



3200 W 300 N
WEST POINT, UT 84015

**WEST POINT CITY COUNCIL
MEETING NOTICE & AGENDA
December 6th, 2022
WEST POINT CITY HALL**

Mayor
Brian Vincent
Council
Gary Petersen, *Mayor Pro Tem*
Annette Judd
Jerry Chatterton
Brad Lee
Michele Swenson
City Manager
Kyle Laws

THIS PUBLIC MEETING WILL BE HELD IN-PERSON AT WEST POINT CITY HALL

The public may attend this meeting in-person at West Point City Hall under the following Guidelines:

- *Avoid entering if they have a fever of 100.4° or above, cough, trouble breathing, sore throat, or feel generally unwell*

A LIVE STREAM OF THE MEETING IS AVAILABLE FOR THE PUBLIC TO VIEW:

Online: <https://us02web.zoom.us/j/84486279542> or by Telephone: 1(669) 900-6833 – Meeting ID: 844 8627 9542

The public may participate in the Citizen Comment and Public Hearing Items PRIOR to the meeting via email:

- **Email:** carnold@westpointcity.org
- **Subject Line:** "Citizen Comment – December 6, 2022 City Council
- **Email Body:** **Must** include First & Last Name and Address and a succinct statement of your comment.

ADMINISTRATIVE SESSION

6:00 PM – OPEN TO THE PUBLIC


1.	Discussion Regarding the 2023 City Council Meeting Schedule – Ms. Casey Arnold	pg. 4
2.	Discussion Regarding Subdivision Phases and Second Accesses – Mrs. Bryn MacDonald	pg. 7
3.	Discussion Regarding a Code Text Change for Automotive Use Definitions – Mrs. Bryn MacDonald	pg. 10
4.	Discussion Regarding a Real Estate Purchase Contract with UDOT for Property on 200 S – Mr. Kyle Laws	pg. 15
5.	Discussion Regarding Business License Renewal Dates – Mrs. Bryn MacDonald	pg. 136
6.	Discussion Regarding 2000 W Landscaping – Mr. Boyd Davis	pg. 140
7.	Other Items	

GENERAL SESSION

7:00 PM – OPEN TO THE PUBLIC

1.	Call to Order	
2.	Pledge of Allegiance	
3.	Prayer or Inspirational Thought	<i>(Contact the City Recorder to request meeting participation by offering a prayer or inspirational thought)</i>
4.	Communications and Disclosures from City Council and Mayor	
5.	Communications from Staff	
6.	Citizen Comment	<i>(Emailed comments received prior to the meeting using the instructions above will be read to the Council at this time)</i> - Please approach the podium & <u>clearly state your name and address prior to commenting</u> . Please keep comments to a maximum of 2 ½ minutes - Do not repeat positions already stated; public comment is a time for the Council to receive new information and perspectives
7.	Youth Council Update	
8.	Consideration of Approval of Ordinance No. 12-06-2022A, Approving the 2023 West Point City Council Meeting Schedule – Ms. Casey Arnold	pg. 4
9.	Consideration of Approval of Resolution No. 12-06-2022A, Approving a Real Estate Purchase Contract with UDOT for Property on 200 S – Mr. Kyle Laws	pg. 15
10.	Motion to Adjourn the General Session	

Posted December 2nd, 2022:


Casey Arnold, City Recorder

TENTATIVE UPCOMING ITEMS

Date: **12/20/2022**

Administrative Session – 6:00 pm

1. Code Enforcement Update – Mr. Bruce Dopp
2. Discussion Regarding a West Point City Arts Council – Mr. Kyle Laws
3. Discussion Regarding a Cell Tower Contract – Mr. Kyle Laws
4. Discussion Regarding an Extension to the Existing Law Enforcement Contract – Mr. Kyle Laws
5. Discussion Regarding a Rezone of Property Located at 2010 N 4500 W – Mrs. Bryn MacDonald
6. Discussion Regarding a Rezone of Property Located at 3181 W 300 N – Mrs. Bryn MacDonald
7. Discussion Regarding the FY2022 Financial Audit – Mr. Ryan Harvey

General Session – 7:00 pm

1. Consideration of Approval of Resolution No. 12-20-2022**, Approving an Extension to the Law Enforcement Contract with Davis County – Mr. Kyle Laws
2. Consideration of Approval of Resolution No. 12-20-2022**, Approving the FY2022 Financial Audit for West Point City and All Related Agencies – Mr. Ryan Harvey
3. Consideration of Approval to Award the Bid for the 1300 N Storm Drain Project – Mr. Boyd Davis
4. Consideration of Approval to Remove the Westlake Estates Subdivision Phase 1 from Warranty – Mr. Boyd Davis
5. Consideration of Approval to Remove the Isla Vista Subdivision from Warranty – Mr. Boyd Davis
6. Consideration of Approval to Place the Bluffview Subdivision Phase 1A on One-Year Warranty – Mr. Boyd Davis
7. Consideration of Approval to Place the Harvest Fields Subdivision Phase 8 on One-Year Warranty – Mr. Boyd Davis
8. Consideration of Approval of Ordinance No. 12-20-2022**, Establishing a West Point City Arts Council – Mr. Kyle Laws
9. Consideration of Approval of Ordinance No. 12-20-2022**, Amending Section ** of the WPCC Regarding Subdivision Phases and Second Accesses – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
10. Consideration of Approval of Ordinance No. 12-20-2022**, Amending WPCC Section *** Regarding Automotive Use Definitions – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action

Date: **01/03/2023**

Administrative Session – 6:00 pm

1. Discussion Regarding a General Plan Amendment for Property Located at 2600 W 300 N – Mrs. Bryn MacDonald
2. Discussion Regarding the Small Area Plan and Market Study – Mrs. Bryn MacDonald (*Presented By: Ben Levenger and Susie Becker*)

General Session – 7:00 pm

1. Davis County Sheriff's Office Quarterly Update
2. Youth Council Update
3. Reappointment of Planning Commissioner?
4. Consideration of Approval of Ordinance No. 01-03-2023**, Approving a Rezone of Property Located at 2010 N 4500 W – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
5. Consideration of Approval of Ordinance No. 01-03-2023**, Approving a Rezone of Property Located at 3181 W 300 N – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action

Date: **01/17/2023**

Administrative Session – 6:00 pm

1. Discussion Regarding **

General Session – 7:00 pm

1. Consideration of Approval of Ordinance No. 01-17-2023, Approving a General Plan Amendment for Property Located at 2600 W 300 N – Mrs. Bryn MacDonald
 - a. Public Hearing
 - b. Action
 - 2.
-



WEST POINT CITY 2022 CALENDAR

2022

IMPORTANT DATES

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

JANUARY

3	Swearing-In Ceremony - 12 PM
4	City Council - 6 PM
10	Senior Lunch - 11:30 AM
11	Council/Staff Lunch - 11:30 AM
13	Planning Commission - 6 PM
17	MLK Jr. Day - CLOSED
18	City Council - 6 PM
27	Planning Commission - 6 PM

JULY

2 & 4	PARTY AT THE POINT EVENTS
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
16	MOVIE IN THE PARK - DUSK
19	City Council - 6 PM
25	Pioneer Day Holiday - CLOSED
28	Planning Commission - 6 PM

FEBRUARY

1	City Council - 6 PM
4-5	City Council Planning & Visioning Session
10	Planning Commission - 6 PM
14	Senior Lunch - 11:30 AM
15	City Council - 6 PM
21	President's Day - CLOSED
24	Planning Commission - 6 PM

AUGUST

2	City Council - 6 PM
8	Senior Lunch - 11:30 AM
11	Planning Commission - 6 PM
12	Summer Party 6:30 - 8:30 PM
13	MOVIE IN THE PARK - DUSK
16	City Council - 6 PM
25	Planning Commission - 6 PM

MARCH

1	City Council - 6 PM
10	Planning Commission - 6 PM
15	City Council - 6 PM
21	Senior Lunch - 11:30 AM
24	Planning Commission - 6 PM

SEPTEMBER

5	Labor Day - CLOSED
6	City Council - 6 PM
8	Planning Commission - 6 PM
12	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM

APRIL

5	City Council - 6 PM
11	Senior Lunch - 11:30 AM
14	Planning Commission - 6 PM
16	EASTER EGG HUNT - 10 AM
19	City Council - 6 PM
22-23	ANNUAL SPRING CLEAN-UP
28	Planning Commission - 6 PM

OCTOBER

4	City Council - 6 PM
6	CEMETERY CLEANING
10	Employee Training - CLOSED
13	Planning Commission - 6 PM
13-15	ANNUAL FALL CLEAN-UP
18	Senior Lunch - 11:30 AM
18	City Council - 6 PM
22	HALLOWEEN CARNIVAL - 6-8 PM
25	Council/Staff Lunch - 11:30 AM
27	Planning Commission - 6 PM

MAY

3	City Council - 6 PM
5	CEMETERY CLEANING
9	Senior Lunch - 11:30 AM
10	Council/Staff Lunch - 11:30 AM
12	Planning Commission - 6 PM
14	TAKE PRIDE IN WEST POINT
17	City Council - 6 PM
26	Planning Commission - 6 PM
30	Memorial Day - CLOSED

NOVEMBER

1	City Council - 6 PM
3	FLAGS ON VETERANS' GRAVES
8	ELECTION DAY
10	Planning Commission - 6 PM
11	Veterans Day - CLOSED
15	Senior Lunch - 11:30 AM
15	City Council - 6 PM
24/25	Thanksgiving - CLOSED
28	CITY HALL LIGHTING - 6 PM

JUNE

4	MISS WEST POINT PAGEANT
6	Senior Lunch - 11:30 AM (Loy Blake)
7	City Council - 6 PM
9	Planning Commission - 6 PM
10	MOVIE IN THE PARK - DUSK
20	JUNETEENTH (OBSERVED) - CLOSED
21	City Council - 6 PM
23	Planning Commission - 6 PM

DECEMBER

2	Christmas Party - 7 PM
6	CHILD REMEMBRANCE - 7 PM
6	City Council - 6 PM
8	Planning Commission - 6 PM
13	Senior Lunch - 11:30 AM
20	City Council - 6 PM
22	Planning Commission - 6 PM
23	CEMETERY LUMINARY - 4 PM
26-27	Christmas Holiday - CLOSED

CITY COUNCIL STAFF REPORT



Subject: 2023 City Council Meeting Schedule
Author: Casey Arnold
Department: Executive
Meeting Date: December 6, 2022

Background

The West Point City Council has traditionally met on the 1st and 3rd Tuesdays of each month to consider and deliberate matters of the City. As required by State Law, municipalities must provide advance notice to the public of the date, time, and location for the holding of their regular meetings.

Analysis

Utah State Code §10-3-502(a) states that by ordinance, a municipality must approve their annual meeting schedule, complete with dates, times, and locations listed. To comply with State Statute and provide adequate notice of regular meetings to the public, the West Point City Council Meeting Schedule must now be adopted for the upcoming year of 2023. The proposed ordinance and 2023 Meeting Schedule are attached hereto and will be reviewed with the Council at the meeting.

Recommendation

Staff recommends the adoption of Ordinance No. 12-06-2022A, Setting the 2023 Meeting Schedule for the West Point City Council.

Significant Impacts

The Council will continue to meet regularly on the 1st and 3rd Tuesdays of each month throughout 2023, unless otherwise noticed.

Attachments

Ordinance No. 12-06-2022A
2023 West Point City Council Meeting Schedule

ORDINANCE NO. 12-06-2022A

**AN ORDINANCE SETTING THE
WEST POINT CITY COUNCIL MEETING
SCHEDULE FOR CALENDAR YEAR 2023**

WHEREAS, West Point City, a Municipal Corporation, hereafter referred to as the “City,” is a public body of the State of Utah; and

WHEREAS, the City is governed by a Mayor and City Council duly elected according to law; and

WHEREAS, the City Council has traditionally met to consider and deliberate matters of City business on the first and third Tuesdays of every month; and

WHEREAS, the City is required by UCA §10-3-502 to set the schedule and venue of these regular meetings of the City Council by ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT CITY, UTAH as follows:

The Mayor and City Council of West Point City, Davis County, State of Utah, hereby set the City Council Meeting Schedule for the Calendar Year 2023, as put forth in Exhibit A, attached and included hereto.

This Ordinance shall become effective immediately upon passage.

Passed and adopted this 6th day of December, 2022.

WEST POINT CITY, a Municipal Corporation

BY: _____
BRIAN VINCENT, MAYOR

ATTEST:

CASEY ARNOLD, CITY RECORDER



WEST POINT CITY COUNCIL 2023 MEETING SCHEDULE

**WEST POINT CITY HALL
3200 W 300 N, West Point City UT 84015**

LOCATIONS, DATES, TIMES, AND CONSIDERED ITEMS ARE SUBJECT TO CHANGE

Date	Time	Consideration/Significance of Day
January 3, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
January 17, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
February 7, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
February 10-11, 2023	<i>TBD</i>	<i>City Council Annual Planning and Visioning Session - Time & Location TBD</i>
February 21, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
March 7, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
March 21, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
April 4, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
April 18, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
May 2, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of the FY2023 Amended Budget & FY2024 Tentative Budget for West Point City & CDRA
May 16, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of the FY2023 Amended Budget & FY2024 Tentative Budget for West Point City & CDRA
June 6, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Public Hearing and Adoption of FY2024 Tentative Budget for West Point City & CDRA
June 20, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of FY2024 Final Budget & 2023 Property Tax Rate Public Hearing and Adoption of FY2024 CDRA Final Budget
July 4, 2023	<i>Canceled</i>	<i>Independence Day Holiday - City Hall Closed</i>
July 18, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
August 1, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion of FY2024 Final Budget & 2022 Property Tax Rate for West Point City
August 15, 2023	6:00 PM - Administrative Session	Discussion of FY2024 Final Budget & 2023 Property Tax Rate for West Point City
	7:00 PM - SPECIAL BUDGET MEETING	Public Hearing & Adoption of 2023 Property Tax Rate Public Hearing & Adoption of FY2024 Final Budget
	7:30 (appx.) - General Session	*General Session Immediately Following Special Budget Meeting
September 5, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
September 19, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
October 3, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
October 17, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	
November 7, 2023	<i>Canceled</i>	<i>Election Day</i>
November 21, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Approval of the 2023 Municipal General Election Canvass
December 5, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	Discussion and Approval of 2024 City Council Meeting Schedule
December 19, 2023	6:00 PM - Administrative Session 7:00 PM - General Session	

CITY COUNCIL STAFF REPORT



Subject: Subdivision Phasing and Second Access
Author: Bryn MacDonald
Department: Community Development
Date: December 6, 2022

Background

In response to a request from City Council, the Planning Commission has worked for the past few months on revisions to the subdivision code related to second access and phasing for developments. During the meeting on November 15, 2022, the Council had a discussion about the proposal and asked for some changes and clarification. This item is on for further discussion with a revised proposal.

Process

West Point City Land Use and Development Code 17.00.090 allows amendments to land use regulations. The Planning Commission must hold a public hearing and make a recommendation. The City Council then holds public hearing and makes a final decision.

The Planning Commission held a public hearing on September 22, 2022, and recommended approval of the proposed change. The City Council must now hold a public hearing and either approve, modify, or deny the request.

Analysis

The subdivision ordinance currently has a requirement for all developments with more than 30 lots to provide a second access. However, there is no definition of a second access and it is unclear if this can be a private access, an emergency access, or it must be a public access that is always open and available for use. The proposed changes include a definition of second access and greater clarity on when it is required.

The code also states that *"in no case shall more than two phases be development **consecutively.**"* It appears that the intent of the code was for this phrase to read CONCURRENTLY instead of CONSECUTIVELY, and it has been applied that way for many years. The code also allows the City Council to give an exception for multiple phases to be developed at the same time. There are no standards for allowing this exception, so it has been removed.

The proposed ordinance changes are below (Text in red is the proposed revisions; changes in blue have been made since the previous City Council discussion):

17.10.020 Definitions:

"Second access" means a public street or private road that connects to and provides access to an existing public street. A second access shall not be gated for emergency access only; but can be gated if accessible by all members living in the development.

“Private road” means a private street with a minimum of 50-foot right-of-way that includes curb, gutter, and sidewalk on both sides and meets the requirements found in the public works standard drawings. Private roads may terminate at a dead end but will be provided with a dedicated turnaround and will be no longer than 600 feet in length. Private roads do not provide access to more than 30 units or lots.

17.130.090 Subdivision design standards.

A. Relation to Adjoining Street System

1. The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets, curbs, gutters, and sidewalks in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.
2. ~~Standard residential streets~~ Public streets or private roads shall approach the arterial or collector streets at an angle of not less than 80 degrees.
3. A second access that connects to an existing public street shall be required for any development with more than:
 - a. 30 lots/units. This includes single family, two-family and townhouse developments; or
 - b. 100 multi-family units in a development. This includes developments such as apartments or condominiums.

E. Natural Drainage and Other Easements. The city shall require that easements for drainage through adjoining properties be provided by the developer; an easement for water, sewer, drainage, power lines, and other utilities shall be provided in the subdivision.

~~7. Developments over 30 lots shall be done in phases. A phase shall consist of no more than 30 lots unless specifically approved by the city. Each phase must be completed with both on and off site improvements within two years. The city shall not approve more than 30 lots in a development or single phase without requiring the construction of a second access road that connects to an existing public street.~~

~~8. When the off-site improvements have been 100 percent completed within the boundaries of the recorded plat of any phase and approved by the city, and on-site improvements have been 70 percent completed, and building permits have been issued on at least 50 percent of the lots, then the developer may record the plat for the next phase of the development.~~

~~9. In no case shall more than two phases be developed consecutively. The city council may grant exceptions to these rules if deemed appropriate.~~

G. Phasing

1. The division of a preliminary plat into two (2) or more phases must be approved by the Planning Commission as part of the preliminary plat approval. Single family, two-family and townhome developments over 30 lots/units shall be done in phases. The Planning Commission may impose such conditions upon the phases as it deems necessary to assure the orderly development of the preliminary plat. A phased development plan shall show:
 - a. The planned development of the entire site;
 - b. No phase shall consist of more than 30 lots;
 - c. The timing and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

- ~~2. When the off-site improvements have been 100 percent completed inspected, and approved by the city, and on-site improvements have been 70 percent completed, inspected and approved by the City, then the developer may record the plat for the next sequential phase of the development.~~

2. When a subdivision has multiple phases, the first phase shall be recorded subject to section 17.130.050. The developer may not record the plat for the next sequential phase of the development until the following requirements have been met in the previous phase:
 - a. The off-site improvements have been 100 percent completed and the final inspection has been approved by the city; and
 - b. The on-site improvements have been 70 percent completed, and the final inspection has been approved by the City; and
 - c. Building permits have been issued on 50 percent of the total number of lots in all of the previously recorded phases.

Recommendation

This item is on for discussion only. A public hearing will be scheduled for a future meeting.

CITY COUNCIL STAFF REPORT



Subject: Discussion of Text Changes to “Automobile Related Uses”
Author: Bryn MacDonald
Department: Community Development
Date: December 6, 2022

Background

The City Council recently discussed adding “Automobile Service Station” to the table of land uses. The Council asked the Planning Commission to separate the definition into each of the individual uses. The Planning Commission is proposing to separate the Automobile Service Station into four different uses: Car Wash, Convenience Store, Gasoline Service Station, and Limited Vehicle Repair.

Process

Amendments to the Land Use Ordinance must follow the legislative process as outlined in Utah State Code 10-9a-502 & 10-9a-503. The Planning Commission must hold a public hearing on the proposed regulation then make a recommendation to the City Council. The Planning Commission held a public hearing on November 10, 2022. The City Council then holds a public meeting and makes a final decision on the proposal. The Council can approve, deny, or modify the request.

Analysis

The Land Use Code currently has a definition for an “Automobile Service Station”, but this use isn’t listed in the Table of Land Use Regulations as being allowed in any zone. The Council previously denied the proposed change to add “Automobile Service Station” as a conditional use in commercial zones. The Council asked the Planning Commission to break down the definition into each of the individual uses listed.

Proposed Text

17.10.020 Definitions

~~“Automobile service station” means a place where gasoline or other major fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services are performed to include tube and tire repair, battery charging, storage of merchandise, lubricating of automobiles, and automobile washing, and not to include repairs performed of a minor or major type, except replacement of plugs, lights, fan belts, and other small parts.~~

“Car wash” means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand.

“Convenience Store” means an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in retail sales, from the premises, of gasoline, food, beverages, and frequently or recurrently needed items for household use.

“Gasoline Service Station” means an establishment engaged in retail sale of gasoline and petroleum products.

“Vehicle Repair, limited” means an establishment providing motor vehicle repair or maintenance services within a completely enclosed building. Limited vehicle repair excludes paint and body shops, general vehicle equipment and repair services, and storage of vehicles for more than ninety (90) days. Typical uses include businesses engaged in repair and/or replacement of brakes, air conditioning, generators, starters, and tires; motor tune-ups; front-end alignments; battery recharging; lubrication; and sales, repair, and installation of associated parts and accessories such as tires, batteries, windshield wipers, and hoses.

17.60.050 Table of land use regulations

A. Glossary and Requirements.

P = Permitted Use (P). A site plan application might be required as outlined in Chapter 17.30 WPCC.

AC = Administrative Conditional Use (AC). A site plan application with an administrative staff review is required.

PC = Planning Commission Conditional Use Review (PC). A site plan application with planning commission review is required.

B. If a use is not specifically designated below, then it is prohibited.

LAND USE ZONES	A-5	A-40	R-1	R-2	R-3	R-4	R-5	P-O	N-C	C-C	R-C	R/I-P	
Automobile-Related Uses													
1. <u>Gas/Convenience Store with or Without Car Wash</u>										PC	PC	PC	PC
1. <u>Car Wash</u>										PC	PC	PC	PC
2. <u>Gasoline Service Station</u>										PC	PC	PC	PC
3. <u>Vehicle Repair, Limited</u>										PC	PC	PC	PC
4. <u>Convenience Store</u>													

Commercial and industrial areas of the city are shown on the attached General Plan Map. Areas that are currently zoned commercial are marked with a red circle. The Planning Commission made a recommendation to approve the definitions, but not to add them to the Table of Land Use Regulations at this time. They determined that the uses could be added to the table in the future when a specific user was interested in a location. The City Council will need to determine if they want each of the uses allowed in all of the commercial zones, if they want to specify specific zones, or only add the definitions at this time.

Recommendation

This item is on for discussion only. No action is required at this time.

Attachments

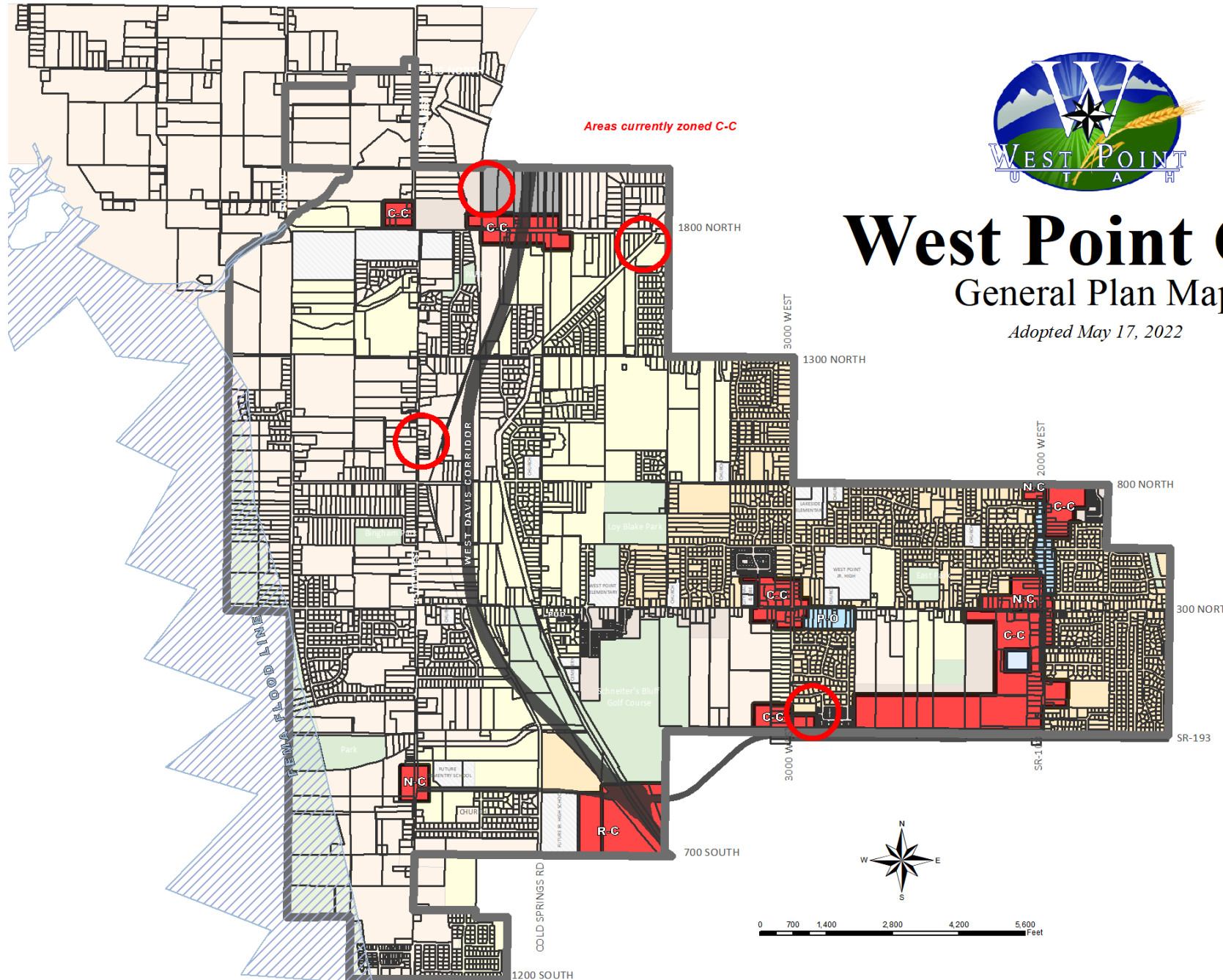
General Plan map

Alternate definitions



West Point City General Plan Map

Adopted May 17, 2022



Areas currently zoned C-C

- R-1** (RESIDENTIAL 2.2 UNITS PER ACRE - 12,000 SQ. FT.)
- R-2** (RESIDENTIAL 2.7 UNITS PER ACRE - 10,000 SQ. FT.)
- R-3** (RESIDENTIAL 3.6 UNITS PER ACRE - 9,000 SQ. FT.)
- R-4** (RESIDENTIAL 8.0 UNITS PER ACRE)
- R-5** (RESIDENTIAL 20 UNITS PER ACRE)
- A-40** (AGRICULTURAL 1 UNIT PER ACRE)
- A-5** (AGRICULTURAL AND FARM INDUSTRY 1 UNIT PER 5 ACRES)
- N-C** (NEIGHBORHOOD COMMERCIAL)
- C-C** (COMMUNITY COMMERCIAL)
- R-C** (REGIONAL COMMERCIAL)
- P-O** (PROFESSIONAL OFFICE)
- RI-P** (RESEARCH AND INDUSTRIAL PARK)
- PARKS / RECREATIONAL**
- PUBLIC / INSTITUTIONAL**

Alternate Definitions

AUTOMOBILE LUBE AND OIL CENTER: A retail business engaged solely in the service and sales of motor oil, lubricants and filters and placing those items directly in the motor vehicle.

