

3266895  
BK 7546 PG 2315

E 3266895 B 7546 P 2315-2317  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
7/1/2020 2:57:00 PM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Recording Requested by:  
First American Title Insurance Company  
7240 S Highland Drive, Suite 200  
Cottonwood Heights, UT 84121  
(801)924-5370

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
FSC Development LLC  
9070 South 1300 West #100  
West Jordan, UT 84088

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

(CORPORATE FORM)

Escrow No. **13742-5976743 (JV)**  
A.P.N.: **08-060-0049**

**Amenti, Inc.**, a corporation organized and existing under the laws of the State of Utah with its principal office at **1261 N. Dustin Lane, Chandler, AZ 85226** of **Maricopa** County, State of **Arizona**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

**FSC Development LLC**, Grantee of , **Utah**, for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in **Davis** County, State of **UT**:

**BEGINNING ON THE SOUTH LINE OF LOT 8, BLOCK 27, BIG CREEK PLAT, DAVIS COUNTY SURVEY, AT A POINT 9.4 RODS, MORE OR LESS, NORTH ALONG THE QUARTER SECTION LINE OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 0°20'03" WEST 515.1 FEET, MORE OR LESS, TO A POINT 670.21 FEET NORTH 0°20'03" WEST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°39'57" EAST 275.0 FEET; THENCE NORTH 0°20'03" WEST 320.0 FEET; THENCE SOUTH 89°39'57" WEST 275.0 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 0°20'03" WEST 470.0 FEET TO THE SOUTH LINE OF A ROAD; THENCE SOUTH 89°38'13" EAST 340.0 FEET ALONG THE SOUTH LINE OF SAID ROAD; THENCE SOUTH 0°21'47" WEST 275.0 FEET; THENCE SOUTH 89°38'13" EAST 320.0 FEET; THENCE NORTH 0°21'47" EAST 275.0 FEET TO THE SOUTH LINE OF A ROAD; THENCE EAST 612.1 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID ROAD TO THE NORTHEAST CORNER OF LOT 11, SAID BLOCK 27, THENCE SOUTH 80 RODS, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 8, THENCE WEST 77.1 RODS, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY LYING SOUTHWESTERLY FROM THE NORTHEASTERLY RIGHT OF WAY LINE OF THE D&RGW RAILROAD RIGHT OF WAY.**

**TOGETHER WITH ALL OF LOT 15, BLOCK 27, BIG CREEK PLAT, DAVIS COUNTY, COUNTY SURVEY, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN.**

**LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND BEING MORE PARTICULARLY**

**DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT THAT IS NORTH 93.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°21'12" WEST, A DISTANCE OF 1,405.39 FEET, TO AN EXISTING FENCE; THENCE NORTH 00°55'09" EAST ALONG SAID FENCE TO THE CREEK CENTERLINE, 197.97 FEET; THENCE ALONG SAID CREEK THE FOLLOWING 9 COURSES: SOUTH 82°41'58" EAST, A DISTANCE OF 19.10 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 58.50 FEET AND A CENTRAL ANGLE OF 16°06'06"; THENCE EASTERLY ALONG THE ARC OF DISTANCE OF 16.44 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,149.21 FEET AND A CENTRAL ANGLE OF 03°09'02"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 118.18 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.86 FEET AND A CENTRAL ANGLE OF 66°08'54"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 24.08 FEET; THENCE NORTH 30°17'12" EAST, A DISTANCE OF 27.03 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 17.18 FEET AND A CENTRAL ANGLE OF 40°22'48"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 12.11 FEET; THENCE NORTH 72°41'47" EAST, A DISTANCE OF 89.87 FEET; THENCE NORTH 53°20'19" EAST, A DISTANCE OF 26.14 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 62.46 FEET AND A CENTRAL ANGLE OF 36°37'01"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.92 FEET; THENCE LEAVING CREEK AND CONTINUING SOUTH 89°47'00" EAST, A DISTANCE OF 553.06 FEET; THENCE SOUTH 03°23'35" WEST, A DISTANCE OF 5.49 FEET; THENCE SOUTH 89°41'02" EAST, A DISTANCE OF 527.06 FEET; THENCE SOUTH 00°00'26" WEST, A DISTANCE OF 10.10 FEET; THENCE EAST, A DISTANCE OF 114.14 FEET; THENCE SOUTH 04°37'00" EAST, A DISTANCE OF 328.12 FEET; THENCE NORTH 89°21'12" WEST, A DISTANCE OF 140.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**AMENTI SOUTH PARCEL**

