET; THENCE NORTH 0°06'58" EAST 297.71 FEET; THENCE NORTH 89°53'02" WEST 9.50 FEET; THENCE NORTH 00°06'58" EAST 67.00 FEET; THENCE SOUTH 89°53'02" EAST 16.50 FEET; THENCE NORTH 00°06'58" EAST 187.22 FEET; THENCE WESTERLY 20.58 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°17'47" AND A LONG CHORD OF NORTH 70°14'09" WEST 20.17 FEET; THENCE NORTH 89°53'02" WEST 245.25 FEET; THENCE WESTERLY 20.58 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°17'47" AND A LONG CHORD OF SOUTH 70°28'04" WEST 20.17 FEET; THENCE SOUTH 00°06'58" WEST 23.22 FEET; THENCE NORTH 89°53'02" WEST 51.00 FEET; THENCE NORTH 00°06'58" EAST 36.72 FEET; THENCE WESTERLY 18.07 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°31'05" AND A LONG CHORD OF NORTH 72°37'30" WEST 17.80 FEET; THENCE NORTH 89°53'02" WEST 176.00 FEET; THENCE NORTH 00°06'58" EAST 59.00 FEET; THENCE SOUTH 89°53'02" EAST 207.50 FEET; THENCE NORTH 00°06'58" EAST 484.00 FEET; THENCE NORTH 89°53'02" WEST 28.00 FEET; THENCE NORTH 00°06'58" EAST 92.00 FEET; THENCE SOUTH 89°53'02" EAST 80.50 FEET; THENCE SOUTH 00°06'58" WEST 8.53 FEET; THENCE SOUTH 89°56'48" EAST 17.23 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AND RECORDED AS ENTRY NO. 1516953 OF THE DAVIS COUNTY RECORDS AND AN EXISTING WOODEN RETAINING WALL CORNER WITH CHAIN LINK FENCE EXTENDING EAST; THENCE ALONG SAID EXISTING CHAIN LINK FENCE AND THE SOUTH LINE OF SAID PROPERTY SOUTH 89°56'48" EAST 466.09 FEET (EAST 464.2 FEET) TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 126, FROM WHICH A FOUND LEAD PLUG IN THE SIDEWALK BEARS SOUTH 89°56'48" EAST 4.87 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 36°55'38" EAST 990.44 FEET (SOUTH 36°47' EAST BY HIGHWAY PROJECT NO. 59 (3)) TO THE POINT OF BEGINNING.

CONTAINS: 1,031,103 SQ. FT. OR 23.67 ACRES

~~LESS AND EXCEPTING THAT PARCEL DEEDED TO UDOT AS PER ENTRY #2854262~~

~~SAID UDOT PARCEL CONTAINS: 8,195 SQ. FT. OR 0.19 ACRES~~

~~THE REMAINING TOTAL BALANCE CONTAINS: 1,022,905 SQ. FT. OR 23.48 ACRES~~