

3184727
BK 7340 PG 780

E 3184727 B 7340 P 780-783
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/5/2019 11:50:00 AM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

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

Warranty Deed

Davis County

Tax ID No. 11-037-0017

11-037-0039

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:421

115068-3CR

G. Lincoln Talbot and Joleen C. Talbot, husband and wife, as joint tenants, Grantor,
of Kaysville, County of Davis,
State of Utah, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT
OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah
84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable
considerations, the following described parcel of land in Davis County, State of
Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the
SW1/4 NW1/4 of Section 25, Township 4 North, Range 1 West, Salt Lake Base and
Meridian, for the widening of existing US-89, known as Project No. S-0089(406)398.
The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract
and the existing easterly highway right of way line of US-89, which point is 971.02 feet
S.00°11'30"W. along the Section line and 338.34 feet S.89°48'30"E. and northerly
144.38 feet along a curve to the right with a radius of 22833.31 feet, chord bears
N.03°05'34"W. 144.38 feet from the West Quarter corner of said Section 25; and
running thence N.82°40'00"E. 55.86 feet along the northerly boundary line to a point
146.00 feet perpendicularly distant easterly from the US-89 right of way control line of
said Project, opposite approximate Engineers Station 1188+74.47; thence
S.00°33'09"E. 12.57 feet, parallel with said US-89 right of way control line to a point of
curvature of a curve to the left with a radius of 4960.00 feet at a point 146.00 feet
perpendicularly distant easterly from the US-89 right of way control line of said Project,
opposite Engineers Station 1188+61.90; thence southerly along said curve with an arc
length of 456.54 feet, chord bears S.03°11'21"E. 456.38 feet to a point of curvature of a
reverse curve to the right with a radius of 5270.00 feet at a point 165.10 feet radially
distant easterly from the US-89 right of way control line of said Project, opposite

Engineers Station 1184+03.31; thence southerly along said curve with an arc length of 39.85 feet, chord bears S.05°36'34"E. 39.85 feet to the southerly boundary line of said entire tract at a point 167.92 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1183+63.10; thence S.51°31'00"W. 72.54 feet along said southerly boundary line to said existing easterly highway right of way line at a point of curvature of a non-tangent curve to the right with a radius of 22808.30 feet; thence northerly along said curve with an arc length of 402.25 feet, chord bears N.02°53'05"W. 402.25 feet; to a point of curvature of a non-tangent curve to the right with a radius of 22833.31 feet; thence northerly along said curve with an arc length of 144.38, chord bears N.03°05'34"W. 144.38 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 parcel of land contains 28,315 square feet in area or 0.650 acre.

(Note: Rotate above bearings 00°20'39" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 4th day of SEPTEMBER, A.D. 2019.

STATE OF UTAH)

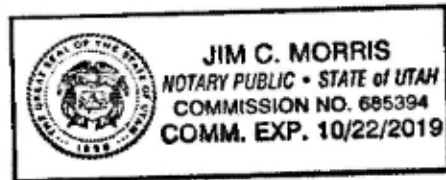
G. Lincoln Talbot
G. Lincoln Talbot

COUNTY OF DAVIS) ss.
)

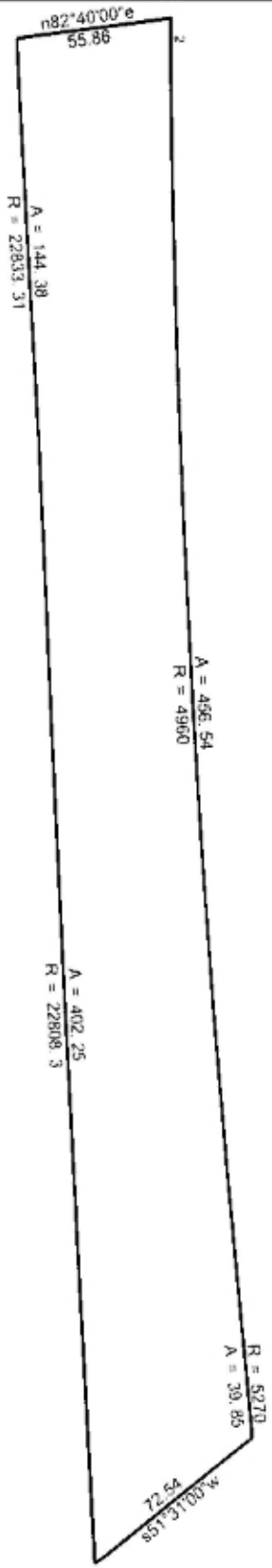
Joleen C. Talbot
Joleen C. Talbot

On the date first above written personally appeared before me, G. Lincoln Talbot and Joleen C. Talbot, husband and wife, as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Jim C. Morris
Notary Public



3184727
BK 7340 PG 783



13821_S-0089(406)398_12P_421_DeedPlot

5/10/2019

Scale: 1 inch = 63 feet

File: 13821_S-0089(406)398_12P_421_DeedPlot.ndp

Tract 1: 0.6500 Acres (28315 Sq. Feet), Closure: n49.2537e 0.01 ft. (1/115753), Perimeter=1184 ft.

01 n82.4000e 55.86

07 Rt. r=22833.31, arc=144.38, chord=n03.0534w 144.38

02 s00.3309e 12.57

03 Lt. r=4960.00, arc=456.54, chord=s03.1121e 456.38

04 Rt. r=5270.00, arc=39.85, chord=s05.3634e 39.85

05 s51.3100w 72.54

06 Rt. r=22808.30, arc=402.25, chord=n02.5305w 402.24