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP MARKED "BASELINE LS 316833" LOCATED AT THE SOUTHWEST CORNER OF PARCEL A OF PARK LANE COMMONS - PHASE 3 SAID POINT BEING SOUTH 89°45'48" WEST 1404.80 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 AND NORTH 00°14'12" WEST 115.75 FEET FROM THE SOUTHEAST QUARTER CORNER OF SAID SECTION 14 THENCE AS FOLLOWS: NORTH 00°55'27" EAST 197.93 FEET ALONG THE WEST LINE OF SAID PARCEL A THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL A THE FOLLOWING NINE (9) COURSES: (1) SOUTH 82°41'40" EAST 19.10 FEET (2) EASTERLY 16.44 FEET ALONG THE ARC OF A 58.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°06'06", THE CHORD OF WHICH BEARS NORTH 89°15'17" EAST 16.39 FEET; (3) EASTERLY 118.15 FEET ALONG THE ARC OF A 2149.21 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°08'59" THE CHORD OF WHICH BEARS NORTH 82°46'44" EAST 118.14 FEET; (4) NORTHEASTERLY 24.08 FEET ALONG THE ARC OF A 20.86 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 66°08'24", THE CHORD OF WHICH BEARS NORTH 51°17'01" EAST 22.77 FEET; (5) NORTH 30°17'30" EAST 27.03 FEET; (6) NORTHEASTERLY 12.11 FEET ALONG THE ARC OF A 17.18 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°23'14" , THE CHORD OF WHICH BEARS NORTH 50°29'07" EAST 11.86 FEET; (7) NORTH 72°42'05" EAST 89.87 FEET; (8) NORTH 53°20'37" EAST 26.14 FEET; (9) NORTHEASTERLY 39.92 FEET ALONG THE ARC OF A 62.46 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°37'21", THE CHORD OF WHICH BEARS NORTH 35°01'57" EAST 39.25 FEET TO A LINE ON THE BOUNDARY OF RECORD OF SURVEY #5238 FILED AT THE DAVIS COUNTY SURVEYORS OFFICE; THENCE ALONG SAID BOUNDARY LINES OR EXTENSIONS OF BOUNDARY LINES THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°46'42" WEST 298.57 FEET ALONG THE SOUTH LINE OF PARCELS 08-060-0043 AND 08-060-0029; (2) NORTH 0°00'18" EAST 225.73 FEET ALONG THE WEST LINE OF PARCEL 08-060-0029; (3) SOUTH 89°40'15" WEST 1267.48 FEET; (4)

**SOUTH 00°19'58" EAST 278.94 FEET; (5) SOUTH 34°42'03" EAST 322.73 FEET TO A REBAR AND CAP MARKED "H&A ENGR PLS 166386"; THENCE SOUTH 89°42'10" EAST 1055.09 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**AMENTI ROADWAY PARCEL**

**PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT BEING SOUTH 89°45'48" WEST 1375.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 AND NORTH 00°14'12" WEST 672.65 FEET FROM THE SOUTHEAST QUARTER CORNER OF SAID SECTION 14 THENCE AS FOLLOWS: SOUTH 89°40'15" WEST 992.48 FEET; THENCE NORTH 00°19'45" WEST 37.00 FEET; THENCE NORTH 89°40'15" EAST 954.20 FEET; THENCE NORTH 00°00'18" EAST 741.63 FEET TO THE SOUTH RIGHT OF WAY LINE OF BURKE LANE; THENCE SOUTH 89°59'42" EAST 38.50 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°00'18" WEST 778.41 FEET ALONG THE WEST LINE OF PARCEL 08-060-0029 TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2020** and thereafter.

The officer who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this **June 29, 2020**. A.D.

Amenti, Inc.

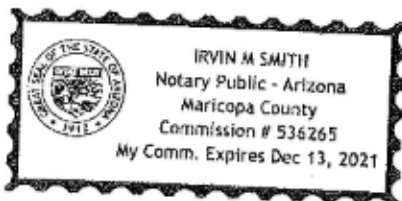
By: *Allen R. Kelley*  
Name: Allen R. Kelley  
Title: President

STATE OF ARIZONA )  
County of MARICOPA ) ss.

On 6/29/2020, before me, the undersigned Notary Public, personally appeared **Allen R. Kelley, President, Amenti, Inc.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Irvin M. Smith*  
Notary Public



E 3476577 B 8008 P 727-729  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/12/2022 02:24 PM  
FEE \$40.00 Pgs: 3  
DEP RTT REC'D FOR FARMINGTON CITY  
CORP  
Space above for Recorder's use

WHEN RECORDED MAIL TO:  
Farmington City Corporation  
160 South Main Street  
P.O. Box 160  
Farmington, Utah 84025

RETURNED  
MAY 12 2022

# Quit-Claim Deed

Farmington City Corp., Grantor, a Body Corporate and Politic of the State of Utah, grantor, hereby QUIT CLAIM to FSC DEVELOPMENT LLC, grantee, for the sum of Three Thousand Seventy Dollars and other good and valuable consideration, all of their respective right, title and interest in the following described parcel of land in Davis County, State of Utah:

LEGAL DESCRIPTION:

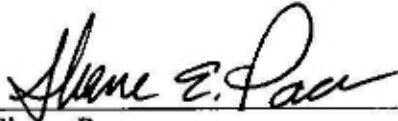
TRACT OF LAND BETWEEN PARCELS OWNED BY FARMINGTON CITY RDA (08-060-0016 & 08-060-0018) LOCATED IN FARMINGTON, DAVIS COUNTY, UTAH AND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT;

1/ BEGINNING AT A POINT WHICH IS N.00°20'36"E., A DISTANCE OF 980.90 FEET ALONG THE EASTERLY LINE OF SECTION 14 AND N.89°39'24"W., A DISTANCE OF 2372.66 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING AT A POINT ON EASTERLY AND NORTHERLY PROPERTY CORNER OF 08-060-0016; THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID PARCEL S00°00'10"W, A DISTANCE OF 284.39 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 08-060-0018; THENCE LEAVING SAID PROPERTY LINE S53°10'34"W, A DISTANCE OF 59.40 TO A POINT ON THE SOUTHERLY PROPERTY LINE OF PARCEL 08-060-0018; THENCE ALONG SAID PROPERTY LINE N89°59'34"W, A DISTANCE OF 53.24 FEET; THENCE LEAVING SAID PROPERTY LINE N36°08'41"W, A DISTANCE OF 39.03 FEET TO THE POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 761.00 FEET, A CENTRAL ANGLE OF 23°58'43" AND A LENGTH OF 318.48 FEET (CHORD BEARS N24°09'20"W 316.16 FEET) TO A POINT ON THE NORTHERLY PROPERTY LINE OF PARCEL 08-060-0016; THENCE S89°59'52"E, A DISTANCE OF 253.20 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING A 16 FEET PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT ON THE WESTERLY LINE OF THE AREA TO BE DEDICATED TO PARCEL 08-060-0049. THE ABOVE DESCRIPTION INTENDING TO DESCRIBE THAT PORTION OF LAND LOCATED WITHIN PARCELS 08-060-0016 AND 08-060-0018 TO DEDICATE TO PARCEL 08-060-0049. THE ABOVE DESCRIPTION CONTAINING 60,577 SQUARE FEET OF AREA OR 1.391 ACRES, MORE OR LESS.

In witness whereof, the grantor have caused their signatures to be hereunto affixed this 12 day of May, 2022.

GRANTOR



Shane Pace  
Farmington City Manager

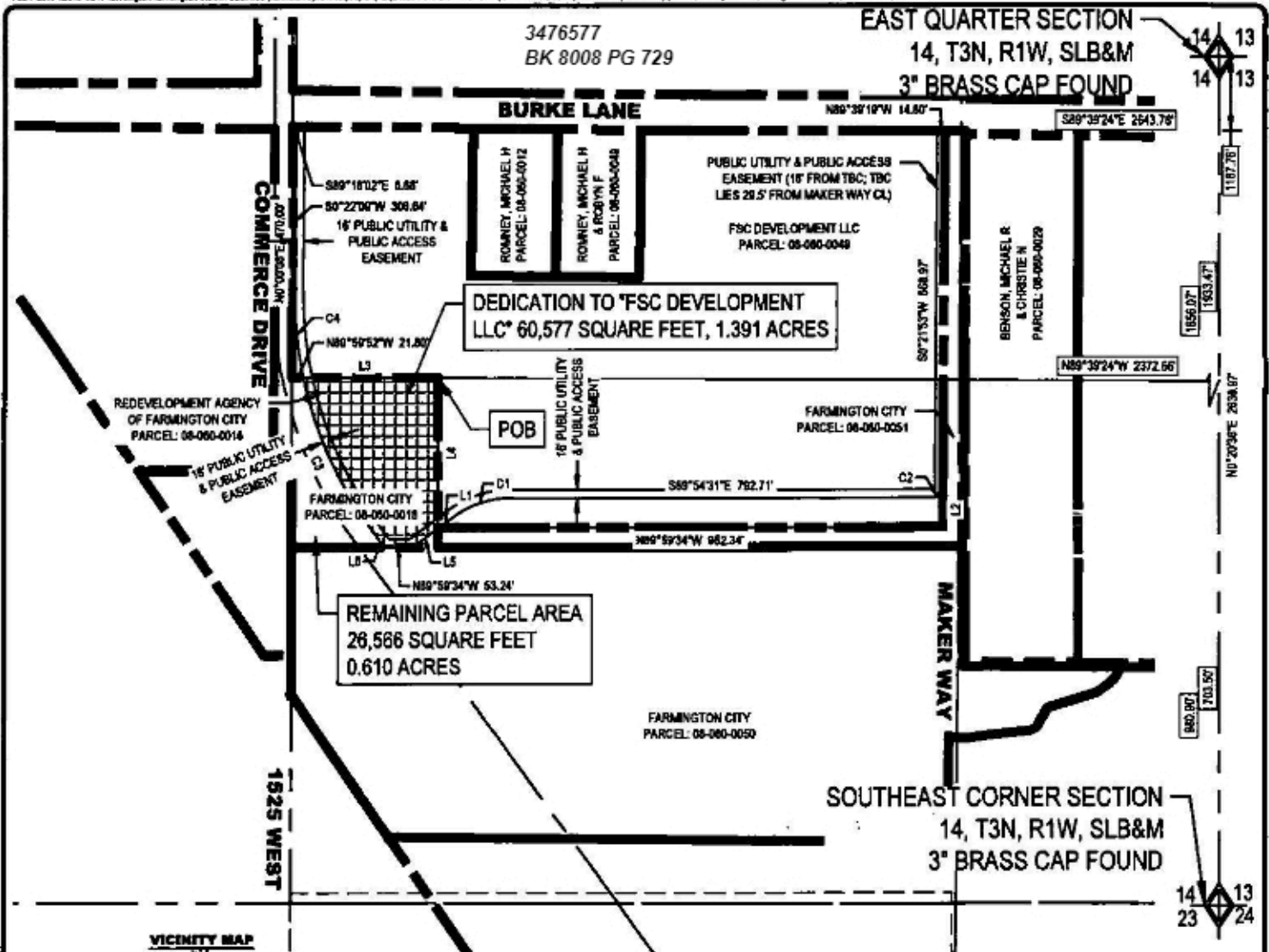
STATE OF UTAH            )  
  : ss.  
COUNTY OF DAVIS        )