AUTOMOBILE REPAIR: Any activity that involves the repair of any passenger auto, pickup truck, trailer, semitrailer, recreational vehicle or other vehicle where the repair includes, but is not limited to, bodywork and collision repair; the rebuilding of engines, transmissions, or differentials; electrostatic or air gun spray painting of vehicles; inspections; tune ups; oil changes; glass, tire, or brake work; or similar repairs.

AUTOMOBILE REPAIR: All aspects of the repair of motor vehicles, including, but not limited to, lubrication, tune up and preventive maintenance.

AUTOMOBILE SERVICE STATION: A retail business engaged primarily in the sale of motor fuel and having pumps from which fuel, such as gasoline, is dispensed either by an attendant or customer, and which may also provide as an accessory use, the sales and services generally required in the operation of a motor vehicle excluding painting, body and fender and upholstery work.

CAR WASH, LAUNDRY TYPE: A structure or portion thereof containing facilities for washing passenger automobiles, using production line methods such as, but not limited to, chain conveyor, movable or revolving cleaning brushes, blower, steam cleaning, or similar mechanical devices.

CAR WASH, MANUAL SPRAY: A structure or portion thereof containing facilities for washing passenger automobiles, limited to using only hand operated manual spray cleaning equipment and techniques.

CONVENIENCE STORE: A place of retail business primarily engaged in the sale of food or drink for consumption either on or off premises and/or the retail sale of motor fuel from pumps on the site.

CITY COUNCIL STAFF REPORT



Subject: UDOT Property Purchase
Author: Kyle Laws
Department: Executive
Meeting Date: December 6, 2022

Background

For the last two years, the City has been working with the Utah Department of Transportation (UDOT) to purchase surplus property for the purpose of relocating the Public Works Facility. There is an extensive signature gathering process that must take place through the UDOT Administration. The need signatures have been acquired and a purchase agreement has been prepared and sent to the City. The subject property is located on 200 South near the Rocky Mountain Power substation and Davis & Weber Counties Canal Company secondary water pond. An appraisal was conducted for this property to determine the value of the land.

Analysis

The appraisal shows a value of \$120,000 per acre for a total purchase price of \$1,950,300.00. The total acreage for the site is 16.25 acres and includes 4 separate parcels. The attached map shows these parcels and the location in the City.

The City has engaged First American Title to conduct a Title Search and prepare a Title Report. This has all been concluded and the property is free and clear of any liens or issues. There are easements located on the property, but they are in or near the roadways and would not hinder the City's ability to use this property as planned.

The plan for this property is two-fold. First, is to build a new Public Works Facility that is large enough to meet our growing needs with the ability to expand as necessary in the future. Second, is to build a park next to the Public Works Facility that would include pickleball courts, a small playground and parking lot.

City Staff has been working with JRCA Architects now Galloway to provide us with a needs analysis of the Public Works Facility, and Gardner Engineering to provide us with a cost estimate on the development of infrastructure and park amenities. This information and the corresponding cost estimates will be forthcoming.

The nearly two million dollars to purchase this land will initially come from our Capital Projects Fund, with the intent to reimburse that fund upon issuance of a bond for the entire project. The City Council previously adopted a Reimbursement Resolution that will allow us to use the future bond money to pay ourselves back for this purchase. We do have the cash on hand to make this purchase.

Once approval is given, Staff will work with UDOT on a closing date prior to December 31, 2022, to complete the transaction.

Recommendation

Staff recommends the Council approve the attached Resolution, authorizing the Mayor to sign and execute the agreements for the purchase of this property.

Significant Impacts

This is a great opportunity for the City to purchase surplus property from the State in order to expand our City facilities and park amenities.

Attachments

- Map
- Resolution
- Appraisal
- Purchase contract
- Quit Claim Deeds

**Purchase Contract
for the
Utah Department of Transportation**

This is a legally binding contract. If you desire legal or tax advice, consult your attorney or tax advisor.

The Buyer _____ offers to purchase the Property described below from the Utah Department of Transportation. Buyer commits to deliver Earnest Money in the amount of \$0.00, which upon acceptance of this offer by all parties shall be deposited within 3 business days. The Earnest Money will be held by _____

PROPERTY ADDRESS: _____

1 Also described as UDOT Parcel (s) # 909:TAQ, 909D:TAQ, 909D:T2AQ & 918:TAQ
See Exhibit 'A' _____

2. WATER RIGHTS. No Water Rights / Shares are included in this sale.

3. PURCHASE PRICE. The purchase price for the Property is: \$ 1,950,300.00

4. APPRAISAL. This offer _____ is X _____ is **not** contingent upon the Buyer obtaining an appraisal on the Property.

5. FINANCING. This offer _____ is X _____ is **not** contingent upon the Buyer securing a loan on the property.

6. ADDITIONAL TERMS. There _____ are X _____ are **not** addenda to this Contract containing additional terms. If there are, the terms of the following addenda are incorporated into this Contract by this reference: Addendum No. _____

7. CLOSING. This transaction shall be closed on or before December 31, 2022. UDOT will approve the designated Title Company. UDOT does not pay any of the fees associated with closing. Possession shall be at time of recording and Buyer's portion of the property taxes shall be prorated as of closing. If applicable, Buyer agrees to take the Property subject to existing leases. Title Company to be used by buyer, First American Title, Lori Vest.

8. SURVEY. UDOT will not accept a revised legal description. If the buyer chooses to contract with an outside company for a survey it will be the responsibility of the surveyor to work with the county to change the legal description after closing.

9. SELLER DISCLOSURES, WARRANTIES AND REPRESENTATIONS. Buyer understands that Seller acquired the Property for road purposes and makes no representation concerning the condition of the Property. Buyer agrees to accept the Property in "as is" condition, including any hidden defects or environmental conditions affecting the Property, whether known or unknown, whether such defects were discoverable through an inspection or not. Buyer acknowledges that Seller, its agents and representatives negates and disclaims any representation, warranties, promises, covenants, agreements or guarantees, implied or express, in respect to the following:

_____ Seller's Initials

_____ Buyer's Initials

9.1 The conformity of the property to any zoning, land use or building code requirements or compliance with any laws, rules or ordinances of state and local government; and

9.2 The closing of this sale shall constitute acknowledgement by the Buyer that they had the opportunity to retain an independent, qualified professional to inspect the Property and that condition of the Property is acceptable to the Buyer.

9.3 Buyer agrees that the Seller shall have no liability for any claims or losses the Buyer or assigns may incur as a result of defects that may now or hereafter exist on the property.

10. CONDITION OF PROPERTY. Buyer hereby accepts the Property in the condition existing as of the date of the execution hereof, subject to all applicable zoning, municipal, county, state, and federal laws, ordinances and regulations governing and regulating the use of the Property. Buyer acknowledges that neither the Department nor any agent of the Department has made any representation or warranty with respect to the condition of the Property or the suitability thereof for the conduct of Buyer, nor has UDOT agreed to undertake any modification, alteration or improvement to the Property. Buyer agrees to accept the Property in its presently existing conditions "as is," and that the Department shall not be obligated to make any improvements or modifications thereto. Buyer represents and acknowledges that it has made a sufficient investigation of the conditions of the Property existing immediately prior to the execution of the purchase agreement and is satisfied that the Property are fully fit physically and lawfully for Buyer's desired use.

11. ANTIQUITIES. It is understood and agreed that all treasure trove and all articles of antiquity in or upon the subject lands are and shall remain the property of the State of Utah. The Buyer shall report any discovery of a "site" or "specimen" to the Division of State History in compliance with the provisions of Sections 9-8-304, 305, 306 and 307, Utah Code Annotated (1953), as amended and take such action as may be required for the protection of said "site" or "specimen."

12. VENUE. In any action brought to enforce the terms of this Agreement, the Parties agree that the appropriate venue shall be the 2nd Judicial District Court in and for Davis County.

13. AUTHORITY OF SIGNERS. If Buyer is a corporation, partnership, trust, limited liability Company, or other entity, the person executing this Contract on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

14. COMPLETE CONTRACT. This contract together with its addenda, and any attached exhibits, constitutes the entire Contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties. This Contract cannot be changed except by written agreement of the parties.

15. DISPUTE RESOLUTION. The parties agree that any dispute, arising prior to or after Closing, related to this Contract **MAY** (upon mutual agreement of the parties) first be submitted to mediation. If the parties agree to mediation, the dispute shall be submitted to mediation through a mediation provider mutually agreed upon by the parties. Each party agrees to bear its own costs of mediation.

_____ Seller's Initials

_____ Buyer's Initials

16. ATTORNEY FEES AND COSTS. In the event of litigation or binding arbitration to enforce this Contract, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation.

17. DEFAULT. Both parties agree that the liquidated damages will be limited to 100% of the Earnest Money Deposit. Liquidated damages shall not include costs of suit for specific performance.

18. FAX TRANSMISSION. Facsimile transmission of a signed copy of this Contract, any addenda, or counteroffers shall be the same as an original.

19. RISK OF LOSS. All risk of loss or damage to the property shall be borne by the Seller until Closing.

20. BUYER ACKNOWLEDGEMENTS:

20.1 Real property is transferred by a Quit Claim Deed not a Warranty Deed. Buyer has reviewed the map and the Quit Claim Deed for deed restrictions.

20.2 Buyer understands that State property is likely to have multiple offers. All property is sold contingent upon the previous owner's first right of refusal and final disposal approval from UDOT. **UDOT reserves the right to reject all offers.**

20.3 Property is not sold by tax id or sidwell number. State owned property is sold by project and parcel number referenced by the state road. Any reference to the county parcel number will be crossed out and State Road number will be inserted.

20.4 Buyer acknowledges and agrees that the Property is sold "as is". No other provisions, statements or disclosures regarding the condition shall be treated as a warranty of any kind.

21. CONTINGENCIES & DUE DILIGENCE

21.1 FINANCING & APPRAISAL. Buyer shall have until _____ (date) to complete and remove these conditions.

21.2 DUE DILIGENCE PERIOD. Buyer shall have until _____ (date) to complete any due diligence and/or any desired approvals.

21.3 EARNEST MONEY. Buyer shall have until _____ (date) to cancel this contract for any reason including the contingencies listed above and be eligible to receive a refund of the Earnest Money Deposit.

21.4

22. REPRESENTATION. (Please print legibly) Buyer is represented by _____ (agent) _____ (phone) in _____ behalf _____ of _____ (Broker) _____ for _____

_____ Seller's Initials

_____ Buyer's Initials

_____ N/A _____ (Brokerage). This information is required in case the Seller has questions concerning the offer. If there is no agent, please put none or N/A.

23. OFFER TO PURCHASE AND TIME FOR ACCEPTANCE. Buyer's offer is based on the above terms and conditions. Seller shall have three weeks from offer presentation to accept or counter the offer.

BUYER'S SIGNATURE:

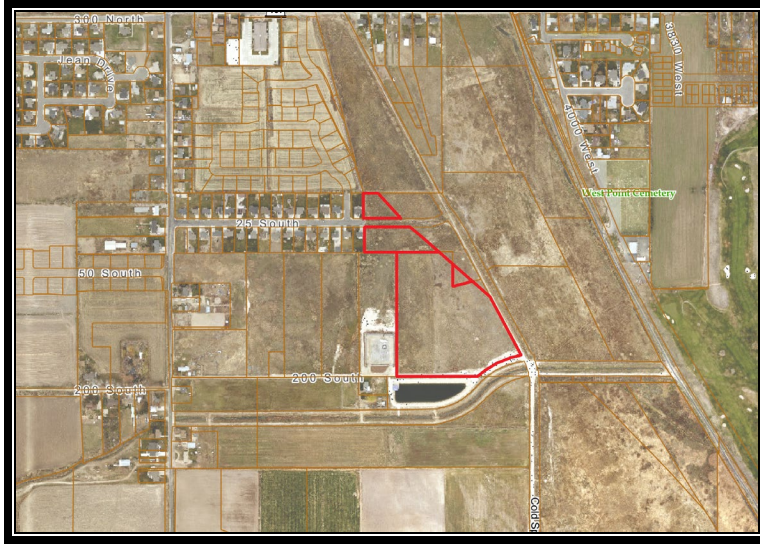
_____ *Date* _____ *Name* _____ *Company / Position*

Buyer's Information: (Please print)

Name: _____
Address: _____
City / State / Zip _____
Phone: _____ *Email:* _____

_____ **Seller's Initials**

_____ **Buyer's Initials**



Appraisal Report of

UDOT Surplus Property
Approximately 200 South Cold Springs Road
West Point, Davis County, Utah

**West Davis Highway Project
UDOT Project No. S-R199(229)
PIN No. 11268
Surplus Parcels 909 and 919**

Prepared for

Utah Department of Transportation
c/o Horrocks Engineers
2162 West Pleasant Grove, Ste. 400
Pleasant Grove, Utah 84062

Prepared by

***Lang Appraisal Service, Inc.
1366 Legend Hills Drive, Suite 180
Clearfield, Utah 84015***

File Number LAS-086-2022

Effective Date of the Appraisal

June 3, 2022

Date of Report

June 6, 2022



Lang Appraisal Service

Appraisal, Review & Consulting

June 6, 2022

Wendy Hansen
ROW Acquisition / Relocation Manager
Horrocks Engineers
2162 West Pleasant Grove, Ste. 400
Pleasant Grove, Utah 84062

RE: Appraisal Report of the UDOT Surplus Property located at approximately 200 South Cold Springs Road, West Point, Davis County, Utah

Dear Ms. Hansen,

At your request, we have completed an appraisal report of the subject property identified above. This appraisal report provides a brief description of the steps taken to complete the valuation including analysis of data, and the reasoning and conclusions made.

The purpose of this report is to provide an opinion of market value for the subject property as of the inspection date, or June 3, 2022. The property rights appraised are the fee simple estate. The appraisal is of 16.252 acres of surplus land. The value does not include water shares within the same ownership.

This appraisal report is intended to comply with the applicable portions of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report, state requirements, and appraisal guidelines of the Utah Department of Transportation (UDOT), including Utah Code Section 57-13.

Horrocks Engineering and UDOT are the clients. The clients and their assigns are the intended users of this appraisal report. There are no other intended users. The intended use is for asset valuation and potential sale of the subject parcel by the client. The applicable definition of market value follows in the attached report.

As a result of our research and analyses, an appraisal report has been prepared summarizing our reasoning and conclusions. The market value the subject parcel without water is \$1,950,240, rounded to \$1,950,300.

ONE MILLION NINE HUNDRED FIFTY THOUSAND THREE HUNDRED DOLLARS

An extraordinary assumption considered in the valuation of the subject property is that the UDOT survey indicating the size of the subject in the before condition of 16.252 acres is correct. A second extraordinary assumption is that the subject development will be provided with a second access and all utilities.

A hypothetical condition included in this analysis is that the project is in place in the after condition.

We hope that this information will be useful to you in your negotiations. Please call on myself, or staff, if we can be of further assistance or answer any questions.

Sincerely,



John W. Lang

Utah State Certified General Appraiser Certificate #5491466-CG00 Expires – December 31, 2023

TABLE OF CONTENTS

Title Page	
Transmittal Letter	2
Table of Contents	4
Summary of Facts and Conclusions	5
Photos/Aerial Map of the Subject.....	7
Scope of Work for the Appraisal	10
Purpose of the Appraisal.....	10
Intended Use	10
Intended User.....	10
Effective Date of Appraisal.....	10
Definition of Market Value	11
History of the Property.....	12
Area Description and Neighborhood Data	15
Competitive Market Analysis	19
Site Description	21
Improvement Description	24
Zoning	24
Highest and Best Use	25
Sales Comparison Approach	29
Correlation of Market Data – Land	29
Summary of Value – Land.....	34
Certification	35
Statement of Assumptions and Limiting Conditions.....	37

Addenda

Qualifications of the Appraisers
County Records – Legal Descriptions
Market Data – Land
Project Documents – Surplus Parcels

Summary of Important Facts and Conclusions

Property type	Residential development land.
Location	Approximately 200 South Cold Springs Road, West Point, Utah
Property Owner	Utah Department of Transportation
Tax ID No's.	Part of 12-043-0089, -0103, & -0104
Date of value opinion	June 3, 2022
Report Date	June 6, 2022
Property rights appraised	Fee simple interest
Ownership Size	16.252 acres based on UDOT Survey.
Improvements	None
Intended use	The intended use of this appraisal is for asset valuation and the potential sale of the surplus land.
Client	The clients are the Utah Department of Transportation and Horrocks Engineers.
Intended users	The intended users include the client and their assigns. There are no other intended users of this appraisal report.
Zoning designation	West Point: R-1 (2.2 units per acre)
Highest and best use	Single-family residential development land.
Value indications	
Sales comparison approach: Residential Acreage	\$120,000 per acre without water shares

Subject Photographs
All photographs were taken in June 2022



Looking west across the subject from the east boundary of the parcel.



Looking northwest across the subject from the extension of Cold Springs Road.



Looking east at the west boundary on 25 South street at subject.



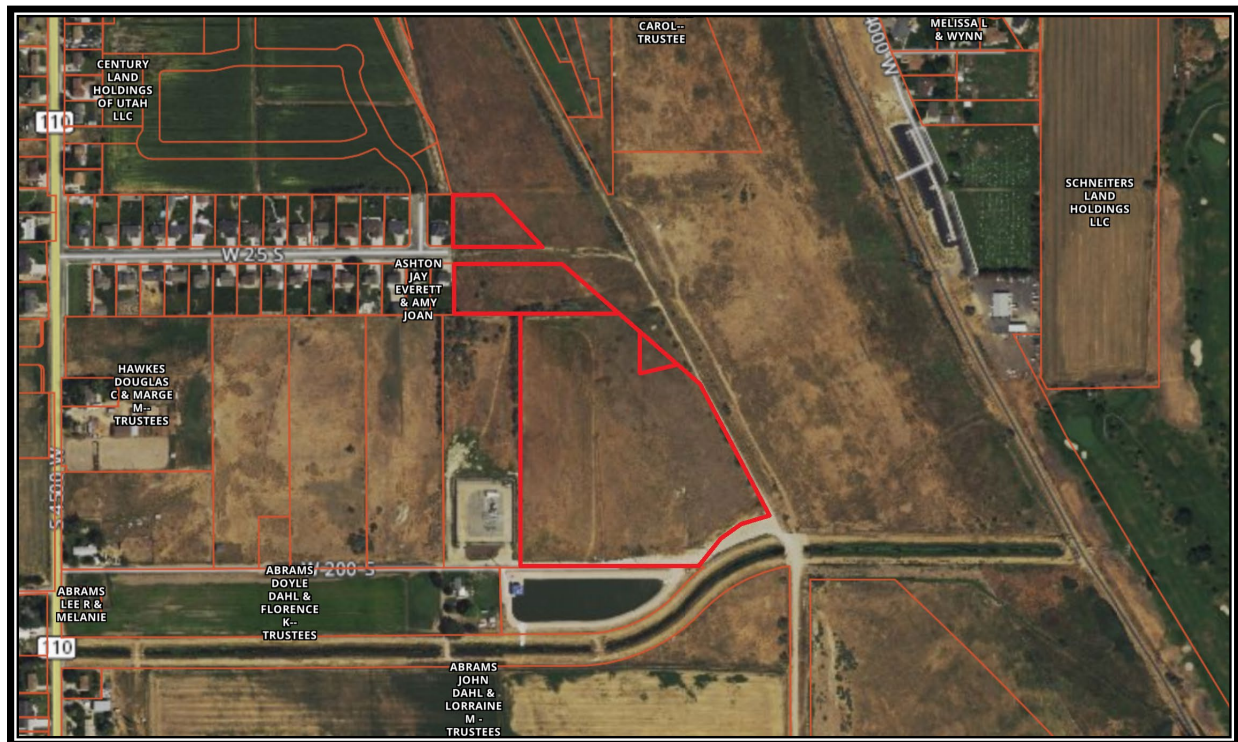
Looking northeasterly along the subject along the southern boundary of the property.



Looking north along the subject from the end of Cold Springs Road.



Looking westerly along 25 South near the west boundary of the subject.



AERIAL MAP

Prior Services

As per USPAP requirements, appraisers are required to disclose to the client any services they have provided associated with the subject property within the past three years. These services include: valuation, consultation, review, property management, brokerage, or any other service.

Lang Appraisal Service, Inc. has provided appraisal services associated with this property in January 2022, identified as file LAS-004-2022. We have not provided any other services associated with the subject larger parcel within the past three years.

Scope of Work

The scope of work used in preparing this appraisal is included throughout this report in the various descriptions and analyses. The following bullet points give a general overview of the scope of work, while more detailed descriptions are included in the appropriate sections of the report. The general scope is shown below:

- A physical inspection of the property was undertaken by John W. Lang. The inspection included the subject site and surrounding area.

- We gathered applicable factual data including county records, other information provided by the owner's representatives and/or city and county.
- The results of interviews with market participants including real estate brokers, developers, and appraisers who were familiar with and active in the subject market were gathered and used in the analysis.
- The subject's market was researched resulting in the gathering of information on comparable market data. To find appropriate sales data, a third-party's in-house database as well as the online sources of the local Multiple Listing Services (MLS), and county records were reviewed. Sufficient comparable data was available in the subject's market. All comparable sales were verified by us or a third party and are assumed to be correct.
- John W. Lang physically inspected the subject area and all comparable market data used in this report.
- We analyzed data and applied the sales comparison for the land to form an opinion of the market value of fee simple interest in the subject property. The cost and income approaches were not applicable to the valuation of the subject property.
- We reconciled the applicable approach to value to reach an opinion of the market value of the fee simple interest in the subject property.

Purpose of the Appraisal

The purpose of this appraisal assignment is to provide a supportable opinion of the market value of the fee simple subject surplus property as of June 3, 2022.

Intended Use

The intended use is for asset valuation and/or the potential sale of the subject as of the current date by UDOT.

Intended User

The clients and intended users of this appraisal report include UDOT, Horrocks Engineers, and their assigns.

Effective Date

The effective date of the appraisal is June 3, 2022

Date of Report

The date of the appraisal report is June 6, 2022.

Market Value

The value sought in this appraisal report is market value. It is defined as the amount at which property would change hands between a willing buyer and seller, neither being under compulsion to buy or sell and both having reasonable knowledge of the facts.¹

Or,

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.² Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Property Rights Appraised

The client asked for the fee simple interest to be appraised and agreed to the following definition.

¹ *Utah Code*, Title 59-2-102-(13).

² *The Dictionary of Real Estate Appraisal*, AI, 6th Edition, 2015.

The fee simple estate is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

It is possible that the subject property contains typical utility easements on the site that are not considered to be adverse or negatively affect the value of the property. There is no measurable impact on the market value as a result of these easements.

Value Perspective

Based on conversations with the client, it is clear that an appraisal report summarizing the steps taken as of a current valuation date is appropriate for the use of the report. Any action on the part of the client will be taken after receiving the appraisal report.

Identification of the Property

The subject property consists of 16.252 acres according to surveys provided by UDOT. The property is located to the west of the bluff in northwestern Davis County. The subject acreage lies within the city of West Point.

According to the official public records of Davis County, the subject property is legally described as part of three tax parcels as of February 2022. The County records indicate the size of the parcel is 19.16 acre that includes areas separated from the surplus remainder for the UDOT project. According to the UDOT survey, the subject property contains 16.252 acres. An extraordinary assumption of this report is that the size reflected on the UDOT survey of 16.252 acres is correct. The legal descriptions are located in the UDOT survey and county records in the addenda of this report.

History of the Property

The subject property is under the ownership of UDOT Surplus as of the acquisitions for the West Davis Highway. Since then, a portion of these parcels have been allocated to the road project. The current surplus subject has been in the same effective ownership since there various acquisitions. It was owned by the sellers for

3. Unless otherwise specified, all definitions in italics are taken from *The Dictionary of Real Estate Appraisal*, 6th ed. Chicago: Appraisal Institute, 2015.

