

3614200
BK 8734 PG 240

E 3614200 B 8734 P 240-242
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
4/23/2025 10:34 AM
FEE 40.00 Pgs: 3
DEP AJH REC'D FOR LAYTON
CITY

When recorded, mail to:

Layton City Recorder
437 N. Wasatch Dr.
Layton, Utah 84041

Affects Parcel No(s): 09-088-0139 pt

RETURNED

APR 23 2025

LAYTON CITY
QUIT-CLAIM DEED

LAYTON CITY CORPORATION of 437 Wasatch Drive, Layton, County of Davis, State of Utah, GRANTOR, hereby **QUIT-CLAIM** to LGI, LLC, GRANTEE, of Millcreek, County of Salt Lake, State of Utah, for the sum of Ten Dollars (\$10.00) and/or other valuable consideration, any interest in the following described tract of land, illustrated in the attached and incorporated Exhibit A, in Davis County, State of Utah:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Reserving to the Grantor in perpetuity, all public easements or right-of-way to which, as of the date of this document, Grantor may have an interest, either recorded or prescriptive, in the described property.

[Signature and notary pages to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Quit-Claim Deed
this 8th day of April, 2025.

GRANTOR:

LAYTON CITY CORPORATION

Joy Petro
JOY PETRO, Mayor

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

Approved as to Form:

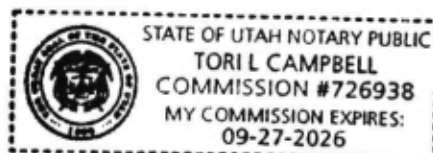
For: Jodym Apalone
City Attorney

BT H Jank
City Engineer

GRANTOR'S ACKNOWLEDGEMENT

STATE OF UTAH
§
COUNTY OF DAVIS

On this 8th day of April, 2025, personally appeared before me JOY PETRO, who being duly sworn, did say that he/she is the MAYOR of LAYTON CITY, a municipal corporation of the State of Utah, and that LAYTON CITY is the legal property owner of record of the property subject to this Quit-Claim Deed, and that the foregoing Quit-Claim Deed was signed in his/her capacity as land use authority on behalf of the City for approval.



Tori L. Campbell
NOTARY PUBLIC

HOLMES SHORES ESTATES RIGHT-OF-WAY VACATION
EXHIBIT A LEGAL DESCRIPTION
PARCEL # 09-088-0139

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
LAYTON, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT N89°39'19"W 93.01 FEET AND N00°24'29"E 29.34 FEET FROM
THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN;

THENCE, NORTHWESTERLY TO THE LEFT ALONG THE CURVE OF A NON-
TANGENTIAL ARC A DISTANCE OF 80.52 FEET, THROUGH A CENTRAL ANGLE OF
76°14'59", HAVING A RADIUS OF 60.51 FEET, AND WHOSE CHORD BEARS
N48°42'15"W A DISTANCE OF 74.71 FEET, SAID POINT BEING THE TRUE POINT OF
BEGINNING;

THENCE, S08°07'29"E A DISTANCE OF 40.22 FEET;

THENCE, SOUTHWESTERLY TO THE RIGHT ALONG THE CURVE OF A NON-
TANGENTIAL ARC A DISTANCE OF 28.34 FEET, THROUGH A CENTRAL ANGLE OF
98°24'18", HAVING A RADIUS OF 16.50 FEET, AND WHOSE CHORD BEARS
S41°04'25"W A DISTANCE OF 24.98 FEET;

THENCE, N89°09'59"W A DISTANCE OF 53.62 FEET;

THENCE, NORTHEASTERLY TO THE LEFT ALONG THE CURVE OF A NON-
TANGENTIAL ARC A DISTANCE OF 3.56 FEET, THROUGH A CENTRAL ANGLE OF
14°03'44", HAVING A RADIUS OF 14.50 FEET, AND WHOSE CHORD BEARS
N12°49'04"E A DISTANCE OF 3.55 FEET,

THENCE, NORTHEASTERLY TO THE RIGHT ALONG THE CURVE OF A TANGENTIAL
ARC A DISTANCE OF 92.37 FEET, THROUGH A CENTRAL ANGLE OF 87°28'00",
HAVING A RADIUS OF 60.51 FEET, AND WHOSE CHORD BEARS N49°26'04"E A
DISTANCE OF 83.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,109.85 SF OR 0.07139 ACRES, MORE OR LESS.