

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



E# 3317751 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
13-Mar-24 0320 PM FEE \$0.00 DEP DAC
REC FOR: INWEST TITLE - OREM #1
ELECTRONICALLY RECORDED

Warranty Deed

(LIMITED LIABILITY COMPANY)
Weber County

21-177-0023 (21-177-0019, 0020)
21-177-0024 A.R.P. BST
Tax ID No. 21-177-0019, BT
21-177-0020
Pin No. 19667
Project No. F-0039(43)19
Parcel No. 0039:100

CW The Sage, LLC, a Utah limited liability company, Grantor, 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 consideration, the following described parcel of land in Weber County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 19 and 20, Sage Subdivision, according to the official plat thereof on file recorded July 21, 2023 as Entry No. 3291656 in Book 96 at Page 05-07, situate in the NE1/4 NE1/4 of Section 18, T.6N., R.2E., S.L.B.&M., for the construction of improvements incident to SR-39; MP 19.36, Construct Roundabout, known as project number F-0039(43)19. The boundaries of said parcel of land are described as follows:

Beginning at a point on the westerly boundary line of said Lot 19, which point is also on the easterly right of way line of SR-39 (7800 East Street), which point is also 592.15 feet West and 2,148.19 feet North and 2,174.08 feet N.01°38'36"W. from the Witness Corner to the Southeast Corner of said Section 18, which point is also 60.00 feet perpendicularly distant easterly from the control line of said SR-39 (7800 East Street), at Engineer Station 477+27.70; and running thence along said boundary and right of way line the following two (2) courses: (1) N.02°45'28"W. (N.02°42'54"W. by record) 288.06 feet; (2) N.39°56'32"E. 45.85 feet (N.39°56'32"E. 45.65 feet by record) to the northerly boundary line of said Lot 19 and the southerly right of way line of said SR-39 (100 South Street); thence along the boundary lines of said Lots 19 and 20 and right of way line S.88°46'33"E. 489.06 feet to a point which is 33.00 feet perpendicularly distant southerly from the control line of said SR-39 (100 South Street), at Engineer Station

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112+06.60; thence S.88°54'02"W. 213.22 feet to a point which is 41.65 feet perpendicularly distant southerly from the control line of said SR-39 (100 South Street), at Engineer Station 109+93.55; thence S.82°42'30"W. 162.41 feet to a point of curvature, which point is also 65.70 feet perpendicularly distant southerly from the control line of said SR-39 (100 South Street), at Engineer Station 108+32.93; thence southwesterly 208.83 feet along the arc of a 140.00-foot radius curve to the left, through a central angle of 85°27'58", the chord of which bears S.39°58'31"W. 190.00 feet to a point which is 75.00 feet perpendicularly distant easterly from the control line of said SR-39 (7800 East Street), at Engineer Station 478+69.25; thence S.02°45'28"E. 56.49 feet to a point which is 75.00 feet perpendicularly distant easterly from the control line of said SR-39 (7800 East Street), at Engineer Station 478+12.77; thence S.07°14'32"W. 86.38 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 16,888 square feet or 0.388 acre in area, more or less.

(Note: Rotate above bearings 00°00'57" clockwise to equal project bearings.)

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CW The Sage, LLC
a Utah limited liability company

STATE OF Utah)
) ss.
COUNTY OF Davis)

