

E 2850866 B 6213 P 470-472
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/27/2015 10:11 AM
FEE \$0.00 Pas: 3
DEP RT REC'D FOR FOUNDERS TITLE CO
- LAYTON

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

RETURNED
FEB 27 2015

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)
Davis County

12-047-0262,
0263, 0264
Tax ID No. 12-047-0205
12-047-0239
12-047-0240
12-047-0241
12-047-0242
12-047-0251, 0055-
Parcel No. R199:924N:A
Project No. S-R199(50)
Pin No: 7318
Ref. Project No. SP-9999(807)
Ref Pin No: 4955

Lakeview Farms 1 LLC, a Utah limited liability company, 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 the NW1/4NE1/4, NE1/4NE1/4, SE1/4NE1/4 and the NE1/4 SE1/4 of Section 8, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the north line of grantor's entire tract; Said point of beginning being N.89°53'03"W. 1588.66 feet along the north line of section 8 from the northeast corner of said Section 8; and running thence S.00°06'57"W. 729.03 feet along the west boundary line, and the extension thereof, of the 700 South Street Subdivision, on file in the Davis County Recorder's office, as per entry no. 2229358; thence S.41°14'22"E. 140.17 feet to a point of tangency on a 12,550.00-foot radius curve to the right; thence southeasterly 1,301.80 feet along the arc of said curve (note: chord to said curve bears S.38°16'04"E. 1,301.22 feet); thence S.89°52'20"E. 405.98 feet; thence S.00°14'37"W. 371.92 feet; thence S.88°57'23"E. 120.00 feet; thence S.00°14'37"W. 421.96 feet to the southwest corner of a parcel as described per entry no. 2634965, on file in the Davis County Recorder's office; thence S.88°57'23"E. 158.00 feet along the south line of said parcel and the extension thereof to the east line of said section 8;

Continued on page 2

thence S.00°14'37"W. 264.74 feet along said section line to the southeast corner of grantor's entire tract; thence N.89°47'00"W. 80.49 feet to a point on the boundary line described in the Boundary line agreement, on file in said County Recorder's office as per entry no. 2196676; thence N.36°54'00"W. 1464.50 feet along said boundary line to a point on the boundary of the Syracuse city parcel, as per entry no. 2306231; thence along said Syracuse city parcel the following three (3) courses: (1) N.32°55'02"W. 201.88 feet; (2) N.40°41'00"W. 1093.41 feet; (3) N.51°32'35"W. 132.69 feet to a point on the boundary line per said boundary line agreement; thence northwesterly along said boundary line agreement the following six (6) courses: (1) N.40°41'00"W. 38.30 feet to a point of curvature on a 1045.00-foot radius curve to the left; (2) Northwesterly 93.40 feet along the arc of said curve (note: chord to said curve bears N.43°15'22"W. 93.37 feet); (3) N.45°49'00"W. 710.50 feet; (4) N.44°11'00"E. 5.00 feet to a point of curvature on a 50.00-foot radius non-tangent curve to the right; (5) Northerly 40.50 feet along the arc of said curve (note: chord to said curve bears N.22°35'17"W. 39.40 feet); (6) N.00°37'00"E. 37.71 feet, more or less to the north section line of said section 8; thence S.89°53'03"E. 99.86 feet along said section line; thence S.00°37'00"W. 38.28 feet, more or less to a point of curvature on a 95.00-foot radius curve to the left; Thence southerly 77.00 feet along the arc of said curve (note: chord to said curve bears S.22°35'48"E. 74.91 feet); thence S.45°49'00"E. 8.74 feet; thence S.00°11'46"W. 41.76 feet; thence S.45°49'00"E. 37.19 feet; thence S.89°48'14"E. 573.24 feet; thence N.00°06'57"E. 181.88 feet to the north section line of said section 8; thence S.89°53'03"E. 185.00 feet along said section line to the point of beginning.

The above described parcel of land contains 913,376 square feet in area or 20.97 acres of which 18,144 square feet or 0.42 acre is occupied by the right of ways of the existing 3000 West & 700 South streets. The balance is 895,232 square feet or 20.55 acres

To enable the Utah Department of Transportation to construct and maintain a public highway, 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 ALLAN KARRAS has caused this instrument to be executed by its proper officers thereunto duly authorized, this 25th day of February, A.D. 20 15.

Lakeview Farms 1 LLC a Utah
Limited Liability Company

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Allan Karras
Limited Liability Company
By ALLAN KARRAS, Member/Manager
Manager

Manager

On the date first above written personally appeared before me, ALLAN KARRAS, who, being by me duly sworn, say that ~~they is~~ are the Manager(s) of Lakeview Farms 1 LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said ALLAN KARRAS acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Jennifer N. Gibson
Notary Public

