

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

3570187
BK 8494 PG 1017

E 3570187 B 8494 P 1017-1019
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/02/2024 04:18:59 PM
FEE: \$0.00 Pgs: 3
DEP eCASH REC'D FOR: UTAH DEPARTMENT OF
TRANSPORTATION

WITH A COPY TO:
Utah Transit Authority
C/O Property Management
669 West 200 South
Salt Lake City, Utah 84101

Quit Claim Deed

Davis County

Affecting Tax ID No.	08-075-0090
PIN No.	4435
Project No.	UBT-15-7(218)312
REF PIN No.	1793
REF Project No.	SP-0067(1)0
Parcel No.	15-7:13D:2Q

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to UTAH TRANSIT AUTHORITY, Grantee, at 669 West 200 South, Salt Lake City, County of Salt Lake, State of Utah, Zip 84101, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Davis County, State of Utah, to-wit:

The Utah Department of Transportation, hereby releases and relinquishes any right to only that reversionary clause "If the above described tract of land shall be abandoned or used for any purpose or purposes other than for the public transportation uses for which this grant is made, such land shall thereupon revert back to the Utah Department of Transportation." As shown in that certain Quit Claim Deed for parcel 15-7:13D:Q UDOT Project No. UBT-15-7(218)312, recorded on October 7, 2009, as Entry No. 2485895, in Book 4875, on Page 1777, in the Office of the Davis County Recorder. All other restrictions, reservations and clauses shall remain in effect.

Those portions of the Northwest Quarter of Section 24 and of the Southwest Quarter of Section 13, both in Township 3 North, Range 1 West, Salt Lake Base and Meridian, in the City of Farmington, County of Davis, State of Utah, described in whole as follows:

COMMENCING at the northwest corner of said Section 24; South 89°50'06" East 1284.98 feet along the northerly line of said Section 24 to the southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662685 in Book 2812 at page 333 in the Office of the Recorder of said County; South 50°16'54" East 67.00 feet along said southwesterly line to the northern most corner of the land described in that certain Quit Claim Deed recorded May 22, 2001, as Entry No. 1662690 in Book 2812 at page 343 in the Office of the Recorder of said County, said point being the TRUE POINT OF BEGINNING;

thence, South 50°16'54" East 369.30 feet along the northeasterly line of said land described in that certain Quit Claim Deed recorded as Entry No. 1662690; to the approximate south top back of curb of proposed Station Road;

thence, South 39°07'18" West 530.88 feet;

thence, North 50°52'42" West 23.30 feet;

thence, North 39°07'18" East 317.10 feet; along the approximate centerline of said proposed Station Road;

thence, North 50°27'45" West 304.39 feet;

thence South 39°32'15" West 140.32 feet;

thence North 50°27'46" West 297.39 feet to the southeasterly right-of-way line of Park Lane;

thence, North 44°49'26" East 171.73 feet along said southeasterly right-of-way line;

thence, North 42°13'29" East 180.25 feet; along said southeasterly right-of-way line to the southerly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded May 22, 2001, as Entry No. 1662689 in Book 2812 at page 341 in the Office of the Recorder of said County;

thence, North 89°30'39" East 7.91 feet along said southerly line to said southwesterly line of the land granted to the Utah Department of Transportation, per that certain Warranty Deed recorded as Entry No. 1662685;

thence, South 50°16'54" East 223.90 feet along said southwesterly line to the TRUE POINT OF BEGINNING.

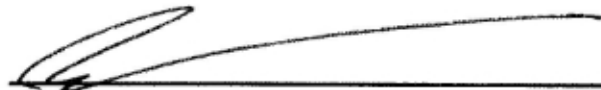
CONTAINING: 4.10 Acres more or less.

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3570187
BK 8494 PG 1019

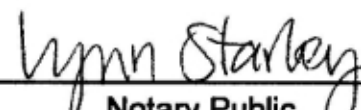
PIN No. 4435
Project No. UBT-15-7(218)312
REF PIN No. 1793
REF Project No. SP-0067(1)0
Parcel No. 15-7:13D:2Q

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

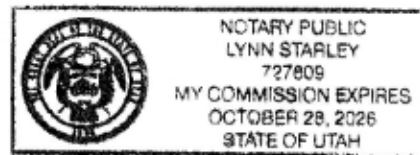


Ross Crowe, Director of Right of Way, UDOT

On this 2 day of May, in the year 2024, before me personally appeared Ross Crowe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.



