

2820718
BK 6091 PG 483

E 2820718 B 6091 P 483-486
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/28/2014 1:20:00 PM
FEE \$16.00 Pgs: 4
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR

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

Quit Claim Deed

Davis County

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Bonneville Superior Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Parcel No. 149A:Q

Project No. SHED 149

Reference Project No. STP-0108(13)4E

Affecting Tax No. 14-021-0022

PIN: 990999

/AKA STATE ROAD COMMISSION OF UTAH

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Clinton Corners LLC, Grantee, at 1572 North Woodland Park Dr. Suite #505 Layton, County of Davis, State of Utah zip 84041, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, a parcel of land being part of an entire tract of property:

Situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T. 5 N., R. 2 W., S.L.B. & M., in Davis County, Utah, the boundaries of said tract of land are described as follows:

Beginning at a point on grantor's east boundary line which point is 56.40 ft. S. 0°09'39" W. along the east line of said section 28 and 208.00 ft. S. 89°59'06" W. from the east quarter corner of said section 28; and running thence S. 0°09'39" W. 151.60 ft. along said grantor's east boundary line; thence N. 89°59'06" W. 73.00 ft.; thence N. 0°09'39" E. 77.01 ft.; thence S. 89°59'06" E. 13.62 ft.; thence N 0°09'39" E. 74.59 ft.; thence S. 89°59'06" E. 59.38 ft. to the point of beginning

The above described parcel of land contains 0.231 acre or 10,051 sq. ft. in area.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

RESERVING A TEMPORARY EASEMENT AS A PARCEL No. 149A:E THEREFORE UNTO GRANTOR, upon the above described part of a entire tract of property situate in the NE1/4SE1/4 of Section 28, in T.5N., R.2W., S.L.B.&M. for the purpose of ingress, egress and access to the remaining parcel with Tax ID. No. 14-021-0022 owned by the UTAH DEPARTMENT OF TRANSPORTATION. Said easement shall not run with the Real Property and will expire and shall terminate at such time the UTAH DEPARTMENT OF TRANSPORTATION cease use of the property for maintenance operations as a shed site. The boundaries of said part of an entire tract are described as follows:

Beginning at the northwest corner of said easement which point is 281.00 ft. N 89°59'06" W and 208.00 ft. S 0°09'39" W from the East Quarter Corner of said section 28, and running thence S 89°59'06" E 22.41 ft.; thence N 0°09'39" E 18.12 ft.; thence N 89°59'06" W 22.41 ft.; thence S 0°09'39" W 18.12 ft. to the point of beginning.

The above described part of an entire tract contains 0.009 acre or 406 sq. ft. in area.

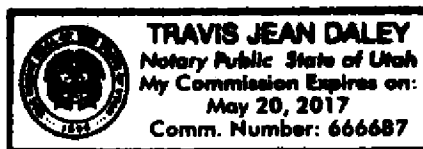
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 19th day of AUGUST, A.D. 20 14, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION *
) ss.
COUNTY OF SALT LAKE) By [Signature]
 Director of Right of Way

On the date first above written personally appeared before me, LYLE Mc MILLAN, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.*

*AKA STATE ROAD COMMISSION OF UTAH

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



[Signature]
Notary Public

Clinton City

2820718
BK 6091 PG 486

Community Development
2267 North 1500 West
Clinton, Utah 84015

Phone (801) 614-0740 Fax (801) 614-0752
www.clintoncity.net



August 26, 2014

Clinton Corners, LLC
1572 Woodland Park Dr., Ste. 505
Layton, Utah 84041

Re: Memo of Approval for Metes and Bounds Subdivision

To Whom It May Concern:

Clinton City hereby consents to the proposed metes and bounds subdivision of Parcel #14-1489-0004 as recorded in the Davis County Recorders' office, which parcel is a part of the Clinton Corners Commercial Subdivision – Amending Lot 1. The proposed metes and bounds subdivision shall be affected by the attached deeds by and between Clinton Corners, LLC and the Utah Department of Transportation.

This metes and bounds description is a dedication to UDOT for the right-of-way for 1800 North (SR-37) and 2000 West (SR-108). Clinton City has made a practice of allowing and accepting this type of action without requiring a plat to be recorded. Any future subdivision of this property that could result in a transfer of property will require a plat unless specifically approved by the City.

If you have any questions, please contact Lynn Vinzant at 801-614-0740 or lvinzant@clintoncity.com.

Regards,

Lynn Vinzant
Clinton City
Community Development Director /
Assistant City Manager

Cc: file Clinton Corners