

E 3565120 B 8465 P 275-278
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/22/2024 11:33 AM
FEE 40.00 Pgs: 4
DEP CTA REC'D FOR IVORY
HOMES LTD

Mail Recorded Deed & Tax Notice To:
Ivory Homes, Ltd., a Utah limited partnership
978 Woodoak Lane
Salt Lake City, UT 84117



File No.:

**QUITCLAIM DEED
(CONSOLIDATION)**

**Ivory Homes, Ltd., a Utah limited partnership,
GRANTOR(S)**, of Salt Lake City, State of Utah, hereby quitclaims to
Ivory Homes, Ltd., a Utah limited partnership,

GRANTEE(S), of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Davis County, State of
Utah:

See attached Exhibit A

TAX ID NO.: 13-369-1409 and 13-369-1410 (for reference purposes only)

*****The intent of the foregoing conveyance is to effectuate the lot combination approved by the
Clinton City Community Development Director on July 7, 2023.**

Dated this 3/22/24

Ivory Homes, Ltd., a Utah limited partnership

By: 
Ryan R. Tesch, Secretary

STATE OF UTAH

COUNTY OF SALT LAKE

On 3/22/24, before me, personally appeared Ryan R. Tesch, proved on the basis
of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged
before me that he/she/they executed the same on behalf of Ivory Homes, Ltd., a Utah limited partnership.


Notary Public

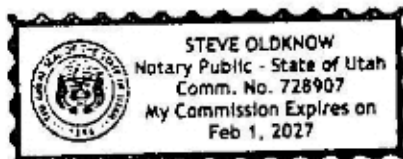


EXHIBIT A
LEGAL DESCRIPTION COMBINING LOT 1409 AND 1410 OF CRANEFIELD
ESTATES PRUD PHASE 14

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; CLINTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

ALL OF LOT 1409 AND 1410 OF CRANEFIELD ESTATES PRUD PHASE 14, RECORDED AS ENTRY NUMBER 3520119, BOOK 8207 AT PAGE 702 IN THE DAVIS COUNTY RECORDER'S OFFICE. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1409, SAID POINT OF BEGINNING BEING S89°59'15"E 1398.72 FEET AND N00°00'00"E 688.56 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE N00°00'45"E 156.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1410; THENCE S89°59'15"E 178.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 1410; THENCE S00°00'00"W 156.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1409; THENCE N89°59'15"W 178.69 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.64 ACRES IN AREA

ROTATE BEARINGS 0°20'40" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.



3565120
BK 8465 PG 277

COMMUNITY DEVELOPMENT

2267 North 1500 West

Clinton, UT 84015

Phone: (801) 614-0740

www.clintoncity.net

July 7, 2023

Davis County Recorder
61 South Main, Room 106
Farmington, Utah 84025

RE: Notice of Approval – Cranefield Estates Phase 14 – Combining of Lots 1409 and 1410

To Whom It May Concern:

This letter serves as the Notice of Decision that on July 7, 2023 the Clinton City Community Development Director, acting as the Land Use Authority, approved the combining of Lot 1409 (Parcel No. 13-369-1409) and Lot 1410 (Parcel No. 13-369-1410) of the Cranefield Estates Subdivision Phase 14 into one lot. This lot consolidation and associated survey is depicted in Attachment A attached hereto. This lot consolidation complies with the provisions of the Development Agreement for Cranefield Estates PRUD which specifies adherence to the R-1-10 zoning standards and the subdivision ordinance regulations applicable to this property.

