WHEN RECORDED, MAILTO:

Utah Department of Transportation Right of Way, Fourth Floor

Box 148420

Salt Lake City, Utah 84114-8420

**Warranty Deed**

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\*W3317751\*

E# 3 317751 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

(LIMITED LIABILITY COMPANY) '2\_\- \11- DDL?:,( 1.1- \77 • 00\9,*OOZD)*

Weber County '2...\- \17 *OO'L* • '\2- 1bS:.I

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 s.ection 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

CONTINUED ON PAGE 2 LIMITED LIABILITY COMPANY RW-01LLC (11-01-03)

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.)

CONTINUED ON PAGE 3 LIMITED LIABILITY COMPANY RW-01LLC (11-01-03)

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STATE OF *Uf"-',*

) ss.

CW The Sage, LLC

a Utah limited liability company

COUNTY OF *DaV;S*

) 1gnature

On this \_il!!day of  ***ar-Y-;-,*** ,in the year 2022:.., before me personally appeared ***f.;ot;,-#, tv'1rtg* J,.t:** , whose identity is



Print Nam nd Title

personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that bfilshe is the  *,\_/W---'--'-rNf..a.,.:;,.1-g...,.e..:.r/* of CW The Sage, LLC, a Utah limited liability company and that said document was signed

by him/her on be alf of said CW The Sage, LLC, a Utah limited liability company by Authority of its *c.P CJ* ***v.*** • ***A -***

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**CHASE FREEBAI *IIJTARYPfJ/l.lC*** • ***STATf"VTMI* COMMISSION NO. 721112**

**COMM. EXP. 02-28-2027**



Notary Public

PREPARED BY: J-U-B ENGINEERS, INC. (SPH) (08/11/2023) 02F LIMITED LIABILITY COMPANY RW-01LLC (11-01-03)

**SR-39 (7800 EAST)**

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Existing Hwy Rffl Line

137.19'

15.06'

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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 SAGE 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

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| PARCEL NO. 100 CURVE DATA | | | | | |
| **CURVE** | **R** | /J, | L | **CB** | **CL** |
| A | 140.00' | 85°27'58"' | 208.83' | S 39"59'28" W | 190.00' |
| 8 | 125.00' | 0s·21'5a" | 166.46' | s 39•59•2a· 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"3735" E | 18.40' |

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**Q**

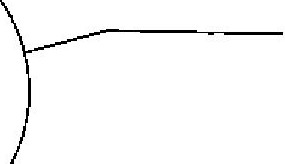
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25.00'

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.

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 15 | PARCEL NO. OWNER | | | | SQ FT | ACRES | EXIST. RNv IN DEED SQ FT | OWNERSHIP SQ FT | REMAINING  SQ FT LEFT | REMAINING SQ FT RIGHT |
|  |  | | | | 16,888 | 0.38B | NONE | 2,971,245 | NONE | 2,954,357 |
|  | 136,975 | | | | | 3.145 | NONE | 2,954,357 | NONE | 2,817,382 |
|  | |  |  | 7,927 | | 0.182 | NONE | 2,954,357 | 1 PUBLIC UTILITY EASEMENT | |
|  | |  |  | 9,869 | | 0.227 | NONE | 2,954,357 | I TEMPORARY EASEMENT | |
| SHEET NO. 100-EXHIBIT | | PARTIAL SUMMARY NO. | 02F | PROPERTY OWNER: | |  | CW | THE SAGE, | LLC | |

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|  | 100 |  |  |  |
| 10D;S  100:PUE | CW THE SAGE, LLC |
| 100:E |  |

SR-39; MP 19.36,

PROPERTY ADRESS: APPROX. 7800 EAST 100 SOUTH, HUNTSVILLE, UT 84317

::l PROJECTl 1

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PROJECT NUMBER

CONSTRUCT ROUNDABOUT

F-0039(43)19 PIN 19667

**UTAH DEPARTMENT OF TRANSPORTATION**

RIGHT OF WAY DESIGN

