



**NOTICE OF PROPOSED VOTE BY THE COUNTY COMMISSION OF DAGGETT COUNTY TO ADOPT
A RESOLUTION TO APPROVE TAKING OF EASEMENTS:**

PARCEL NO. 02-001A-1500 and PARCEL NO. 02-0017-0120.

Pursuant to Utah Code Ann. § 78B-6-504(2), the County Commission of Daggett County, Utah (“**Commission**”), does hereby give **notice to Delta Plan One, LLC, the owner of Parcel 02-001A-1500**, in Daggett County, Utah, that at the Commission’s regularly scheduled Commission Meeting on **February 25, 2025**, beginning at **9:00 am**, MDT, the Commission will consider and may adopt “**A Resolution Authorizing the Exercise of Eminent Domain to Acquire by Negotiation or Condemnation, Easements on Two Parcels of Property Located at: (1) The Northeast Corner of Highway 191 and South Boulevard Road, Dutch John, Utah [Parcel 02-001A-1500]**” and , (2) **Beginning at the Northwest Corner of SEC 11 T2N R22E SLB&M, and proceeding along the Northwest edge of Highway 191, (commonly known as Dutch John Draw)**. This meeting will be held at the Daggett County Courthouse located at: 95 North 1st West, Manilla, UT. Remote Access to participate in the meeting is available at: <https://meet.google.com/odg-thwe-voe>.

This Notice is sent by First Class United States Mail on **January 22, 2025**, to: **Delta Plan One, LLC, c/o Thompson Davis, 5151 South 900 East, #232, Salt Lake City, UT 84117**, (Notice also sent electronically to counsel for Delta Plan One, LLC, and Thompson Davis, J. Mason Kjar, Kevin N. Anderson, and Jacqueline Rosen of Fabian Vancott) which is shown as the **Owner of Parcel 02-001A-1500**, and **Parcel 02-0017-0120**, which is more particularly described below according to the records of the Daggett County Assessor. See Utah Code Ann. § 78B-6-504(2)(d). **Delta Plan One, LLC is invited to attend the Commission Meeting, either in person or remotely, to be heard regarding the proposed taking of Delta Plan One, LLC’s property, prior to a vote of the Commission to approve the taking.** See Utah Code Ann. § 78B-6-504(2)(c).

Legal Description of Parcel NO. 02-001A-1500:

A PARCEL OF LAND LOCATED PARTIALLY IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN AND PARTIALLY IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN, DAGGETT COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING SOUTH 57°42'01" WEST 394.03' FROM THE EAST 1/16 CORNER OF SAID SECTIONS 2 AND 11, SAID POINT BEING A BLM MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTH 23°13'24" WEST 15.29' (BLM RECORD = 15.15') ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 8TH AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY S BLVD, SAID POINT BEING ON A 5773.58' RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 12°20'28" WEST; THENCE WEST THROUGH A DELTA ANGLE OF 5°20'56" FOR AN ARC DISTANCE OF 539.00', SAID CURVE HAVING LONG CHORD BEARING AND DISTANCE OF NORTH 80°20'00" WEST 538.80' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID S BLVD TO THE POINT OF TANGENCY; THENCE NORTH 83°00'28" WEST 10.56' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID S BLVD TO THE BEGINNING OF A 1101.92' RADIUS CURVE TO THE RIGHT; THENCE NORTHWEST THROUGH A DELTA ANGLE OF 23°46'45" FOR AN ARC DISTANCE OF 457.32', SAID CURVE HAVING A LONG CHORD BEARING AND DISTANCE OF NORTH 71°07'05" WEST 454.05' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID S BLVD TO THE POINT OF TANGENCY; THENCE NORTH 60°19'51" WEST 183.05' ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID S BLVD TO THE CENTERLINE OF US HIGHWAY 191, SAID POINT BEING ON A 716.20' RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 62°55'55" WEST; THENCE NORTH THROUGH A DELTA ANGLE OF 43°58'09" FOR AN ARC DISTANCE OF 549.62', SAID CURVE HAVING A LONG CHORD BEARING AND DISTANCE OF NORTH 5°05'01" EAST 536.23' ALONG THE CENTERLINE OF SAID US HIGHWAY 191 TO THE POINT OF TANGENCY; THENCE NORTH 16°54'04" WEST 46.27' ALONG THE CENTERLINE OF SAID US HIGHWAY 191; THENCE LEAVING SAID CENTERLINE AND RUNNING THE FOLLOWING 9 COURSES ALONG A PROPERTY LINE DESCRIBED AND MONUMENTED BY UINTAH ENGINEERING AND LAND SURVEYING: (1) NORTH 86°57'18" EAST 380.29'; (2) THENCE NORTH 86°57'18" EAST 62.65'; (3) THENCE NORTH 31°55'05" EAST 89.20'; (4) THENCE NORTH 65°55'27" EAST 20.06'; (5) THENCE NORTH 72°28'56" EAST 194.55'; (6) THENCE NORTH 76°42'33" EAST 185.13'; (7) THENCE SOUTH 74°51'27" EAST 169.93'; (8) THENCE NORTH 67°34'11" EAST 81.44'; (9) THENCE NORTH 57°13'10" EAST 53.45'; THENCE NORTH 75°46'44" EAST 490.97 TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTH 23°13'24" WEST 1347.63' ALONG THE SAID WEST RIGHT-OF-WAY LINE OF 8TH AVENUE TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING SOUTH 83°59'11" WEST 564.28' FROM THE SAID EAST 1/16 CORNER OF SECTIONS 2 AND 11; THENCE NORTH 83°48'56" WEST 95.16'; THENCE NORTH 05°30'36" EAST 126.45; THENCE SOUTH 81°08'47" EAST 98.71'; THENCE SOUTH 07°06'04" WEST 121.86' TO THE POINT OF BEGINNING.