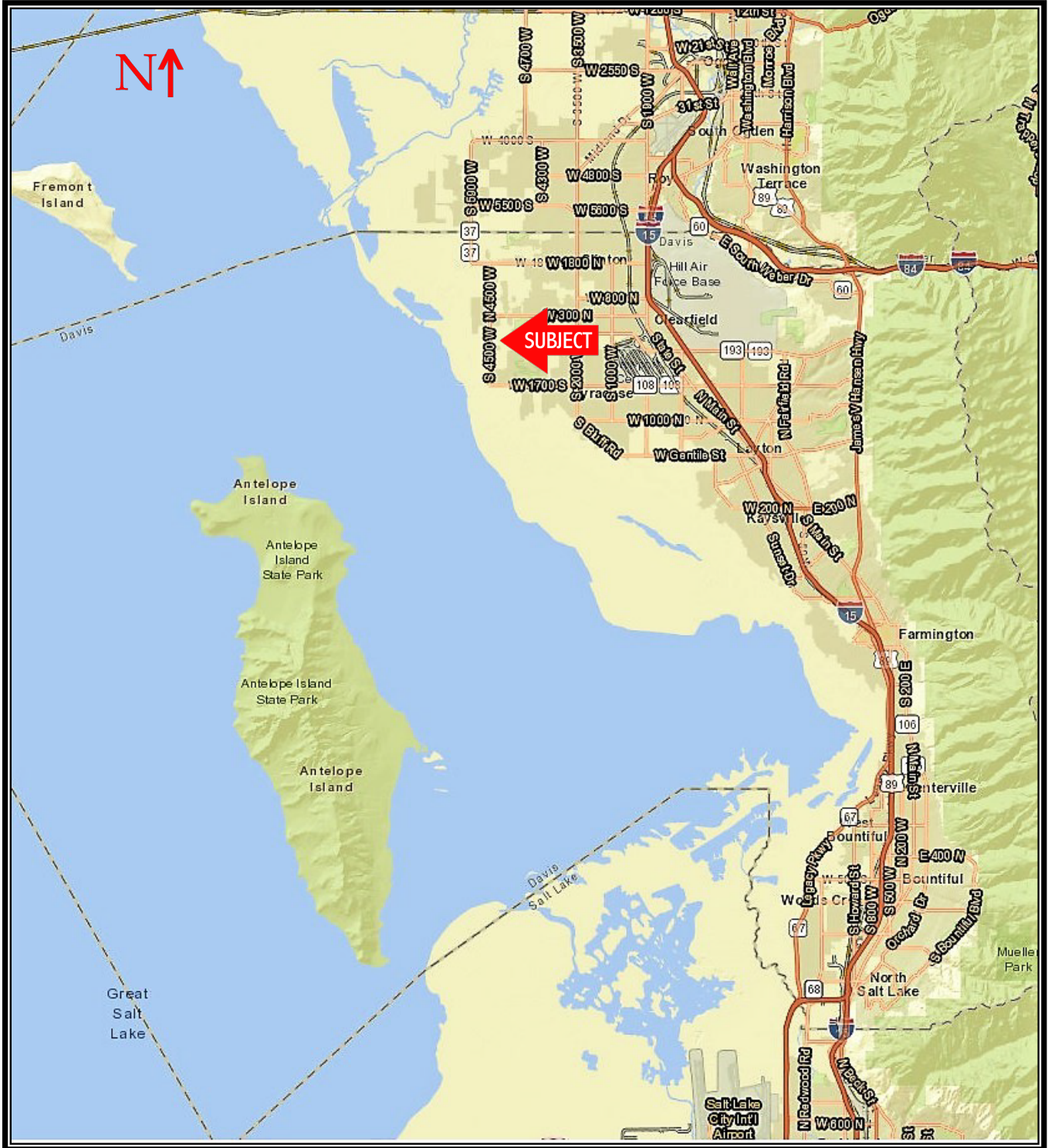
over three years prior to the UDOT purchases. The details of the UDOT purchases were not provided to the appraiser.

The subject parcel is north of the Craythorn Homestead subdivision that has already developed a majority of their phases.

The subject property is not currently listed for sale. It has not been listed for sale in the past three years according to the information provided to the appraisers. We are unaware of any written offers to acquire the subject property. The preceding history of the property includes all sale history that occurred in the three years prior to the date of this report.

Inspection of the Property

We inspected the subject property and surrounding neighborhood on June 3, 2022 as a part of this appraisal.



AREA LOCATION MAP

Area and Neighborhood Description

The subject ownership is located in West Point in the northwestern portion of Davis County. West Point lies to the northwest of Kaysville and Layton. It is situated about 35 miles north of Salt Lake City's central business district (CBD).

The subject property's primary market and neighborhood area include the cities of Layton, Syracuse and West Point. West Point has been growing near the County average on percent increase over the past ten years. The following table illustrates local populations and their growth history. The historical data reflects the recent population explosion throughout the County.

POPULATION LEVELS AND GROWTH			
	2010 POPULATION	2020 POPULATION Estimates*	% CHANGE 2010–2020
BOUNTIFUL	42,522	44,304	+3.8%
CENTERVILLE	15,335	18,474	+20.3%
CLEARFIELD	30,112	32,881	+9.5%
FARMINGTON	18,275	26,508	+43.9%
KAYSVILLE	27,300	33,329	+20.3%
LAYTON	67,311	79,293	+17.0%
SYRACUSE	24,331	32,810	+33.8%
WEST POINT	9,511	10,943	+15.7%
ALL OF DAVIS COUNTY	306,479	361,377	+17.4%

A majority of the single-family residential housing growth in Davis County has occurred in the western portions of the County. This is due to the limited availability of large tracts of vacant land in parts of the County east of the I-15 Freeway corridor. As a result, the largest increases in population have also occurred here.

Major development has occurred in the Layton/Syracuse area surrounding the I-15 interchanges to the south and east of the subject over the past twenty years. Layton Parkway was recently completed to the southeast of the subject providing improved

access to the southwestern portion of Syracuse City and West Point. Developments in the extended area near the I-15 Freeway include a regional hospital, large commercial development, and professional office and multi-family developments near the Frontrunner commuter rail stations. The completion of the majority of SR 193 to 2000 West has also improved access to western portions of the county. As a result, supporting single-family residential developments to the west of the freeway will continue.

Communities in the surrounding area have been growing at an accelerated rate; much faster than other areas in the County including West Point. Areas including west Farmington and Layton, Kaysville, and Syracuse have experienced dramatic growth since the year 2000 as witnessed by a large increase in the number of single-family building permits issued over the past decade. This is largely due to the availability of vacant land and the proximity to the CBD of Salt Lake City.

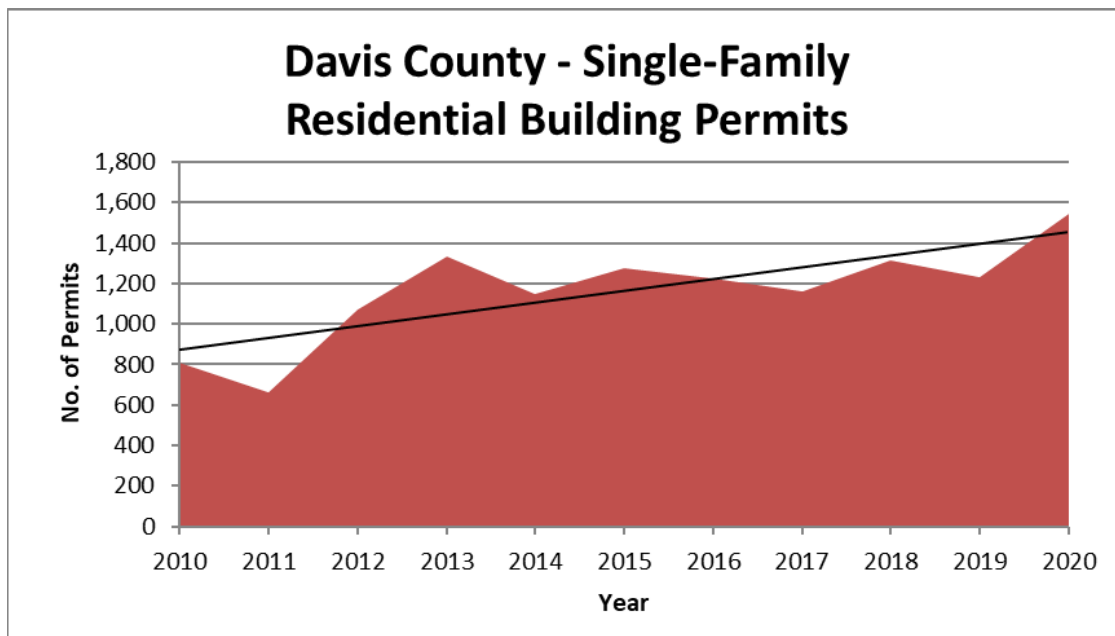
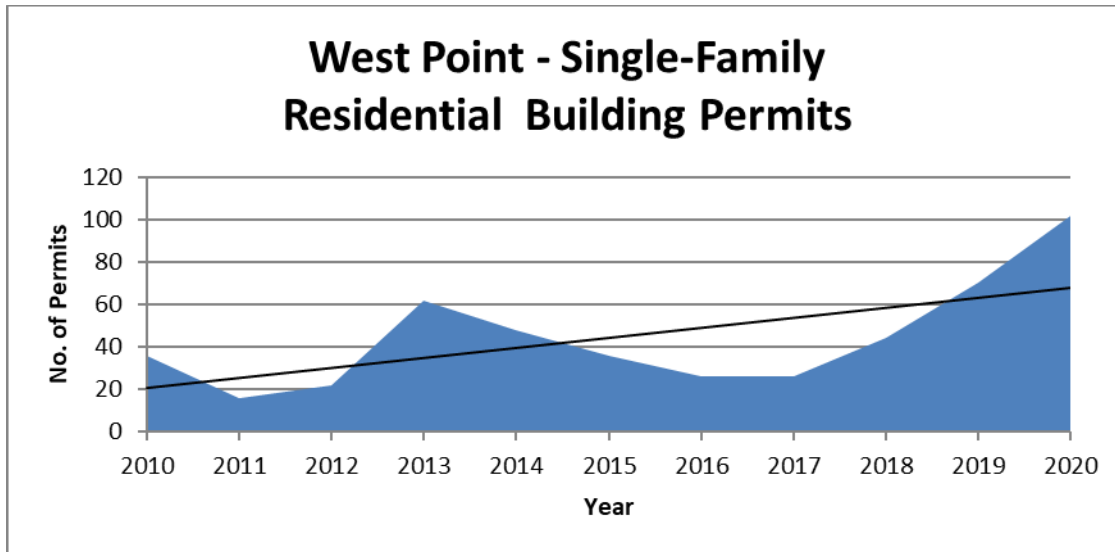
The total number of single-family permits steadily increased through 2006, then declined significantly in 2007 and further in 2008. Since 2008 the single-family permits generally continued to increase in the County overall and have remained relatively stable since then. The following table shows building permits history over the last several years for West Point and surrounding municipalities:

SINGLE-FAMILY BUILDING PERMITS - DAVIS COUNTY											
Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bountiful	11	13	33	47	29	30	27	20	23	26	19
Centerville	18	32	34	16	7	27	24	15	14	13	38
Clearfield	26	20	24	37	40	40	18	15	1	8	4
Clinton	31	36	31	38	39	59	117	127	118	109	129
Farmington	193	102	155	138	115	148	187	138	80	67	128
Fruit Heights	15	20	47	63	40	23	15	11	13	7	20
Kaysville	136	83	135	151	168	190	157	124	158	105	106
Layton	149	142	251	278	257	264	233	225	289	260	380
North Salt Lake	44	42	121	243	173	146	45	104	96	82	60
South Weber	19	25	28	52	28	64	36	53	57	71	81
Sunset	0	0	0	0	0	0	3	0	0	0	0
Syracuse	69	83	106	163	158	223	324	270	365	311	373
West Bountiful	3	11	17	21	13	15	10	31	35	47	19
West Point	36	16	22	62	48	36	26	26	44	70	102
Woods Cross	55	38	66	22	27	13	2	1	16	47	77
Other Davis County	1	1	2	2	3	0	1	3	5	8	5
Total Davis County	806	664	1,072	1,333	1,145	1,278	1,225	1,163	1,314	1,231	1,541

Source: Bureau of Economic and Business Research - The University of Utah

West Point is adjacent to the west of Syracuse that has been among the cities with the largest increases in permits issued annually since 2011. The most single-family

building permits issued in West Point in the recent past was in 2019. Total single-family permits issued appeared to have stabilized in 2009. There has been a recovery in the market since 2012 evident by the increase in total single-family permits issued.



Source: Bureau of Economic and Business Research (BEBR) - The University of Utah

Retail sales have continued to grow since 2005 in the Davis County area with the addition of retail properties along the I-15 Freeway and along major corridors. The general subject area and the remaining vacant land values are being positively impacted by development from the south and east. To the west and north are agricultural lands and

public use properties (golf course). Lands further west of the subject appear to be undevelopable wetlands adjacent to the Great Salt Lake.

Economic indicators such as population, taxable sales, and the number of single-family building permits issued all show stable growth for both West Point and Syracuse over the past few years. The rapid effects of the Coronavirus pandemic on the local and national economy have resulted in slower economic growth very recently. However, the local area is considered to have a stable overall market. Assuming the pandemic subsides in the near future, forecasts predict the resumption of normal economic activity with growth expected to continue at a more stable rate. The infrastructure and availability of land have drawn all types of housing, which has caused a strong interest in residential development in the subject area.

The subject neighborhood has adequate access to I-15 with interchanges at 700 South and Antelope Drive in Clearfield, and Hill Field Road and Layton Parkway in Layton. The major east/west traffic corridors for the neighborhood are 700 South and Antelope Drive. The subject immediate area is accessed from 700 South Street. The I-15 Freeway is the major north/south corridor through Davis County. Traffic in the area is increasing steadily but is still manageable as a result of the expansion of surface streets in the area west of the freeway.

The subject area is bounded to the north and west by agricultural properties or single-family residential properties with larger residential developments to the south and east, with wetlands and the Great Salt Lake further to the west and a golf course to the northeast.

Summary

Despite the slowdown in the residential market both nationally and along the Wasatch Front through 2010, the trend of development for the subject neighborhood has been to acquire land for residential development where available. Developers impacted by the downturn in the economy in 2007 have worked through their existing inventories. New developments have been successful over the past several years.

The interest in the subject neighborhood for residential uses has grown because of the decreasing availability of developable land. This demand results from the recent

growth of the Wasatch Front and the need for residential development within close proximity to the CBD of Salt Lake City.

The subject market has shown signs of more sustained growth from 2012 into 2020 and will likely continue at this more stable rate into the foreseeable future. Vacant land for residential development in the subject area is becoming limited and is in high demand. As a result, the market values also show signs of increase due to the demand for continued development in the area. Assuming the Coronavirus pandemic subsides in the near future, we anticipate stable growth for the commercial and residential markets in the subject area.

Adjacent Properties

North:	Agricultural, residential, and public use.
South:	Single-family residential and golf course.
East:	Golf course, single-family residential, agricultural, with commercial uses and the I-15 Freeway further to the east.
West:	Agricultural, with the Great Salt Lake further west.

Competitive Market Analysis

The single-family residential market was one of the hardest hit by the national recession. The single-family market was negatively impacted from 2008 through 2011 as a result of the recession locally and the inability for market participants to obtain financing for development and for the purchase of individual homes. The residential market has recovered and shown signs of growth over the past few years.

General Subject Area

The majority (about 78%) of Utah's population is located along the area known as the Wasatch Front - Weber, Davis, Salt Lake and Utah counties. Major cities such as Ogden, Layton, Bountiful, Salt Lake City, West Valley City, Sandy, Orem and Provo are found in this area. The subject is located in northwestern Davis County. This area has seen dramatic population growth over the past ten to fifteen years.

There were several years of surplus inventories for both lots and existing homes that have been absorbed. There have been new developments occurring over the past 24 months. The subject competitive market includes Farmington, Kaysville, Layton, and Syracuse. This market has remained one of the more desirable areas north of Salt Lake County.

There are several developments in this area that have almost been completed and developers are acquiring lands in the area for future developments. Single-family residential homes are being built with adequate numbers of lots available for purchase. The growth rate of the single-family residential development market is stable to increasing.

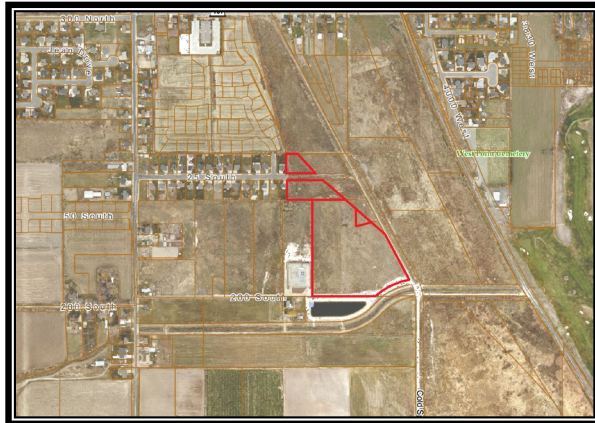
The population increases, availability of lending, and the associated consumer confidence are the driving factors for the renewed demand for residential development in the subject competitive market. We interviewed several developers in the subject competitive market. They all indicated that their inventories of residential lots were down. They are actively purchasing or attempting to purchase land for development.

In our opinion, the demand for residential development land will remain relatively stable with continued increases over the next five years, based on the overall outlook for the subject market area. Assuming the Coronavirus pandemic subsides in the near future, growth in demand, along with the limited supply of available land in the subject competitive market, will allow the subject market to remain healthy. This trend is a result of the recent stability and positive growth in the overall economy over the past 24 to 48 months.

Summary – Residential Development Market

The subject property is in a good competitive position within the subject market. This is due to the location of the property and the proximity to supporting infrastructure. Residential growth continues to the north, south, east and west; and therefore, the subject property is positioned to benefit from the continued growth.

Site Description and Analysis



According to the Davis County records, the subject surplus property consisted of part of three tax parcels in 2020. The subject property is owned by the State of Utah and is tax exempt. The tax assessed value is undervalued as of the valuation date. This value is for informational purposes only, it does not represent the current market value. The following is a summary of the assessed value of the parent tracts of the surplus land.

Parcel No.	Size/Acres	2021 County Assessed Value			Taxable Value	Tax Rate	Total Taxes	Comments
		Land	Improvements	Assessed				
12-043-0089	2.16	\$171,395	\$0	\$171,395	\$0	NA	NA	Tax Exempt
12-043-0103	3.68	\$344,492	\$0	\$344,492	\$0	NA	NA	Tax Exempt
12-043-0104	13.32	\$661,382	\$0	\$661,382	\$0	NA	NA	Tax Exempt
Total	19.16	\$1,177,269	\$0	\$1,177,269	\$0			

Location/physical address

The property is in northwest Davis County. The physical address of approximately 200 South Cold Springs Road, West Point, Utah.

Site dimensions/shape

The surplus parcel is irregular in shape. However, the size and location allow for the development of the entire parcel. The property is at the end of 25 South and the west side of the Cold Springs Road extension. It has an additional potential access from 200 South street west from 4500 West street.

The property overall is approximately 1,250 feet deep north to south near the west boundary and is approximately 830 feet wide east to west at its widest near the southern border.

Land area

The parcel appraised contains a total of 16.252 acres overall, based on the survey provided by UDOT. An extraordinary assumption is that the size indicated on the survey is correct.

Topography

Mostly level, it is at grade with the adjacent streets.

Drainage

Drainage appears to be typical with sites generally draining to the south and west. According to the USDA, the soil is well drained.

Soil and subsoil

According to the USDA, the soils on the majority of the subject are rated as "somewhat limited" because of their load bearing capacity. These limitations can be overcome by special design and installation procedures. Successful developments nearby have similar soil ratings.

Visibility/access

It has average visibility and good access from various streets on the south, east and west boundaries.

Offsite improvements

4500 West is a two lane, asphalt paved surface street with no median. Cold Springs Road is dirt along the subject and will need to be paved for development of the subject. 25 South is a paved asphalt road. This subdivision roads has curb, gutter and sidewalk near the subject.

Site Improvements:

Buildings	None.
Parking	None.
Fencing	Agricultural, interim use.
Landscaping	None.
Utilities/service:	Public utilities are available along 4500 West, and 25 South (a subdivision road). Water shares are available in the marketplace. They are not included in this valuation.
Flood zone	According to the InterFlood FloodSource map, the subject site is located within Zone X. Zone X is not considered to be within a flood hazard area. (Flood Map 49011C0205E eff. 6/18/2007)
Encumbrances	None apparent.
Encroachments	None apparent.
Off-site influences	There are no known off-site influences, nuisances, hazards, or environmental issues in the subject's area that would have any detrimental effect on the subject property at this time for continued single family residential, agricultural or low density residential uses.
Environmental hazards	No environmental or waste hazards affecting the subject site are known. Identification of hazardous material is not within the scope of this appraisal assignment, and we have assumed that no such materials are present

because no evidence to the contrary has been provided.

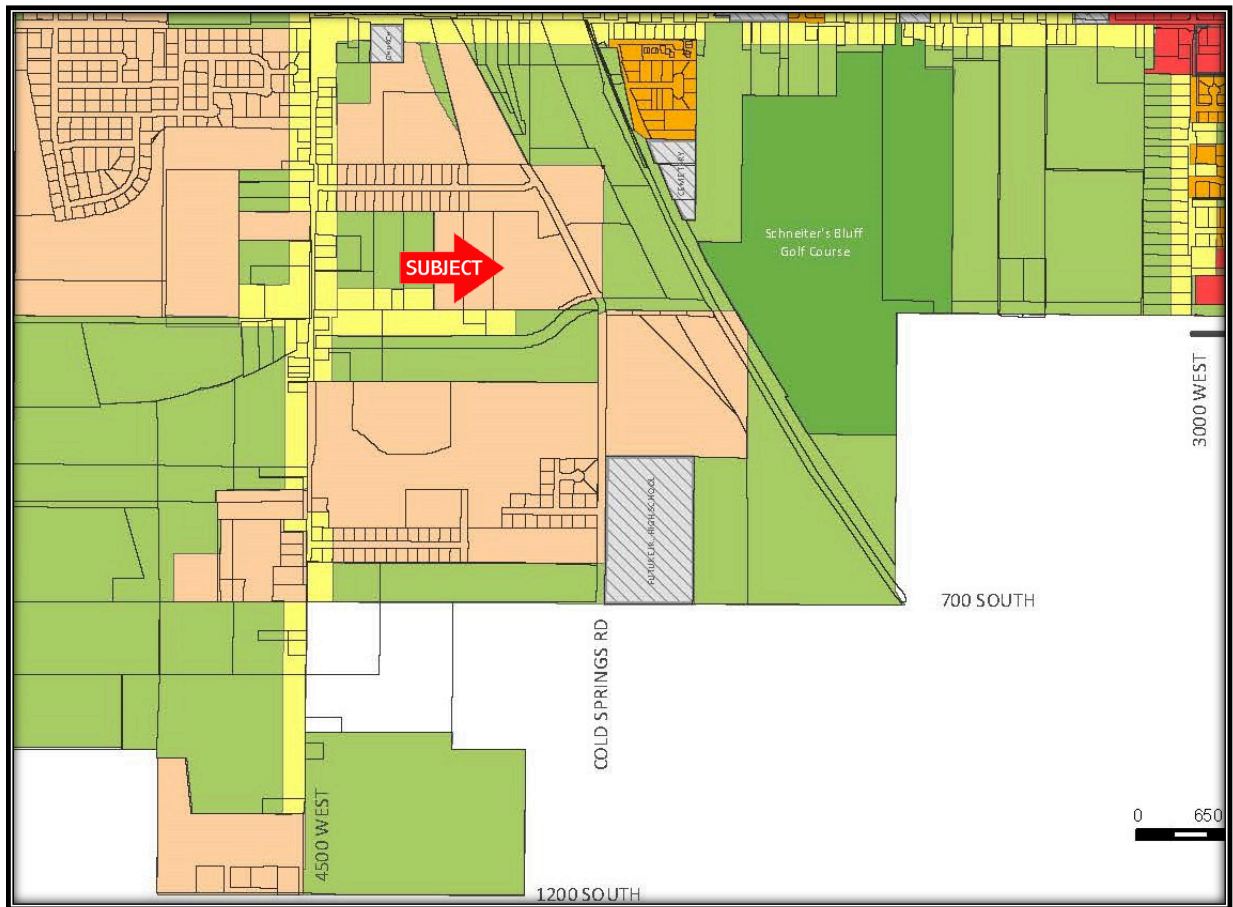
Easements

Typical utility and maintenance easements are assumed to exist on the subject property. The easements appear to be typical of the area and are not detrimental to the use or value of the property.

Improvement Description and Analysis

The property is unimproved agricultural use land.

Zoning and Land Use



ZONING MAP – WEST POINT

According to West Point zoning and land use maps and regulations, the subject acreage is located in the R-1 which allows single family residential development at a density of 2.2 units per acre. The subject is adjacent to an existing subdivision.

Highest and Best Use Analysis

Highest and best use may be defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

In the analysis of pertinent data, four criteria are applied in the following order to develop adequate support for the appraiser's highest and best use determination:

1. Legally permissible
2. Physically possible
3. Financially feasible
4. Maximally productive

These criteria are generally considered sequentially; however, the tests of physical possibility and legal permissibility can be applied in either order, but they both must be applied before the tests of financial feasibility and maximum productivity. The following is the financially feasible analysis of the subject property.

Legally Permissible

Based on the zoning ordinance for West Point the residential acreage developed at a density of at least 2.2 units per acre in the before condition.

Physically Possible

The subject is irregular in shape. The size, location do not impact to the potential development of the subject. The subject has developable access from 25 South street. It will have a second access from the extension of Cold Springs Road when developed by Craythorne Homes in the near future north towards the southern boundary. Single family residential development and agricultural uses are both physically possible.

