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BK 8157 PG 382

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/20/2022 12:59:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

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

6249250

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0089

PIN No. 7318

Project No. S-R199(50)

Parcel No. R199:909:TAQ

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 West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said entire tract of land, which point is 1492.66 feet S.00°06'59"W. along the Quarter Section and 1426.72 feet S.89°53'01"E. from the North Quarter corner of said Section 6; and running thence N.00°06'59"E. 181.37 feet along the westerly boundary line to the Northwest corner of said entire tract; thence N.89°58'56"E. 140.16 feet to the southwesterly highway right of way and no-access line of SR-67 as established by Project No. S-R199(229) at a point of curvature of a non-tangent curve to the left with a radius of 2225.00 feet; thence along said southwesterly highway right of way line, southeasterly along said curve with an arc length of 243.45 feet, chord bears S.42°00'08"E. 243.33 feet to the southerly boundary line of said entire tract; thence along said southerly boundary line the following two (2) courses and distances: (1) S.89°53'21"W. 298.06 feet; (2) thence S.89°53'13"W. 5.29 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.

The above described tract of land contains 39,644 square feet in area or 0.910 acre.

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(Note: Rotate above bearings 00°20'57" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 property.

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 over and across the easterly boundary line of said tract of land.

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.

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

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

On this 14th day of December, in the year 2022, before me personally appeared Charles A. Stormont, 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.

[Signature]
Notary Public

