

RIGHT OF WAY CONTRACT

Partial Acquisition

Project No:	FP140001	Parcel No.(s):	3750:108C & 3750:108Q
Project Location	Surplus Levee District Rehabilitation project		
County of Property	Salt Lake County	Tax ID / Sidwell No:	15-15-201-027
Property Address:	1364 South Dokos Lane, Salt Lake City, UT, 84104		
Owner / Grantor (s):	Bony Yok, Now known as Bony Barnes		
Owner's Address:	1364 South Dokos Lane, Salt Lake City, UT, 84104		
Owner's Home Phone	801-931-8143	Other Phone	801-450-8553 Pan (brother)

IN CONSIDERATION of the foregoing and other consideration hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to convey and sell by Quit Claim deed a portion of the property located at 1364 South Dokos Lane, Salt Lake City, UT, 84104, which portion is more particularly described on Exhibit A hereto (the "Property"), to Salt Lake County, a body corporate and politic of the State of Utah (hereinafter "County"), for the amount of \$6,500.00. This contract is to be returned to Salt Lake County Real Estate Office, 2001 South State Street S3-110, Salt Lake City, UT 84190.

1. Upon signing this Right of Way contract, Grantor consents to allow Salt Lake County, its contractors, permittees, and assigns, the right to immediately occupy and commence construction or other necessary activity (such as any necessary testing (such as environmental or geotechnical), surveying, or other due diligence) on the Property, including.
2. Grantor shall leave the Property in the same condition as it was when this contract was signed. No work, improvement, or alteration will be done to the Property other than what is provided for in this agreement. Grantor agrees to maintain the Property until County takes possession. Owner agrees not to sell the Property to anyone else, or to enter into any contract that will affect the use of the Property when County takes possession.
3. Grantor agrees to transfer the Property free of all debris and hazardous materials (including paint or other household products).
4. All fixtures and improvements are to remain with the Property, including landscaping, retaining walls, fences, etc.
5. Closing shall occur on or before 6-17-2020, at Salt Lake County's offices or, at the option of Salt Lake County, at the offices of a title company selected by Salt Lake County. The Property will be conveyed from Grantor to Salt Lake County by Quit Claim Deed, free of all liens and encumbrances except recorded easements. Salt Lake County may, at its expense, acquire a policy of title insurance. Salt Lake County shall pay routine closing costs and escrow fees, if any. Grantor agrees to pay any and all taxes assessed against the Property to the date of Closing. Salt Lake County will not pay brokerage or legal fees.
6. Grantor understands and agrees that County will not accept delivery of the Quit Claim Deed from the Right of Way Agent, and will not take ownership of the Property, unless and until County is satisfied with (a) the status of title to the Property, and (b) the physical and environmental condition of the Property.
7. Grantor bears all risk of loss or damage to the Property until Closing.
8. Grantor understands that at Closing, at its discretion, County may pay the full amount of \$6,500.00 directly to Grantor. **In that event, it is Grantor's responsibility to understand and fulfill any obligations to lienholders, mortgagees, or others who may have an interest in the Property or the proceeds from its sale.** Grantor shall indemnify and hold harmless the County from and against any and all claims, demands and actions, including costs, from lienholders or lessees of the Property. At the option of County, the transaction may be handled through a title and escrow company selected by County and at County expense, in which event at closing, the title company will disburse funds to lienholders, mortgagees or others having an interest in the Property, with the remainder of the purchase price paid to Grantor.
9. Grantor is aware that Utah Code Ann. § 78B-6-520.3 provides that in certain circumstances, the seller of property, which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor waives any right under Utah Code Ann. § 78B-6-520.3 that Grantor may have to repurchase the property

being acquired herein.

10. Grantor acknowledges and accepts the percent of ownership listed below and agrees that the portion of the total selling price received will correspond with the respective percent of ownership.
11. In addition, County shall, at Closing, convey to Grantor, and Grantor shall accept, a Quitclaim Deed (the "County Deed") to release any interest the County may have in the parcel of land retained by Grantor. The value of the County Deed is \$1,468.80, which amount has been accounted for in the Total Settlement.
12. This Right of Way Contract contains the entire agreement between Grantor and County, and it shall be governed by the laws of the State of Utah. The undersigned represent and warrant that he/she/they have authority to sign on behalf of Grantor.
13. This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

Total Settlement \$6,500.00

Grantor understands and acknowledges that this Contract is not binding until approved by the Salt Lake County Real Estate Manager and the Salt Lake County Mayor or Designee.

Owner's Initials X B-B

IN WITNESS WHEREOF, the parties have executed this Contract as of this the 17 day of April, 2020.

Owner/Grantor

X Bony Barnes
Owner/Grantor

4/17/2020 100%
Date Percent

Salt Lake County

[Signature]
Acquisition Agent
[Signature]
Salt Lake County Real Estate Manager

4-17-2020
Date
5/5/2020
Date

Mayor or Designee

Date

APPROVED AS TO FORM
District Attorney's Office

By: R. Christopher Preston
Attorney

R. CHRISTOPHER PRESTON

Date: 5/1/2020

WHEN RECORDED RETURN TO:

Bony Barnes
1364 South Dokos Lane
Salt Lake City, Utah 84104

APPROVED AS TO FORM
District Attorney's Office

Space above for County Recorder's use

By: R. Christopher Preston
Attorney

R. CHRISTOPHER PRESTON

Date: 5/11/2020

QUITCLAIM DEED
Salt Lake County

Parcel No.: **3750:108Q**
Tax Serial No. 15-15-201-027
County Project No.: **FP140001**
Surveyor WO: SU20160226

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to Bony Yok, now known as, Bony Barnes, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this _____ day of _____, 20 ____.