Financially Feasible

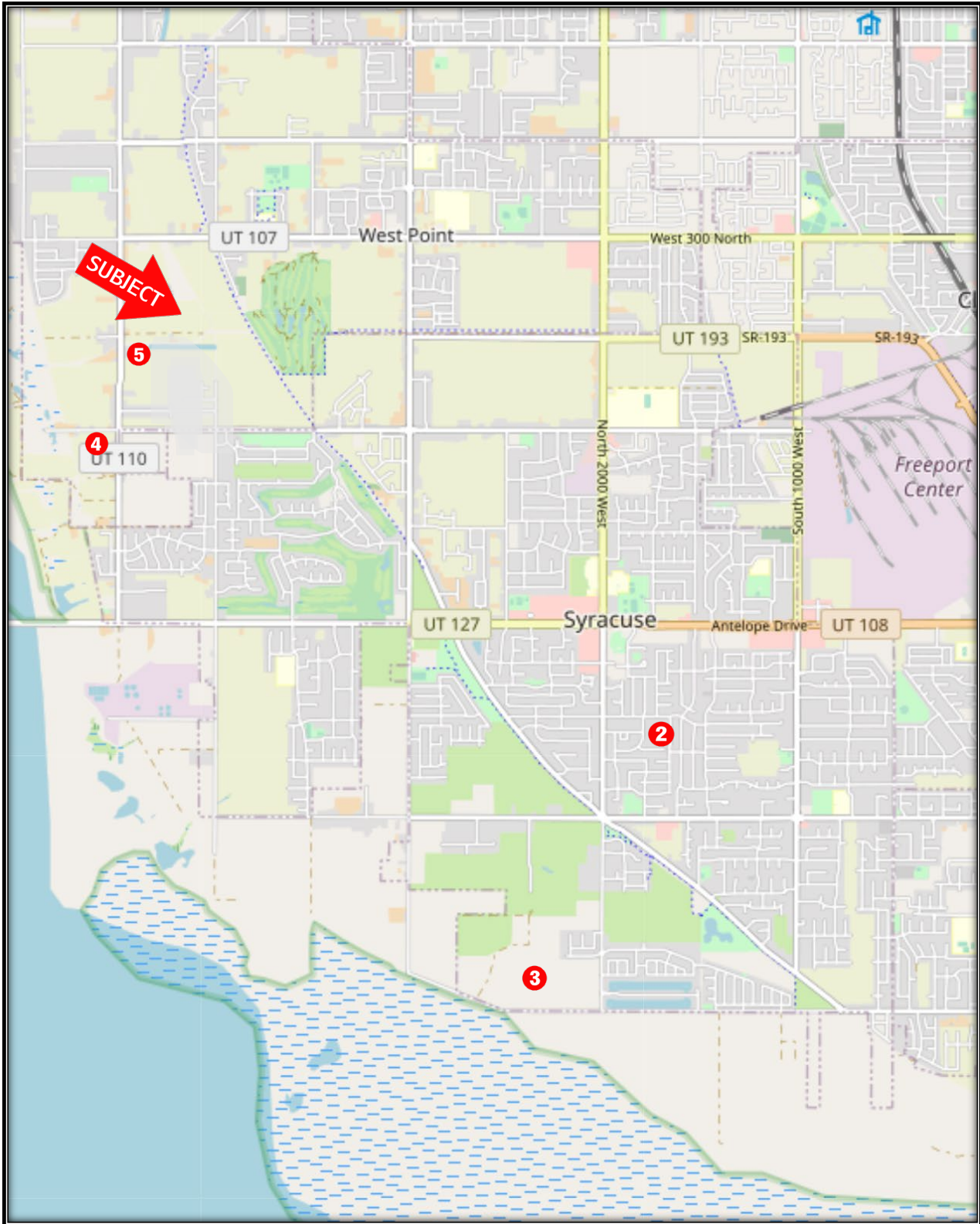
There is market evidence that the residential market has absorbed the existing inventories of lots and homes. As such, development is continuing to get closer to the subject property, and the need for residential development has increased. Development of the subject acreage is financially feasible.

Maximally Productive

The maximally productive use of the entitled subject property is single family residential development of the acreage at a density of at least 2.2 units per acre in the before condition. The most likely purchaser is an investor or real estate developer.

Valuation Methodology

The method of value applicable to the subject for this report was the sales comparison approach to the value. The income and cost approaches were not applicable.



1 CONFIDENTIAL

MARKET DATA LOCATION MAP - LAND

Sales Comparison Approach

The highest and best use of the subject ownership is residential development. We have included the most comparable market data available in the area. The market data were correlated to the subject property making applicable adjustments. The unit of comparison used in this report is price per acre.

RESIDENTIAL DEVELOPMENT LAND - MARKET DATA								
Sale #	Date	Location	Seller / Buyer	Zoning / Density	Water Shares	Size / Acre	Sale Price	Price / Acre
1	08/2020	Confidential - West Davis County, Utah	Confidential	Res 3.0 UA	Yes	--	--	\$130,484
2	02/2020	2228 South 1660 West, Syracuse, Utah	Syracuse City & Corp. of the Pres. Bish. Of the Church of Jesus Christ of Latter-Day Saints / Undisclosed	R-2 3.0 UA	Yes	3.89	\$441,000	\$113,368
3	08/2018	4800 West Gentile Street, Syracuse, Utah	Brent Cook & Leo Cook / CW Land Company	A-5 3.0 UA	Yes	29.38	\$3,549,770	\$120,823
4	UC - 11/2020	696 South 4500 West, West Point, Utah	Carlisi et al., GP / Undisclosed	R-1 2.2 UA	Partial	8.20	\$779,000	\$95,000
5	Offer - 11/2021	700 South 4500 West, West Point, Utah	The 1994 Seifert Family Trust / Seifert Estates, LLC	R-1 2.2 UA	Yes	32.70	\$4,578,000	\$140,000
Subject		~200 South Cold Springs Rd, West Point, Utah		R-1 / 2.2 UA		16.252		

Correlation of Market Data

The market data used to value the subject are the most recent data available in the surrounding area with similar uses. Other market data found requires additional adjustments.

In the sales comparison approach, transactional adjustments can be made for differences such as property rights, financing, conditions of sale, expenditures immediately after the sale and market conditions (includes changes over time). Other adjustments include but are not limited to location, physical characteristics such as size, access, shape, utilities, soils, offsite improvements, and use/density.

The following adjustments are generally required to compare the market data to the subject property. Those areas of adjustments not included were considered not relevant to the valuation.

Property Rights

The property rights included in the valuation of the subject were the fee simple estate. The market data correlated to the subject all represent the fee simple estate. No adjustments were required to the market data for property rights.

Financing

The financing adjustment is made to market data that has atypical financing. The market data correlated to the subject represented cash or cash equivalent financing. No adjustments were required to the market data for financing.

Conditions of Sale

The market data adjusted to the subject are considered arm's length transactions. Sale 5 is under contract and Sale 5 is an offer to be accepted upon approval of the offer and neither is a closed sale. In the current market, vacant land and lots are selling near the list prices. It is expected that Sales 4 and 5 are scheduled to close at the reported price. Therefore, no adjustment was required to the market data for conditions of sale.

Expenditures Immediately After the Sale

The owners of the subject property will retain the water shares associated with the subject property. Therefore, the subject is valued without water and requires an atypical expenditure for the purchase of water shares for development. All of the market data included water shares in the sales price. We have market support for the value contribution of water shares indicating a value of \$12,500 to \$21,000 per acre in western Davis County. The market data are located in areas where water is worth \$15,000 per acre. Each sale required a downward adjustment. They ranged from \$4,000 of \$15,000 to account for partial to full water shares.

Market Conditions

The subject property and the other comparable sales are located in relatively similar locations within Davis County. The subject and surrounding area have seen market appreciation over the past few years.

Residential zoned properties were adjusted upward 0.50% per month through the valuation date. Despite the Coronavirus pandemic, the extension of a market increase is indicated within the single-family residential development market. Until further information is available, the market conditions adjustment is assumed to continue at the

same rate through the valuation date. No adjustment was made to the sale under contract. The following is a summary of the market conditions adjustments made.

Summary of Market Conditions Adjustments					
Year	Sale 1 08/2020	Sale 2 02/2020	Sale 3 08/2018	Sale 4 UC-11/2020	Sale 5 Offer- 10/2021
2018			2.00%		
2019			6.00%		
2020	1.50%	4.50%	6.00%	0.50%	
2021	6.00%	6.00%	6.00%	6.00%	1.00%
2022	2.50%	2.50%	2.50%	2.50%	2.50%
Adjustment	10.00%	13.00%	22.50%	9.00%	3.50%

Location

The subject property is in West Point within northwestern Davis County. The subject location is typical for residential development use in the western portion of Davis County. It is located at the end of 25 South and the west side of the Cold Springs Road extension.

The market data used are located near the subject in in similar locations. The need of utility and road extensions will be addressed in additional sections. None of the market data were adjusted for location to compare to the subject.

Physical Characteristics

Size

The larger parcel contains a total of 16.252 acres in the before condition. The market data range in size from 3.89 acres to larger than the subject. Size adjustments are based on economies of scale and risk for residential development land. These factors are less relevant in the subject market due to the high demand and the current health of the single-family residential development market. This analysis is supported by a comparison of the smaller sales in this market to the larger sales. However, size adjustments were made to the market data over 25 acres and less than 10 acres for size to compare to the subject.

Shape / Access

The larger parcel is irregular in shape, but the shape does not impact the use. Most of the data had some irregularities in shape, but their size mitigated any negative effects related to the subject and the comparable sales sizes. No adjustments were required to compare the market data to the subject for shape.

The larger parcel has good access from the adjacent streets. Sale 1 has similar access to the subject and required no adjustment. Most of the sales have typical access and required no adjustment for access. Sale 4 has access only through an unpaved road. This sale required an upward adjustment for access to compare to the subject.

Topography / Soil

The subject larger parcel and the market data are level and at grade with adjacent streets.

According to the USDA, the soils making up the subject are rated as “not limited” for residential development. Sale 4 is rated as limited for development by the USDA. This sale has a shallow water table and has potential for flooding. In the current market, soil content is not a significant factor in determining the value of a property. Therefore, Sale 4 required only a nominal upward adjustment for inferior soils to compare to the subject. The other market data had soils similar to the subject and required no adjustments.

Utilities

The subject and most of the market data have all utilities available. However, they need to be extended to the subject. Sale 4 does not have ready access to utilities, which would have to be extended for development. This is a greater distance than the subject. It required a slight upward adjustment for utilities. Downward adjustments were required to compare most of the sales to the subject for utilities.

ADJUSTMENT GRID - RESIDENTIAL LAND						
Element	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Location	~200 South Cold Springs Rd, West Point, Utah	Confidential - West Davis County, Utah	2228 South 1660 West, Syracuse, Utah	4800 West Gentle Street, Syracuse, Utah	696 South 4500 West, West Point, Utah	700 South 4500 West, West Point, Utah
Sale Price		--	\$441,000	\$3,549,770	\$779,000	\$4,578,000
Date of Sale		August 2020	February 2020	February 2019	August 2018	Under Contract January 2019
Size/Acres	16.252	--	3.89	29.38	8.20	32.70
Unadjusted Price / Acre		\$130,484	\$113,368	\$113,368	\$95,000	\$140,000
Property Rights		0%	0%	0%	0%	0%
Adjusted Price		\$130,484	\$113,368	\$113,368	\$95,000	\$140,000
Financing		0%	0%	0%	0%	0%
Adjusted Price		\$130,484	\$113,368	\$113,368	\$95,000	\$140,000
Conditions of Sale		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$130,484	\$113,368	\$113,368	\$95,000	\$140,000
Expenditures After		-\$15,000	-\$15,000	-\$15,000	-\$4,000	-\$15,000
Adjusted Price		\$115,484	\$98,368	\$98,368	\$91,000	\$125,000
Market Conditions		10.00%	13.00%	22.50%	9.00%	3.50%
Adjusted Price / Acre		\$127,033	\$111,155	\$120,500	\$99,190	\$129,375
Location	Typical	0.0%	0.0%	0.0%	0.0%	0.0%
Physical Characteristics						
Size - Acres	16.252	5.0%	-5.0%	5.0%	0.0%	5.0%
Shape / Access	Irregular / Good Access	0.0%	0.0%	0.0%	2.5%	0.0%
Topography / Soil	Typical / No Limitations	0.0%	0.0%	0.0%	0.0%	2.5%
Utilities	Available - Need Extended	-2.5%	-2.5%	-2.5%	-2.5%	2.5%
Off-site Improvements	Asphalt / Avg to Below	-2.5%	-2.5%	-2.5%	-2.5%	-2.5%
Use	Residential / Min 2.2 U/A	-2.5%	-2.5%	-2.5%	0.0%	0.0%
Net Adjustment		-2.5%	-12.5%	-2.5%	-2.5%	7.5%
Final Adj. Price / Acre		\$123,857	\$97,261	\$117,488	\$96,710	\$139,078

Off-site Improvements

The subject and the market data are located on asphalt paved roads. However, the subject requires the extension of Cold Springs Road along the eastern boundary for development. Downward adjustments were required to most of the market data for off-site improvements. Sale 4 is fronted by a dirt road. Because upward adjustments were made to this sale for access and utilities, no further adjustments were made to this sale for off-site improvements.

Use / Density

The subject property is not entitled land. Similarly, the market data were not approved for potential development as of the valuation dates. No adjustments for entitlements were made to the market data.

The subject larger parcel is located in West Point. The subject can develop at a density of at least 2.2 units per acre. Sales 1, 2, and 3 could achieve higher densities higher than the subject and required downward adjustments for use. Net adjustments for entitlement and density will be made to the market data.

Summary of Land Value

The adjusted market value ranges from \$96,710 per acre to \$139,078 per acre. The overall mean of the adjusted market data is \$114,879 per acre without water. Sales 1, 3, and 5 are the most similar to the subject indicating a value above the overall adjusted mean. The indicated market value of the larger parcel is \$120,000 per acre without water shares needed for development.

MARKET VALUE			
Subject Parcel	Acres	Price/Acre	Market Value
Residential Development Land w/o Water Shares	16.252	\$120,000	\$1,950,240

Certification

The undersigned do hereby certify that, to the best of my knowledge and belief:

- . the statements of fact contained in this report are true and correct;
- . the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, unbiased professional analyses, opinions, and conclusions of the undersigned;
- . the undersigned performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment;
- . the undersigned have no present or prospective interest in the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- . the engagement in this assignment was not contingent upon developing or reporting predetermined results.
- . compensation for completing this assignment is not contingent upon developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- . the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice;
- . John W. Lang made a personal inspection of the property that is the subject of this report;
- . no one provided significant real property appraisal assistance to the person signing this certification;
- . this appraisal report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report;

- . this appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct (including supplements) of the Appraisal Institute. This report also complies with the Code of Professional Practice of the Appraisal Foundation;
- . the undersigned have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP;
- . no services as an appraiser, or in any other capacity regarding the subject, have been performed in the three years prior to the acceptance of this assignment;
- . the real estate, which is the subject of this appraisal report, was valued as of the most recent inspection date;
- . the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- . as of the date of this report, John W. Lang has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute;
- . the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



John W. Lang

Utah State Certified General Appraiser Certificate #5491466-CG00 Expires – December 31, 2023

Statement of Assumptions and Limiting Conditions

The certification of the appraiser appearing in this report is subject to the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. We assume that the title is good and marketable unless otherwise stated. The Appraisal Institute supplied the data used in this analysis.
2. We appraised the property free and clear of any liens or encumbrances, unless otherwise stated.
3. We have assumed that the property is under responsible ownership and management.
4. We believe that information furnished by others is reliable, but we give no warranty for its accuracy.
5. We assume that all engineering studies are correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. Any sketch in the report may show approximate dimensions. We have not surveyed the property.
6. No soil tests have been made, we assume that no hidden or unapparent conditions of the property, subsoil, and structures would cause an increase or decrease in property value. We assume no responsibility for such conditions, or for obtaining the engineering studies that might be required to discover such factors.
7. We assume the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report. We assume the property contains no hazardous waste or materials.
8. We assume the property complies with all applicable zoning requirements, use regulations, and other restrictions, unless a lack of conformity has been stated, defined, and considered in the appraisal report.
9. We assume all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in the report is based.
10. We assume that the use of the site is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. We will not appear or give testimony in court in connection with this appraisal unless prior arrangements have been made.
12. Any allocation of the total value opinion stated in this report within the site applies only under the stated program of use. The separate values allocated to the site may not be used in conjunction with any other appraisal and are invalid if so used. Any value opinions provided in the appraisal report apply to the entire property and any proration or division of the total into fractional interests will invalidate the value opinion unless such proration or division of interests has been stated in the report.
13. Disclosure of the contents of the appraisal report is governed by the Code of Professional Ethics of the Appraisal Institute and is subject to peer review.
14. No part of the appraisal report (nor any copy of it) shall be used for any purpose by any party except the client without the previous written consent of the appraiser. No portion of the appraisal report may be reproduced. The report shall not be used for advertising, public relations, news, or other media without the consent and approval of the author.
15. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value opinion are contingent upon completion of the improvements in a professionally competent manner.
16. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the previously stated assumptions and limiting conditions. My liability extends only to the stated client, not to subsequent parties or uses of the report.

Extraordinary Assumptions

An extraordinary assumption considered in the valuation of the subject property is that the UDOT survey indicating the size of the subject in the before condition of 16.252 acres is correct. A second extraordinary assumption is that the size of the taking is 5.392 acres based on survey provided.

Hypothetical Conditions

A hypothetical condition included in this analysis is that the project and its influence either positive or negative is ignored in the before condition. A second hypothetical condition is that the project is in place in the after condition.

ADDENDA

QUALIFICATIONS

Qualifications of the Appraiser, John William Lang

Real Estate Appraiser at Lang Appraisal Service, Inc.

Independent fee appraiser from June 1997 to present.

Mr. Lang has 25 years experience as an appraiser, reviewer, and consultant. He has experience in the valuation of various types of real estate markets including commercial, residential, and unimproved land. He specializes in eminent domain valuations of all types of right-of-way and/or government/quasi-governmental acquisition projects, special purpose properties, and unimproved properties for all types of development. He has provided expert testimony in Federal and State courts relating to eminent domain actions involving acquisitions resulting in consideration of severance damages and benefits in partial acquisitions, in addition to bankruptcy and divorce settlement issues.

Education

Graduated, B.S. in Finance from University of Utah, Salt Lake City, Utah, 1998.
Graduated, Associates Degree from Dixie College, St. George, Utah, 1995.

State of Utah Certified General Appraiser

#5491466-CG00, Expiration Date – December 31, 2023

Appraisal Institute Membership

General Associate Member #224471 – Since 2007

International Right of Way Association Affiliation

Member since 1997

Appraisal Courses Taken

Appraisal Institute:

Real Estate Appraisal Principles: Course 110

Basic Income Capitalization: Course 310

General Applications – Online Course: Course 320

Business Practices and Ethics – Online Course: Course 420

Advanced Income Approach: Course 510

Highest & Best Use and Market Analysis: Course 520

Advanced Sales Comparison and Cost Approaches: Course 530

Report Writing and Valuation Analysis: Course 540

Advanced Applications: Course 550

Quantitative Analysis Course

Condemnation Appraising: Course 715GRE

National USPAP 15 Hour Course

National USPAP 7 Hour Course

International Right of Way Association:

Computer Plotting of Legal Descriptions
Easement Valuation, Course 403
Valuation of Contaminated Properties, Course 407
Reviewing Appraisals in Eminent Domain, Course 410

Other:

The Basics of Expert Witness for Commercial Appraisers
Introduction to Expert Witness Testimony for Appraisers
Commercial Land Valuation
Introduction to Commercial Appraisal Review
Market Disturbances-Appraisals in Atypical Markets and Cycles

University of Utah:

Principals and Practices
Real Estate Appraisal and Investment

Seminars Attended

Appraising for Federal Agencies - Contracting, Appraisal format, Review, Condemnation
R/W + Telecommunications = \$
Railroad Corridors
Purchasing Mitigation Lands/Vernal Pools Tour
Light Rail Field Study
Highway Utility Resource Sharing - Corridor Management on Public Highways for Joint Use
Fallout of the Telecommunications Legislation
Appraisal Institute: Utah State Appraiser law
Appraisal Institute: Site Identification
Appraisal Institute: Computer & Software Technology
Commercial Real Estate Symposium & Forecast
Appraisal Institute: Anatomy of an Acquisition
Appraisal Institute: Overview and Trends in the Health Care Industry
Appraisal Institute: Appraisal & Real Estate Issues
Deed Plotter Seminar – VIA Utah IRWA Chapter
Appraisal Institute: Appraisal of Contaminated Properties
Appraisal Institute: Measuring Stigma
Appraisal Institute: Eminent Domain Issues
Appraisal Institute: Conservation vs. Contamination Issues
Appraisal Institute: Specialized Appraisal Issues
Appraisal Institute: Valuation of Special Purpose Properties
UDOT, et al: Eminent Domain, Tools & Strategies for Public Projects in Utah
CLE International, Eminent Domain, Mediation, Arbitration & Successful Trial Presentation
Appraisal Institute: Litigation Skills for the Appraiser
Appraisal Institute: Eminent Domain and Condemnation
Appraisal Institute: Oil Spills and Property Values
Utah Land Use Institute: Eminent Domain Seminar – How to Determine Just Compensation
Appraisal Institute: Complex Litigation Appraisal Case Studies
Appraisal Institute: Business Practices and Ethics
Appraisal Institute: General Demonstration Report – Capstone Program
International Right of Way: Three Case Studies with Two Approaches to Value
Appraisal Institute: Comparative Analysis
Appraisal Institute: Reviewing Residential Appraisals

Appraiser Review Work

Bureau of Land Management
Bureau of Reclamation
Utah Department of Transportation
Utah Attorney General's Office
Davis County
Weber County
Herriman City
Salt Lake City Corporation
Layton City

North Ogden City
Ogden City
Bluffdale City

Depositions

<u>Date</u>	<u>Case</u>	<u>Attorney</u>
December 2005	Inselman	Heather Cunningham
April 2009	Big Sand Wash Reservoir	Gordon Madsen
December 2009	Wolf Mountain	Dave Wahlquist
November 2011	Dunsmure	Steve Shaw
May 2012	Venture II Company	Scott Crook
June 2012	Blue Grouse LC	Ronald Russell
October 2012	United Park City Mines	Stephen Christiansen
February 2016	Starline Properties	Clark Sessions

Expert Testimony - Court

<u>Date</u>	<u>Case</u>	<u>Attorney</u>
December 2005	Dr. Gibby Property	Eric Johnson
March 2006	Lund Property – Legacy Hwy.	Clark Nielson
April 2008	Big Sand Wash Reservoir	Gordon Madsen
March 2009	Draper City – Jordan River Pkwy.	Todd Godfrey
October 2010	Big Sand Wash Reservoir	Gordon Madsen
October 2012	Venture II Company Property	Scott Crook
November 2012	Mitchell et al. Property	Stephen Christiansen
October 2013	United Park City Mines	Stephan Christiansen
June 2014	Thatcher Brook Rehabilitation	Gary Weston
August 2014	Clearfield Mobile Home Park	Gordon Madsen
August 2016	Starline Properties	Clark Sessions

Expert Testimony - Tax Appeal Hearing

<u>Date</u>	<u>Case</u>
October 2003	Commutations Site – Summit County
February 2012	Residential – Salt Lake County
February 2012	Residential – Utah State Tax Commission

Some Types of Work Completed

Eminent Domain	Insurance Value
Road Widening Projects	Timeshare-Fractional Interest Properties
Angler Access Fee Acquisitions and Perpetual Easements	Single-Family Residential Properties in:
Right of Way Corridors – Pipelines including natural gas, petroleum, water, and gasoline.	Salt Lake, Utah, Davis, Tooele, Weber, Summit, Wasatch, Duchesne, Washington, Morgan, and Box Elder Counties
Corridor Preservation - Roads	
Advanced Acquisition Valuation	

Special Purpose Properties

- Schools
- Churches
- Golf Courses
- Fire Stations
- Parks/Open Space
- Country Clubs

Land – Various Potential Uses of Varying Sizes

- Future residential, industrial, commercial, mixed use and agricultural properties, wetlands, conservation easements, public use properties

Improved Properties

- Office Buildings
- Retail Buildings
- Industrial Buildings
- Storage Facilities
- Mobile Home Parks

Residential Subdivision Analysis

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 01/03/2022

EXPIRATION DATE: 12/31/2023

LICENSE NUMBER: 5491466-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: JOHN W LANG
2310 NORTH 1350 EAST
NORTH OGDEN UT 84414




SIGNATURE OF HOLDER

45


REAL ESTATE DIVISION DIRECTOR

COUNTY RECORDS / LEGAL DESCRIPTION



Search this site [Q]

Goto Page... [v]

Recorder (.../././home) / Property Search

Property Search

IMPORTANT NOTICE: Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our [soft closure procedure \(/recorder/home\)](#).

