

E 3558945 B 8428 P 399-405  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/30/2024 1:00 PM  
FEE 0.00 Pgs: 7  
DEP JMF REC'D FOR FARMINGTON  
CITY

RETURNED

WHEN RECORDED, RETURN TO:

JAN 30 2024

Quinton Stephens  
610 N. 800 W.  
Centerville, Utah 84014

Affecting Parcel No.(s): 08-060-0029

### QUIT CLAIM DEED

WEST BENCH, LLC, a Utah limited liability company; YELLOWSTONE LEGACY, LLC, a Utah limited liability company; and CW THE CHARLOTTE, LLC, a Utah limited liability company, as tenants-in-common holding all title, rights, and interest in the real property described below,

grantors, hereby **QUIT CLAIM** to

FARMINGTON CITY CORPORATION, a body politic of the State of Utah, an undivided interest in the following described tract of land located in Davis County, State of Utah:

**A TRACT OF LAND FOR THE PURPOSE OF A VARIABLE WIDTH RIGHT-OF-WAY ACQUISITION LOCATED IN FARMINGTON, DAVIS COUNTY, UTAH WITHIN PARCEL 08-060-0029 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 N00°20'36"E, ALONG THE EASTERLY LINE OF SECTION 14 A DISTANCE OF 441.23 FEET AND N89°39'24"W, A DISTANCE OF 1377.34 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWESTERLY CORNER OF PARCEL 08-060-0029 AND THE WESTERLY RIGHT-OF-WAY ACQUISITION LINE BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES; 1) NORTH 00°05'59" EAST, A DISTANCE OF 225.50 FEET; 2) THENCE NORTH 00°20'31" EAST, A DISTANCE OF 772.37 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL; THENCE SOUTH 89°21'00" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 23.78 FEET TO THE EASTERLY RIGHT-OF-WAY ACQUISITION LINE; THENCE LEAVING SAID PROPERTY LINE SOUTH 00°36'06" WEST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 00°21'53" WEST, A DISTANCE OF 75.43 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A**

