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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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DEPT REC'D FOR UTAH DEPT OF TRAN  
SPORTATION

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IN THE SECOND JUDICIAL DISTRICT COURT  
IN AND FOR DAVIS COUNTY, STATE OF UTAH

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UTAH DEPARTMENT OF  
TRANSPORTATION,

Plaintiff,

vs.

FARMINGTON CITY, a municipal  
corporation,

Defendant.

**LIS PENDENS**

Project No. S-R199(299)  
Parcel Nos. 139D:RE, 140B:RE, 355B:RE, 911B:RE

Affecting Tax ID Nos.: 08-069-0020,  
08-427-0141, 08-427-0144, 08-066-0007,  
08-067-0018, 08-066-0006, 08-083-0005

Case No. 200700692

Judge David J. Williams


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**NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING**

PLEASE TAKE NOTICE that an eminent domain proceeding has been commenced in the above-entitled court by the above-named Plaintiff against the above-named Defendant to acquire for public use the real property described in Exhibit A attached hereto.

DATED this 22<sup>nd</sup> day of September 2020.

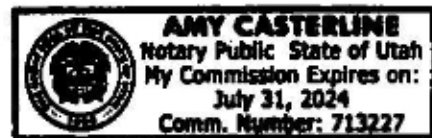
SEAN D. REYES  
Utah Attorney General

  
WILLIAM H. CHRISTENSEN  
Assistant Attorney General  
*Attorneys for Plaintiff*

STATE OF UTAH            )  
  ) §  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September 2020  
by WILLIAM H. CHRISTENSEN.

  
Notary Public



CO\*S-R199\*139D:RE, 140B:RE, 355B:RE, 911B:RE

CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-R199(229)  
West Davis Corridor

I. The Utah Department of Transportation (UDOT) has determined that the following described property ("Subject Property") is necessary for a state transportation purpose as defined in Utah Code Ann. § 72-5-102. UDOT has been unable to acquire the Subject Property after having made reasonable efforts to negotiate for its purchase. Therefore, pursuant to its duty to provide safe transportation systems, UDOT has determined that it is necessary and in the public interest to acquire the Subject Property by condemnation in accordance with applicable law.

II. The Subject Property is located in Davis County, Utah and described as:

Affecting Tax Id Nos. 08-069-0020, 08-427-0141, 08-427-0144, 08-066-0007, 08-067-0018, 08-066-0006, 08-083-0005

**Parcel No. S-R199:139D:RE**

A part of the Conservation Easement granted to Farmington City by Boyer Wheeler Farm, LC, a Utah limited liability company, executed on February 6, 2007 and recorded as Entry No. 2243263 in Book No. 4217 at Page No. 108 in the Davis County Recorder's Office, situate in the NW1/4 NE1/4 and the NE1/4 NE1/4 of Section 22 Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is 126.48 feet N.89°51'14"E. and 1004.26 feet N.89°51'46"E. along the Section line from the North Quarter corner of said Section 22; and running thence N.89°51'46"E. 275.49 feet along said northerly section line to a point of curvature of a curve to the right with a radius of 2275.00 feet; thence southerly along said curve with an arc length of 629.98 feet, chord bears S.4°35'08"W. 627.97 feet; thence S.54°46'48"W. 282.42 feet; thence S.12°30'22"E. 178.87 feet; thence N.37°16'53"W. 165.93 feet; thence S.54°46'47"W. 79.21 feet; thence N.17°02'30"E. 165.40 feet to a point of curvature of a curve to the left with a radius of 2000.00 feet; thence northerly along said curve with an arc length of 727.15 feet, chord bears N.6°37'34"E. 723.15 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 parcel of land contains 214,877 square feet in area or 4.933 acres.

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CO\*S-R199\*139D:RE, 140B:RE, 355B:RE, 911B:RE

CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-R199(229)  
West Davis Corridor

**Parcel No. S-R199:140B:RE**

A part of the Conservation Easement granted to Farmington City by Boyer Farmington Meadows, L.C., a Utah limited liability company, and Pleasant Valley Investments, L.C., a Nevada limited liability company, executed on October 12, 2007, and recorded as Entry No. 2318163 in Book No. 4401 at Page No. 370 in the Davis County Recorder's Office, situate in Parcel D and G, Farmington Meadows Phase 1 Subdivision recorded as Entry No. 2301822 in Book 4356 at Page 443 in the office of the Davis County Recorder, situate in the SW1/4 SE1/4 and the SE1/4 SE1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is 1406.21 feet N.89°51'23"E. along the Section line from the South Quarter corner of said Section 15, being the southwest corner of said Parcel D; and running thence S.89°51'23"W. 275.49 feet along said section line to a point of curvature of a curve to the left with a radius of 2000.00 feet; thence northerly along said curve with an arc length of 1227.05 feet, chord bears N.21°22'04"W. 1207.89 feet; thence N.38°56'38"W. 254.97 feet; thence N.89°56'45"E. 353.31 feet; thence S.38°56'38"E. 33.16 feet to a point of curvature of a curve to the right with a radius of 2275.00 feet; thence southerly along said curve with an arc length of 1413.29 feet, chord bears S.21°08'49"E. 1390.68 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 parcel of land contains 402,665 square feet in area or 9.244 acres.