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/120430089>)

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2021 [v]
Parcel	
Serial Number:	120430089
Tax District:	0064
Legal Description:	A TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HIGHWAY, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT T
SITUS Address:	
Building/Land Values	
Acres:	2.16
Residence Year Built:	0

Residence Square Feet:	0
-------------------------------	---

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2021 Tax Statement Recipient:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS 166 WEST SOUTHWELL ST OGDEN, UT 84404
2021 Total Market Value:	\$171,395.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2021					
2020					
2019					
2018					
2017					
2016					

2015	\$875.95	(\$313.69)	\$562.26	12/08/2017	\$0.00
2014	\$814.50	\$0.00	\$814.50	11/17/2014	\$0.00
2013	\$805.62	\$0.00	\$805.62	12/04/2013	\$0.00
2012	\$841.73	\$0.00	\$851.02	02/28/2013	\$0.00
2011	\$1,218.56	\$0.00	\$1,218.56	12/02/2011	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal purposes, or as an adequate source for any news reports.
- Neither Davis County, the Davis County Treasurer's Office, Davis County Information Systems, nor any other Davis County entity guarantees the accuracy of any information on this website. The information on the Davis County website is provided "AS IS", with no warranties whatsoever. Davis County disclaims any warranties for the information on this website, including, without limitation, reliability, timeliness, accuracy, or performance of this website.
- You understand and agree that you access or obtain information or data from this website at your own discretion and Davis County will not be liable to anyone on account of your use or misuse or reliance on any information, data, or services provided by the Davis County website.
- This page should not be considered the official record, or an official Davis County tax statement. Official records and tax statements are kept by the Davis County Treasurer's Office. If this website does not agree with the official record in any way, the official record shall prevail. For access to the official record, please contact the Davis County Treasurer's Office. All access requests will be handled in accordance with the Utah Government Records Access Management Act (GRAMA).
- Your use of this webpage, or any printed works derived from this webpage will be considered your agreement to these "Terms of Use".

Contact Information

Mailing Address

Davis County Recorder
P.O. Box 618
Farmington, Utah 84025

Physical Address

Recorder's Office (Room 106)
61 South Main
Farmington, Utah 84025

Office Information

General office hours are Monday through Friday
8:00 a.m. to 5:00 p.m. (except county holidays)

(801) 451-3225 :: Main
(801) 451-3141 :: FAX



Search this site [Q]

Goto Page... [v]

Recorder (.../././home) / Property Search

Property Search

IMPORTANT NOTICE: Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our [soft closure procedure \(/recorder/home\)](#).

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/120430>)

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.	
Year:	2021 [v]
Parcel	
Serial Number:	120430103
Tax District:	0064
Legal Description:	A TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HIGHWAY, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT
SITUS Address:	
Building/Land Values	
Acres:	3.68
Residence Year Built:	0

Residence Square Feet:	0
-------------------------------	---

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2021 Tax Statement Recipient:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS 166 WEST SOUTHWELL ST OGDEN, UT 84404
2021 Total Market Value:	\$344,492.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2021					
2020					
2019					
2018					
2017					
2016					

2015	\$3,016.61	(\$1,064.72)	\$1,951.89	12/08/2017	\$0.00
2014	\$1,950.67	\$0.00	\$1,950.67	11/17/2014	\$0.00
2013	\$1,770.09	\$0.00	\$1,770.09	12/04/2013	\$0.00
2012	\$1,849.43	\$0.00	\$1,869.85	02/28/2013	\$0.00
2011	\$1,755.83	\$0.00	\$1,755.83	12/02/2011	\$0.00

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal purposes, or as an adequate source for any news reports.
- Neither Davis County, the Davis County Treasurer's Office, Davis County Information Systems, nor any other Davis County entity guarantees the accuracy of any information on this website. The information on the Davis County website is provided "AS IS", with no warranties whatsoever. Davis County disclaims any warranties for the information on this website, including, without limitation, reliability, timeliness, accuracy, or performance of this website.
- You understand and agree that you access or obtain information or data from this website at your own discretion and Davis County will not be liable to anyone on account of your use or misuse or reliance on any information, data, or services provided by the Davis County website.
- This page should not be considered the official record, or an official Davis County tax statement. Official records and tax statements are kept by the Davis County Treasurer's Office. If this website does not agree with the official record in any way, the official record shall prevail. For access to the official record, please contact the Davis County Treasurer's Office. All access requests will be handled in accordance with the Utah Government Records Access Management Act (GRAMA).
- Your use of this webpage, or any printed works derived from this webpage will be considered your agreement to these "Terms of Use".

Contact Information

Mailing Address

Davis County Recorder
P.O. Box 618
Farmington, Utah 84025

Physical Address

Recorder's Office (Room 106)
61 South Main
Farmington, Utah 84025

Office Information

General office hours are Monday through Friday
8:00 a.m. to 5:00 p.m. (except county holidays)

(801) 451-3225 :: Main
(801) 451-3141 :: FAX



Search this site [Q]

Goto Page... [v]

Recorder (.../././home) / Property Search

Property Search

IMPORTANT NOTICE: Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our [soft closure procedure \(/recorder/home\)](#).

Davis County Tax Information - Please Read

This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

Print Property Tax Notice (<https://webportal.daviscountyutah.gov/App/PropertySearch/api/document/taxnotice/120430>)

The Tax Notice is a pdf of the original Tax Notice, showing the original tax balance. You can view a 10-year history of taxes, payment dates, and current balances by [scrolling down on this page](#).

Tax Information

Property Information YOU MUST SELECT THE TAX YEAR BELOW FOR THE TAX NOTICE.

Year:	2021 v
Parcel	
Serial Number:	120430104
Tax District:	0064
Legal Description:	AN ENTIRE TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HWY, BEING ALL OF AN ENTIRE TRACT OF PPTY SIT IN THE SE 1/4 NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD ENTIRE TRACT OF LAND ARE DESC AS
SITUS Address:	
Building/Land Values	
Acres:	13.32
Residence Year Built:	0

Residence Square Feet:	0
-------------------------------	---

Tax Information

Delinquency Payoff Amount (for specific future Payoff Date):	<i>No delinquencies were found for this serial number at this time.</i>
DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.	
2021 Tax Statement Recipient:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS 166 WEST SOUTHWELL ST OGDEN, UT 84404
2021 Total Market Value:	\$661,382.00

Recent Tax History

Important Clarifications

1. If the amounts for prior years show \$0.00 paid this may be an error. Please contact the Davis County Treasurer at (801) 451-3243 to verify unpaid amounts.
2. The amounts shown paid are taxes only, unless the taxes were paid late. If the taxes were paid late the amount includes taxes and penalty, but does not include interest, if interest was paid.
3. The statutory due date for property taxes in Utah is November 30. Taxes are paid with one single annual installment.
4. As a service, values from the Assessor roll may be listed prior to the distribution of Tax Notices. These values may be subject to future correction.
5. The taxes for the current year are not finalized until the tax rates are certified by the Utah State Tax Commission. The tax rates are certified and the taxes are final near September 20 of each year. There may be special assessments that show as a small balance before the tax rates are certified and the taxes are final, however, until near September 20 these amounts are for information only, not final taxes.
6. Electronic Payments **may take up to a week** before it shows on the County website as Paid due to time it actually takes for settlement of funds

Year	Taxes, Penalty, & Special Assessments	Adjustments	Paid (including interest)	Date Paid	Due
2021					
2020					
2019					
2018					
2017					
2016					

2015					
------	--	--	--	--	--

Terms of Use

Please Read - Do not use this page unless you understand and agree to all of the following:

This website is provided as part of an ongoing effort by Davis County to make government records available to the public. These records are entered as accurately and timely as possible, however, please remember:

- The contents of this website are provided for informational purposes only. The contents of this page should not be considered suitable for use on any legal documents, or for any legal purposes, or as an adequate source for any news reports.
- Neither Davis County, the Davis County Treasurer's Office, Davis County Information Systems, nor any other Davis County entity guarantees the accuracy of any information on this website. The information on the Davis County website is provided "AS IS", with no warranties whatsoever. Davis County disclaims any warranties for the information on this website, including, without limitation, reliability, timeliness, accuracy, or performance of this website.
- You understand and agree that you access or obtain information or data from this website at your own discretion and Davis County will not be liable to anyone on account of your use or misuse or reliance on any information, data, or services provided by the Davis County website.
- This page should not be considered the official record, or an official Davis County tax statement. Official records and tax statements are kept by the Davis County Treasurer's Office. If this website does not agree with the official record in any way, the official record shall prevail. For access to the official record, please contact the Davis County Treasurer's Office. All access requests will be handled in accordance with the Utah Government Records Access Management Act (GRAMA).
- Your use of this webpage, or any printed works derived from this webpage will be considered your agreement to these "Terms of Use".

Contact Information

Mailing Address

Davis County Recorder
P.O. Box 618
Farmington, Utah 84025

Physical Address

Recorder's Office (Room 106)
61 South Main
Farmington, Utah 84025

Office Information

General office hours are Monday through Friday
8:00 a.m. to 5:00 p.m. (except county holidays)

(801) 451-3225 :: Main
(801) 451-3141 :: FAX

Copyright © 2015 Davis County Government

Davis County Website

MARKET DATA – LAND SALES

MARKET DATA - SALE DESCRIPTION

Sale No.:	One
Location:	Confidential, West Davis County, Utah
Tax ID#:	Confidential
Seller:	Confidential
Buyer:	Confidential
Sale Date:	August 2020
Sale Price:	\$130,484 per acre
Financing:	Cash Equivalent
Conditions of Sale:	A.L.
Physical Characteristics	
Size & Dimensions:	Confidential
Shape & Topography:	Level, at grade with adjacent street
Access:	Typical from public road.
Utilities:	All Available
Off-Site Improvements:	Asphalt road
Improvements:	None
Zoning:	Residential – 3.0 units per acre
Use at Time of Listing:	Agricultural
Highest and Best Use:	Residential development
Date Inspected:	Various
Verification:	Buyer and County Records

Comments: The purchase of this property was conditioned on the buyer obtaining a density of 3 units per acre. The purchase included the water shares needed to develop the property. The remaining details of this confidential sale remain within the appraiser's files at the request of buyer.

LAND SALE TWO



MARKET DATA - SALE DESCRIPTION

Sale No.: **Two**
Location: 2228 South 1660 West, Syracuse, Utah
Tax ID#: 12-396-0001 & -0002
Seller: Syracuse City & Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-Day Saints
Buyer: Visionary Homes 2020, LLC
Sale Date: February 2020
Sale Price: \$441,000 or \$113,368 per acre
Financing: Cash Equivalent
Conditions of Sale: A.L.

Physical Characteristics

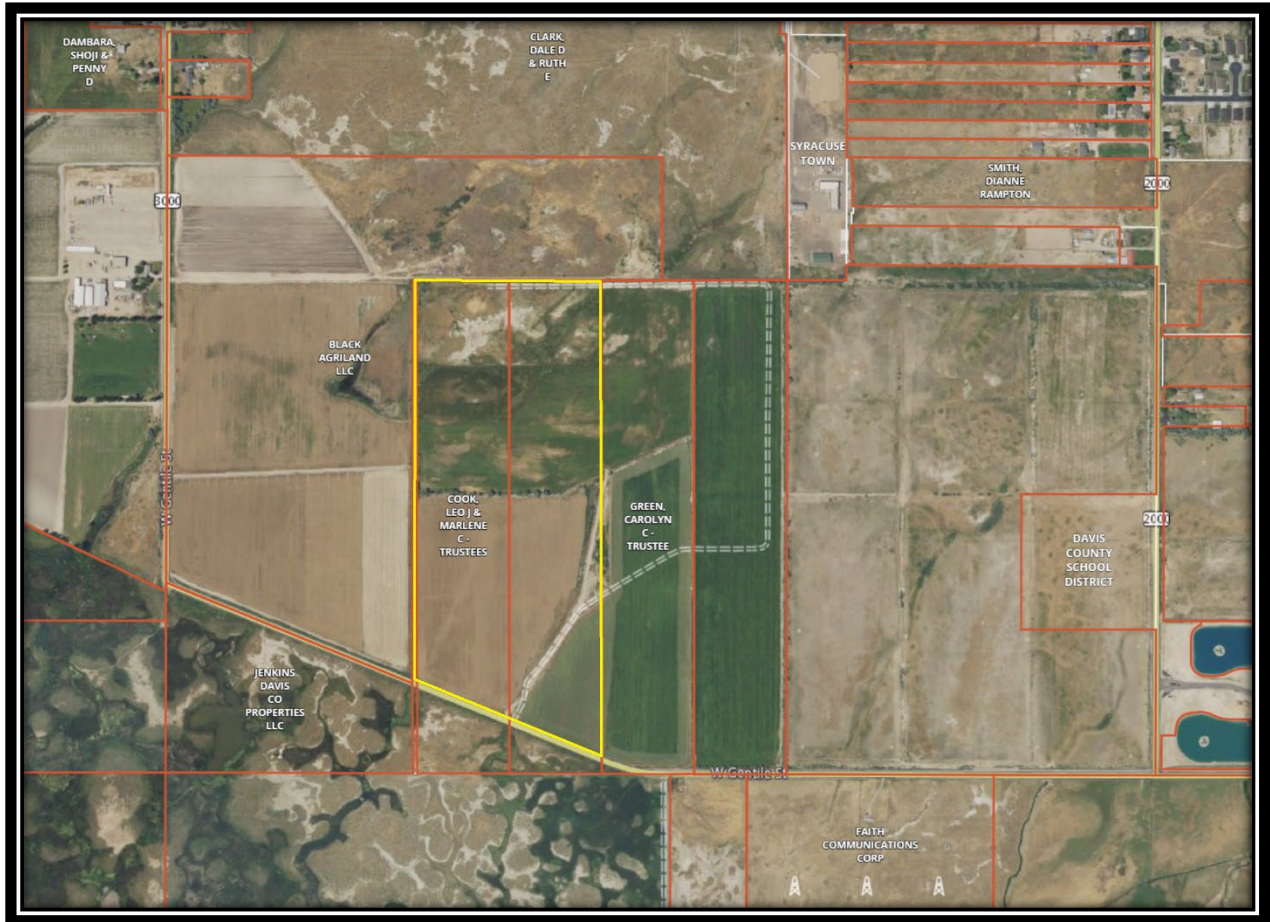
Size & Dimensions: 3.89 Acres
Shape & Topography: Level developable land / mostly rectangular
Access: Typical access from 1660 West street.
Utilities: All Available
Off-Site Improvements: Asphalt road, curb, gutter, sidewalk.
Improvements: None

Zoning: R-2 – density of 3.0 units per acre
Use at Time of Sale: Vacant
Highest and Best Use: Residential development

Date Inspected: Various
Verification: Michele Jakob, appraiser and Davis County Records

Comments: This is a pending sale from two separate sellers to be sold together. The General Plan calls for low density residential development. This property does have the water shares needed for development.

LAND SALE THREE



MARKET DATA - SALE DESCRIPTION

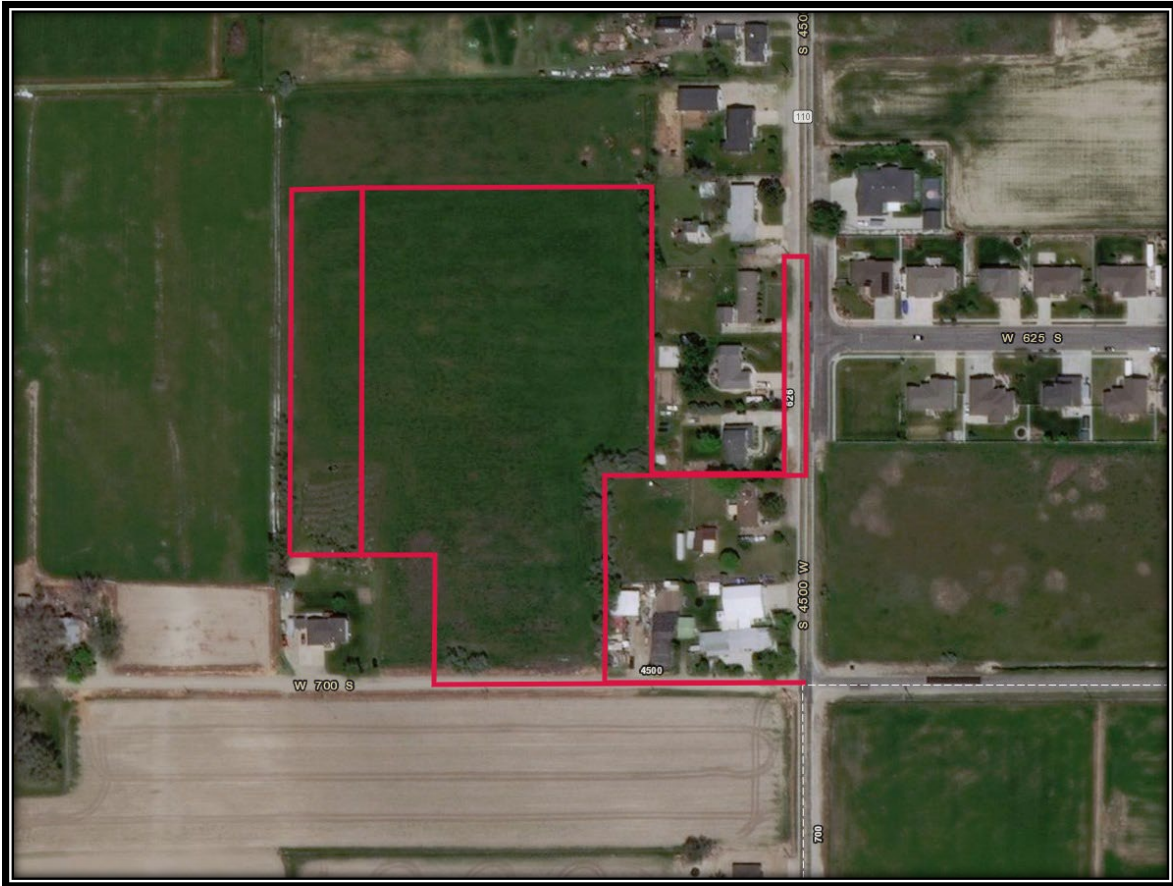
Sale No.: **Three**
Location: 4800 West Gentile Street, Syracuse, Utah
Tax ID#: 12-103-0038, and -0040
Seller: Brent and Leo Cook
Buyer: CW Land Company
Sale Date: August 15, 2018
Sale Price: \$3,549,770, or \$120,823 per acre*
Financing: Cash Equivalent
Conditions of Sale: A.L.
Physical Characteristics
Size & Dimensions: 53.38 Acres - 29.38 Acres buildable
Shape & Topography: Level developable land / Rectangular
Access: Adequate – Gentile Street and secondary.
Utilities: All Available
Off-Site Improvements: Asphalt road
Improvements: None

Zoning: R-1 with Sensitive Overlay Zone – Syracuse General Plan
Use at Time of Listing: Agricultural
Highest and Best Use: Residential development

Date Inspected: Various
Verification: Don Mendenhall, agent and Davis County Records.

Comments: This property is located in Syracuse north of Gentile Street. This subdivision is zoned R-1 (2.9 units per net acre). Sale includes Layton irrigation water shares needed for development. * The sale of the land included about 24 acres at the south end of the parcel that could not be developed because of the location of the sewer line through the area. The sale also does not include 5.84 acres south of Gentile Street previously sold off to UDOT for wetlands mitigation.

LAND SALE FOUR



MARKET DATA - SALE DESCRIPTION

Sale No.: **Four**

Location: 696 South 4500 West, West Point, Utah

Tax ID#: 12-044-0048 and 12-044-0036

Seller: Carlisi et al., A General Partnership

Buyer: Undisclosed

Sale Date: Under Contract 01/11/2019

Sale Price: \$779,000 or \$95,000 per acre

Financing: Cash Equivalent

Conditions of Sale: A.L.

Physical Characteristics

Size & Dimensions: 8.20 Acres

Shape & Topography: Large irregular shaped property

Access: Access from dirt portion of 700 South. Pavement would have to be extended.

Utilities: All Available

Off-Site Improvements: Dirt road

Improvements: None

Zoning: R-1 (2.2 units per acre)

Use at Time of Listing: Agricultural

Highest and Best Use: Residential development

Date Inspected: Various

Verification: Multiple Listings, County Records,

Comments: Property is under contract but scheduled to close 07/2019. Buyers made full price offer. Sale included water shares for development.

LAND SALE FIVE



MARKET DATA - SALE DESCRIPTION

Sale No.:	Five
Location:	700 South 4500 West, West Point, Utah
Tax ID#:	12-046-0009, & -0054
Seller:	The 1994 Seifert Family Trust
Buyer:	Seifert Estates, LLC
Sale Date:	Offer date - 10/22/2021
Sale Price:	\$4,578,000 or \$140,000 per acre
Financing:	Cash Equivalent
Conditions of Sale:	A.L.
Physical Characteristics	
Size & Dimensions:	32.70 Acres
Shape & Topography:	Large rectangular shaped property
Access:	Access from both 700 South and 4500 West Streets.
Utilities:	All Available
Off-Site Improvements:	Asphalt road
Improvements:	None
Zoning:	R-1 (2.2 units per acre)
Use at Time of Listing:	Agricultural
Highest and Best Use:	Residential development
Date Inspected:	Various
Verification:	REPC, owner, County Records,

Comments: There is an offer to purchase the property. Despite having Seifert in the name, the offer represents an arm's length transaction. Buyers made an unsolicited offer. Sale included water shares for development. This price does not include the \$300,000 for the residential dwelling on a typical lot. The purchase does include the Hooper Irrigation Company water shares (1/2 share per acre for development) associated with this property.

PROJECT DOCUMENTS / MAPS

OWNERSHIP RECORD

Title by: ANP

Date: April 2021

County: Davis

Parcel No.: R199:909:T

Type Ownership: Government

Tax ID No.: 12-043-0089

Project No.: S-R199(50)

PIN No.: 7318

Recorded Owners: Utah Department of Transportation

Address: Right of Way, Fourth Floor, Box 148420, Salt Lake City, Utah 84114-8420

Property Address: Approx. 4240 West 25 South, West Point, Utah 84015

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2888791	6336	902	Warranty Deed	24 Aug 2015	24 Aug 2015

Description:

A tract of land in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the southeast corner of lot 115, Fairways Beyond The Bluff Phase 1 Cluster Subdivision, as per entry no. 2030014, book 3661, page 355, on file in the office of the Davis County Recorder; Said point of beginning being S.00°06'59"W. 1492.66 feet along the west line of said northeast quarter and S.89°53'01"E. 1426.72 feet from the North quarter corner of said Section 6; and running thence N.00°06'59"E. 181.37 feet to the northwest corner of grantor's entire tract; thence N.89°58'56"E. 475.12 feet to the westerly right of way line of Cold Springs Road, and extending to the northerly right of way line of 25th South Street, as per entry no. 2311639, book 4382, page 1058, on file in the office of the Davis County Recorder; thence along said right of way lines. the following five (5) courses: (1) S.27°59'32"E. 20.20 feet to the point of tangency on a 1038.00 foot radius curve to the left; (2) southeasterly 134.74 feet along the arc of said curve (Note: Chord to said curve bears S.31°43'22"E. a distance of 134.65 feet); to a point on a 15.00 foot radius reverse curve to the right; (3) southerly 24.28 feet along the arc of said curve (Note: Chord to said curve bears S.10°55'48"W. a distance of 21.71 feet) to a point on a 170.00 foot radius compound curve to the right; (4) westerly 96.69 feet along the arc of said curve (Note: chord to said curve bears S.73°35'43"W. a distance of 95.39 feet); (5) S.89°53'21"W. 454.85 feet; thence S.89°53'13"W. 5.29 feet to the point of beginning.

Calculated area: The above described tract of land contains 2.159 acres.

Grantor: Vision Investors, LLC, a Limited Liability Company

Abstract- Serial Number: 12-043-0089

Abstract	
Serial Number:	12-043-0089
Tax District:	64
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS OGDEN, UT 84404
Situs Address:	null null null
Parcel Dates:	10/05/2007 to
Acres:	2.16

Dedication Plat	
Plat:	null

Parent / Child		
Parent	12-043-0078	10/05/2007

Legal Description

A TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HIGHWAY, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE SE COR OF LOT 115, FAIRWAYS BEYOND THE BLUFF PH 1 CLUSTER SUB, AS PER E# 2030014 BK 3661 PG 355; SD POB BEING S 00°06'59" W 1492.66 FT ALG THE W LINE OF SD NE 1/4 S 89°53'01" E 1426.72 FT FR THE N 1/4 COR OF SD SEC 6; & RUN TH N 00°06'59" E 181.37 FT TO THE NW COR OF GRANTOR'S ENTIRE TRACT; TH N 89°58'56" E 475.12 FT TO THE WLY R/W LINE OF COLD SPRINGS RD & EXTENDING TO THE N'LY R/W LINE OF 25TH SOUTH STR, AS PER E# 2311639 BK 4382 PG 1058; TH ALG SD R/W LINES THE FOLLOWING FIVE (5) COURSES: (1) S 27°59'32" E 20.20 FT TO THE PT OF TANGENCY ON A 1038.00 FT RAD CURVE TO THE LEFT; (2) SE'LY 134.74 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 31°43'22" E A DIST OF 134.65 FT); TO A PT ON A 15.00 FT RAD REVERSE CURVE TO THE RIGHT; (3) S'LY 24.28 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 10°55'48" W A DIST OF 21.71 FT) TO A PT ON A 170.00 FT RAD COMPOUND CURVE TO THE RIGHT; (4) W'LY 96.69 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 73°35'43" W A DIST OF 95.39 FT); (5) S 89°53'21" W 454.85 FT; TH S 89°53'13" W 5.29 FT TO THE POB. CONT. 2.16 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
Grantor: VISION INVESTORS LLC Grantee: UTAH DEPARTMENT OF TRANSPORTATION FOUNDERS TITLE CO - LAYTON Grantee: WEST POINT CITY	WARRANTY DEED	2888791	6336-902	08/24/2015	08/24/2015 14:09	\$10.00	y	0	
Grantor: WEST POINT CITY Grantee: COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF WEST POINT CITY WEST POINT CITY WEST POINT CITY	ORDINANCE	2824219	6105-72	08/19/2014	09/18/2014 10:24	\$0.00		120230001	
Grantor: ZIONS FIRST NATIONAL BANK	SPECIAL WARRANTY	2583901	5207-297	02/03/2011	02/09/2011 12:00	\$10.00	y	120430102	

RETURNED
AUG 24 2015

2888791
BK 6336 PG 902

E 2888791 B 6336 P 902-903
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/24/2015 02:09 PM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE C
0 - LAYTON

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

Warranty Deed
(LIMITED LIABILITY COMPANY)

D-53013

Davis County

Tax ID No. 12-043-0089
Parcel No. R199:909:T
Project No. S-R199(50)
PIN: 7318
Ref. Project No. SP-9999(807)
Ref Pin No: 4955

Vision Investors, LLC, a Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, 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 in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the southeast corner of lot 115, Fairways Beyond The Bluff Phase 1 Cluster Subdivision, as per entry no. 2030014, book 3661, page 355, on file in the office of the Davis County Recorder; Said point of beginning being S.00°06'59"W. 1492.66 feet along the west line of said northeast quarter and S.89°53'01"E. 1426.72 feet from the North quarter corner of said Section 6; and running thence N.00°06'59"E. 181.37 feet to the northwest corner of grantor's entire tract; thence N.89°58'56"E. 475.12 feet to the westerly right of way line of Cold Springs Road, and extending to the northerly right of way line of 25th South Street, as per entry no. 2311639, book 4382, page 1058, on file in the office of the Davis County Recorder; thence along said right of way lines the following five (5) courses: (1) S.27°59'32"E. 20.20 feet to the point of tangency on a 1038.00 foot radius curve to the left; (2) southeasterly 134.74 feet along the arc of said curve (Note: Chord to said curve bears S.31°43'22"E. a distance of 134.65 feet); to a point on a 15.00 foot radius reverse curve to the right; (3) southerly 24.28 feet along the arc of said curve (Note: Chord to said curve bears S.10°55'48"W. a distance of 21.71 feet) to a point on a 170.00 foot radius compound curve to the right; (4) westerly 96.69 feet along the arc of said curve (Note: chord to said curve bears S.73°35'43"W. a distance of 95.39 feet); (5) S.89°53'21"W. 454.85 feet; thence S.89°53'13"W. 5.29 feet to the point of beginning.

