

3152749
BK 7237 PG 469

E 3152749 B 7237 P 469-471
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/9/2019 1:36:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENCY

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

Warranty Deed

(LIMITED LIABILITY COMPANY)

Salt Lake County

Tax ID No. 08-066-0005

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:355:T

111280 - JCP

Woodside Hunters Creek LLC, a Utah limited liability company, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, 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 being all of an entire tract of property, situate in the NE1/4 SW1/4, NW1/4 SW1/4 and SE1/4 SW1/4 of Section 15 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 at a point which is 273.70 feet South (West) from the Northeast corner of the Southwest Quarter of said Section 15 and running thence South along the FAPID line 1320.00 feet; thence East 273.70 feet to the Quarter Section line; thence South 00°10'19" East 1009.52 feet to the Northerly line of that property described in Book 680 at Page 87 of Davis County Records; thence along the Northerly line of said property North 37°17'37" West 2928.20 feet (North 37°36' West 2909.29 feet by Record) to the North line of said Southwest Quarter; thence East 1497.47 (Record 1493.50 feet) to the point of beginning.

The above described tract of land contains 1,699,688 square feet in area or 39.019 acres.

Note(s): The description on the vesting document for the above described tract of land has a closing error of 3.97 feet. Forced closure results in the calculated area as shown.

IN WITNESS WHEREOF, said Woodside Hunters Creek LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 9 day of April, A.D. 2019.

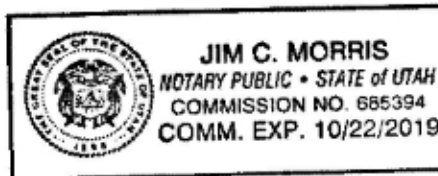
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

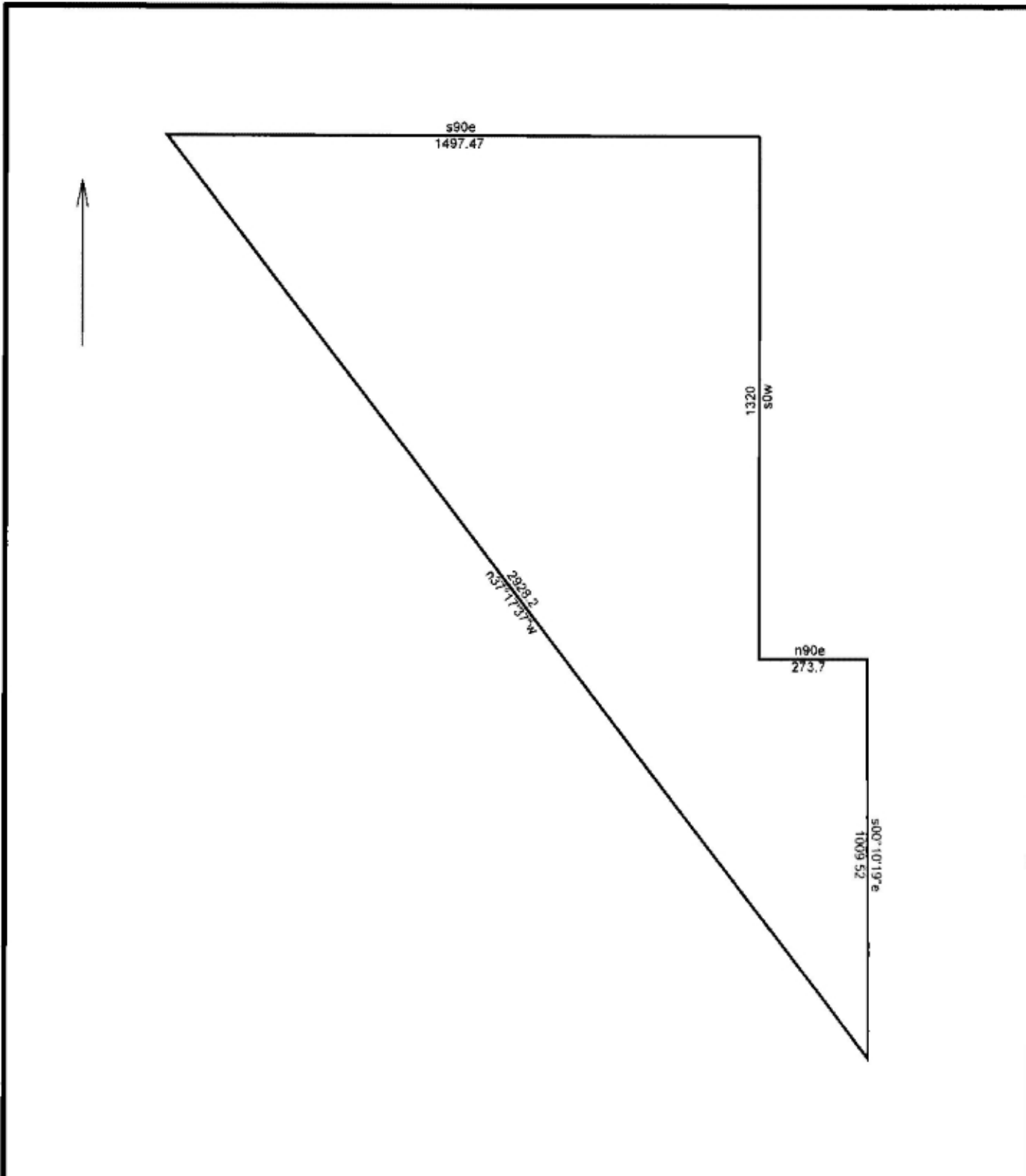
Woodside Hunters Creek LLC
Limited Liability Company
By [Signature]
Manager

