

3100674
BK 7042 PG 134

E 3100674 B 7042 P 134-136
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/22/2018 9:48:00 AM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR FOUNDERS TITLE CO - L

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

Quit Claim Deed
(CONTROLLED ACCESS)

Davis County

18-024504

Tax ID No. 08-041-0085
Parcel No. 9124:3:STAQ
Project No. *HDP-9124(003)

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 Farmington City Corporation, Grantee, at 160 South Main, Farmington, County of Davis, State of Utah, Zip 84025, 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 situated in the Southwest Quarter of the Northwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary line of said tract and the southerly highway right of way and limited access line of SR-106 (Main Street) which is 476.07 feet North 00°15'03" East along the section line and 201.27 feet EAST from the West Quarter Corner of said Section 12; and running thence South 17°15'07" East 355.90 feet to the grantors southwesterly boundary line; thence North 64°00'58" East 59.73 feet; thence North 35°57'06" East 99.97 feet; thence North 07°00'58" East 80.00 feet to said southerly highway right of way and limited access line of SR-106; thence along said southerly highway right of way and limited access line (2) two courses and distance as follows: (1) North 56°02'51" West 190.79 feet (2) North 56°00'11" West 83.77 feet to the point of beginning.

The above described tract of land contains 35,940 square feet or 0.825 acres.

Parcel 3:E

Reserving therefrom unto grantor a perpetual access easement, upon a part of an entire tract of property, situated in the Southwest quarter of the Northwest quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, for the purpose of access to and from SR-106 to maintain an existing detention pond on UDOT parcel 3:ST of said project, also known in the Davis County Recorder's office as tax id 08-032-0091. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. Said easement more particularly described as follows:

Beginning at a point on the grantors southwesterly property line which is 476.07 feet North 00°15'03" East along the section line, 201.27 feet EAST, and 355.90 feet South 17°15'07" East from the West Quarter corner of said Section 12; and running thence North 64°00'58" East 59.73 feet; thence North 35°57'06" East 50.44 feet; thence South 78°54'12" West 100.00 feet; thence South 17°15'07" East 50.00 feet to the point of beginning.

The above described part of an entire tract contains 3,194 square feet 0.073 acres.

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 principle 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 the 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.

The above described tract of land is granted without access to/or from the adjoining highway over and across the north property line of the above described tract, being the southerly right of way and limited access line of said SR-106.

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

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 30th day of MARCH, A.D. 2018, by its Director of Right of Way.

UTAH DEPARTMENT OF TRANSPORTATION

By [Signature]
Director of Right of Way

STATE OF UTAH)
) ss.
COUNTY OF)

On the date 30th first above written personally appeared before me, Lyle McMillan, 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.

[Signature]
Notary Public