SALT LAKE COUNTY

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

By: _____
MAYOR or DESIGNEE
By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that __he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

Acknowledgement Continued on Following Page

(EXHIBIT A)

A parcel of land being part of an entire tract defined in those As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor. Said parcel of land is located in Lot 12, River Glen Subdivision recorded October 29, 2002 as Entry No. 8401702 in Book 2002 of Plats, at Page 306 in the office of the Salt Lake County Recorder and situate in the Northeast Quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the intersection of the northerly line of said Lot 12 with the ten (10) foot offset line of the landside toe, as located by field survey, of said Jordan River & Salt Lake Surplus Canal Levee which is 6.00 feet N. 78°59'12" E. (Record = N. 78°48'13" E.) along said northerly line from the northwesterly corner of said Lot 12; thence N. 78°59'12" E. (Record = N. 78°48'13" E.) 14.50 feet along said northerly line to the easterly line of said entire tract and easterly right-of-way line of said As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans; thence S. 21°33'22" E. 53.29 feet along said easterly lines to the southerly line of said Lot 12; thence S. 70°23'36" W. (Record = S. 70°12'37" W.) 15.76 feet along said southerly line, to said ten (10) foot offset line of the landside toe of the Jordan River & Salt Lake Surplus Canal Levee; thence N. 20°00'43" W. 55.43 feet along said ten (10) foot offset line to the **Point of Beginning**.

The above-described parcel of land contains 816 square feet in area or 0.019 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°10'59" W. along the Monument line of Cheyenne Street between the monument at the intersection of said Cheyenne Street and High Avenue and the monument at the intersection of said Cheyenne Street and Van Buren Avenue.

EXHIBIT "B"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.50	N78° 59' 12"E
L2	53.29	S21° 33' 22"E
L3	15.76	S70° 23' 36"W
L4	55.43	N20° 00' 43"W



0' 15 30
Scale in Feet
1"=30'

LEGEND

- LOT LINE
- TRACT BOUNDARY
- - - CENTERLINE OF SURPLUS CANAL
- ADJACENT PARCEL
- /// QUITCLAIM AREA - 3750:108Q

NOTE 1:
Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961.
See Record of Survey Plat S2018-08-0579

NOTE 2:
Caldwell Richards & Sorenson (CRS) Engineers established the landside toe location using field survey methods in September 2019.

NOTE 3:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

Page 4 of 4
Prepared: September 10, 2019



Bony Barnes
JORDAN RIVER & SURPLUS CANAL
Quitclaim Deed - 3750:108Q

Prepared for:
S.L. Co. Flood Control Engineering

NE 1/4, Sec. 15, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226 Real Estate No. 3750:108

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

QUITCLAIM DEED
Individual(s)

Real Estate Parcel No.: 3750:108C
Tax Serial No. 15-15-201-027
County Project No.: FP140001
Surveyor WO: SU20160226

BONY YOK, NOW KNOWN AS, BONY BARNES, GRANTOR(s), hereby Quitclaim(s) to SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTEE, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed this 17 day of April, 2020.

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

By: Bony Barnes
BONY YOK, NOW KNOWN AS BONY BARNES

On the date first above written personally appeared before me, Bony Yok, now known as Bony Barnes, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

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

Notary Public [Signature]
My Commission Expires: 5-18-2023
Residing in: Sandy UT



(EXHIBIT A)

A parcel of land being part of Lot 12, River Glen Subdivision recorded October 29, 2002 as Entry No. 8401702 in Book 2002 of Plats, at Page 306 and described in that Quitclaim Deed recorded October 16, 2018 as Entry No. 12868452 in Book 10722 at Page 324 in the office of the Salt Lake County Recorder. Said parcel of land is located in the Northeast Quarter of Section 15, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the northwesterly corner of said Lot 12; thence N. 78°59'12" E. (Record = N. 78°48'13" E.) 6.00 feet along the northerly line of said Lot 12, to the ten (10) foot offset line of the landside toe, as located by field survey, of the Jordan River & Salt Lake Surplus Canal Levee as defined in those As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor; thence S. 20°00'43" E. 55.43 feet to the southerly line of said Lot 12; thence S. 70°23'36" W. (Record = S. 70°12'37" W.) 4.86 feet along said southerly line to the southwesterly corner of said Lot 12; thence N. 21°05'53" W. (Record = 21°16'52" W.) 56.34 feet along the westerly line of said Lot 12, to the **Point of Beginning**.

The above-described parcel of land contains 301 square feet in area or 0.007 acre more or less.

EXHIBIT "B":

By this reference, made a part hereof,

BASIS OF BEARING:

S. 00°10'59" W. along the Monument line of Cheyenne Street between the monument at the intersection of said Cheyenne Street and High Avenue and the monument at the intersection of said Cheyenne Street and Van Buren Avenue.

EXHIBIT "B"

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L2	55.43	S20° 00' 43"E
L3	4.86	S70° 23' 36"W
L4	56.34	N21° 05' 53"W



0' 15' 30'
Scale in Feet
1"=30'

LEGEND

- LOT LINE
- TRACT BOUNDARY
- - - CENTERLINE OF SURPLUS CANAL
- ADJACENT PARCEL
- //// QUITCLAIM AREA - 3750:108C

NOTE 1:

Easterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961.
See Record of Survey Plat S2018-08-0579

NOTE 2:

Caldwell Richards & Sorenson (CRS) Engineers established the landside toe location using field survey methods in September 2019.

NOTE 3:

Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

Page 3 of 3
Prepared: September 10, 2019



Bony Barnes
JORDAN RIVER & SURPLUS CANAL
Quitclaim Deed - 3750:108C

Prepared for:
S.L. Co. Flood Control Engineering
NE 1/4, Sec. 15, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226 Real Estate No. 3750:108

Prepared by the Office of:

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