On this, the 9 day of April, 2019, personally appeared before me Doreal Terry, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Woodside Hunters Creek LLC, a Utah limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]
Notary Public





11268_S-R199(229)_13P_355_T_DeedPlot

11/14/2018

Scale: 1 inch= 350 feet

File: 11268_S-R199(229)_13P_355_T_DeedPlot.ndp

Tract 1: 39.0197 Acres. Closure: n18.3122w 0.01 ft. (1/548158). Perimeter=7029 ft.

- 01 s0w 1320
- 02 n90e 273.7
- 03 s00.1019e 1009.52
- 04 n37.1737w 2928.2
- 05 s90e 1497.47

3288952
BK 7587 PG 1604

E 3288952 B 7587 P 1604-1607
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/1/2020 2:17:00 PM
FEE \$0.00 Pgs: 4
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

123660-JCP

Special Warranty Deed

(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-427-0141
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:140:A

Christensen Land Company, LLC., a Utah Limited Liability Company, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

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

Beginning in the southerly boundary line of said entire tract 1,233.03 feet S.89°51'23"W. along the section line from the south quarter corner of said Section 15; and running thence S.89°51'23"W. 1407.10 feet, more or less, along said southerly boundary line to the southwest corner of said Parcel "D" and the westerly line of said Section 15; thence N.00°10'19"W. 1325.57 feet along said westerly section line to the northerly boundary line of said entire tract; thence N.89°56'45"E. 283.34 feet; thence South 20.00 feet; thence N.89°56'45"E. 621.29 feet; thence S.38°56'38"E. 7.54 feet to the point of tangency 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.

Page 2

PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:140:A

The above described parcel of land contains 1,616,727 square feet in area or 37.115 acres.

Together with All of the water right 31-5164 which is for the total of 179.6 acre feet.

(Note: Rotate above bearings 00°20'08" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

IN WITNESS WHEREOF, said Christensen Land Company, LLC. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 1 day of September, A.D. 20 20.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Christensen Land Company, LLC.
Limited Liability Company