Notary Public



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

3570188
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E 3570188 B 8494 P 1020-1021
 RICHARD T. MAUGHAN
 DAVIS COUNTY, UTAH RECORDER
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 FEE: \$0.00 Pgs: 2
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 TRANSPORTATION

WITH A COPY TO:
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 C/O Property Management
 669 West 200 South
 Salt Lake City, Utah 84101

Quit Claim Deed

Davis County

Affecting Tax ID No.	08-075-0091
PIN No.	1793
Project No.	SP-0067(1)0
REF PIN No.	4435
REF Project No.	UBT-15-7(218)312
Parcel No.	0067:12:A2Q

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to UTAH TRANSIT AUTHORITY, Grantee, at 669 West 200 South, Salt Lake City, County of Salt Lake, State of Utah, Zip 84101, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Davis County, State of Utah, to-wit:

The Utah Department of Transportation, hereby releases and relinquishes any right to only that reversionary clause "If the above described tract of land shall be abandoned or used for any purpose or purposes other than for the public transportation uses for which this grant is made, such land shall thereupon revert back to the Utah Department of Transportation." As shown in that certain Quit Claim Deed for parcel 15-7:12:AQ UDOT Project No. UBT-15-7(218)312, recorded on October 7, 2009, as Entry No. 2485894, in Book 4875, on Page 1774, in the Office of the Davis County Recorder. The boundaries of said parcel of land consisting of a portion of parcels 212:T and 226:2A, and all of parcel 225:2A of UDOT Project No. SP-0067(1)0. All other restrictions, reservations and clauses shall remain in effect.

A tract of land being part of the Grantor's Property defined in that certain Special Warranty Deed, recorded December 14, 1999, as Entry 1563723, Book 2593, Page 719, and said parcel being all of the Grantor's Property defined in that certain Warranty Deed, recorded May 22, 2001, as Entry 1662685, Book 2812, Page 333, and said parcel being part of the Grantor's Property defined in that certain Warranty Deed, recorded May 22, 2001, as Entry 1662689, Book 2812, Page 341, situate in the Northwest Quarter of Section 24 and the Southwest Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Commencing at a point on the Northwest corner of section 24; North 89°54'32" East, along the section line a distance of 1,155.95 feet; North, a distance of 99.82 feet to the Grantor's Northwestern Property Line and the Park Lane Southeasterly Highway Right-of-Way and No Access Line and the POINT OF BEGINNING; and running thence North 41°49'52" East, a distance of 355.37 feet along said Northwestern Property Line

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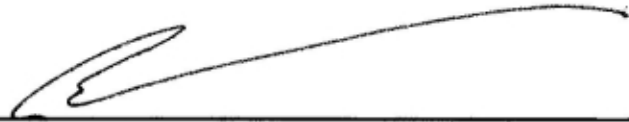
3570188
BK 8494 PG 1021

PIN No.	1793
Project No.	SP-0067(1)0
REF PIN No.	4435
REF Project No.	UBT-15-7(218)312
Parcel No.	0067:12:A2Q

and Southeasterly Highway Right-of-Way and No Access line to a point of curve to the right having a radius of 42,923.13 feet and a central angle of 00°12'11" which chord bears South 48°51'53" East 152.08 feet; thence southeasterly along the arc a distance of 152.08 feet to a point of compound curve to the right having a radius of 591.00 feet and a central angle of 07°12'06"; thence southeasterly along the arc, a distance of 74.28 feet to a point of reverse curve to the left having a radius of 754.00 feet and a central angle of 10°27'16"; thence southeasterly along the arc, a distance of 137.58 feet; thence South 52°00'58" East, a distance of 218.11 feet; thence South 38°51'56" West, a distance of 335.24 feet to the said Grantor's Southwesterly Property Line; thence North 50°32'15" West, a distance of 593.20 feet along said Grantor's Southwesterly Property Line; thence South 89°15'17" West, a distance of 7.90 feet along said Grantor's Southerly Property Line to the POINT OF BEGINNING.

Containing 199,332 square feet or 4.58 acres, more or less.

STATE OF UTAH	)	UTAH DEPARTMENT OF TRANSPORTATION
	) ss.	
COUNTY OF SALT LAKE	)	



Ross Crowe, Director of Right of Way, UDOT

On this 2 day of May, in the year 2024, before me personally appeared Ross Crowe, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.



Notary Public

