

2580452

BK 5194 PG 122

E 2580452 B 5194 P 122-123

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

1/21/2011 11:30:00 AM

FEE \$12.00 Pgs: 2

DEP eCASH REC'D FOR BACKMAN TITLE SERVICES

WHEN RECORDED MAIL TO:

Farmington City
160 South Main Street
Farmington, UT 84025

6-045332
08-072-0004

SPECIAL WARRANTY DEED

E & H Land, LTD, a Utah Limited Partnership, organized and existing under the laws of the State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to **Farmington City, a municipal corporation of the State of Utah**, Grantee, for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in **Davis County, State of Utah**

A part of the Northeast Quarter of Section 23, Township 3 North Range 1 West, Salt Lake Base & Meridian, U. S. Survey:

Beginning at a point on the north right of way line of Clark Lane and the south line of the grantors property and the east line of D & RGW Railroad right of way, which is 751.04 feet North 00°09'31" East along section line and 1079.80 feet North 89°09'10" West along the projected north line of Clark lane, from the East ¼ corner of said Section 23: running thence North 34°10'41" West 34.41 feet along said east line to a non-tangent point on a curve; thence northeasterly along the arc of a 1093.69 foot radius curve to the left a distance of 717.93 feet (central angle equals 37°36'37" and long chord bears North 59°59'12" East 705.11 feet) to a point of compound curvature; thence northeasterly along the arc of a 28.50 foot radius curve to the left a distance of 44.77 feet (central angle equals 90°00'00" and the long chord bears North 03°49'06" West 40.31 feet) to a point of non-tangency; thence North 48°49'06" West 13.00 feet; thence North 41°10'54" East 100.00 feet to a non-tangent point on curve and east line of the grantors property: thence southeasterly along the arc of a 28.50 foot radius curve to the left a distance of 26.96 feet (central angle equals 54°11'34" and long chord bears South 75°55'08" East 25.96 feet) to a point of non-tangency; thence South 00°07'51" West 160.87 feet along said east line and to a non-tangent point on curve; thence southwesterly along the arc of a 28.50 foot radius curve to the left a distance of 20.81 feet (central angle equals 41°49'52" and long chord bears South 62°05'50" West 20.35 feet) to a point of reverse curvature; thence southwesterly along the arc of a 1173.69 foot radius curve to the right a distance of 592.86 feet (central angle equals 28°56'29" and long chord bears South 55°39'08" West 586.58 feet) to the south line of the grantors property and the north right of way line of Clark Lane to a point of non-tangency; thence North 89°09'10" West 167.16 feet along said south line to the point of beginning.

Contains 64,782 sq.ft. or 1.487 acres.

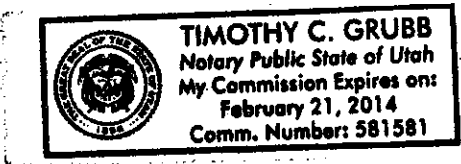
WITNESS, the hand of the Grantor this 19th day of January, 2011.

E & H Land, LTD., a Utah Limited Partnership

Lyndon R. Evans
By: Lyndon R. Evans
Its: General Partner

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 19th day of January, 2011, by Lyndon R. Evans, the General Partner of E & H Land, LTD., a Utah Limited Partnership.



Timothy C. Grubb
Notary Public

My Commission Expires:
2-21-14

Residing at:
SLC