3245309 BK 7498 PG 1921 E 3245309 B 7498 P 1921-1923
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/23/2020 4:28:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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

Special Warranty Deed

(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-069-0020 PIN No. 11268 Project No. S-R199(229) Parcel No. R199-139B:T

A tract of land in fee being all of an entire tract of property, 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 incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said tract of land are described as follows:

Beginning in the northerly boundary line of said entire tract at a point 609.20 feet S.89°50'49"W and 623.63 feet S.89°51'10"W from the northeast corner of said Section 22; and running thence southerly 629.31 feet along the arc of a curve to the right with a radius of 2275.00 feet, chord bears S.04°34'15"W. 627.30 feet to the southerly boundary line of said entire tract and northerly boundary line of Farmington Ranches PH 6; thence along said southerly boundary line the following four (4) courses and distances: (1) S.54°46'48"W. 283.51 feet; (2) thence S.12°30'22"E. 178.87 feet; (3) thence N.37°16'53"W. 165.77 feet; (4) thence S.54°46'47"W. 235.47 feet to the westerly boundary line of said entire tract; thence along said westerly boundary line the following three (3) courses and distances: (1) N.42°23'39"W. 69.91 feet; thence N.37°16'21"W. 442.94 feet; thence N.37°28'18"W. 705.52 feet (record 706.67 feet) to the northerly boundary line of said entire tract and northerly line of said Section 22;

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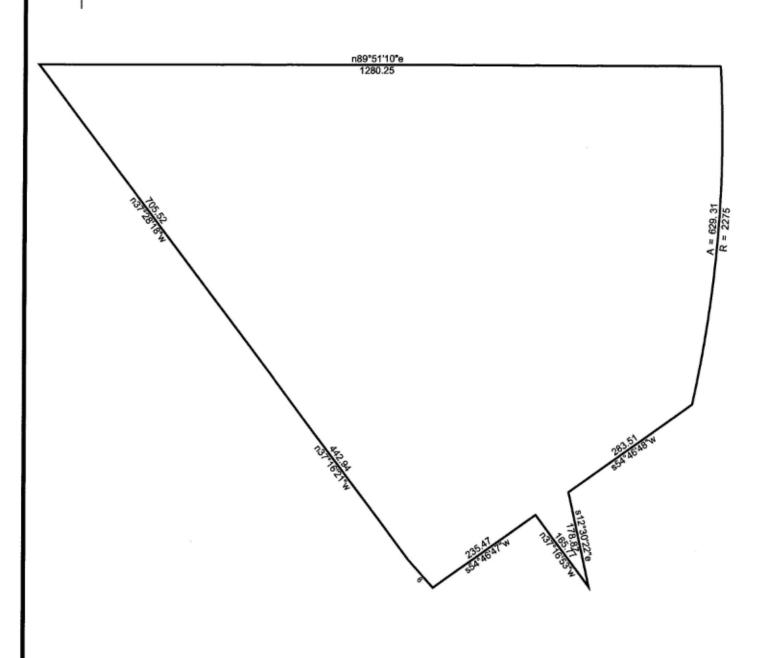
thence N.89°51'10"E. 1280.25 feet along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 779,906 square feet in area or 17.904 acres.

(Note: Rotate above bearings 00°20'21" clockwise to equal Highway bearings).

IN WITNESS WHEREOF	, said	The Boyer	Company, I	C	has
caused this instrument to be	executed by	its proper	officers the	reunto duly	authorized,
this 23 day of HPQIL	, A.D. 20 <u>2</u> 0				,
STATE OF UTAH	`		т.	. D 0	
SIATE OF WIRE	,	-			mpany, L.C
) ss.		Lir	nited Liabilit	ty Company
COUNTY OF SALT LAKE)			δ	7
		_		5 X	
		В	у	<u>~</u>	
			Brian G	ochnour	Manager
On this, the <u>"""^d day of</u> Brian Gochnour	April .	20_20_,	personally	appeared	before me
Brian Gochnour	_, the u	undersigned	d officer,	who ac	knowledged
herself/himself to be the manag	ger/a membe	er of The	Boyer Com	pany, L.C.	a Limited
Liability Company, and in that o					
nstrument for the purposes the	rein containe	ed by signir	ng the name	of the Lim	ited Liability
Company by herself/himself as t					•
n witness whereof, hereunto s	et my hand a	nd official s	seal.		
. /),					

BEVERLY BOTT Notary Public State of Utah My Commission Expires on. January 22, 2022 3245309 BK 7498 PG 1923



11268_S-R199(229)_21P_139B_T_DeedPlot

11/13/2019

Scale: 1 inch= 180 feet | File: 11268_S-R199(229)_21P_139B_T_DeedPlot.ndp Tract 1: 17.9042 Acres, Closure: n02.0130w 0.01 ft. (1/430526), Perimeter=3992 ft.

01 Rt, r=2275.00, arc=629.31, chord=s04.3415w 627.31

02 s54.4648w 283.51

03 s12.3022e 178.87

04 n37.1653w 165.77

05 s54.4647w 235.47

06 n42.2339w 69.91 07 n37.1621w 442.94

08 n37.2818w 705.52 09 n89.5110e 1280.25