The above described tract of land contains 94,043 square feet in area or 2.16 acres.

Continued on page 2

LIMITED LIABILITY COMPANY RW-01LL (11-01-03)

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0089
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said entire tract of land, which point is 1492.66 feet S.00°06'59"W. along the Quarter Section and 1426.72 feet S.89°53'01"E. from the North Quarter corner of said Section 6; and running thence N.00°06'59"E. 181.37 feet along the westerly boundary line to the Northwest corner of said entire tract; thence N.89°58'56"E. 140.16 feet to the southwesterly highway right of way and no-access line of SR-67 as established by Project No. S-R199(229) at a point of curvature of a non-tangent curve to the left with a radius of 2225.00 feet; thence along said southwesterly highway right of way line, southeasterly along said curve with an arc length of 243.45 feet, chord bears S.42°00'08"E. 243.33 feet to the southerly boundary line of said entire tract; thence along said southerly boundary line the following two (2) courses and distances: (1) S.89°53'21"W. 298.06 feet; (2) thence S.89°53'13"W. 5.29 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 tract of land contains 39,644 square feet in area or 0.910 acre.

(Note: Rotate above bearings 00°20'57" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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

OWNERSHIP RECORD

Title by: ANP

Date: April 2021

County: Davis

Parcel No.: R199:909D:T

Type Ownership: Government

Tax ID No.: 12-043-0103

Project No.: S-R199(50)

PIN No.: 7318

Recorded Owners: Utah Department of Transportation

Address: Right of Way, Fourth Floor, Box 148420, Salt Lake City, Utah 84114-8420

Property Address: Approx. 4235 West 25 South, West Point, Utah 84015

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2888793	6336	906	Warranty Deed	24 Aug 2015	24 Aug 2015

Description:

A tract of land in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly right of way line of Cold Springs Road and the south boundary line of grantor's said tract; Said point of beginning being S.00°00'29"E. 1919.36 feet along the east line of said northeast quarter and S.89°59'31"W. 382.18 feet from the Northeast corner of said Section 6; And running thence S.75°53'18"W. 207.55 feet, thence North 249.15 feet; thence S.89°45'26"W. 632.22 feet to the southeast corner of lot 116, per the Fairways Beyond the Bluff Phase 1 Cluster Subdivision, as per entry no. 2030014, book 3661, page 355, on file in the office of the Davis County Recorder; thence N.00°06'59"E. 181.36 feet to the south right of way line of 25th South Street, and extending to the westerly line of Cold Springs-Road, as per entry no. 2311639, book 4382, page 1058, on file in the office of the Davis County Recorder; thence along said right of way lines the following five (5) courses: (1) N.89°53'21"E. 455.09 feet to the point of tangency on a 230.00 foot radius curve to the left; (2) northeasterly 136.60 feet along the arc of said curve (Note: Chord to said curve bears N.72°52'07"E. a distance of 134.60 feet); to a point on a 15.00 foot radius reverse curve to the right; (3) southeasterly 23.28 feet along the arc of said curve (Note: Chord to said curve bears S.79°41'04"E. a distance of 21.01 feet) to a point on a 962.00 foot radius compound curve to the right; (4) southeasterly 120.94 feet along the arc of said curve (Note: Chord to said curve bears S.31°37'17"E. a distance of 120.86 feet); (5) thence S.28°01'11"E. 352.08 feet to the point of beginning.

Calculated area: The above described tract of land contains 3.678 acres.

Grantor: Vision Investors, LLC, a Limited Liability Company

Abstract- Serial Number: 12-043-0103

Abstract	
Serial Number:	12-043-0103
Tax District:	64
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS OGDEN, UT 84404
Situs Address:	null null null
Parcel Dates:	12/31/2009 to
Acres:	3.68

Dedication Plat	
Plat:	null

Parent / Child		
Parent	12-043-0090	12/31/2009
Parent	12-043-0092	12/31/2009

Legal Description

A TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HIGHWAY, BEING ALL OF AN ENTIRE TRACT OF PPTY, SIT IN THE NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE W'LY R/W LINE OF COLD SPRINGS ROAD & THE S BNDRY LINE OF GRANTOR'S SD TRACT, SD POB BEING S 00°00'29" E 1919.36 FT ALG THE E LINE OF SD NE 1/4 & S 89°59'31" W 382.18 FT FR THE NE COR OF SD SEC 6; & RUN TH S 75°53'18" W 207.55 FT; TH N 249.15 FT; TH S 89°45'26" W 632.22 FT TO THE SE COR OF LOT 116, PER THE FAIRWAYS BEYOND THE BLUFF PH 1 CLUSTER SUB, AS PER E# 2030014 BK 3661 PG 355; TH N 00°06'59" E 181.36 FT TO THE S R/W LINE OF 25TH SOUTH STR & EXTENDING TO THE W'LY LINE OF COLD SPRINGS ROAD, AS PER ENTRY # 2311639 BK 4382 PG 1058; TH ALG SD R/W LINES THE FOLLOWING FIVE (5) COURSES: (1) N 89°53'21" E 455.09 FT TO THE PT OF TANGENCY ON A 230.00 FT RAD CURVE TO THE LEFT; (2) NE'LY 136.60 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS N 72°52'07" E A DIST OF 134.60 FT), TO A PT ON A 15.00 FT RAD REVERSE CURVE TO THE RIGHT; (3) SE'LY 23.28 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 79°41'04" E, A DIST OF 21.01 FT) TO A PT ON A 962.00 FT RAD COMPOUND CURVE TO THE RIGHT; (4) SE'LY 120.94 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 31°37'17" E A DIST OF 120.86 FT);(5) TH S 28°01'11" E 352.08 FT TO THE POB. CONT. 3.68 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
Grantor: VISION INVESTORS LLC Grantee: UTAH DEPARTMENT OF TRANSPORTATION FOUNDERS TITLE CO - LAYTON CO - LAYTON	WARRANTY DEED	2888793	6336-906	08/24/2015	08/24/2015 14:09	\$10.00	y	0	
Grantor: LINCOLN TITLE INSURANCE AGENCY Grantee: US DEVELOPMENT INC LINCOLN TITLE INSURANCE AGENCY LINCOLN TITLE INSURANCE AGENCY	RECONVEYAN CE	2871930	6283-116 0	06/01/2015	06/08/2015 15:10	\$0.00		120370097	2227477

RETURNED

AUG 24 2015

2888793
BK 6336 PG 906

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

E 2888793 B 6336 P 906-907
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/24/2015 02:09 PM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE I
0 - LAYTON

Warranty Deed
(LIMITED LIABILITY COMPANY)

D-53013

Davis County

Tax ID No. 12-043-0103
Parcel No. R199:909D:T
Project No. S-R199(50)
PIN: 7318
Ref. Project No. SP-9999(807)
Ref Pin No: 4955

Vision Investors, LLC, a Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, 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 in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly right of way line of Cold Springs Road and the south boundary line of grantor's said tract; Said point of beginning being S.00°00'29"E. 1919.36 feet along the east line of said northeast quarter and S.89°59'31"W. 382.18 feet from the Northeast corner of said Section 6; And running thence S:75°53'18"W. 207.55 feet, thence North 249.15 feet; thence S.89°45'26"W. 632.22 feet to the southeast corner of lot 116, per the Fairways Beyond the Bluff Phase 1 Cluster Subdivision, as per entry no. 2030014, book 3661, page 355, on file in the office of the Davis County Recorder; thence N.00°06'59"E. 181.36 feet to the south right of way line of 25th South Street, and extending to the westerly line of Cold Springs Road, as per entry no. 2311639, book 4382, page 1058, on file in the office of the Davis County Recorder; thence along said right of way lines the following five (5) courses: (1) N.89°53'21"E. 455.09 feet to the point of tangency on a 230.00 foot radius curve to the left; (2) northeasterly 136.60 feet along the arc of said curve (Note: Chord to said curve bears N.72°52'07"E. a distance of 134.60 feet); to a point on a 15.00 foot radius reverse curve to the right;

Continued on page 2

LIMITED LIABILITY COMPANY RW-01LL (11-01-03)

(3) southeasterly 23.28 feet along the arc of said curve (Note: Chord to said curve bears S.79°41'04"E. a distance of 21.01 feet) to a point on a 962.00 foot radius compound curve to the right; (4) southeasterly 120.94 feet along the arc of said curve (Note: Chord to said curve bears S.31°37'17"E. a distance of 120.86 feet); (5) thence S.28°01'11"E. 352.08 feet to the point of beginning.

The above described tract of land contains 160,095 square feet in area or 3.68 acres.

IN WITNESS WHEREOF, said DENNIS R. HIGLEY has caused this instrument to be executed by its proper officers thereunto duly authorized, this 24 day of AUGUST, A.D. 2015.

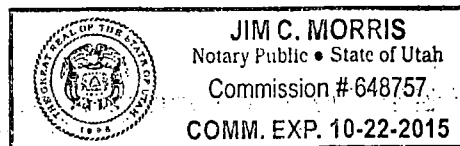
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

VISIONS INVESTORS, LLC
Limited Liability Company
By Dennis R Higley
Manager

On the date first above written personally appeared before me, DENNIS R. HIGLEY, who, being by me duly sworn, says that he is the Manager of VISIONS INVESTORS, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said DENNIS R. HIGLEY acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Jim C. Morris
Notary Public



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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0103
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909D:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 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 entire tract and the southwesterly highway right of way and no-access line of SR-67 as established by UDOT Project No. S-R199(229), which point is 1919.36 feet S.00°00'29"E. along the Section line and 382.18 feet S.89°59'31"W. and 56.35 feet S.75°53'18"W. from the Northeast corner of said Section 6; and running thence S.75°53'18"W. 151.20 feet along said southerly boundary line to a westerly boundary line of said entire tract; thence North 174.14 feet along said westerly boundary line to said southwesterly highway right of way and no-access line; thence S.46°53'19"E. 200.87 feet along said southwesterly highway right of way and no-access 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 12,768 square feet in area or 0.293 acre.

(Note: Rotate above bearings 00°20'28" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0103
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909D:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 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 entire tract and the southwesterly highway right of way and no-access line of SR-67 as established by UDOT Project No. S-R199(229), which point is 1919.36 feet S.00°00'29"E. along the Section line and 382.18 feet S.89°59'31"W. and 207.55 feet S.75°53'18"W. and 249.15 feet North and 79.76 feet S.89°45'26"W. from the Northeast corner of said Section 6; and running thence S.89°45'26"W. 552.46 feet along said southerly boundary line to the westerly boundary line of said entire tract; thence N.00°06'59"E. 181.36 feet along said westerly boundary line to the northerly boundary line of said entire tract; thence N.89°53'21"E. 360.11 feet along said northerly boundary line to said southwesterly highway right of way and no-access line; thence S.46°53'19"E. 262.96 feet along said southwesterly highway right of way and no-access 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 82,521 square feet in area or 1.894 acres.

(Note: Rotate above bearings 00°20'28" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

OWNERSHIP RECORD

Title by: ANP

Date: April 2021

County: Davis

Parcel No.: R199:918:T

Type Ownership: Government

Tax ID No.: 12-043-0104

Project No.: S-R199(50)

PIN No.: 7318

Recorded Owners: Utah Department of Transportation

Address: Right of Way, Fourth Floor, Box 148420, Salt Lake City, Utah 84114-8420

Property Address: Approx. 200 South 4200 West, West Point, Utah 84015

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
2821769	6095	222	Warranty Deed	19 Aug 2014	04 Sep 2014

Description:

An entire tract of land in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the SE1/4 NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said entire tract of land are described as follows:

Beginning at the intersection of grantor's south boundary line and the east-west 1/4 section line of section 6, Said point of beginning being S.89°46'33"W. 409.15 feet along the south line of the northeast quarter of said section 6, from the east quarter corner of said Section 6; and running thence S.89°46'33"W. 574.08 feet along the said 1/4 section line to the southwest corner of grantor's entire tract; thence N.00°15'34"W. 886.60 feet along grantor's west boundary line to the northwest corner of grantor's entire tract; thence N.89°45'25"E. 403.68 feet along grantor's north boundary line, and an existing fenceline; thence south 249.15 feet; thence N.75°53'18"E. 207.55 feet to the westerly right of way line of Cold Springs Road; thence S.28°01'11"E. 609.07 feet along said westerly right of way line to a point of curvature on a 606.00 foot radius non-tangent curve to the left; thence southwesterly 352.11 feet along the arc of said curve (Note: Chord to said curve bears S.64°22'15"W. 347.18 feet) to the point of beginning.

TOGETHER WITH and subject to a right of way, described as per entry no. 2413241, as recorded and on file in the office of the Davis County Recorder. Said right of way being described over the following described property; Beginning at the East Quarter Corner of said Section 6; thence South 89°46'33" West 2579.99 feet to the East line of 4500 West

Street; thence along said line North 0°15'34" West 16.5 feet; thence North 89°46'33" East 2579.99 feet; thence South 0°00'29" East 16.5 feet to the point of beginning.

Calculated area: The above described tract of land contains 13.315 acres.

Grantor: First National Bank of Layton, a corporation of the State of Utah

Abstract- Serial Number: 12-043-0104

Abstract	
Serial Number:	12-043-0104
Tax District:	64
Exempt:	Yes
Tax Name & Address for Tax Year ADDYR:	UTAH DEPARTMENT OF TRANSPORTATION REGION ONE HEADQUARTERS OGDEN, UT 844040000
Situs Address:	null null null
Parcel Dates:	09/04/2014 to
Acres:	13.32

Dedication Plat	
Plat:	null

Parent / Child		
Parent	12-043-0039	09/04/2014
Parent	12-043-0085	09/04/2014
Parent	12-043-0094	09/04/2014

Legal Description

AN ENTIRE TRACT OF LAND IN FEE FOR THE PROPOSED WEST DAVIS HWY, BEING ALL OF AN ENTIRE TRACT OF PPTY SIT IN THE SE 1/4 NE 1/4 OF SEC 6-T4N-R2W, SLB&M. THE BNDRY OF SD ENTIRE TRACT OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECTION OF GRANTOR'S S BNDRY LINE & THE E-W 1/4 SEC LINE OF SEC 6, SD POB BEING S 89°46'33" W 409.15 FT ALG THE S LINE OF THE NE 1/4 OF SD SEC 6, FR THE E 1/4 COR OF SD SEC 6; & RUN TH S 89°46'33" W 574.08 FT ALG THE SD 1/4 SEC LINE TO THE SW COR OF GRANTOR'S ENTIRE TRACT; TH N 00°15'34" W 886.60 FT ALG GRANTOR'S W BNDRY LINE TO THE NW COR OF GRANTOR'S ENTIRE TRACT; TH N 89°45'25" E 403.68 FT ALG GRANTOR'S N BNDRY LINE & AN EXIST FENCELINE; TH S 249.15 FT; TH N 75°53'18" E 207.55 FT TO THE W'LY R/W LINE OF COLD SPRINGS RD; TH S 28°01'11" E 609.07 FT ALG SD W'LY R/W LINE TO A PT OF CURVATURE ON A 606.00 FT RAD NON-TANGENT CURVE TO THE LEFT; TH SW'LY 352.11 FT ALG THE ARC OF SD CURVE (NOTE: CHORD TO SD CURVE BEARS S 64°22'15" W 347.18 FT) TO THE POB. CONT. 13.32 ACRES

Party	KOI	Entry Number	Book & Page	Inst.Date	Rec.Date & Time	Consideration	Vesting Doc.	See Also	XRefs (Book & Page)
NORTH DAVIS FIRE DISTRICT FILED IN OFFICE Grantor: NORTH DAVIS FIRE DISTRICT, Grantee: CLEARFIELD CITY, Grantee: WEST POINT CITY, Grantee: SUNSET CITY	CERTIFICATE	3163714	7276-184	05/20/2019	06/04/2019 09:58	\$0.00		90150002	3226632
Grantor: LINCOLN TITLE INSURANCE AGENCY Grantee: US DEVELOPMENT INC LINCOLN TITLE INSURANCE AGENCY LINCOLN TITLE INSURANCE AGENCY	RECONVEYANCE	2871930	6283-116 0	06/01/2015	06/08/2015 15:10	\$0.00		120370097	2227477
Grantor: FIRST NATIONAL BANK OF LAYTON Grantee: LINCOLN TITLE INSURANCE AGENCY LINCOLN TITLE INSURANCE AGENCY LINCOLN TITLE INSURANCE AGENCY	SUBSTITUTION OF TRUSTEE	2871929	6283-116 0	06/01/2015	06/08/2015 15:10	\$0.00		120370097	2227477
Grantor: WEST POINT CITY	ORDINANCE	2824219	6105-72	08/19/2014	09/18/2014 10:24	\$0.00		120230001	

E 2821769 B 6095 P 222-224
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/04/2014 11:05 AM
FEE \$0.00 Post 3
DEP RTT REC'D FOR FOUNDERS TITLE C
0 - LAYTON

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

RETURNED
SEP 04 2014

D-51520

Warranty Deed
(CORPORATION)
Davis County

Tax ID No. 12-043-0039 -
12-043-0085 -
12-043-0094 -
Parcel No. R199:918:T
Project No. S-R199(50)
Pin No: 7318
Ref. Project No. SP-9999(807)
Ref Pin No: 4955

First National Bank of Layton, a corporation of the State of Utah, Grantor hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of _____ TEN (\$10.00) Dollars, and other good and valuable considerations, the following described entire tract of land in Davis County, State of Utah, to-wit:

An entire tract of land in fee for the proposed West Davis Highway, being all of an entire tract of property, situate in the SE1/4 NE1/4 of Section 6, in T.4N., R.2W., S.L.B.&M. The boundaries of said entire tract of land are described as follows:

Beginning at the intersection of grantor's south boundary line and the east-west 1/4 section line of section 6, Said point of beginning being S.89°46'33"W. 409.15 feet along the south line of the northeast quarter of said section 6, from the east quarter corner of said Section 6; and running thence S.89°46'33"W. 574.08 feet along the said 1/4 section line to the southwest corner of grantor's entire tract; thence N.00°15'34"W. 886.60 feet along grantor's west boundary line to the northwest corner of grantor's entire tract; thence N.89°45'25"E. 403.68 feet along grantor's north boundary line, and an existing fenceline; thence south 249.15 feet; thence N.75°53'18"E. 207.55 feet to the westerly right of way line of Cold Springs Road; thence S.28°01'11"E. 609.07 feet along said westerly right of way line to a point of curvature on a 606.00 foot radius non-tangent curve to the left; thence southwesterly 352.11 feet along the arc of said curve (Note: Chord to said curve bears S.64°22'15"W. 347.18 feet) to the point of beginning.

The above described tract of land contains 580,074 square feet in area or 13.32 acres

Continued on page 2

TOGETHER WITH and subject to a right of way, described as per entry no. 2413241, as recorded and on file in the office of the Davis County Recorder. Said right of way being described over the following described property; Beginning at the East Quarter Corner of said Section 6; thence South 89°46'33" West 2579.99 feet to the East line of 4500 West Street; thence along said line North 0°15'34" West 16.5 feet; thence North 89°46'33" East 2579.99 feet; thence South 0°00'29" East 16.5 feet to the point of beginning.

IN WITNESS WHEREOF, said David A. Jones Sr. V.P. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 17th day of August, A.D. 20 14.

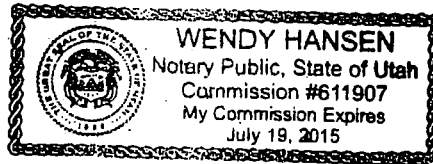
STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

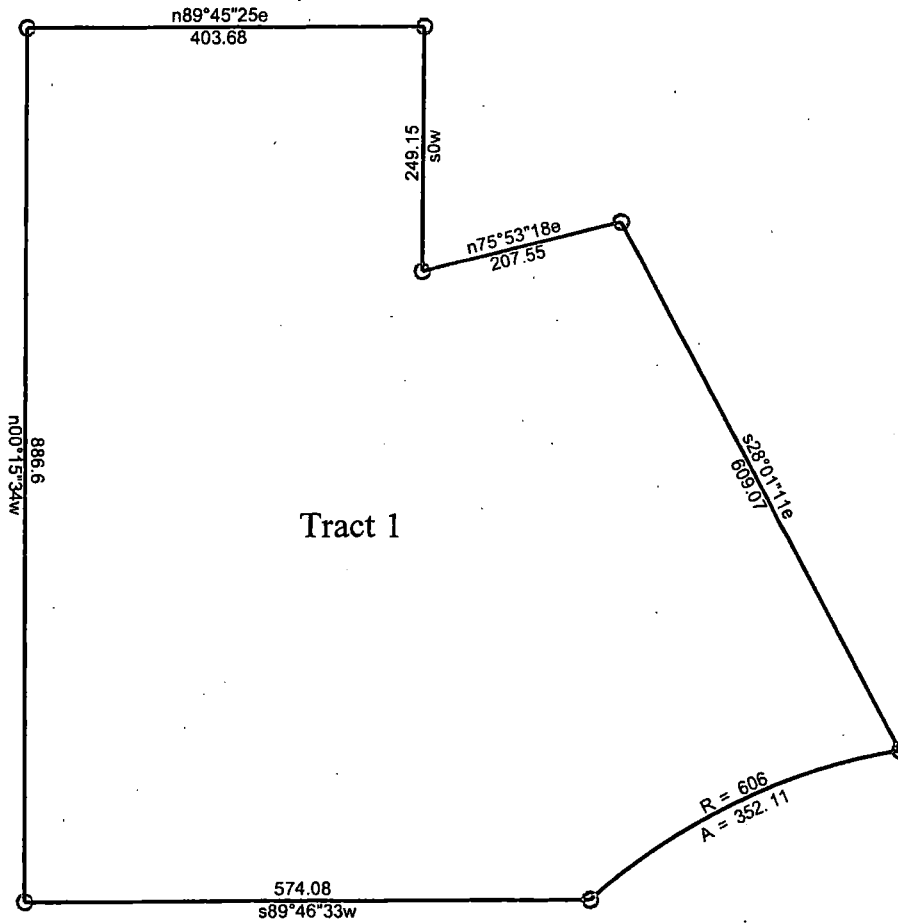
David A. Jones Sr. V.P.
By Senior Vice President

On the date first above written personally appeared before me, David A. Jones Sr. V.P., who, being by me duly sworn, says that he is the Senior Vice President of First National Bank of Layton, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of Corporate resolution, and said acknowledged to me that said First National Bank of Layton corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Wendy Hansen
Notary Public





7318 S-R199(50)_27P_918_T_DeedPlot

07/10/2014

Scale: 1 inch= 188 feet

File: 7318_S-R199(50)_27P_918_T_DeedPlot.ndp

Tract 1: 13.3168 Acres, Closure: n03.3222e 0.34 ft. (1/9699), Perimeter=3282 ft.

- 01 s89.4633w 574.08
- 02 n00.1534w 886.6
- 03 n89.4525e 403.68
- 04 s0w 249.15
- 05 n75.5318e 207.55
- 06 s28.0111e 609.07

07 Lt, r=606.00, arc=352.11, chord=s64.2215w 347.18

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0104
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:918:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 409.15 feet S.89°46'33"W. along the Section line from the East Quarter corner of said Section 6; and running thence S.89°46'33"W. 574.08 feet along the South line of said Section 6 to the westerly boundary line of said entire tract; thence N.00°15'34"W. 886.60 feet along said westerly boundary line to the northerly boundary line of said entire tract; thence N.89°45'25"E. 324.26 feet along said northerly boundary line to the southwesterly highway right of way and no-access line of SR-67 as established by Project No. S-R199(229); thence S.46°53'15"E. 108.80 feet along said southwesterly highway right of way and no-access line to the easterly boundary line of said entire tract; thence along said easterly boundary line the following two (2) courses and distances: (1) South 174.46 feet; (2) thence N.75°53'18"E. 151.47 feet to said southwesterly highway right of way and no-access line; thence S.46°53'15"E. 168.88 feet along said southwesterly highway right of way and no-access line to the easterly boundary line of said entire tract; thence S.28°01'11"E. 462.45 feet along said easterly boundary line to the southerly boundary line of said entire tract at a point of curvature of a non-tangent curve to the left with a radius of 606.00 feet; thence southwesterly along said curve with an arc length of 352.11 feet, along said

southerly boundary line, chord bears S.64°22'15"W. 347.18 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 tract of land contains 573,039 square feet in area or 13.155 acres.