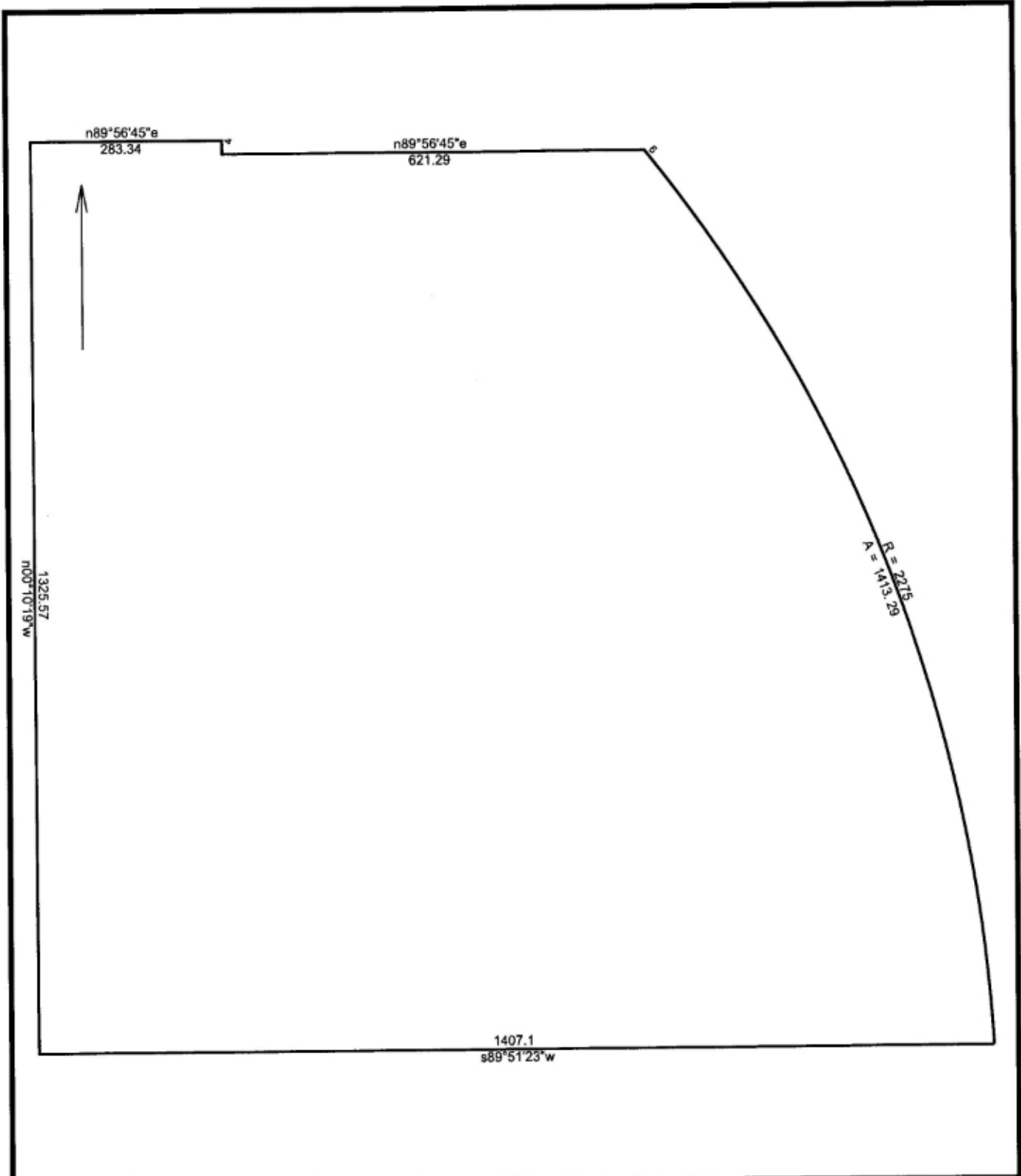
By Stephen K. Christensen
STEPHEN K. CHRISTENSEN Manager

On this, the 1 day of September, 20 20, personally appeared before me Stephen K. Christensen, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Christensen Land Company, LLC, a Utah Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Krista Allred
Notary Public





11268_S-R199(229)_17P_140_A_DeedPlot 4/29/2019

Scale: 1 inch= 200 feet File: 11268_S-R199(229)_17P_140_A_DeedPlot.ndp

Tract 1: 37.1148 Acres, Closure: s37.4102e 0.01 ft. (1/822828), Perimeter=5078 ft.
01 s89.5123w 1407.1 07 Rt, r=2275.00, arc=1413.29, chord=s21.0849e 1390.67
02 n00.1019w 1325.57
03 n89.5645e 283.34
04 s0w 20
05 n89.5645e 621.29
06 s38.5638e 7.54

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

119705 JCP

Special Warranty Deed

(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-069-0020

PIN No. 11268

Project No. S-R199(229)