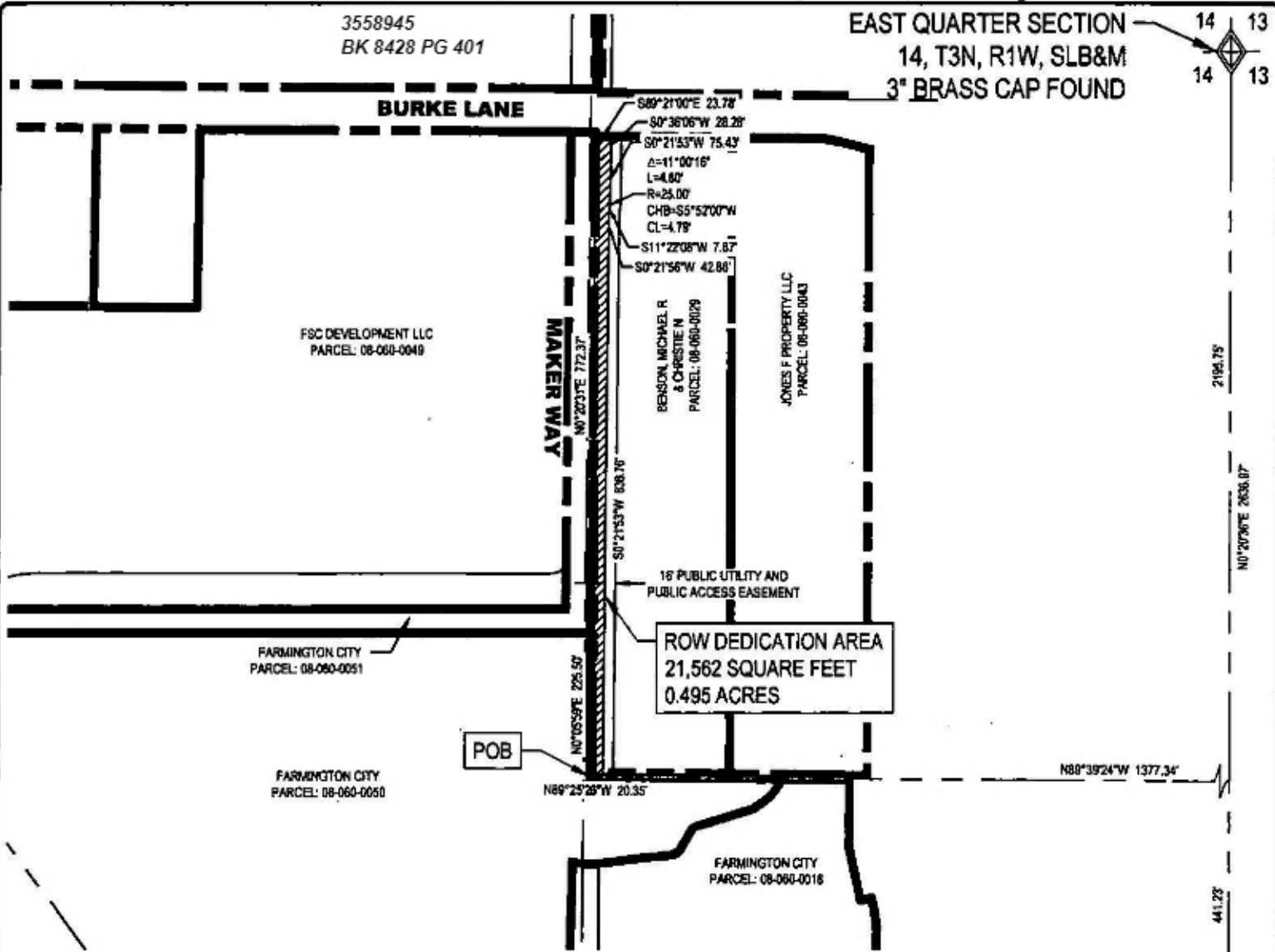
**RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°00'16" AND A LENGTH OF 4.80 FEET (CHORD BEARS S5°52'00"W 4.79 FEET); THENCE SOUTH 11°22'08" WEST, A DISTANCE OF 7.87 FEET; THENCE SOUTH 00°21'56" WEST, A DISTANCE OF 42.86 FEET; THENCE SOUTH 00°21'53" WEST, A DISTANCE OF 838.76 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE NORTH 89°25'26" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.35 FEET TO THE POINT OF BEGINNING.**

**ALSO INCLUDING A 16 FEET PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY ACQUISITION.**

**THE ABOVE DESCRIPTION INTENDING TO DESCRIBE THAT PORTION OF LAND WITHIN PARCEL 08-060-0029 FOR RIGHT-OF-WAY ACQUISITION FOR A ROADWAY TO BE KNOWN AS MAKER WAY. THE ABOVE DESCRIPTION CONTAINING 21,562 SQUARE FEET OF AREA OR 0.495 ACRES, MORE OR LESS.**

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

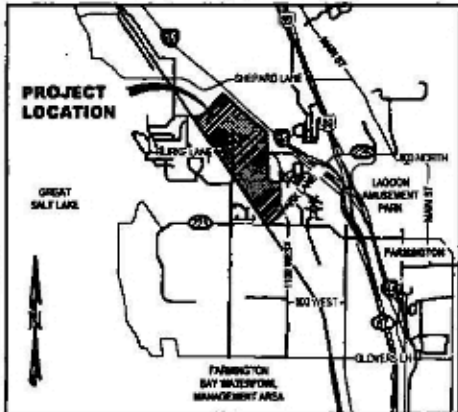
**[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]**



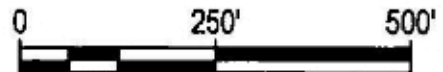
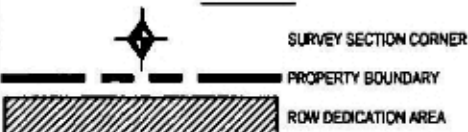
EAST QUARTER SECTION  
14, T3N, R1W, SLB&M  
3" BRASS CAP FOUND

