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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/26/2021 11:57:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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

Quit Claim Deed (CONTROLLED ACCESS)

Davis County

Affecting Tax No. 12-104-0192
12-104-0177
PIN No. 7318
Ref PIN No. 11268
Project No. S-R199(50)
Ref Project No. S-R199(229)
Parcel No. R199:907:TAQ

141284-KAP

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 Alpine Community Church, a Utah Corporation, Grantee, at 5050 S. 1275 W., Riverdale, County of Weber, State of Utah, Zip 84405, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land, being part of Parcel 907:T Project No. S-R199(50) and Parcel 112:T Project No. S-R199(229), situate in the NW1/4 SW1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point on the easterly right of way line of 2000 West Street as established by Project S-R199(229), which point is 2068.77 feet N.00°12'25" E. (record 126 rods) along the east line of the southwest quarter of said Section 22 and 2620.81 feet S.89°53'47"W. and 111.44 feet N.00°11'37"E. and 13.04 feet East from the South Quarter corner of said Section 22; and running thence N.00°11'37"E. 200.00 feet to the southerly highway right of way and no access line of SR-67 West Davis Highway designated as Point "A"; thence along said southerly highway right of way and no access line the following two (2) courses and distances: (1) S.89°48'14"E. 693.00 feet; (2) thence S.00°11'37"W. 27.30 feet to designated Point "B"; thence S.00°11'37"W. 192.70 feet; thence N.89°48'14"W. 673.00 feet to a point of curvature of a curve to the right with a radius of 20.00 feet; thence northwesterly along said curve with an arc length of 31.42 feet, chord bears N.44°48'18"W. 28.28 feet, 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.

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The above described tract of land contains 152,375 square feet in area or 3.500 acres.

(Note: Rotate above bearings 00°20'33" clockwise to equal Highway bearings).

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining SR-67 West Davis Highway over and across the northerly and easterly boundary lines of said tract of land between designated Point "A" and "B".

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 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 Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 27th day of January, A.D. 20 21, by its Director of Right of Way.

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

By Charles A. Stormont
Charles A. Stormont, Director of Right of Way

On the date first above written personally appeared before me, Charles A. Stormont, 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.

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

Krissey Pielt
Notary Public

