

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

Also
Farmington City
160 South Main Street
Farmington, Utah 84025

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 08-081-0105
08-081-0122, 08-081-0124
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:111:AQ

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 Farmington City, a municipal corporation of the State of Utah, Grantee, at 160 South Main Street, Farmington, County of Davis, State of Utah, Zip 84025, 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 R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the westerly boundary line of said tract, which point is 812.87 feet S.00°15'33"E. along the Section line from the Northwest corner of said Section 26; and running thence N.89°44'27"E. 65.71 feet; thence N.86°54'04"E. 36.27 feet to the westerly boundary line of Flatrock Ranch a Conservation Subdivision, recorded as Entry No. 3363647 in Book 7724 at Page 1249 in the office of the Davis County Recorder; thence S.03°35'27"E. 112.85 feet along said westerly subdivision boundary line; thence S.79°17'41"W. 21.98 feet; thence S.10°42'19"E. 147.03 feet; thence S.03°45'40"E. 69.42 feet; thence East 0.42 feet; thence S.00°20'07"E. 123.21 feet, to the northerly highway right of way line of SR-177 West Davis Highway known as UDOT Project

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No. S-R199(229); thence N.65°02'50"W. 130.83 feet along said northerly highway right of way line to the westerly boundary line of said tract and said Section line; thence N.00°15'33"W. 396.20 feet along said westerly boundary line and said Section line to the point of beginning.

The above described tract of land contains 45,871 square feet in area or 1.053 acres.

Note: Rotate above bearings clockwise 00°20'07" to equal NAD83 Highway bearings of Project No. S-R199(229)

In the event Grantee transfers the property or uses the described property for uses inconsistent with roadway purposes, the property shall automatically revert to, vest in, and become the fee property of the Utah Department of Transportation and assigns.

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 southerly 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 Title 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

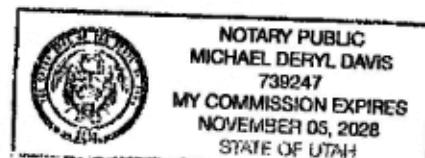
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Ross Crowe, Director of Right of Way, UDOT

On this 26 day of June, in the year 2025, 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



AFFIDAVIT OF ACCEPTANCE

State of Utah)
) ss
County of Davis)

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
 2. I am currently the City Manager of Farmington City, a municipal corporation and political subdivision of the state of Utah.
 3. The City has been conveyed a Quitclaim Deed for a parcel of land.
 4. The complete legal description of the Quitclaim Deed, which accompanies this declaration, is:

A tract of land being part of UDOT Parcel R199:111, from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel 9999:978:ST and 9999:978 from UDOT Project No. SP-9999(807) PIN No. 4955, situate in the NW1/4 NW1/4 of Section 26, Township 3 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the westerly boundary line of said tract, which point is 812.87 feet S.00°15'33"E. along the Section line from the Northwest corner of said Section 26; and running thence N.89°44'27"E. 65.71 feet; thence N.86°54'04"E. 36.27 feet to the westerly boundary line of Flatrock Ranch a Conservation Subdivision, recorded as Entry No. 3363647 in Book 7724 at Page 1249 in the office of the Davis County Recorder; thence S.03°35'27"E. 112.85 feet along said westerly subdivision boundary line; thence S.79°17'41"W. 21.98 feet; thence S.10°42'19"E. 147.03 feet; thence S.03°45'40"E. 69.42 feet; thence East 0.42 feet; thence S.00°20'07"E. 123.21 feet, to the northerly highway right of way line of SR-177 West Davis Highway known as UDOT Project No. S-R199(229); thence N.65°02'50"W. 130.83 feet along said northerly highway right of way line to the westerly boundary line of said tract and said Section line; thence N.00°15'33"W. 396.20 feet along said westerly boundary line and said Section line to the point of beginning.

Cont. 45,871 square feet or 1.053 acres.

5. As Manager of the City of Farmington, County of Davis, State of Utah, I hereby accept the quitclaimed property conveyed by the UTAH DEPARTMENT OF TRANSPORTATION.

~~Brigham Mellor, City Manager
Farmington City~~

SUBSCRIBED AND SWORN before me this 15th day of July, 2025.

Dianne P. Garkt
Notary Public

