

WHEN RECORDED MAIL TO:  
Farmington City Corporation  
160 South Main Street  
P.O. Box 160  
Farmington, Utah 84025

Space above for Recorder's use

Parcel: 08-060-0018

# Quit-Claim Deed

FSC Development LLC, Grantor, hereby QUIT CLAIM to Farmington City Corporation, grantee, for the sum of TEN (10) Dollars and other good and valuable consideration, all of their respective right, title and interest in the following described parcel of land in Davis County, State of Utah:

**LEGAL DESCRIPTION:**

A TRACT OF LAND FOR THE PURPOSE OF A VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION LOCATED IN FARMINGTON CITY, DAVIS COUNTY, UTAH WITHIN PARCEL 08-060-0049 AND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A POINT WHICH IS N.00°20'36"E., A DISTANCE OF 1449.21 FEET ALONG THE EASTERLY LINE OF SECTION 14 AND N.89°39'24"W., A DISTANCE OF 2643.78 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO AT A POINT ON THE NORHTERLY PROPERTY LINE OF 08-060-0049, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURKE LANE AND A POINT ON THE EASTERLY LINE OF SAID RIGHT-OF-WAY ACQUISITION BEING THE POINT OF BEGINNING; THENCE S00°22'09W, A DISTANCE OF 306.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 761.00', A CENTRAL ANGLE OF 12°23'04" AND A LENGTH OF 164.49 FEET (CHORD BEARS S05°58'26"E 164.17 FEET) TO A POINT ON A SOUTHERLY PROPERTY LINE; THENCE ALONG SAID SOUTHERLY PROPERTY LINE N89°59'52"W, A DISTANCE OF 21.80 FEET TO A POINT ON THE WESTERLY PROPERTY LINE; THENCE ALONG SAID WESTERLY PROPERTY LINE N00°00'08"E, A DISTANCE OF 470.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BURKE LANE; THENCE S89°18'02"E, ALONG SAID NORTHERLY PROPERTY LINE AND SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.68 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING A 16' PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY ACQUISITION.

THE ABOVE DESCRIPTION INTENDING TO DESCRIBE THAT PORTION OF LAND LOCATED WITHIN PARCEL 08-060-0049 FOR RIGHT-OF-WAY ACQUISITION FOR A ROADWAY TO BE KNOWN AS COMMERCE DRIVE. THE ABOVE DESCRIPTION CONTAINING 3,425 SQUARE FEET OF AREA OR 0.079 ACRES, MORE OR LESS.



**ACCOMMODATION  
RECORDING**

In witness whereof, the grantor have caused their signatures to be hereunto affixed this 13 day of May, 2022.

GRANTOR

Chris McCandless, Manager  
FSC Development LLC

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF DAVIS        )

