

3255438
BK 7521 PG 2796

E 3255438 B 7521 P 2796-2799
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/27/2020 3:43:00 PM
FEE \$0.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

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

112979 JCP

Warranty Deed (CONTROLLED ACCESS)

Davis County

Tax ID No. 09-088-0105

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:565:A

Larry E. Urry, a married man, Grantor, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS 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 SE1/4 SE1/4 of Section 14, 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 easterly boundary line of said entire tract and the existing northerly right of way line of Gentile Street, being in the existing westerly right of way line of US-89, which point is 74.15 feet S.89°55'10"W. along the Section line and 18.68 feet North from the Southeast corner of said Section 14; and running thence N.89°44'59"W. 20.91 feet to a point 105.52 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+67.05; thence N.02°18'05"W. 106.03 feet to a point 105.97 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+73.07; thence N.05°28'44"W. 24.02 feet to a point of curvature of a non-tangent curve to the left with a radius of 4668.50 feet to a point 107.41 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite Engineers Station 1277+97.05; thence northerly along said curve with an arc length of 132.39 feet, chord bears N.09°01'21"W. 132.39 feet to a point 123.46 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1279+28.46; thence N.09°50'05"W. 117.01 feet to the northerly

Continued on Page 2
INDIVIDUAL RW-04 (11-01-03)

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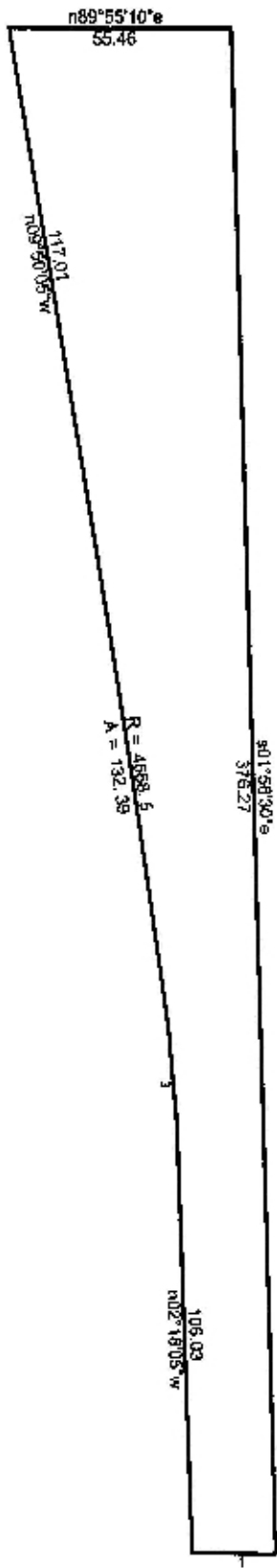
PIN No. 13821
Project No. S-0089(406)398
Parcel No. 0089:565:A

boundary line of said entire tract at a point 139.30 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1280+44.39; thence N.89°55'10"E. 55.46 feet along said northerly boundary line to the existing westerly right of way line of US-89; thence S.01°56'30"E. 376.27 feet along said existing right of way 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 parcel of land contains 12,295 square feet in area or 0.282 acre.

(Note: Rotate above bearings 00°30'05" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.



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13821_S-0089(406)398_19P_565_A_DeedPlot

8/13/2019

Scale: 1 inch= 44 feet

File: 13821_S-0089(406)398_19P_565_A_DeedPlot.ndp

Tract 1: 0.2823 Acres (12295 Sq. Feet), Closure: s04.4624w 0.01 ft (1/102154), Perimeter=832 ft.

- 01 n89.4459w 20.91
- 02 n02.1805w 106.03
- 03 n05.2844w 24.02
- 04 Lt, r=4668.50, arc=132.39, chord=n09.0121w 132.39
- 05 n09.5005w 117.01
- 06 n89.5510e 55.46
- 07 s01.5630e 376.27