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BK 8414 PG 179

E 3556863 B 8414 P 179-181  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/09/2024 12:07:26 PM  
FEE: \$0.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

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

## Warranty Deed

(CONTROLLED ACCESS)

Davis County

Tax ID No. 12-040-0086

PIN No. 11268

Project No. S-R199(229)

Parcel No. R199:684B:A4

172795-KAP

Gregory Higley, as to a 5% interest, Grantor, of  
Clearfield, County of Davis, State of  
Utah, hereby CONVEYS AND WARRANT to the UTAH DEPARTMENT OF  
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for  
the sum of TEN (\$10.00) Dollars, and other good  
and valuable considerations, the following described parcel of land in  
Davis County, State of Utah, to-wit:

A 5% interest in a parcel of land in fee, being part of an entire tract of property, situate in the NW1/4 SE1/4 and the SW1/4 SE1/4 of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). The boundaries of said parcel of land are described as follows:

Beginning in the westerly boundary line of said entire tract at a point of curvature of a non-tangent curve to the left with a radius of 1026.00 feet at a point 75.00 feet radially distant northwesterly from the SR-193 right of way control line of said Project opposite approximate Engineers Station 8058+71.26, which point is 495.00 feet East along the Quarter Section line and 1195.25 feet South from the Center of said Section 5; and running thence northeasterly along said curve with an arc length of 198.01 feet, chord bears N.52°59'55"E. 197.71 feet, concentric with said right of way control line, to a point 75.00 feet radially distant northwesterly from the SR-193 right of way control line of said Project opposite Engineers Station 8060+83.75; thence N.47°28'11"E. 345.50 feet, parallel with said right of way control line, to the easterly boundary line of said entire tract at a point 75.00 feet radially distant northwesterly from the SR-193 right of way control line of said Project opposite approximate Engineers Station 8064+29.25; thence South 203.55 feet along said easterly boundary line to a point 75.00 feet radially distant southeasterly from

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the SR-193 right of way control line of said Project opposite approximate Engineers Station 8062+91.65; thence S.47°28'11"W. 207.91 feet to a point of curvature of a curve to the right with a radius of 1176.00 feet at a point 75.00 feet radially distant southeasterly from the SR-193 right of way control line of said Project opposite Engineers Station 8060+83.75; thence southwesterly along said curve with an arc length of 316.77 feet, chord bears S.55°11'11"W. 315.82 feet to said westerly boundary line at a point 75.00 feet radially distant southeasterly from the SR-193 right of way control line of said Project opposite approximate Engineers Station 8057+87.18; thence North 171.85 feet along said westerly boundary line 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 parcel of land contains 80,158 square feet in area or 1.840 acres.

(Note: Rotate above bearings 00°31'54" clockwise to equal NAD83 Highway bearings)

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway; **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access to the nearest roadway of said highway over and across the northwesterly right of way line for a 39.65 -foot section, which said section centers at a point directly opposite Highway Engineer Station 8064+09.43, said section being part of a 106.00 -foot section of a shared access, which said section centers at a point directly opposite Highway Engineer Station 8064+42.60.

