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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/29/2024 02:12:54 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: METRO NATIONAL TITLE

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

MMT 100963

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-104-0215
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:907:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Dr. Kyle J. Eliason, Grantee, at 5540 Shadow Mountain Lane, Ogden, County of Weber, State of Utah, Zip 84403, 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 NW1/4 SW1/4 and the NE1/4 SW1/4 of Section 22, 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 intersection of the southerly boundary line of said entire tract and the southwesterly highway right of way and no-access line of SR-67 West Davis Highway, known as Project No. S-R199(229), which is 2068.77 feet N.00°12'25"E. along the Quarter Section line and 1196.69 feet S.89°53'47"W. from the South Quarter corner of said Section 22; and running thence S.89°53'47"W. 1411.08 feet along said southerly boundary line to the easterly right of way line of 2000 West Street; thence N.00°11'37"E. 111.41 feet along said easterly right of way to a point of curvature of a non-tangent curve to the left with a radius of 20.00 feet; thence southerly along said curve with an arc length of 31.42 feet, chord bears S.44°48'18"E. 28.28 feet; thence S.89°48'14"E. 673.00 feet; thence N.00°11'37"E. 192.70 feet; thence N.89°53'47"E. 107.59 feet to said southwesterly highway right of way and no-access line at a point of curvature of a non-tangent curve to the right with a radius of 5645.30 feet; thence along said southeasterly highway right of way and no-access line the following two (2) courses and distances: (1) southeasterly along said curve with an arc length of 526.57 feet, chord bears S.66°06'28"E. 526.38 feet to a point of curvature of a compound curve to the right

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with a radius of 6135.97 feet; (2) thence southeasterly along said curve with an arc length of 144.32 feet, chord bears S.62°41'54"E. 144.32 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 182,423 square feet in area or 4.188 acres.

(Note: Rotate above bearings 00°20'33" clockwise to equal NAD83 Highway bearings of 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 freeway over and across the northeasterly boundary line of said tract of land.

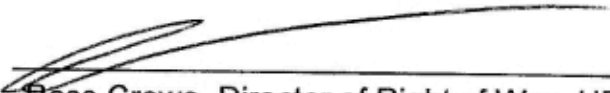
Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

PIN No. 7318
Project No. S-R199(50)
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STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

UTAH DEPARTMENT OF TRANSPORTATION



Ross Crowe, Director of Right of Way, UDOT

On this 9th day of July, in the year 2024, before me personally
appeared Ross Crowe, 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.



Notary Public

