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BK 8571 PG 545

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/26/2024 01:56:15 PM
FEE: \$40.00 Pgs: 5
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

MAT 100970

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-064-0017
08-065-0058
08-065-0057
08-065-0073
08-065-0038
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:156:TAQ

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 HG Kays, LLC, a Utah limited liability company, Grantee, at 590 N. Kays Drive, #112, Kaysville, County of Davis, State of Utah, Zip 84037, 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 being part of UDOT Parcel R199:156:T, R199:156B:T, R199:156D:T, and R199:156F:T situate in the SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 15, Township 3 North, Range 1 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 tract and the easterly highway right of way line of SR-67 West Davis Highway known as UDOT Project No. S-R199(229), which point is 29.12 feet S.89°37'24"E along the Quarter Section from the Center of said Section 15; and running thence N.48°03'14"W. 52.90 feet along said easterly highway right of way line to a point of curvature of a non-tangent curve to the left with a radius of 210.00 feet in the southerly highway right of way line of 950 South Street; thence along said southerly highway right of way line the following three (3) courses and distances: (1) northerly along said curve with an arc length of 109.65 feet, chord bears

N.23°54'00"E. 108.41 feet; (2) thence N.27°51'41"E. 134.04 feet; (3) thence N.37°34'13"E. 31.35 feet to the southerly highway right of way and no-access line of 950 South Street; thence along said southerly highway right of way and no-access line the following two (2) courses and distances: (1) N.50°53'30"E. 134.12 feet to a point of curvature of a non-tangent curve to the right with a radius of 993.50 feet; (2) thence easterly along said curve with an arc length of 325.04 feet, chord bears N.72°04'44"E. 323.60 feet to a point of curvature of a compound curve to the right with a radius of 993.50 feet in the southerly highway right of way line of 950 South Street; thence along said southerly highway right of way line the following three (3) courses and distances: (1) thence easterly along said curve with an arc length of 145.54 feet, chord bears N.85°38'54"E. 145.41 feet; (2) thence N.89°16'17"E. 100.01 feet; (3) thence N.89°50'42"E. 161.76 feet to the easterly boundary line of said tract; thence S.00°21'29"W. (Record S.00°15'00"W.) 480.69 feet along said easterly boundary line to the southerly boundary line of said tract and said Quarter Section line of said Section 15; thence N.89°37'24"W. 902.06 feet along said southerly boundary line and said Quarter Section 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 tract of land contains 376,967 square feet in area or 8.654 acres.

(Note: Above bearings equal NAD83 Highway bearings)

ALSO:

156:E

Reserving unto said Grantor a perpetual easement upon part of an entire tract of property, situate in the SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian, for the purpose of constructing and maintaining cut and/or fill slopes and appurtenant parts thereof incident to the construction of SR-67 West Davis Highway, known as Project No. S-R199(229). This easement includes the right to construct, maintain, and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Grantor. This easement shall run with the real property and shall be binding upon the Grantee, successors, heirs and assigns, and reserves unto the Grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said easement are described as follows:

Beginning at the intersection of the southerly boundary line of said tract and the easterly highway right of way line of SR-67 West Davis Highway known as UDOT Project No. S-R199(229), which point is 29.12 feet S.89°37'24"E along the Quarter Section from

the Center of said Section 15; and running thence N.48°03'14"W. 52.90 feet along said easterly highway right of way line to a point of curvature of a non-tangent curve to the left with a radius of 210.00 feet in the southerly highway right of way line of 950 South Street; thence along said southerly highway right of way line the following three (3) courses and distances: (1) northerly along said curve with an arc length of 109.65 feet, chord bears N.23°54'00"E. 108.41 feet; (2) thence N.27°51'41"E. 134.04 feet; (3) thence N.37°34'13"E. 31.35 feet to the southerly highway right of way and no-access line of 950 South Street; thence along said southerly highway right of way and no-access line the following two (2) courses and distances: (1) N.50°53'30"E. 134.12 feet to a point of curvature of a non-tangent curve to the right with a radius of 993.50 feet; (2) thence easterly along said curve with an arc length of 325.04 feet, chord bears N.72°04'44"E. 323.60 feet to a point of curvature of a compound curve to the right with a radius of 993.50 feet in the southerly highway right of way line of 950 South Street; thence along said southerly highway right of way line the following three (3) courses and distances: (1) thence easterly along said curve with an arc length of 145.54 feet, chord bears N.85°38'54"E. 145.41 feet; (2) thence N.89°16'17"E. 100.01 feet; (3) thence N.89°50'42"E. 161.76 feet to the easterly boundary line of said tract; thence S.00°21'29"W. (Record S.00°15'00"W.) 10.00 feet; thence S.89°50'42"W. 161.67 feet; thence S.89°16'17"W. 100.01 feet to a point of curvature of a curve to the left with a radius of 983.50 feet; thence westerly along said curve with an arc length of 464.82 feet, chord bears S.76°18'20"W. 460.50 feet; thence S.50°53'30"W. 133.08 feet; thence S.27°48'37"W. 97.40 feet; thence S.02°23'07"W. 58.50 feet; thence S.19°36'18"W. 133.19 feet to the southerly boundary line of said tract and said Quarter Section line of said Section 15; thence N.85°43'20"W. 0.07 feet along said southerly boundary line and said Quarter Section 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 easement contains 16,588 square feet in area or 0.381 acre.

(Note: Above bearings equal NAD83 Highway bearings)

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

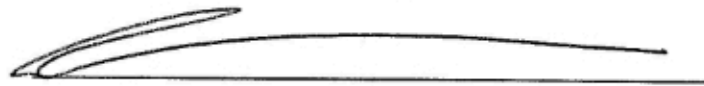
abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within 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 northerly 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.

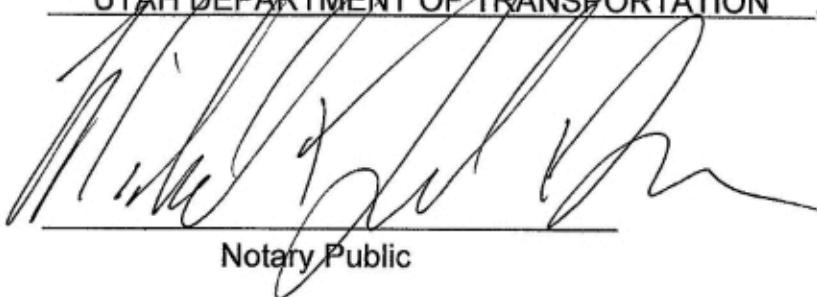
Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

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



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

