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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/28/2020 4:46:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
Park Layton Townhomes, LLC, a Utah limited liability company
45 East Center St., Suite 103
North Salt Lake, UT 84054



File No.: 118435-CAF

SPECIAL WARRANTY DEED

CW The Park, LLC

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Park Layton Townhomes, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 10-063-0035 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

EXHIBIT A
Legal Description

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly right-of-way line of Gordon Avenue (1000 North Street), said point being 746.15 feet North 89°50'40" East along the quarter section line and 42.00 feet South from the Northwest corner of said Section 19; and running thence North 89°50'40" East 693.01 feet along said Southerly right-of-way to the Westerly right-of-way line of the proposed 1925 West Street and a point of curvature; thence along said proposed Westerly right-of-way line the following three (3) courses: (1) Southerly along the arc of a 15.00 foot radius curve to the right a distance of 23.60 feet (central angle equals 90°09'20" and long chord bears South 45°04'40" East 21.24 feet) to a point of tangency; (2) thence South 156.98 feet to a point of curvature; and (3) Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (central angle equals 90°00'00" and long chord bears South 45°00'00" West 21.21 feet) to the Northerly right-of-way line of proposed 950 North Street; thence West 708.01 feet along said proposed Northerly right-of-way line to the Easterly right-of-way line of the proposed 2125 West Street; thence along said proposed Easterly right-of-way line the following two (2) courses: (1) North 170.09 feet to a point of curvature; and (2) Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.52 feet (central angle equals 89°50'40" and long chord bears North 44°55'20" East 21.18 feet) to the Southerly right-of-way line of Gordon Avenue (1000 North Street) and the point of beginning. (aka the proposed The Park PRUD - Phase 5)

ALSO:

A part of the Northwest quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at a point on the Southerly right-of-way line of Gordon Avenue (1000 North Street), said point being 57.97 feet North 89°50'40" East along the quarter section line and 42.00 feet South 00°09'20" East from the Northwest corner of said Section 19; and running thence North 89°50'40" East 580.06 feet along said Southerly right-of-way line to the Westerly right-of-way of the proposed 2125 West Street; thence along said proposed Westerly right-of-way line the following three (3) courses: (1) Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.60 feet (central angle equals 90°09'20" and long chord bears South 45°04'40" East 21.24 feet) to a point of tangency; (2) South 169.34 feet; and (3) South 09°42'03" East 15.60 feet to the Northerly right-of-way line of the proposed 900 North Street; thence along said proposed Northerly right-of-way line the following two (2) courses: (1) Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 7.73 feet (central angle equals 16°06'20" and long chord bears South 81°56'50" West 7.70 feet) to a point of tangency; and (2) West 612.60 feet to the Easterly right-of-way line of 2200 West Street; thence along said Easterly right-of-way line the following three (3) courses: (1) North 04°09'45" East 88.39 feet; (2) North 00°11'10" East 95.29 feet; and (3) North 45°00'00" East 22.30 feet to the Southerly right-of-way line of said Gordon Avenue (1000 North Street) and the point of beginning. (aka the proposed The Park PRUD - Phase 8)