SOUTHEAST CORNER SECTION  
14, T3N, R1W, SLB&M  
3" BRASS CAP FOUND

**VICINITY MAP**  
HTS



**LEGEND**



**CRS ENGINEERS**  
Answers to Infrastructure®

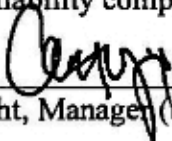
2 N Main, Ste 5 | Providence, UT 84302 | P: 435 374 3870 | www.crsengineers.com

FARMINGTON CITY ROW DEDICATION  
**FARMINGTON STATION COMMERCE DRIVE**  
 08-060-0029  
 PROPERTY ACQUISITION EXHIBIT  
 BENSON, MICHAEL R & CHRISTIE N

2019-0217	
1	1
08-060-0029	

WITNESS the hand(s) of said grantor(s), this 10<sup>th</sup> day of ~~December, 2023~~ January, 2024.

CW THE CHARLOTTE, LLC,  
a Utah limited liability company

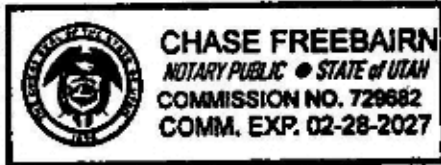
By:   
Colin Wright, Manager (through affiliated entities)

STATE OF UTAH )  
  §  
COUNTY OF DAVIS )

On this 10<sup>th</sup> day of ~~December 2023~~ January 2024, personally appeared before me Colin Wright, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say he, through affiliated entities, is the Manager of CW The Charlotte, LLC and said document was signed by him on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Colin Wright acknowledged to me said limited liability company executed the same.

Witness my hand and official seal.

(Seal)



  
Notary Public

WEST BENCH, LLC,  
a Utah limited liability company

By: Craig D. Jensen  
Name: Craig D. Jensen  
Its: manager

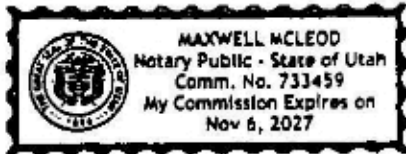
STATE OF UTAH )  
                  Salt Lake )  
COUNTY OF ~~DAVIS~~ )

January 2024

On this 09 day of ~~December 2023~~, personally appeared before me Craig D Jensen whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say(s)he is the Manager of West Bench, LLC and said document was signed by him/her on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Craig D Jensen acknowledged to me said limited liability company executed the same.

Witness my hand and official seal.

(Seal)



Maxwell McLeod  
Notary Public

YELLOWSTONE LEGACY, LLC,  
a Utah limited liability company

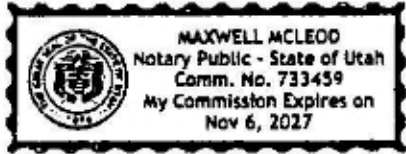
By: Richard H. Jensen  
Name: Richard H. Jensen  
Its: Manager

STATE OF UTAH )  
                  Salt Lake )  
COUNTY OF DAVIS )

On this 09 day of January 2024, personally appeared before me Richard H Jensen whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirm), did say(s)he is the Manager of West Bench, LLC and said document was signed by him/her on behalf of said limited liability company by authority of its operating agreement and/or resolution of its Members, and said Richard H Jensen acknowledged to me said limited liability company executed the same.

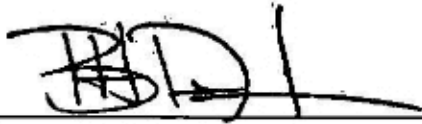
Witness my hand and official seal.

(Seal)



Maxwell McLeod  
Notary Public

Farmington City accepts the property described by the legal description within this document.



Mayor, Brett Anderson  
Farmington City Corporation  
160 S Main Street  
Farmington, UT 84025



STATE OF UTAH, COUNTY OF DAVIS, ss:

This instrument was signed and acknowledged before me on this 26<sup>th</sup> day of January 2024 by Brett Anderson, Mayor of Farmington City Corporation.



Notary Public – Farmington City Recorder  
My commission expires on 06/05/2024

