

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

Bureau of Reclamation
302 East 1860 South
Provo, Utah 84606-7317

3371235
BK 7737 PG 1447

E 3371235 B 7737 P 1447-1451
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/13/2021 12:17 PM
FEE \$0.00 Pgs: 5
DEP RTT REC'D FOR UTAH DEPARTMENT
OF TRANSPORTAT

Warranty Deed (CONTROLLED ACCESS)

Davis County

**Affecting Tax ID No. 12-047-0296
12-248-0035
12-248-0036
12-248-0037
12-248-0038
12-248-0039
12-248-0043
PIN No. 11268
Ref. PIN No. 4955
Project No. S-R199(229)
Ref. Project No. SP-9999(807)
Parcel No. R199:149:TAQ**

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS to THE UNITED STATES OF AMERICA and its assigns, Grantee, acting pursuant to the Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, particularly Section 14 of the Reclamation Project Act of 1939 (53 Stat. 1197), for the sum of One Dollar (\$1.00) and other good and valuable consideration, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A tract of land being part of the following Parcels R199:149:T, R199:150:T, R199:151:T and R199:643 from UDOT Project No. S-R199(229) PIN No. 11268 and Parcels 9999:29:T, 9999:955:A and 9999:968:T from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 NE1/4, SW1/4 NE1/4, SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the southerly boundary line of Lot 36, Stone Haven Subdivision Phase 3, according to the official plat thereof, recorded June 18, 1996 as Entry No. 1256460 in

Book 2013 at Page 1061 in the office of the Davis County Recorder, which point is 24.14 feet N.89°24'58"W. (Record N.89°45'18"W.) along said southerly boundary line from the Southeast corner of said Lot 36; and running thence N.21°19'45"W. 166.45 feet; thence N.24°36'52"W. 32.29 feet to the westerly boundary line of Lot 37 of said Subdivision; thence along the westerly boundary line of Lots 37 and 38 and the southerly boundary line of Lot 39, the following five (5) courses and distances: (1) N.00°35'02"E. (Record N.00°14'42"E.) 31.03 feet to a point of curvature of a curve to the right with a radius of 25.00 feet; thence northerly along said curve with an arc length of 10.89 feet, chord bears N.13°01'42"E. (Record N.12°43'14"E.) 10.80 feet to a point of curvature of a reverse curve to the left with a radius of 50.00 feet; (2) thence northwesterly along said curve with an arc length of 122.12 feet, chord bears N.44°25'49"W. (Record N.44°46'09"W.) 93.95 feet to a point of curvature of a reverse curve to the right with a radius of 25.00 feet; (3) thence westerly along said curve with an arc length of 10.89 feet, chord bears S.78°04'50"W. (Record S.77°44'28"W.) 10.80 feet; (4) thence N.89°26'40"W. 2.88 feet (Record N.89°47'00"W. 2.90 feet) to the westerly boundary line of said Lot 39; (5) thence N.00°20'20"E. (Record North) 93.09 feet along said westerly boundary line; thence N.31°18'02"W. 116.42 feet to the northerly boundary line of Lot 40 of said Subdivision; thence S.49°00'31"W. (Record S.48°40'11"W.) 25.36 feet along said northerly boundary line; thence N.31°18'02"W. 417.72 feet; thence N.33°50'40"W. 272.92 feet; thence N.35°52'26"W. 272.91 feet; thence N.38°23'17"W. 409.33 feet; thence N.40°50'33"W. 724.92 feet; thence N.00°27'13"E. 131.55 feet to the existing westerly boundary line of the Layton Canal; thence along said existing westerly boundary line the following three (3) courses and distances: (1) S.40°20'28"E. (Record S.40°41'00"E.) 899.66 feet to a point of curvature of a curve to the right with a radius of 955.00 feet; (2) thence southeasterly along said curve with an arc length of 63.10 feet, chord bears S.38°27'02"E. (Record S.38°47'34"E.) 63.09 feet; (3) thence S.36°33'28"E. (Record S.36°54'00"E.) 939.63 feet to a point designated as Point "A"; thence S.31°18'02"E. 420.75 feet; thence S.23°02'15"E. 82.76 feet; thence S.29°17'01"E. 171.01 feet; thence S.21°19'45"E. 211.83 feet to the southerly boundary line of Lot 35 of said Subdivision at a point of curvature of a non-tangent curve to the right with a radius of 25.00 feet at a point designated as Point "B"; thence along the southerly boundary line of Lots 35 and 36 of said Subdivision the following two (2) courses and distances: (1) westerly along said curve with an arc length of 8.26 feet, chord bears S.81°07'18"W. 8.22 feet; (2) thence N.89°24'58"W. (Record N.89°45'18"W.) 99.14 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.

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The above described tract of land contains 229,270 square feet in area or 5.263 acres.

(Note: Above bearings equal Highway bearings unless otherwise noted)

This Warranty Deed is being executed to fulfill terms and conditions set forth in a certain Contract for Land Exchange and Relocation of Facility, Contract No. 21-LM-40-506540

The Grantors hereby acknowledge that they have been fully informed of their rights under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (84 Stat. 1904, 101 Stat. 255, 42 U.S.C. § 4651) to receive just compensation for the land herein deeded. Grantors hereby release Grantee, its successors and assigns, of all obligations to have an appraisal prepared to determine the amount of just compensation for land herein deeded, and hereby waive their right to receive monetary compensation.

Based on Reclamation's process knowledge of what occurred on the land described above, there is no hazardous substance, used, stored, released or otherwise present, and therefore there are no recognizable environmental conditions present.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the easterly boundary line of said tract of land between said designated Point "A" and said designated 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.

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

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ACKNOWLEDGEMENT OF UTAH DEPARTMENT OF TRANSPORTATION

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

UTAH DEPARTMENT OF TRANSPORTATION

By Charles A. Stormont
Charles A. Stormont, Director of Right of Way

On this 13th day of April, in the year 2021, before me personally appeared Charles A. Stormont, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public