(Note: Rotate above bearings 00°20'24" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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.

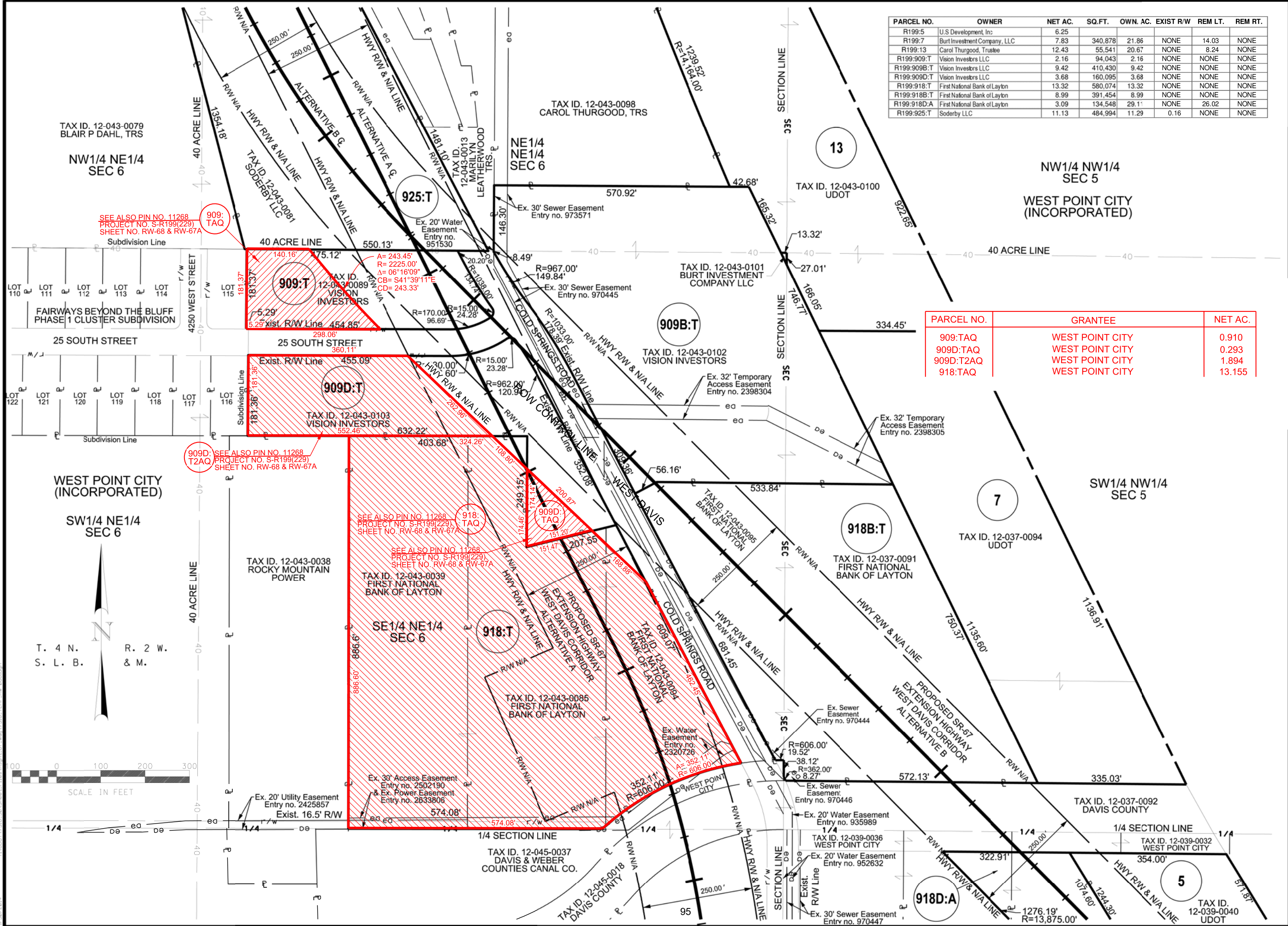
Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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



PARCEL NO.	OWNER	NET AC.	SQ.FT.	OWN. AC.	EXIST R/W	REM LT.	REM RT.
R199:5	U.S Development, Inc.	6.25					
R199:7	Burt Investment Company, LLC	7.83	340,878	21.86	NONE	14.03	NONE
R199:13	Carol Thurgood, Trustee	12.43	55,541	20.67	NONE	8.24	NONE
R199:909:T	Vision Investors LLC	2.16	94,043	2.16	NONE	NONE	NONE
R199:909B:T	Vision Investors LLC	9.42	410,430	9.42	NONE	NONE	NONE
R199:909D:T	Vision Investors LLC	3.68	160,095	3.68	NONE	NONE	NONE
R199:918:T	First National Bank of Layton	13.32	580,074	13.32	NONE	NONE	NONE
R199:918B:T	First National Bank of Layton	8.99	391,454	8.99	NONE	NONE	NONE
R199:918D:A	First National Bank of Layton	3.09	134,548	29.1'	NONE	26.02	NONE
R199:925:T	Soderby LLC	11.13	484,994	11.29	0.16	NONE	NONE

PARCEL NO.	GRANTEE	NET AC.
909:TAQ	WEST POINT CITY	0.910
909D:TAQ	WEST POINT CITY	0.293
909D:T2AQ	WEST POINT CITY	1.894
918:TAQ	WEST POINT CITY	13.155

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - WARD ENGINEERING GROUP

PROJECT: SR-67 WEST DAVIS CORRIDOR
CORRIDOR PRESERVATION

PROJECT NUMBER: S-R199(50) REF: SP-9999(807) PIN 4955 & 7318

RIGHT OF WAY PLAN

DATE: 06/17/2014

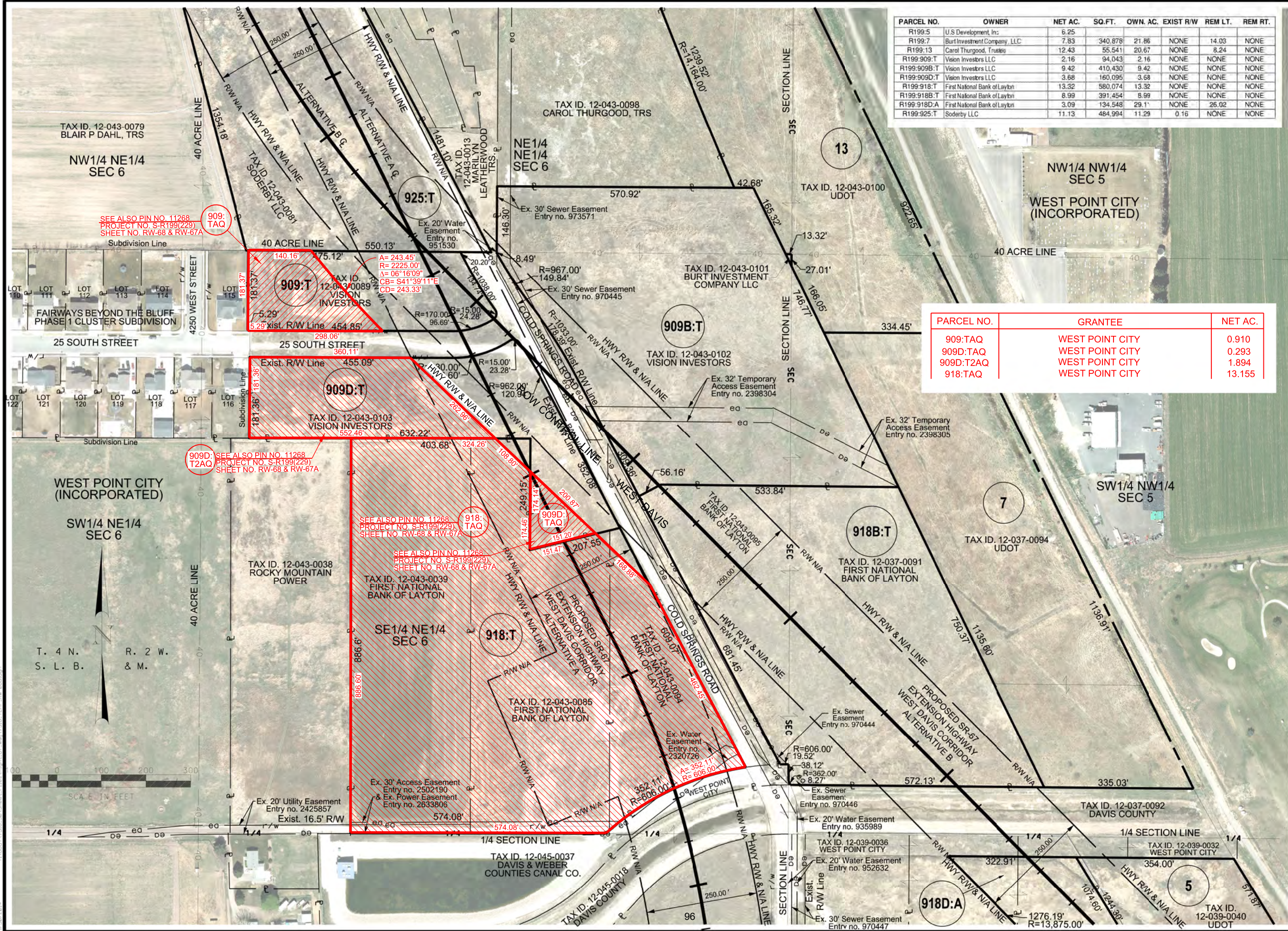
APPROVED: [Signature]

PROFESSIONAL LAND SURVEYOR

REVISIONS:

NO.	DATE	APPROVED BY	REMARKS
1	7/19/21	DJH	ADDED 909:TAQ, 909D:TAQ, 909D:T2AQ, AND 918:TAQ

DAVIS COUNTY
31ST PARTIAL SUMMARY
TEMP 08Q
SHEET NO. RW-08B



PARCEL NO.	OWNER	NET AC.	SQ.FT.	OWN. AC.	EXIST R/W	REM LT.	REM RT.
R199:5	U.S. Development, Inc.	6.25					
R199:7	Burt Investment Company, LLC	7.83	340,878	21.86	NONE	14.03	NONE
R199:13	Carol Thurgood, Trustee	12.43	55,541	20.67	NONE	8.24	NONE
R199:909:T	Vision Investors LLC	2.16	94,043	2.16	NONE	NONE	NONE
R199:909B:T	Vision Investors LLC	9.42	410,430	9.42	NONE	NONE	NONE
R199:909D:T	Vision Investors LLC	3.68	160,095	3.68	NONE	NONE	NONE
R199:918:T	First National Bank of Layton	13.32	580,074	13.32	NONE	NONE	NONE
R199:918B:T	First National Bank of Layton	8.99	391,454	8.99	NONE	NONE	NONE
R199:918D:A	First National Bank of Layton	3.09	134,548	29.1'	NONE	26.02	NONE
R199:925:T	Soderby LLC	11.13	484,994	11.29	0.16	NONE	NONE

PARCEL NO.	GRANTEE	NET AC.
909:TAQ	WEST POINT CITY	0.910
909D:TAQ	WEST POINT CITY	0.293
909D:T2AQ	WEST POINT CITY	1.894
918:TAQ	WEST POINT CITY	13.155

SEE ALSO PIN NO. 11268
PROJECT NO. S-R199(229)
SHEET NO. RW-68 & RW-67A

909D:TAQ SEE ALSO PIN NO. 11268
PROJECT NO. S-R199(229)
SHEET NO. RW-68 & RW-67A

SEE ALSO PIN NO. 11268
PROJECT NO. S-R199(229)
SHEET NO. RW-68 & RW-67A

SEE ALSO PIN NO. 11268
PROJECT NO. S-R199(229)
SHEET NO. RW-68 & RW-67A

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - WARD ENGINEERING GROUP

SR-67 WEST DAVIS CORRIDOR
CORRIDOR PRESERVATION

RIGHT OF WAY PLAN

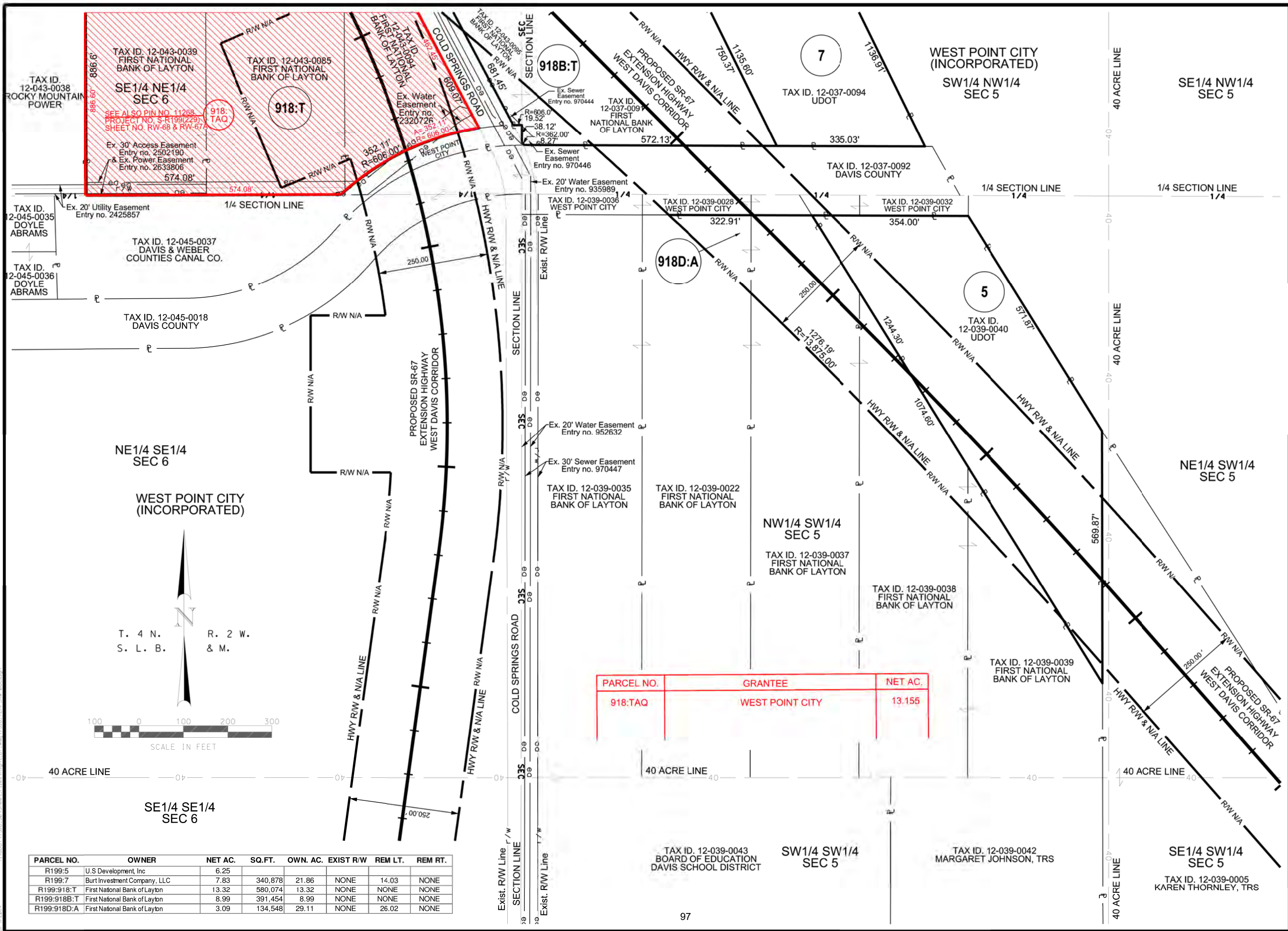
DAVIS COUNTY
31ST PARTIAL SUMMARY
TEMP 08Q
SHEET NO. RW-08B

APPROVED: _____ DATE: 06/17/2014

DRAWN BY: MWM
CHECKED BY: CC
PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
1	7/19/21	DJH	ADDED 909:TAQ, 909D:TAQ, 909D:T2AQ, AND 918:TAQ



PARCEL NO.	GRANTEE	NET AC.
918:TAQ	WEST POINT CITY	13.155

PARCEL NO.	OWNER	NET AC.	SQ.FT.	OWN. AC.	EXIST R/W	REM LT.	REM RT.
R199:5	U.S Development, Inc	6.25					
R199:7	Burt Investment Company, LLC	7.83	340,878	21.86	NONE	14.03	NONE
R199:918:T	First National Bank of Layton	13.32	580,074	13.32	NONE	NONE	NONE
R199:918B:T	First National Bank of Layton	8.99	391,454	8.99	NONE	NONE	NONE
R199:918D:A	First National Bank of Layton	3.09	134,548	29.11	NONE	26.02	NONE

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - WARD ENGINEERING GROUP

PROJECT: SR-67 WEST DAVIS CORRIDOR
CORRIDOR PRESERVATION

PROFESSIONAL LAND SURVEYOR: MWM
DATE: 06/17/2014

APPROVED: [Signature]

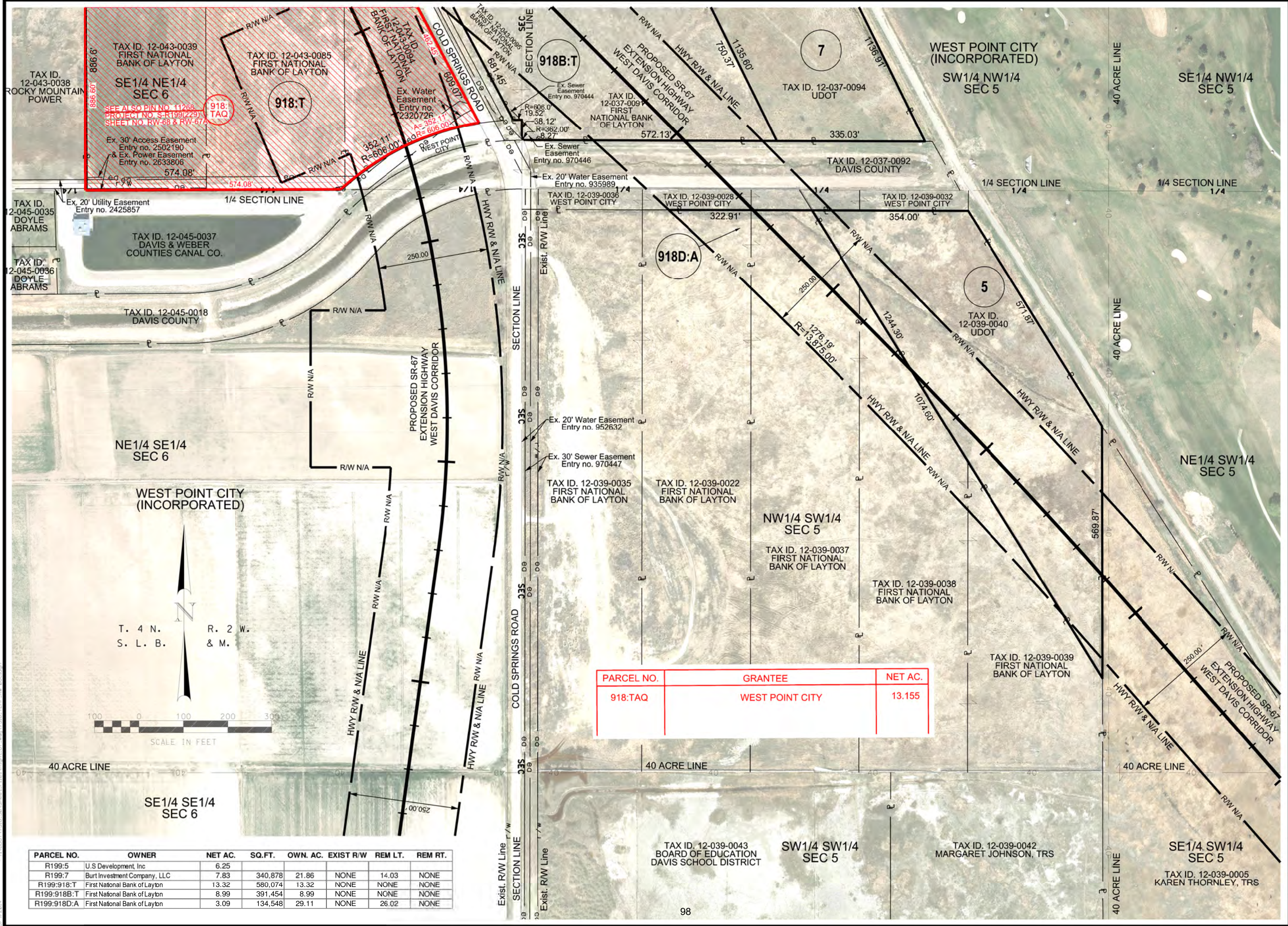
PROJECT NUMBER: S-R199(50) REF: SP-9999(807) PIN 4955 & 7318

RIGHT OF WAY PLAN

REVISIONS:

NO.	DATE	APPROVED BY	REMARKS
1	7/18/21	D.J.H.	ADDED 918:TAQ

TEMP 080
SHEET NO. RW-08C



PARCEL NO.	GRANTEE	NET AC.
918:TAQ	WEST POINT CITY	13.155

PARCEL NO.	OWNER	NET AC.	SQ.FT.	OWN. AC.	EXIST R/W	REM LT.	REM RT.
R199:5	U.S Development, Inc	6.25					
R199:7	Burt Investment Company, LLC	7.83	340,878	21.86	NONE	14.03	NONE
R199:918:T	First National Bank of Layton	13.32	580,074	13.32	NONE	NONE	NONE
R199:918B:T	First National Bank of Layton	8.99	391,454	8.99	NONE	NONE	NONE
R199:918D:A	First National Bank of Layton	3.09	134,548	29.11	NONE	26.02	NONE

UTAH DEPARTMENT OF TRANSPORTATION
REGION 1 - WARD ENGINEERING GROUP

SR-67 WEST DAVIS CORRIDOR
CORRIDOR PRESERVATION

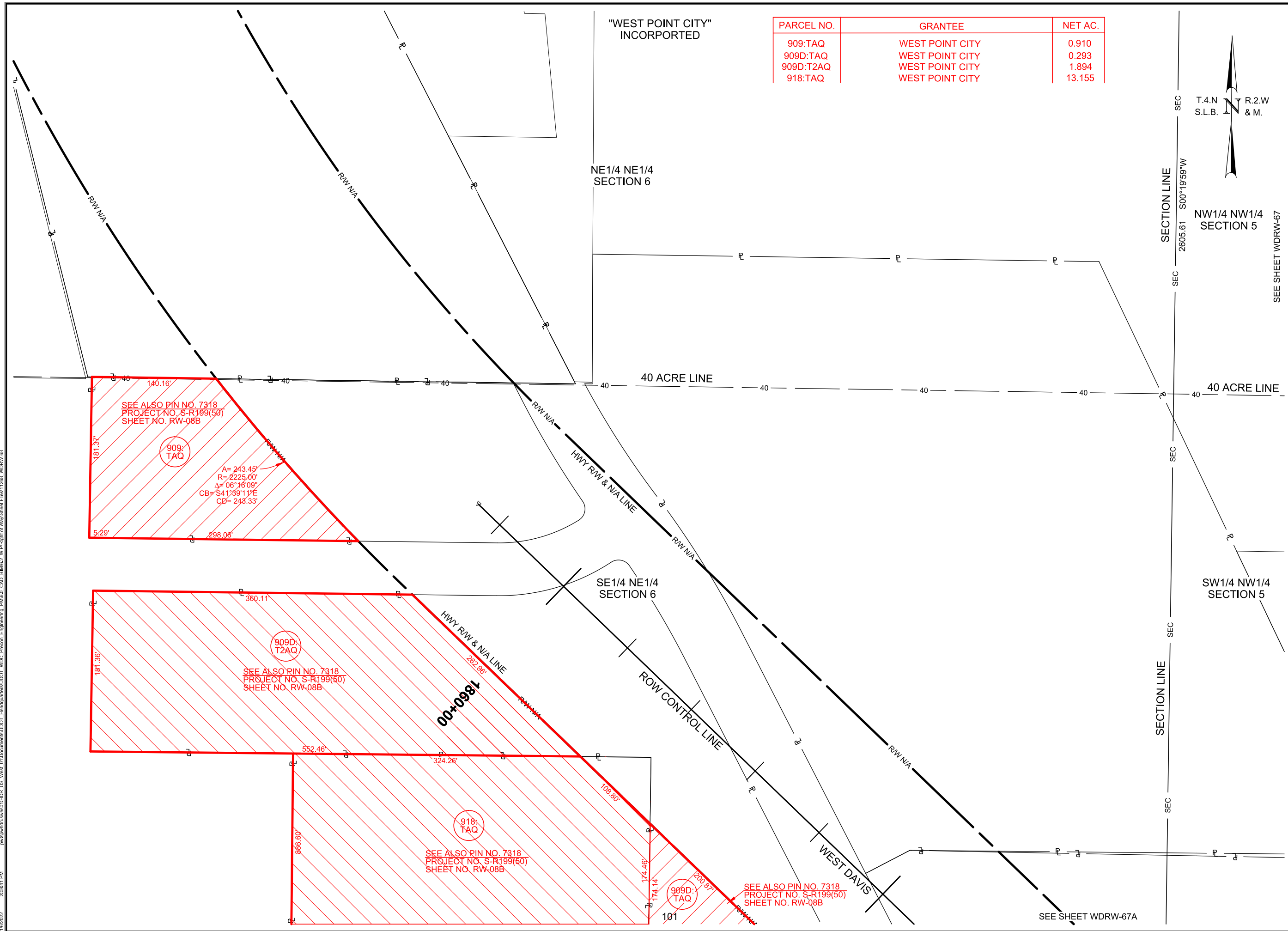
RIGHT OF WAY PLAN

DATE: 06/17/2014
DRAWN BY: MWM
CHECKED BY: DC
DATE: 7/19/21
APPROVED BY: DJH
REMARKS: ADDED 918:TAQ

DAVIS COUNTY

TEMP 080
SHEET NO. RW-08C

18/2/2022 2:08:41 PM p:\c\shkurawest\1HDB_US_Visit_01\Documents\1UDOT_Headquarters\UDOT_Headquarters\UDOT_MDC_Precast_Engineering_Plan\6_CAD_BIM\6_2_WIP\Right of Way\Sheet Files\11288_WDRW-67