**Parcel No. S-R199:355B:RE**

A part of the Conservation Easement granted to Farmington City by Woodside Hunters Creek, LLC, executed on November 19, 2013 and recorded as Entry No. 2777950 in Book No. 5899 at Page No. 717 in the Davis County Recorder's Office, situate in the NW1/4 SE1/4 and the NE1/4 SW1/4 of Section 15 Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the center of said Section 15; and running thence S.89°57'52"E. 205.48 feet along the quarter section line; thence S.0°02'08"W. 136.32 feet; thence S.26°59'53"E. 1027.46 feet; thence S.38°56'58"E. 351.39 feet; more or less to the north boundary line of the Farmington Meadow Phase 1 Subdivision as recorded in the Davis County Recorder's Office; thence S.89°56'45"W. 353.34 feet along said north boundary line; thence N.38°56'58"W. 51.76 feet; thence N.83°56'58"W. 14.14 feet to a point of curvature of a curve to the left with a radius of 3364.00 feet; thence northwesterly along said curve with an arc length of 753.43 feet, chord bears N.45°21'57"W. 751.85 feet to a point of curvature of a curve to the right with a radius of 8086.00 feet; thence northerly along said curve with an arc length of 478.00 feet, chord bears N.50°05'18"W. 477.93 feet; thence N.48°23'42"W. 96.21

pt 08-427-0141, 0144

pt 08-066-0006,0007  
08-067-0018

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CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-R199(229)  
West Davis Corridor

feet; thence S.41°36'18"W. 80.00 feet; thence N.48°23'42"W. 178.96 feet; thence N.41°36'18"E. 40.00 feet; thence N.48°23'42"W. 445.97 feet to said quarter section line; thence East 974.62 feet, more or less along said quarter section line 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 parcel of land contains 890,760 square feet in area or 20.449 acres.

**Parcel No. S-R199:911B:RE**

A part of the Conservation Easement granted to Farmington City by Viking Real Estate, L.L.C, a Utah limited liability company, executed on July 2, 2003 and recorded as Entry No. 1893293 in Book No. 3341 at Page No. 1691 in the Davis County Recorder's Office, situate in the West 1/2 East 1/2 and the SE1/4 SE1/4 of Section 22 and the NW1/4 NE1/4, NE1/4 NE1/4 and the SE1/4 NE1/4 of Section 27, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

08-083-0005  
Beginning at a point which is 126.48 feet North 89°51'14" East along the Section line and 705.67 feet South 37°28'18" East and 442.94 feet South 37°16'21" East and 69.91 feet South 42°23'39" East and 156.25 North 54°46'47" East from the North Quarter corner of said Section 22; and running thence N.54°46'47"E. 79.22 feet; thence S.37°16'53"E. 278.89 feet; thence S.17°02'36"W. 763.96 feet to a point of curvature of a curve to the left with a radius of 2800.00 feet; thence southerly along said curve with an arc length of 1398.64 feet, chord bears S.2°44'00"W. 1384.14 feet; thence S.11°34'36"E. 1406.25 feet to a point of curvature of a curve to the left with a radius of 2875.00 feet; thence southeasterly along said curve with an arc length of 2492.53 feet, chord bears S.36°24'49"E. 2415.20 feet; thence S.0°14'54"E. 303.97 feet to a point of curvature of a curve to the right with a radius of 3150.00 feet; thence northwesterly along said curve with an arc length of 2874.06 feet, chord bears N.37°49'09"W. 2775.40 feet; thence N.11°40'51"W. 1401.23 feet to a point of curvature of a curve to the right with a radius of 3075.00 feet; thence northerly along said curve with an arc length of 1541.49 feet, chord bears N.2°40'49"E. 1525.40 feet; thence N.17°02'30"E. 864.00 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 parcel of land contains 1,749,551 square feet in area or 40.164 acres.

CO\*S-R199\*139D:RE, 140B:RE, 355B:RE, 911B:RE

CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-R199(229)  
West Davis Corridor

The foregoing Condemnation Resolution is hereby approved by the Director of the Utah Department of Transportation, or his designee, the Director of Right of Way for the Utah Department of Transportation pursuant to the provisions of Utah Code Ann. § 72-1-202 and 72-1-207, on this 12th day of August, 2020.

*Charles A. Stormont*  
Digitally signed by Charles A. Stormont  
Date: 2020.08.12 11:16:17  
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Director of Right of Way  
Utah Department of Transportation