ALSO LESS A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING SOUTH 85°44'19" WEST 657.60' FROM THE SAID EAST 1/16 CORNER OF SECTIONS 2 AND 11; THENCE NORTH 83°54'45" WEST 93.46'; THENCE NORTH 05°23'57" EAST 131.11'; THENCE SOUTH 81°04'07" EAST 93.88'; THENCE SOUTH 05°30'36" WEST 126.45' TO THE POINT OF BEGINNING.

ALSO LESS A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS: BEG @ A POINT BEING S 57°42'01" W 394.03' FROM THE E 1/16 COR OF SAID SECS 2 & 11, SAID POINT BEING A BLM MONUMENT ON THE W R-O-W LINE OF 8TH AVE; TH S 23°13'24" W 15.29' (BLM RECORD = 15.15') ALONG THE SAID W R-O-W LINE OF 8TH AVE TO A POINT ON THE N ROW LINE OF S BLVD, SAID POINT BEING ON A 5773.58' RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S 12°20'28" W; TH W THROUGH A DELTA ANGLE OF 2°23'46" FOR AN ARC DISTANCE OF 241.45', SAID CURVE HAVING LONG CHORD BEARING AND DISTANCE OF N 78°51'25" W 241.44' ALONG THE SAID N R-O-W LINE OF S BLVD; TH N 07°06'04" E 241.60'; TH S 81°08'47" E 312.97' TO A POINT ON THE SAID W R-O-W LINE OF 8TH AVE; TH S 23°13'24" W 243.95' ALONG THE SAID W R-O-W LINE OF 8TH AVE TO THE POB.

Legal Description of Parcel NO. 02-0017-0120:

BEGINNING AT THE NORTHWEST CORNER OF SEC 11 T2N R22E SLB&M, THENCE S89°52'37"E 1315.13' TO THE NORTHEASTCORNER OF THE NW1/4, NW1/4 OF SAID SECTION 11; THENCE S89°54'48"E 659.40' TO THE NORTHEAST CORNER OF THENE1/4, NE1/4, NW1/4 OF SAID SECTION 11; THENCE S89°54'52"E 446.26', MORE OR LESS TO THE CENTERLINE OF THE US HIGHWAY 191 EASEMENT, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY EASEMENT CENTERLINE MORE OR LESSDESCRIBED BY THE FOLLOWING: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3819.70' FOR A DISTANCE OF 1639.96'(CHORD BEARS S52°58'27"W FOR 407.35'), THENCE ALONG A TANGENT LINE S69°29'46"W 494.10', THENCE ALONG A CURVETO THE LEFT WITH A RADIUS OF 3819.70' FOR A DISTANCE OF 1639.96' (CHORD BEARS S57°11'47"W FOR 1627.39') MOREOR LESS TO A POINT ON THE SOUTH LINE OF THE NW1/4, NW1/4 OF SECTION 11, T2N, R22E, SLB&M, THENCE WESTERLY ALONG SAID SECTION LINE N89°48'22"W 267.18' TO THE SOUTHWEST CORNER OF THE NW1/4 NW1/4 OF THE SECTION 11, T2N, R22E, SLB&M, THENCE NORTHERLY ALONG THE WEST SECTION LINE OF THE NW1/4, NW1/4 SECTION 11, T2N, R22E, SLB&M WHICH BEARS N0°06'00"E FOR 1303.30' TO THE POINT OF BEGINNING. PARCEL CONTAINS +-37.469 ACRES MOREOR LESS. BASIS OF BEARINGS IS WEST SECTION LINE OF THE NW1/4 NW1/4 OF SECTION 11, T2N, R22E, SLB&M, BEARING IS ASSUMED TO BE N0°06'00"W 1303.60 FT.

For any Questions please contact: Larinda Isaacson, Daggett County Clerk; Daggett County Courthouse, 95 North 1st West; Manilla, UT (in person); 435-784-3154 (telephone); P.O. Box 219, Manilla, UT 84046 (mail); or larindai@daggettcountry.org (email). Additional information on Commission meetings can be found on the Daggett County Website: daggettcountry.org.

CERTIFICATE OF SERVICE

I hereby certify that on this 22st day of **January 2025**, I caused a true and correct copy of the foregoing NOTICE OF PROPOSED VOTE BY THE COUNTY COMMISSION OF DAGGETT COUNTY TO ADOPT A RESOLUTION TO APPROVE TAKING OF EASEMENTS: PARCEL NO. 02-001A-1500 AND PARCEL NO. 02-0017-0120, along with copies of the Proposed Resolution and Supporting Exhibits by the means indicated below to the following:

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| Email | FABIAN VANCOTT J. Mason Kjar Kevin N. Anderson Jacqueline M. Rosen 95 South State, Suite 2300 Salt Lake City, UT 84111 mkjar@fabianvancott.com jrosen@fabianvancott.com kanderson@fabianvancott.com <i>Attorneys for Thompson Davis and DP-One, LLC</i> | Email and U.S. Mail, postage prepaid | Delta Plan One, LLC c/o Thompson Davis 5151 South 900 East, #232 Salt Lake City, UT 84117 tdavis1234@gmail.com |
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Attorney Kent E. Snider
Daggett County Attorney