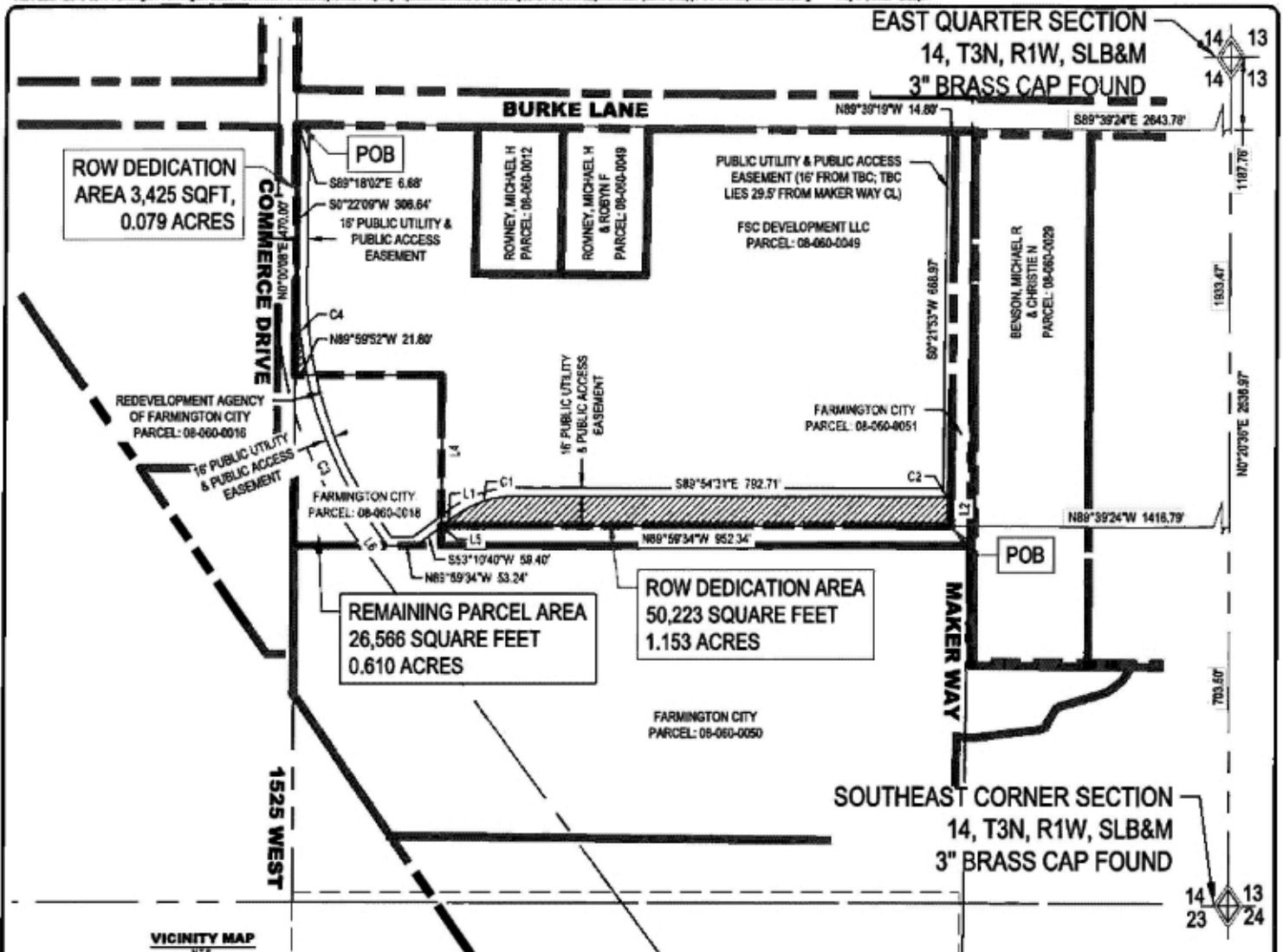
On the 13<sup>th</sup> day of May, 2022, personally appeared before me Chris McCandless, who being by me duly sworn, did say that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC  
Residing in Salt Lake County, Utah

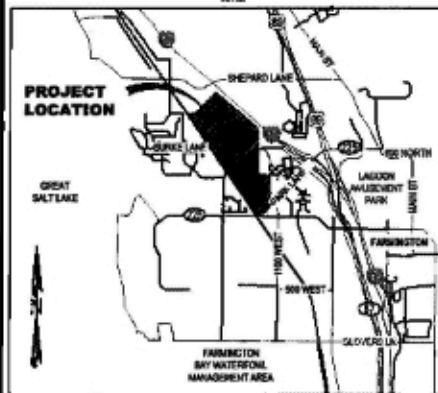
My Commission Expires:

Kendra Wilde





VICINITY MAP  
N.T.S.



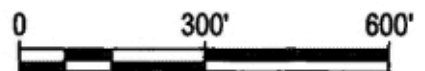
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.28'	N53° 10' 34"E
L2	84.72'	S0° 20' 29"W
L4	263.00'	S0° 00' 06"W
L5	1.39'	S0° 00' 26"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	121.45'	188.50'	36° 54' 54"	N71° 38' 01"E 119.38'
C2	25.41'	30.00'	48° 32' 09"	N65° 49' 24"E 24.66'
C3	318.48'	781.00'	23° 58' 43"	N24° 09' 29"W 318.16'
C4	164.49'	781.00'	12° 23' 04"	S5° 58' 28"E 184.17'

LEGEND



**CRS ENGINEERS**  
Answers to Infrastructure™

2 N Main, Ste 8 | Providence, UT 84332 | P: 435.374.4470 | www.crsengineers.com

FARMINGTON CITY ROW LAND SWAP  
FARMINGTON STATION COMMERCIE DRIVE  
08-060-0016  
PROPERTY ACQUISITION LAND SWAP EXHIBIT  
FCS DEVELOPMENT LLC

PROJECT NUMBER	
2019-0217	
1	1
SHEET NUMBER	
08-060-0016	