

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

E 3353337 B 7706 P 764-766  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
3/1/2021 10:10:00 AM  
FEE \$0.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

## Warranty Deed

Davis County

Tax ID No. 11-025-0025

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:511G:T

136314-KAC

Kapil Soorma, a married man, Grantor, of Layton, 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 tract of land in  
Davis County, State of Utah, to-wit:

A tract of land in fee, being all of an entire tract of property situate in Lot 38,  
Woodridge Estates No. 2 Subdivision, according to the official plat thereof, recorded  
November 17, 1977 as Entry No. 478538 in Book 678 at Page 351 in the office of the  
Davis County Recorder, situate in the SE1/4 NE1/4 of Section 23, 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 tract of land are described as  
follows:

All of Lot 38, Woodridge Estates No. 2, in the City of Layton, County of Davis,  
State of Utah, according to the official plat thereof.

Less and excepting the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 38,  
Woodridge Estates No. 2 Subdivision, according to the official plat thereof, recorded  
November 17, 1977 as Entry No. 478538 in Book 678 at Page 351 in the office of the  
Davis County Recorder, situate in the SE1/4 NE1/4 of Section 23, 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 Northeast corner of said Lot 38; and running thence along the easterly boundary line of said Lot 38 the following three (3) courses and distances: (1) S.01°56'00"E. 22.00 feet to a point of curvature of a curve to the right with a radius of 15.00 feet; (2) thence southwesterly along said curve with an arc length of 17.64 feet, chord bears S.31°45'23"W. 16.64 feet to a point of curvature of a reverse curve to the left with a radius of 50.00 feet; thence southwesterly along said curve with an arc length of 20.00 feet, chord bears S.53°59'14"W. 19.87 feet to a point 29.50 feet perpendicularly distant westerly from the Woodridge Cul-de-Sac right of way control line of said Project, opposite approximate Engineers Station 6+13.96; thence N.13°37'01"E. 10.47 feet, parallel with said right of way control line, to a point of curvature of a non-tangent curve to the left with a radius of 870.50 feet at point 29.50 feet perpendicularly distant westerly from the Woodridge Cul-de-Sac right of way control line of said Project, opposite Engineers Station 6+24.42; thence northerly along said curve with an arc length of 38.08 feet, concentric with said right of way control line, chord bears N.12°21'49"E. 38.07 feet to the northerly boundary line of said Lot 38 at a point 29.50 feet radially distant westerly from the Woodridge Cul-de-Sac right of way control line of said Project, opposite approximate Engineers Station 6+63.79; thence N.88°04'00"E. 13.48 feet along said northerly boundary 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.

(Note: Rotate above bearings 00°23'21" clockwise to equal Highway bearings)

The above described tract of land contains 12,837 square feet in area or 0.295 acre.

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Project No. S-0089(406)398  
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STATE OF UTAH )  
COUNTY OF DAVIS )  
                          ) ss.  
                          )

Kapil Soorma  
Kapil Soorma

On this 1<sup>st</sup> day of MARCH, in the year 2021, before me personally appeared Kapil Soorma, a married man, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

Krista Allred  
\_\_\_\_\_  
Notary Public