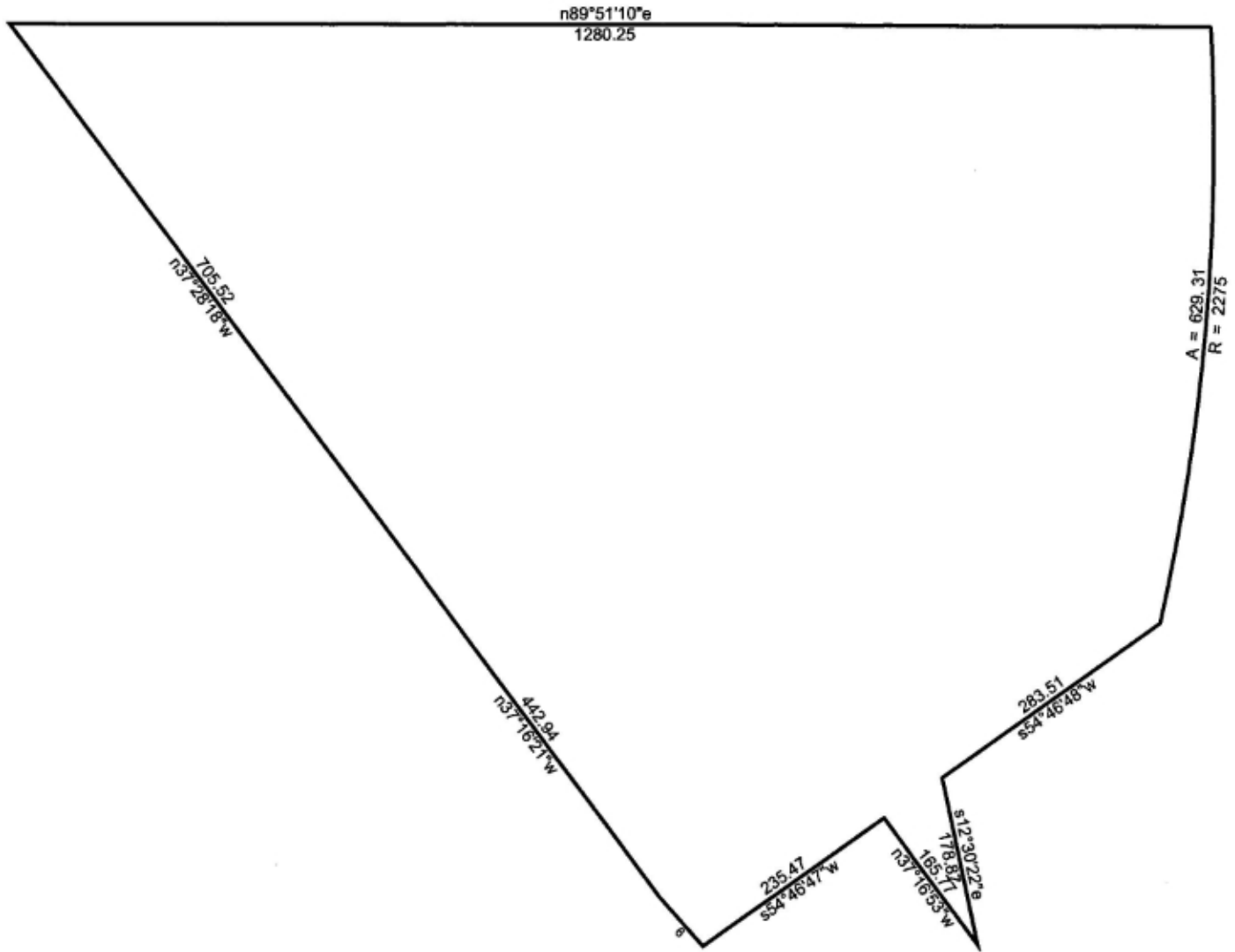
Parcel No. R199-139B:T

The Boyer Company, L.C., a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in _____ County, State of Utah, to-wit:

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;

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

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

E 2914529 B 6428 P 46-47
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/08/2016 10:06 AM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE C
0 - LAYTON

20523

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Davis County

Tax ID No. 08-069-0016
Parcel No. 9999:911:A
Project No. SP-9999(807)
Pin No: 4955
Ref. Project No. S-R199(50)
Ref Pin No: 7318

Viking Real Estate, LLC, a Limited Liability Company of the State of Wyoming, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the proposed West Davis Highway, being part of an entire tract of property, situate in Section 22, and the E1/2 of Section 27, in T.3N., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the north quarter corner of said section 22, and running thence along grantor's northerly boundary line the following six (6) courses: (1) N.89°51'14"E. 126.48 feet; (2) S.37°28'18"E. 705.67 feet; (3) S.37°16'21"E. 442.94 feet; (4) S.42°23'39"E. 69.91 feet; (5) N.54°46'47"E. 235.47 feet; (6) S.37°16'53"E. 278.94 feet to a point on the easterly highway right of way & no-access line of the proposed West Davis Corridor; thence southeasterly along said proposed right of way & no-access line the following four (4) courses: (1) S.17°02'24"W. 763.85 feet to a point of curvature on a 2,800.00-foot radius curve to the left; (2) Southerly 1398.64 feet along the arc of said curve (Note: Chord to said curve bears S.02°43'48"W. for a distance of 1384.15 feet); (3) S.11°34'48"E. 1406.25 feet to a point of curvature on a 2,875.00-foot radius curve to the left; (4) Southeasterly 2492.13 feet along the arc of said curve (Note: Chord to said curve bears S.36°24'46"E. for a distance of 2414.83 feet) to the east boundary line of grantor's entire tract; thence S.00°14'54"E. 749.98 feet along grantor's east boundary line to a point on grantor's south boundary line; thence southwesterly along said south boundary line the following four (4) courses: (1) S.89°27'22"W. 658.12 feet; (2) S.02°02'47"E. 169.62 feet; (3) S.11°52'56"E. 626.17 feet; (4) N.89°44'44"W. 574.91 feet to a point on the westerly boundary line of grantor's entire tract; thence northerly along said boundary line the following four (4) courses: (1) N.39°59'49"W. 1913.90 feet; (2) N.03°40'22"W. 1280.75 feet; (3) N.12°59'23"W. 2971.99 feet; (4) N.09°55'45"E. 2415.72 feet to the point of beginning.

The above described parcel of land contains 10,108,604 square feet in area or 232.06 acres

Continued on page 2