Sincerely,

Peter Matson, AICP
Community Development Director



2815 EAST 3200 SOUTH
SALT LAKE CITY, UT 84109
(801) 303-4670
www.edmengineers.com



SCALE: 1" = 20'



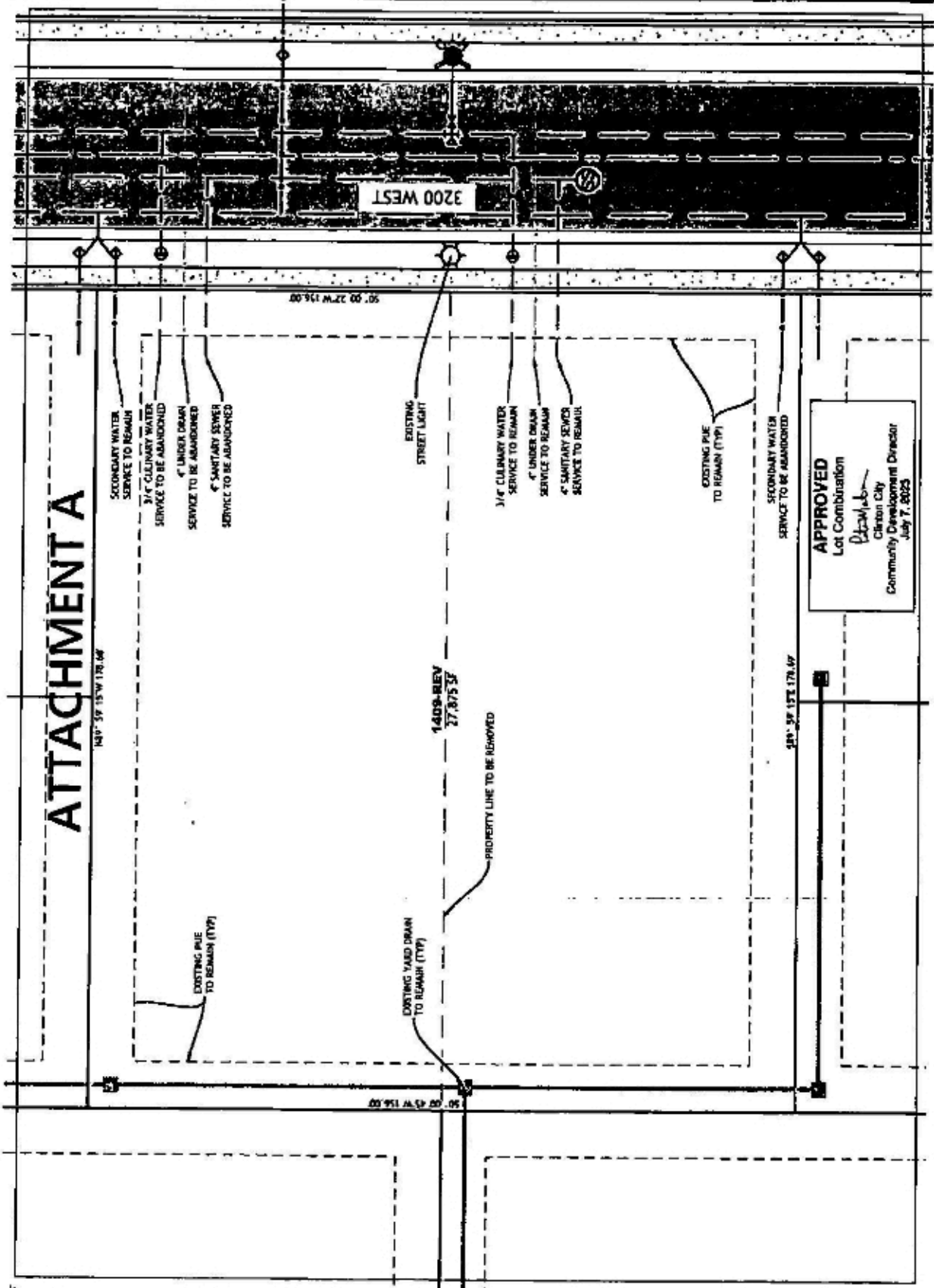
MORRY DEVELOPMENT
378 EAST WOODBROOK LANE
MURRAY, UT 84117



Professional Engineer
No. 20824
NICHOLAS MINGO
06/22/23
LICENSURE

Cransfield Estates
1409-1410
Lot Consolidation

DATE: 06/22/23
SHEET NUMBER:
E-1



APPROVED
Lot Combination
[Signature]
Clinton City
Community Development Director
July 7, 2023

ATTACHMENT A