Colin H. Wright
Signature

Colin H. Wright - Manager
Print Name and Title

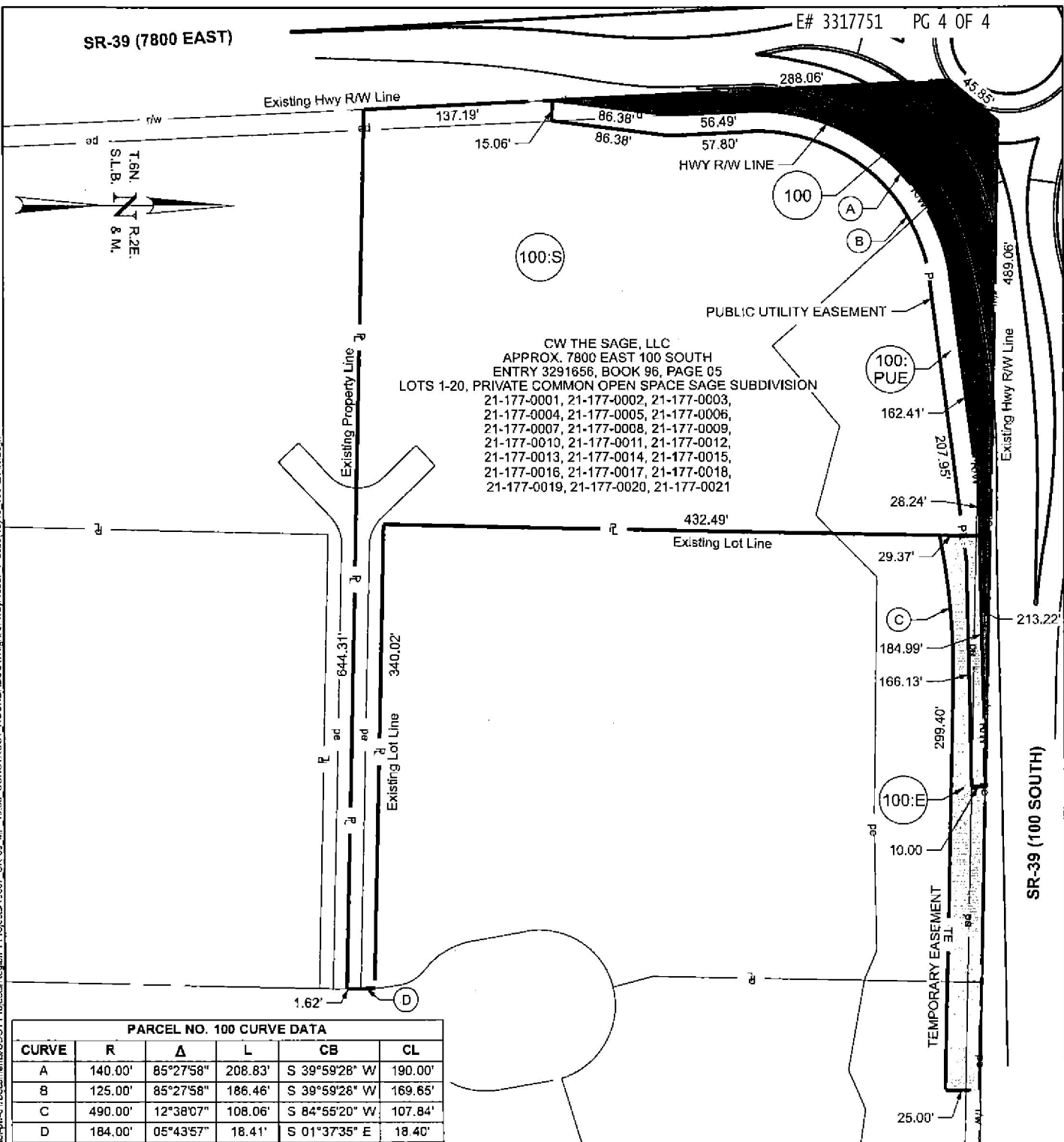
On this 11th day of January, in the year 2024, before me personally appeared Colin H. Wright, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Manager of CW The Sage, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said CW The Sage, LLC, a Utah limited liability company by Authority of its Certificate of Organization.

[Signature]
Notary Public



SR-39 (7800 EAST)

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CW THE SAGE, LLC
 APPROX. 7800 EAST 100 SOUTH
 ENTRY 3291656, BOOK 96, PAGE 05
 LOTS 1-20, PRIVATE COMMON OPEN SPACE SUBDIVISION
 21-177-0001, 21-177-0002, 21-177-0003,
 21-177-0004, 21-177-0005, 21-177-0006,
 21-177-0007, 21-177-0008, 21-177-0009,
 21-177-0010, 21-177-0011, 21-177-0012,
 21-177-0013, 21-177-0014, 21-177-0015,
 21-177-0016, 21-177-0017, 21-177-0018,
 21-177-0019, 21-177-0020, 21-177-0021

PARCEL NO. 100 CURVE DATA

CURVE	R	Δ	L	CB	CL
A	140.00'	85°27'58"	208.83'	S 39°59'28" W	190.00'
B	125.00'	85°27'58"	186.46'	S 39°59'28" W	169.65'
C	490.00'	12°38'07"	108.06'	S 84°55'20" W	107.84'
D	184.00'	05°43'57"	18.41'	S 01°37'35" E	18.40'

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	SQ FT	ACRES	EXIST. R/W IN DEED SQ FT	OWNERSHIP SQ FT	REMAINING SQ FT LEFT	REMAINING SQ FT RIGHT
100	CW THE SAGE, LLC	16,888	0.388	NONE	2,971,245	NONE	2,954,357
100:S		136,975	3.145	NONE	2,954,357	NONE	2,817,382
100:PUE		7,927	0.182	NONE	2,954,357	PUBLIC UTILITY EASEMENT	
100:E		9,889	0.227	NONE	2,954,357	TEMPORARY EASEMENT	

SHEET NO. 100-EXHIBIT PARTIAL SUMMARY NO. 02F PROPERTY OWNER: CW THE SAGE, LLC

PROJECT SR-39; MP 19.36, PROPERTY ADDRESS: APPROX. 7800 EAST 100 SOUTH, HUNTSVILLE, UT 84317

CONSTRUCT ROUNDABOUT UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DESIGN

PROJECT NUMBER F-0039(43)19 PIN 19667

DCM File: parcel\utdr\paw_bentley.com\utdr\DOT Projects\Region 1\Projects\19667_SR-39_MP_19.36_CONSTRUCT_ROUNDABOUT\Right of Way\19667_F-0039(43)19_100-Exhibit.dgn 28-SEP-2023