

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

RETURNED  
SEP 26 2019

## Quit Claim Deed

Davis County

Affecting Tax ID No. 08-032-0084 + Street  
Parcel No. 9124:6:Q  
Project No. HDP-9124 (003)  
PIN 999124\_1642

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 QUIT CLAIMS to Lowell G Johnson and Shawna F Johnson, husband and wife as joint tenants, Grantee, at 47 North 2200 West, Layton, County of Davis, State of Utah, Zip 84041, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee situate in the E1/2 NE¼ of Section 11, T.3N, R.1W, S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at a point on the Southerly boundary line of parcel No. 08-032-0132 (Davis County Recorder) that falls 985.55 feet North 89°48'17" West (South 89°51'07" West DCS record) along the section line and 1147.73 feet South 00°11'43" West and 202.27 feet Southeasterly along the arc of a 2814.90 foot radius to the right (long chord bears South 38°51'36" East 202.23 feet) to the Southeast corner of said parcel No. 08-032-0132 and 5.85 feet North 89°18'24" West from the Northeast Corner of Section 11, and running thence South 18°58'44" East 31.13 feet to a point 33.00 feet perpendicularly distant northwesterly from the centerline of a frontage road; thence the following two (2) courses parallel to and concentric with the centerline of said frontage road (1) South 47°41'45" West 76.50 feet to a point of tangency with an 328.27 foot radius curve to the left; (2) Southwesterly 194.89 feet along the arc of said curve (Note: chord bears South 30°41'13" West 192.04 feet);

thence West 10.28 feet more or less, to the East property line of the LDS Church property (parcel No.08-032-0083), also being the west boundary line of said tract; thence North 0°20'11" East 247.93 feet along said East property line of the LDS Church and it's northerly extension to the said Southerly boundary line of said parcel No. 08-032-0132; thence South 89°18'24" East 153.30 feet to the point of beginning.

The above described tract of land contains 0.451 acres or 19,645 sq. ft. in area.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 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.

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

**RESERVING A PERPETUAL EASEMENT AS A PARCEL No. 6:E THEREFORE UNTO THE UTAH DEPARTMENT OF TRANSPORTATION**, a perpetual easement 10 feet in width along the adjoining northwesterly right of way line of the frontage road and, upon the above described part of a entire tract of property situate in the E1/2NE¼ of Section 11, T.3 N., R.1 W., S.L.B. & M. for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and traffic information signs. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said part of entire tract of land are described as follows:

Beginning at the Northeast corner of said part of an entire tract, said point being on the Southerly boundary line of parcel No. 08-032-0132 (Davis County Recorder) that falls 985.55 feet North 89°48'17" West (South 89°51'07" West DCS record) along the section line and 1147.73 feet South 00°11'43" West and 202.27 feet Southeasterly along the arc of a 2814.90 foot radius to the right (long chord bears South 38°51'36" East 202.23 feet) to the Southeast corner of said parcel No. 08-032-0132 and 5.85 feet North 89°18'24" West from the Northeast Corner of Section 11, and running thence: South 18°58'44" East 31.13 feet to a point 33.00 feet perpendicularly distant northwesterly from the centerline of a frontage road; thence the following two (2) courses parallel to and concentric with the centerline of said frontage road (1) South 47°41'45" West 76.50 feet to a point of tangency with an 328.27 foot radius curve to the left; (2) Southwesterly 194.89 feet along the arc of said curve (Note: chord bears South 30°41'13" West 192.04 feet); thence West 10.28 feet more or less, to the East property line of the LDS Church property (parcel No.08-032-0083), also being the west boundary line of said tract; thence the following two (2) courses parallel to and concentric with the centerline of said frontage road (1) Northeasterly 203.26 feet along the arc of a 338.27 foot radius curve to the right (Note: chord bears North 30°28'53" East 200.21 feet) to a point of tangency; thence North 47°41'45" East 69.92 feet; thence North 18°58'44" West 28.12 feet to the Southerly boundary line of said parcel No. 08-032-0132; thence South 89°18'24" East 10.62 feet to the point of beginning.

The above described part of an entire tract contains 0.069 acre or 3019 sq. ft. in area.

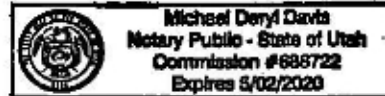
**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 20<sup>th</sup> day of September, A.D. 2019 by its Director of Right of Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By Charles A. Starnont  
 Director of Right of Way

On the date first above written personally appeared before me, Charles A. Starnont, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp the date in this certificate first above written.

Michael Deryl Davis  
Notary Public



Prepared by DCP 06/24/2014 01Q  
Revised by LLS 1/02/2019 10Q