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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/22/2021 12:01 PM
FEE \$0.00 Pgs: 6
DEP RT REC'D FOR UTAH DEPT OF TRANSPORTATION

RETURNED
APR 22 2021

**IN THE SECOND JUDICIAL DISTRICT COURT
IN AND FOR DAVIS COUNTY, STATE OF UTAH**

UTAH DEPARTMENT OF
TRANSPORTATION,

Plaintiff,

vs.

FARMINGTON CITY, a municipal
corporation,

Defendant.

**LIS PENDENS &
REQUEST FOR NOTICE**

Project No. S-R199(299)
Parcel Nos. 236B:RE, 237B:RE, 238B:RE

Affecting Tax ID Nos. 07-272-0048,
07-272-0043, 07-272-0044 0052, 0053

Case No. 210700221

Judge Robert J. Dale

NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING

PLEASE TAKE NOTICE that an eminent domain proceeding has been commenced in the Second Judicial District Court for Davis County, Utah by the above-named Plaintiff against the above-named Defendant to acquire for public use the real property described in Exhibit A

attached hereto. The case is captioned *Utah Department of Transportation, Plaintiff, vs. Farmington City, a municipal corporation, Defendant*, Case No. 210700221.

REQUEST FOR NOTICE

The Utah Department of Transportation requests that a copy of any notice of default and a copy of notice of sale under any trust deed filed of record regarding the described property, be mailed to William H Christensen, Assistant Attorney General at P.O. Box 140857, 160 East 300 South, 5th Floor, Salt Lake City, Utah 84114-0857.

SEAN D. REYES

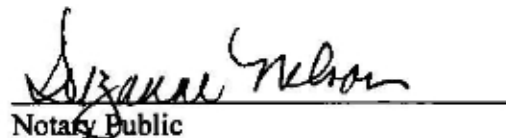
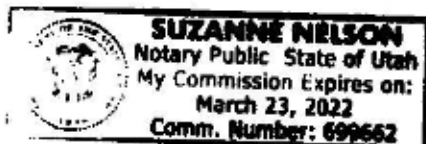
UTAH ATTORNEY GENERAL



William H. Christensen
Assistant Attorney General
Attorneys for Plaintiff

STATE OF UTAH)
) §.§.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18th day of April 2021 by
WILLIAM H. CHRISTENSEN.



Notary Public

EXHIBIT A

CO*S-R199*236B:RE, 237B:RE, 238B:RE

CONDEMNATION RESOLUTION
HIGHWAY PROJECT NO. S-R199(229)
West Davis Corridor

I. The Utah Department of Transportation (UDOT) has determined that the following described property ("Subject Property") is necessary for a state transportation purpose as defined in Utah Code § 72-5-102. UDOT has been unable to acquire the Subject Property after having made reasonable efforts to negotiate for its purchase. Therefore, pursuant to its duty to provide safe transportation systems, UDOT has determined that it is necessary and in the public interest to acquire the Subject Property by condemnation in accordance with applicable law.

II. The Subject Property is located in Davis County, Utah and described as:

Tax Id No. 07-272-0048, 07-272-0043, 07-272-0044 0052, 0053

Parcel No. S-R199:236B:RE

All rights, title and interest granted to Farmington City, in and to that certain Conservation Easement executed the 7th day of January 2009, by Rainey Development, Inc., a Utah corporation; said Conservation Easement was recorded as Entry No. 2417505 in Book No. 4697 at Page No. 345 in the Office of the Davis County Recorder, Utah; said Conservation Easement is over and upon the following described tract of land in Davis County, State of Utah, to-wit:

A part of the above referenced Conservation Easement, being all of an entire tract of property, situate in Parcel E, Tuscany Village P.U.D., according to the official plat thereof, recorded January 22, 2009 as Entry No. 2417499 in Book 4697 at Page 262, situate in the SW1/4 NW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Parcel E, Tuscany Village P.U.D., according to the official plat thereof as recorded in the office of the Davis County Recorder.

The above described tract of land contains 2,509 square feet in area or 0.058 acre.

CO*S-R199*236B:RE, 237B:RE, 238B:RE

CONDEMNATION RESOLUTION
HIGHWAY PROJECT NO. S-R199(229)
West Davis Corridor

Parcel No. S-R199:237B:RE

All rights, title and interest granted to Farmington City, in and to that certain Conservation Easement executed the 7th day of January, 2009, by Rainey Development, INC., a Utah corporation; said Conservation Easement was recorded as Entry No. 2417504 in Book No. 4697 at Page No. 329 in the Office of the Davis County Recorder, Utah; said Conservation Easement is over and upon the following described tract of land in Davis County, State of Utah, to-wit:

A part of the above referenced Conservation Easement, being part of an entire tract of property, situate in Lot 43, Tuscany Village P.U.D., according to the official plat thereof, recorded January 22, 2009 as Entry No. 2417499 in Book 4697 at Page 262, situate in the SW1/4 NW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said Lot 43; and running thence N.00°10'51"E. 54.75 feet along the westerly boundary line to the Northwest corner of said Lot 43; thence N.87°35'00"E. 74.38 feet along the northerly boundary line of said Lot 43; thence S.01°39'44"W. 54.53 feet; thence S.56°42'03"E. 4.80 feet to the southerly boundary line of said Lot 43; thence S.89°26'37"W. 76.92 feet along said southerly boundary line 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.

The above described parcel of land contains 4,121 square feet in area or 0.095 acres.

CONDEMNATION RESOLUTION
HIGHWAY PROJECT NO. S-R199(229)
West Davis Corridor

Parcel No. S-R199:238B:RE

All rights, title and interest granted to Farmington City, in and to that certain Conservation Easement executed the 7th day of January 2009, by Rainey Development, INC., a Utah corporation; said Conservation Easement was recorded as Entry No. 2417505 in Book No. 4697 at Page No. 345 in the Office of the Davis County Recorder, Utah; said Conservation Easement is over and upon the following described tract of land in Davis County, State of Utah, to-wit:

A part of the above referenced Conservation Easement, being part of an entire tract of property, situate in Parcel A, Tuscany Village P.U.D., according to the official plat thereof, recorded January 22, 2009 as Entry No. 2417499 in Book 4697 at Page 262, situate in the SW1/4 NW1/4 of Section 31, Township 3 North, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said Parcel A; and running thence N.00°10'51"E. 92.64 feet along the westerly boundary line to the Northwest corner of said Parcel A; thence East 76.62 feet along the northerly boundary line of said Parcel A; thence S.01°39'44"W. 89.54 feet to the southerly boundary line of said Parcel A; thence S.87°35'00"W. 74.38 feet along said southerly boundary line 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.

The above described parcel of land contains 6,871 square feet in area or 0.158 acre.

(Note: Rotate above bearings 00°20'34" clockwise to equal Highway bearings)