

E 3606720 B 8692 P 530-534
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
02/24/2025 12:28:39 PM
FEE: \$40.00 Pgs: 5
DEP eCASH REC'D FOR: UTAH DEPARTMENT OF
TRANSPORTATION

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IN THE SECOND JUDICIAL DISTRICT COURT

DAVIS COUNTY, STATE OF UTAH

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

NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING

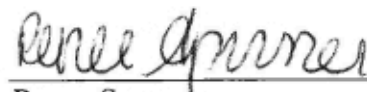
PLEASE TAKE NOTICE that an eminent domain proceeding has been commenced in the Second Judicial District Court, Davis County, State of Utah, by the above-named Plaintiff against the above-named Defendants to acquire for public use the real property described in Exhibit A.

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, 5th Floor, P.O. Box 140857, Salt Lake City, UT 84114-0857.

DATED this 19th day of February, 2025

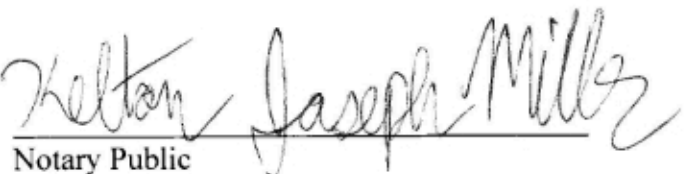
DEREK E. BROWN
UTAH ATTORNEY GENERAL



Renee Spooner
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.



Notary Public

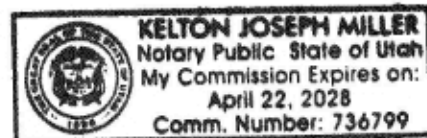


EXHIBIT A

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.



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