

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

3484913
BK 8039 PG 883

E 3484913 B 8039 P 883-885
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/28/2022 2:08:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 08-057-0034

PIN No. 15684

Project No. S-I15-7(340)325

Parcel No. I15-7:110:ST

159543-KAP

Marjorie L. Anderson, as Trustee of "The Marjorie L. Anderson Revocable Trust,"
under a Declaration of Trust, dated February 14, 2005 Grantor, of
Farmington, County of Davis, 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 tract of land in Davis County, State
of Utah, to-wit:

A tract of land in fee, being all of the remainder of an entire tract of property situate
in the NW1/4 NE1/4 and the NE1/4 NW1/4 of Section 14, Township 3 North,
Range 1 West, Salt Lake Base and Meridian, for the construction of or widening of existing
Shepard Lane, known as Project No. S-I15-7(340)325. The boundaries of said tract of land
are described as follows:

Beginning at a point in the existing southeasterly right of way line of Shepard Lane,
at a point 60.50 feet radially distant southeasterly from the North Station Lane right of way
control line of said Project, opposite approximate Engineers Station 533+60.76, which point
is 469.25 feet South and 2698.15 feet N.89°42'00"W. and 77.04 feet S.71°14'34"W.
(Record S.75°23'29"W.) from the Northeast corner of said Section 14 (Basis of Bearing is
S.89°28'43"W. between the Northeast corner and the North quarter corner of said Section
14); and running thence along the southerly right of way line of Shepard Lane the following
five (5) courses and distances: (1)N.71°14'34"E. 77.04 feet; (2) thence S.89°42'00"E.
12.06 feet to a point of curvature of a non-tangent curve to the left with a radius of
2029.50 feet; (3) thence easterly along said curve with an arc length of 125.81 feet, chord
bears S.88°03'07"E. 125.79 feet to a point of curvature of a reverse curve to the right with a
radius of 16.50 feet; (4) thence easterly along said curve with an arc length of 6.98 feet,
chord bears S.77°42'33"E. 6.93 feet to a point of curvature of a compound curve to the
right with a radius of 25.00 feet; (5) thence southeasterly along said curve with an arc

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length of 23.09 feet, chord bears S.26°09'22"E. 22.28 feet; thence along the westerly right of way line of Set Court (1500 West Street) the following three (3) courses and distances: (1) S.00°18'00"W. 396.01 feet to a point of curvature of a curve to the right with a radius of 25.00 feet; (2) thence southerly along said curve with an arc length of 18.69 feet, chord bears S.21°43'00"W. 18.26 feet to a point of curvature of a reverse curve to the left with a radius of 50.00 feet; (3) thence southerly along said curve with an arc length of 45.93 feet, chord bears S.16°48'55"W. 44.34 feet; thence along the northerly highway right of way line of I-15 the following three (3) courses and distances: (1) S.89°38'51"W. 67.62 feet to a point of curvature of a non-tangent curve to the left with a radius of 6499.43 feet; (2) thence northwesterly along said curve with an arc length of 120.82 feet, chord bears N.42°02'44"W. 120.82 feet to a point of curvature of a compound curve to the left with a radius of 6537.00 feet; (3) thence northwesterly along said curve with an arc length of 220.87 feet, chord bears N.49°12'25"W. 220.86 feet; thence N.50°10'29"W. 15.50 feet to the northeasterly highway right of way and no-access line of I-15 of said project; thence along said northeasterly highway right of way and no-access line the following three (3) courses and distances: (1) N.02°32'44"W. 41.25 feet; (2) thence N.39°49'31"E. 52.77 feet to a point of curvature of a curve to the left with a radius of 850.50 feet; (3) thence northeasterly along said curve with an arc length of 159.32 feet, chord bears N.34°27'31"E. 159.09 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 part of an entire tract contains 117,727 square feet in area or 2.703 acres.

(Note: Rotate above bearings 00°21'09" clockwise to equal NAD83 Highway bearings)

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Marjorie L. Anderson
Marjorie L. Anderson, trustee

On this 26TH day of JUNE, in the year 2022, before me personally appeared
MARJORIE L. ANDERSON,
who by me being duly sworn/affirmed, that he/she is the
TRUSTEE,
and that said document was signed by him/her on behalf of
Marjorie L. Anderson, as Trustee of "The Marjorie L. Anderson Revocable Trust," under
a Declaration of Trust, dated February 14, 2005 who, acknowledged to me that they
signed the within and foregoing instrument in accordance with the authority as Trustees
given under the instrument creating said Trust.

KRISTA ALLRED
Notary Public

