

Renee Spooner (6993)  
Assistant Attorneys General  
DEREK E. BROWN (#10426)  
Utah Attorney General  
*Attorneys for Plaintiff*  
160 East 300 South, 5<sup>th</sup> Floor  
P.O. Box 140857  
Salt Lake City, Utah 84114-0857  
Telephone (801) 366-0353  
rsponer@agutah.gov

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**IN THE SECOND JUDICIAL DISTRICT COURT**

**DAVIS COUNTY, STATE OF UTAH**

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UTAH DEPARTMENT OF  
TRANSPORTATION,

Plaintiff

vs.

BRIAN KNOWLTON, an individual;  
SUSAN KNOWLTON, an individual; TOWN  
CENTER, LLC, a Utah limited liability  
company; METRO NATIONAL TITLE  
COMPANY, a Utah corporation; and JOHN  
DOES 1-5,

Defendants.

**LIS PENDENS &  
REQUEST FOR NOTICE**

Project No. S-0068(137)67  
Parcel Nos. 194 104

(Affecting Tax ID No.03-041-0050)

Civil No. 250700155

Judge Catherine S. Conklin

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**NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING**

PLEASE TAKE NOTICE that an eminent domain proceeding has been commenced in  
the Second Judicial District Court, Davis County, State of Utah, by the above-named Plaintiff  
against the above-named Defendants to acquire for public use the real property described in  
Exhibit A.

### REQUEST FOR NOTICE

Pursuant to Utah Code § 57-1-26, the Utah Department of Transportation requests that a copy of any notice of default and a copy of notice of sale under any trust deed filed of record regarding the described property, be mailed to Renee Spooner, Assistant Attorney General at 160 East 300 South, 5<sup>th</sup> Floor, P.O. Box 140857, Salt Lake City, UT 84114-0857.

DATED this 19th day of February, 2025

DEREK E. BROWN  
UTAH ATTORNEY GENERAL

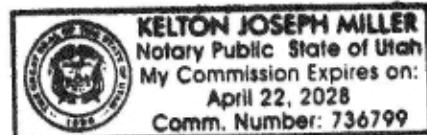
Renee Spooner

Renee Spooner  
Assistant Attorney General  
*Attorneys for Plaintiff*

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

The foregoing instrument was acknowledged before me this 19th day of February, 2025  
by Renee Spooner.

Kelton Joseph Miller  
Notary Public



3606720  
BK 8692 PG 532

**EXHIBIT A**

CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-0068(137)67  
SR-68 & 1875 S., Bountiful

I. The Utah Department of Transportation (UDOT) has determined that the following described property ("Subject Property") is necessary for a state transportation purpose as defined in Utah Code Ann. § 72-5-102. UDOT has been unable to acquire the Subject Property after having made reasonable efforts to negotiate for its purchase. Therefore, pursuant to its duty to provide safe transportation systems, UDOT has determined that it is necessary and in the public interest to acquire the Subject Property by condemnation in accordance with applicable law.

II. The Subject Property is located in Davis County, Utah and described as:

Tax Id No. 03-041-0050

**Parcel No. S-0068:104**

A parcel of land in fee, being part of an entire tract of property, situate in Lot 4 of Section 30, T.2 N., R.1 E., S.L.B.& M., in Davis County, Utah, for the widening of the existing highway State Route 68, incident to intersection improvements of SR-68 and 1875 South Street, known as Project S-0068(137)67. The boundaries of said parcel of land are described as follows:

Beginning at a point on the westerly boundary line of said entire tract, which point is 267.57 feet N.89°53'57"E. along the south line of Section 30 to the control line of SR-68 of said project and 97.33 feet N.26°52'57"E. along said control line and 46.00 feet S.63°07'03"E. from the southwest corner of said Section 30 as established by a witness corner monument bearing 184.32 feet N.89°57'28"E. from said southwest corner (Note: said point of beginning also being 46.00 feet perpendicularly distant southeasterly from said control line at Engineer Station 105+00.50); and running thence S.63°07'03"E. 9.50 feet to a point which is 55.50 feet perpendicularly distant southeasterly from said control line at Engineer Station 105+00.50; thence S.20°58'17"E. 14.16 feet to a point which is 66.00 feet perpendicularly distant southeasterly from said control line at Engineer Station 104+91.00; thence S.26°52'57"W. 8.62 feet to the southerly boundary line of said entire tract at a point which is 66.00 feet perpendicularly distant southeasterly from said control line at Engineer Station 104+82.38; thence along said southerly and westerly boundary lines of said entire tract the following three (3) courses and distances: (1) N.70°43'55"W. 3.09 feet; thence (2) northerly 25.50 feet along the arc of a 15.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears N.21°50'26"W. for a distance of 22.54 feet, central angle = 97°24'10"); thence (3) N.26°52'57"E. 3.67 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 parcel of land contains 274 sq. ft. or 0.010 acre.

(Note: Rotate above bearings 0°20'01" clockwise to equal NAD83 project bearings.)

CO\*S-0068\*104

CONDEMNATION RESOLUTION  
HIGHWAY PROJECT NO. S-0068(137)67  
SR-68 & 1875 S., Bountiful

The foregoing Condemnation Resolution is hereby approved by the Director of the Utah Department of Transportation, or his designee, the Director of Right of Way and Property Management for the Utah Department of Transportation pursuant to the provisions of Utah Code Ann. § 72-1-202 and 72-1-207, (1998), on this 3rd day of February, 2025.

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Ross Crowe  
Director of Right of Way and  
Property Management  
Utah Department of Transportation