REVISIONS		DRAWN BY		CHECKED BY		APPROVED BY	
NO.	DATE	KJB	MWW	CC	DATE	DATE	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
 REGION ONE HORROCKS ENGINEERS

APPROVED: _____
 PROFESSIONAL LAND SURVEYOR

DATE: _____

PROJECT: WEST DAVIS HIGHWAY
 SR-67

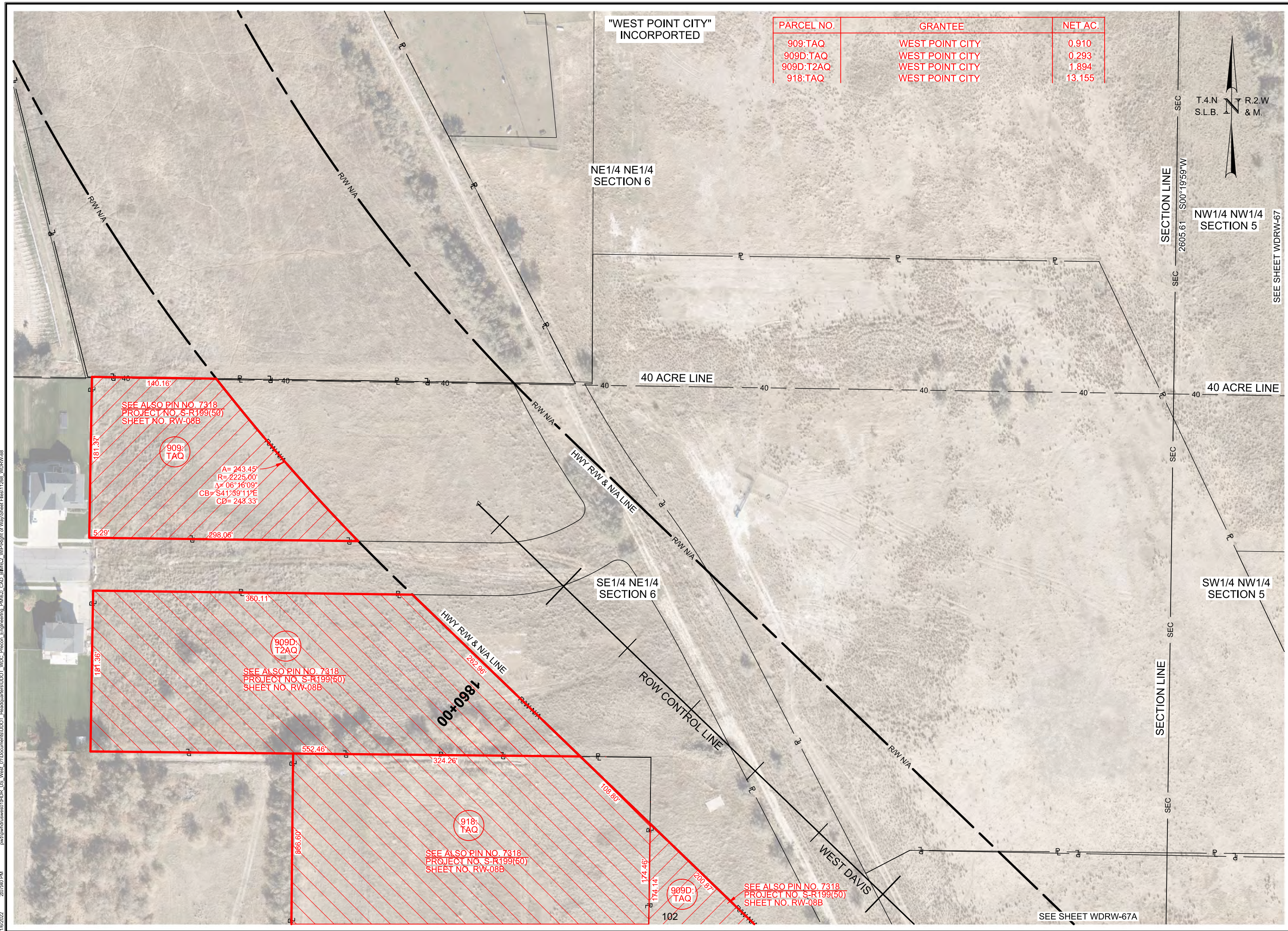
PROJECT NUMBER: S-R199(229)
 PIN: 11268

RIGHT-OF-WAY

DAVIS COUNTY

TEMP 08Q
 SHEET NO. WDRW-67

1/8/2022 2:07:40 PM p:\c\sh\k\uraw\01\HCR_US_West_01\Documents\UDOT_Headquarters\UDOT_Headquarters\UDOT_MDC_Person_Engineering_P\63_CAD_B\M63_2_W\Right of Way\Sheet Files\11288_WDRW-68



"WEST POINT CITY" INCORPORATED

PARCEL NO.	GRANTEE	NET AC.
909:TAQ	WEST POINT CITY	0.910
909D:T2AQ	WEST POINT CITY	0.293
909D:T2AQ	WEST POINT CITY	1.894
918:TAQ	WEST POINT CITY	13.155



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

UTAH DEPARTMENT OF TRANSPORTATION
REGION ONE HORROCKS ENGINEERS

DRAWN BY	KJB
CHECKED BY	MWW
APPROVED	DATE
PROFESSIONAL LAND SURVEYOR	DATE

PROJECT	WEST DAVIS HIGHWAY
PROJECT NUMBER	SR-67
PIN	11268
RIGHT-OF-WAY	S-R199(229)
DAVIS COUNTY	TEMP 08Q
SHEET NO.	WDRW-68

SEE SHEET WDRW-67

SEE SHEET WDRW-67A

EXHIBIT 'A'

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

Quit Claim Deed (CONTROLLED ACCESS) Davis County

Affecting Tax ID No. 12-043-0089
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said entire tract of land, which point is 1492.66 feet S.00°06'59"W. along the Quarter Section and 1426.72 feet S.89°53'01"E. from the North Quarter corner of said Section 6; and running thence N.00°06'59"E. 181.37 feet along the westerly boundary line to the Northwest corner of said entire tract; thence N.89°58'56"E. 140.16 feet to the southwesterly highway right of way and no-access line of SR-67 as established by Project No. S-R199(229) at a point of curvature of a non-tangent curve to the left with a radius of 2225.00 feet; thence along said southwesterly highway right of way line, southeasterly along said curve with an arc length of 243.45 feet, chord bears S.42°00'08"E. 243.33 feet to the southerly boundary line of said entire tract; thence along said southerly boundary line the following two (2) courses and distances: (1) S.89°53'21"W. 298.06 feet; (2) thence S.89°53'13"W. 5.29 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 tract of land contains 39,644 square feet in area or 0.910 acre.

(Note: Rotate above bearings 00°20'57" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0103
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909D:T2AQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 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 entire tract and the southwesterly highway right of way and no-access line of SR-67 as established by UDOT Project No. S-R199(229), which point is 1919.36 feet S.00°00'29"E. along the Section line and 382.18 feet S.89°59'31"W. and 207.55 feet S.75°53'18"W. and 249.15 feet North and 79.76 feet S.89°45'26"W. from the Northeast corner of said Section 6; and running thence S.89°45'26"W. 552.46 feet along said southerly boundary line to the westerly boundary line of said entire tract; thence N.00°06'59"E. 181.36 feet along said westerly boundary line to the northerly boundary line of said entire tract; thence N.89°53'21"E. 360.11 feet along said northerly boundary line to said southwesterly highway right of way and no-access line; thence S.46°53'19"E. 262.96 feet along said southwesterly highway right of way and no-access 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 82,521 square feet in area or 1.894 acres.

(Note: Rotate above bearings 00°20'28" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0103
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:909D:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 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 entire tract and the southwesterly highway right of way and no-access line of SR-67 as established by UDOT Project No. S-R199(229), which point is 1919.36 feet S.00°00'29"E. along the Section line and 382.18 feet S.89°59'31"W. and 56.35 feet S.75°53'18"W. from the Northeast corner of said Section 6; and running thence S.75°53'18"W. 151.20 feet along said southerly boundary line to a westerly boundary line of said entire tract; thence North 174.14 feet along said westerly boundary line to said southwesterly highway right of way and no-access line; thence S.46°53'19"E. 200.87 feet along said southwesterly highway right of way and no-access 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 12,768 square feet in area or 0.293 acre.

(Note: Rotate above bearings 00°20'28" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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

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

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-043-0104
PIN No. 7318
Project No. S-R199(50)
Parcel No. R199:918:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to West Point City, Grantee, at 3200 West 300 North, County of Davis, State of Utah, Zip 84015, 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 situate in the SE1/4 NE1/4 of Section 6, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 409.15 feet S.89°46'33"W. along the Section line from the East Quarter corner of said Section 6; and running thence S.89°46'33"W. 574.08 feet along the South line of said Section 6 to the westerly boundary line of said entire tract; thence N.00°15'34"W. 886.60 feet along said westerly boundary line to the northerly boundary line of said entire tract; thence N.89°45'25"E. 324.26 feet along said northerly boundary line to the southwesterly highway right of way and no-access line of SR-67 as established by Project No. S-R199(229); thence S.46°53'15"E. 108.80 feet along said southwesterly highway right of way and no-access line to the easterly boundary line of said entire tract; thence along said easterly boundary line the following two (2) courses and distances: (1) South 174.46 feet; (2) thence N.75°53'18"E. 151.47 feet to said southwesterly highway right of way and no-access line; thence S.46°53'15"E. 168.88 feet along said southwesterly highway right of way and no-access line to the easterly boundary line of said entire tract; thence S.28°01'11"E. 462.45 feet along said easterly boundary line to the southerly boundary line of said entire tract at a point of curvature of a non-tangent curve to the left with a radius of 606.00 feet; thence southwesterly along said curve with an arc length of 352.11 feet, along said

southerly boundary line, chord bears S.64°22'15"W. 347.18 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 tract of land contains 573,039 square feet in area or 13.155 acres.

(Note: Rotate above bearings 00°20'24" clockwise to equal NAD83 Highway bearings as established by UDOT Project No. S-R199(229))

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 SR-67 over and across the easterly 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 tracts of lands.

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

By _____
Charles A. Stormont, Director of Right of Way

On this ____ day of _____, in the year 20____, before me personally appeared Charles A. Stormont, 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

CITY COUNCIL STAFF REPORT

Subject: Discussion – Business License Renewal Dates
Author: Bryn MacDonald
Department: Community Development
Date: December 6, 2022



Background

The current business license ordinance states that all licenses expire in December each year. The proposal is to have licenses renew each year in the month in which the license was originally issued.

Process

The proposed amendment is located in Title 5 of the West Point City Code. Since it is not in the Land Use and Development Code, it does not require a review or recommendation from the Planning Commission. There is no requirement for a public hearing. The City Council has to hold a public meeting and can either approve, modify, or deny the proposed text change.

Analysis

The City currently has 216 active business licenses. The majority of the businesses (184) are home occupations which do not pay a fee for their license or the renewal. Only the commercial businesses (32) pay a license and renewal fee. All of the licenses must be renewed each year in December. This requires the Business License Official to notify each of the business owners and process all of the renewals, including mailing new licenses, all in the same month.

The proposed ordinance (see attached) will change the renewal date for each business to the month the license was originally issued. This will spread the renewal dates throughout the year, and allow the Business License Official to only do a few each month, instead of all of them at one time.

At the meeting on November 1, 2022, the City Council discussed this proposal. They had questions about how the renewal process for current licenses would be revised. Staff has reviewed the iWorQs system and proposes to renew the existing licenses for an extended time, in order to spread out the renewal dates in subsequent years. The licenses would be sorted by license number and then broken up as evenly as possible throughout the year. For example, license numbers 1-25 would renew in January 2024, license numbers 26-50 would renew in February 2024, and so on.

Recommendation

This item is on for discussion only. No action is required at this time.

Attachments

Proposed Text

5.05.070 License fees.

License fees shall be established from time to time by the city council ~~by resolution~~. All annual license fees shall be due and payable ~~before the first day of January of each year~~ each year on or before the last day of the month in which the license was originally issued. License fees are ~~rebatale~~ nonrefundable.

5.05.080 Exemptions from fees.

A. No fees in this title shall be deemed or construed to apply to any person transacting and carrying on any business exempt by virtue of the Constitution or applicable statutes of the United States or the state of Utah from payment to municipal corporations of such fees as are prescribed in this title.

B. Any person claiming exemption pursuant to this section shall file a verified statement with the license officer stating the facts upon which exemption is claimed. The license officer shall, upon a proper showing contained in the verified statement, issue a license to a person claiming exemption under the provisions of this title without payment to the city of the license fee required by this title. Every person claiming exemption from payment of any license fee provided in this title upon the grounds of an imposition of such fee casts an unlawful burden upon his right to engage in commerce with foreign nations or among the several states or conflicts with the regulation with interstate commerce by the United States shall file a verified statement with the license officer disclosing the interstate or other character of the type of business entitling such exemption. Such statement shall state the name and location of the person for which the nearest local or state manager, if any, and his address, the kind of goods, wares, merchandise, or other service to be delivered, or performed, the method of solicitation or taking orders, the place from which the same are to be shipped or forwarded or the services performed, the location of any warehouse, factory or plant within the state of Utah, the method of delivery, the name and location of the residence of the applicant, and any other facts necessary to claim exemption. A copy of the order blank contract form, or other papers used by such person shall be attached to the verified statement. The license officer, after having a reasonable period of time to verify and review the information contained in the verified statement, shall establish a reasonable license fee. If the person claiming exemption refuses to pay this fee he shall be referred to the city attorney who shall review the information contained in his verified statement by the city license officer. [Code 2000 § 16-1-8].

5.05.090 Prorating fees.

~~The license officer shall prorate, on a quarterly basis for the balance of any license year, the license fee of any business commenced after the beginning of the license year.~~

5.05.100 Delinquent fees.

Annual license fees shall become delinquent ~~on the first day of January of each year.~~ each year on the first day of the month in which the license was originally issued. A delinquent fee of ~~\$10.00~~ shall be added after the due date for each month or part thereof the fee is not paid.

5.05.110 License application.

Every person required to procure a license under the provisions of this title or any ordinance or law of the city shall submit an application for such license to the license officer.

A. The application shall be a written statement, upon forms provided by the license officer, and shall include an affidavit, to be sworn by the applicant.

B. A duplicate license or special permit shall be issued by the license officer to replace any license previously issued, which has been lost, stolen, defaced, or destroyed, without any willful conduct on the part of the licensee, ~~upon the filing by the licensee of an affidavit sworn before a notary public attesting to such fact and the paying to the license officer a fee for reissuance.~~

C. The license officer shall, upon disapproving any application submitted under the provisions of this title, refund to the applicant all fees paid in advance, provided the applicant is not otherwise indebted to the city.

5.05.115 Compliance With Building, Zoning Regulations

No license shall be issued for the conduct of any business, and no permit shall be issued if the premises and building use do not fully comply with the city building and zoning ordinances.

5.05.120 License term.

All licenses shall be issued for a term not to exceed one calendar year and shall ~~expire at midnight on the thirty-first day of December in the year issued.~~ be renewed each year on or before the last day of the month in which the license was originally issued.

5.05.130 License form.

Each license issued hereunder shall state upon its face the following:

A. The name of the licensee and any other name under which such business is to be conducted.

B. The kind of each business so licensed.

C. The address of each business so licensed.

D. The amount of the license fee therefor.

E. The dates of issuance and expiration thereof.

F. Such information as the license officer shall determine.

5.05.140 Licensee standards.

The general standards herein set out relative to the qualifications of every applicant for a city license shall be considered and applied by the license officer. In addition, the applicant shall meet the following requirements:

- A. The applicant shall not be in default under the provisions of this chapter or indebted or obligated in any manner to the city except for current taxes and billing.
- B. Such business must not be for a proposed use of any premises which use is a violation of city zoning or other regulations or state or federal laws.

5.05.150 Licensee responsibilities.

Every licensee shall:

- A. Permit all reasonable inspections of his business premises by public authorities so authorized by law;
- B. Ascertain and at all times comply with all laws and regulations applicable to such licensed business;
- C. Avoid all forbidden, improper or unnecessary practices or conditions which do or may affect the public health, morals or welfare;
- D. Refrain from operating the licensed businesses on premises after the expiration of his license and during the period his license is revoked or suspended;
- E. Post and maintain such license upon the licensed premises in a place where it may be seen at all times;
- F. Not allow any license, special permit or insignia to remain posted, or displayed or used, after the period for which it was issued has expired, or when it has been suspended or revoked, or for any other reason become ineffective, but shall promptly return such inoperative license, special permit or insignia to the license officer;
- G. Not loan, sell, give or assign, to any other person, or allow any other person to use or display, or to destroy, damage or remove, or to have in his possession, except as authorized by the license officer or by law, any license, or insignia which has been issued to said licensee.

5.05.160 Transfer of licenses.

Licenses issued under this title shall not be transferable.

5.05.170 Change of business location.

A licensee shall have the right to change the location of the licensed business upon application and issuance of a new license for the new location.

CITY COUNCIL STAFF REPORT



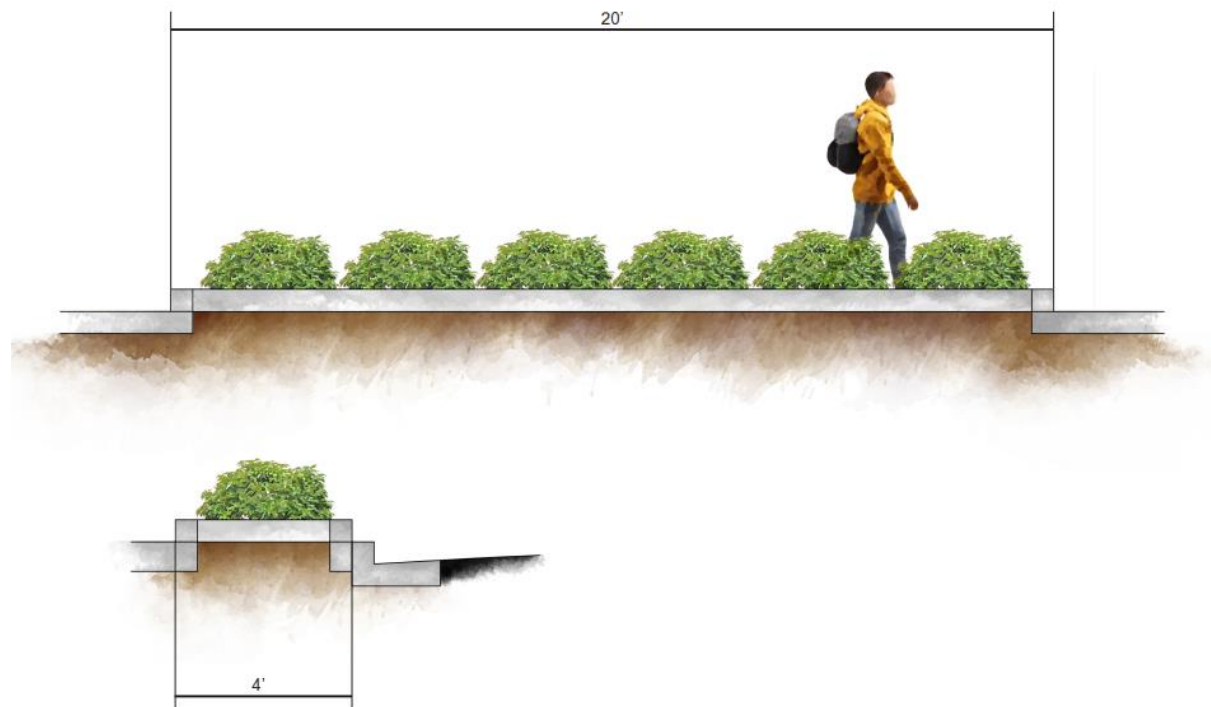
Subject: 2000 West Landscaping
Author: Boyd Davis
Department: Engineering
Meeting Date: December 6, 2022

Background

Earlier this year, the Council reviewed the landscaping options for the next phase of the 2000 West widening project that will begin next year. The Council asked that trees be planted on the west side of the road, however, staff has been informed that trees will no longer work due to a secondary water line that will be in the same location. UDOT has asked the City to consider other options.

Analysis

The landscape designers are recommending planter boxes with shrubs rather than the trees. These would be acceptable to be planted above the water line and these would also be consistent with Clinton City, where they plan to use the same planters along the entire road through Clinton.



The cost of the planters would be about \$58,000 to put them on the **west side only** (trees were only planned for the west side). UDOT would contribute a small amount that would be equal to the cost of placing sod in the parkstrip. The City has already committed \$24,000 towards landscaping so the planters would be an additional \$34,000.

Recommendation

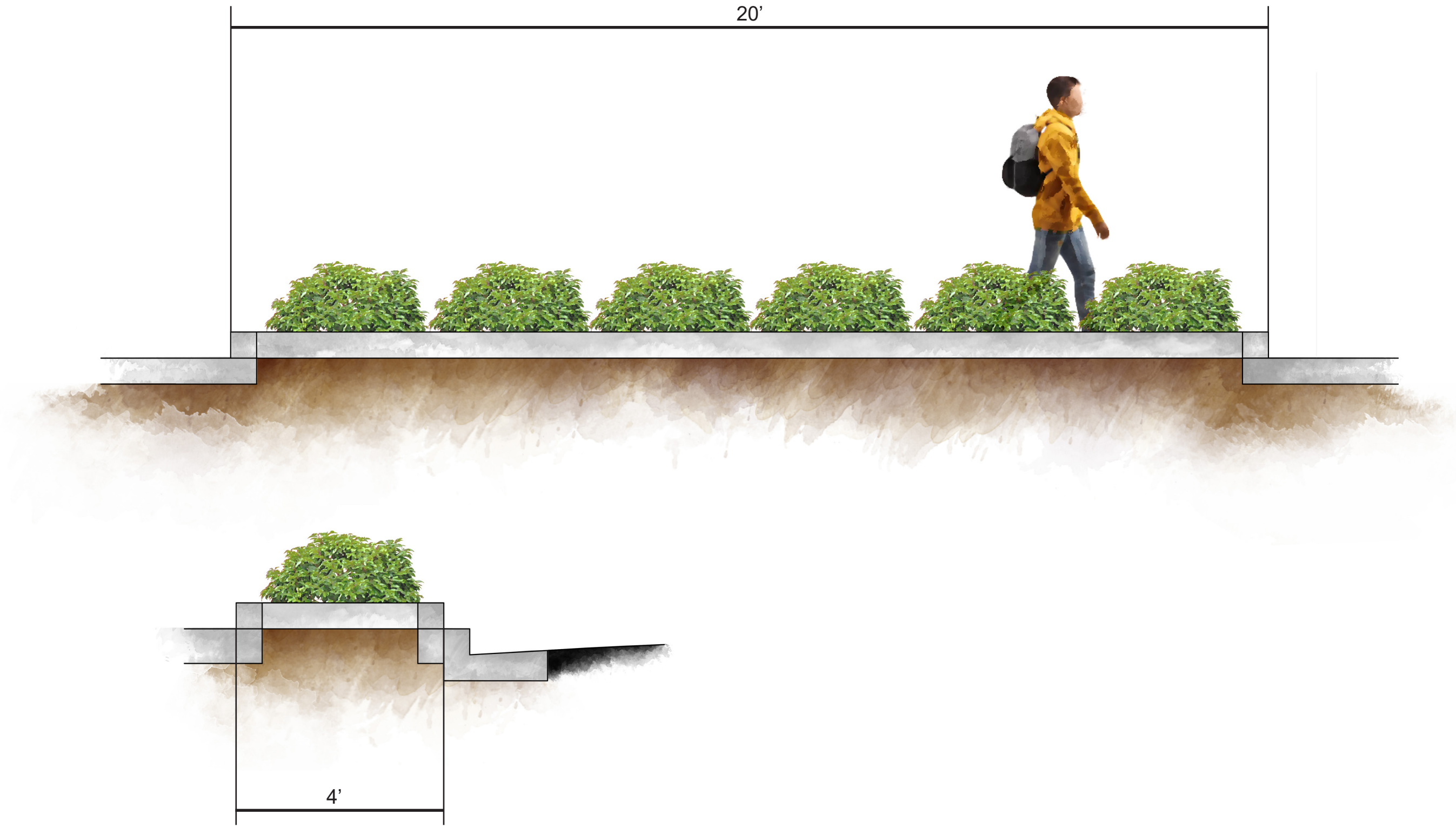
No action required tonight, but staff would like input or direction from the Council.

Significant Impacts

None

Attachments

Landscaping Images



PARK STRIP TREATMENTS
SR 108 - CLINTON CITY