On the 12th day of May, 2022, personally appeared before me Shane E. Pace, who being by me duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

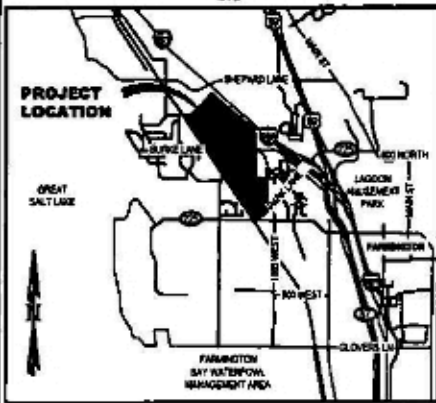
NOTARY PUBLIC  
Residing in Farmington County, Utah

My Commission Expires: 6/5/24





VICINITY MAP

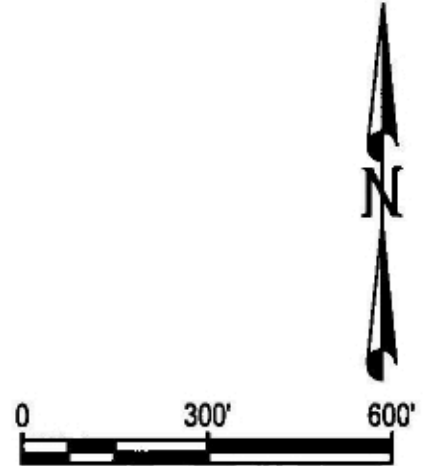
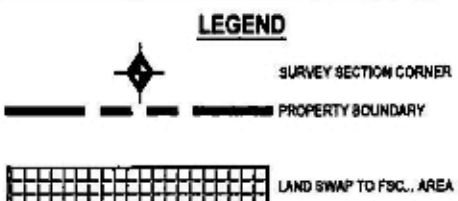


**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	30.28'	N53° 10' 34"E
L2	64.72'	S0° 20' 29"W
L3	253.20'	S89° 50' 52"E
L4	284.30'	S0° 00' 10"W
L5	59.40'	S53° 10' 34"W
L6	38.03'	N36° 08' 41"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	121.45'	188.50'	38° 54' 54"	N71° 38' 01"E 119.38'
C2	25.41'	30.00'	48° 32' 08"	N65° 40' 24"E 24.50'
C3	318.48'	761.00'	23° 58' 43"	N24° 09' 20"W 316.18'
C4	104.48'	761.00'	12° 23' 04"	S5° 58' 25"E 164.17'



**CRS ENGINEERS**  
Answers to Infrastructure®  
2 N. Main, Ste. 3 | Provo, UT 84602 | P: 435.374.4876 | www.crsengineers.com

FARMINGTON CITY ROW LAND SWAP  
FARMINGTON STATION COMMERCE DRIVE  
08-060-0016  
PROPERTY ACQUISITION LAND SWAP EXHIBIT  
FCS DEVELOPMENT LLC

2019-0217  
1 1  
08-060-0016