

3184681  
BK7340 PG 475

E 3184681 B 7340 P 475-478  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/5/2019 10:41:00 AM  
FEE \$0.00 Pgs: 4  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

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

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-037-0038

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089.427

116755-30P

George L. Talbot, Jr., as Trustee and Successor Trustee for Mary Sherner Talbot of The Talbot Family Revocable Trust, dated the 19th day of May, 1992 Grantor, of Kaysville, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to 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 NW1/4 SW1/4 of Section 25, 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 southerly boundary line of said entire tract and the existing easterly right of way and limited access line of US-89, which point is 971.02 feet S.00°11'30"W. along the Section line and 338.34 feet S.89°48'30"E. and northerly 144.38 feet along the arc of a curve to the right with a radius of 22833.31 feet, chord bears N.03°05'34"W. 144.38 feet from the West Quarter corner of said Section 25, and running thence along said existing easterly right of way and limited access line the following two (2) courses and distances: (1) northerly 166.73 feet along the arc of a curve to the right with a radius of 22833.31 feet, chord bears N.01°48'27"W. 166.73 feet; (2) thence N.88°28'00"E. 45.00 feet to a point of curvature of a non-tangent curve to the right with a radius of 22763.31 feet to the existing easterly right of way line of a frontage road, thence northerly along said curve with an arc length of 319.23 feet, chord bears

N.01°08'10"W. 319.23 feet, along said frontage road right of way line to the northerly boundary line of said entire tract; thence N.82°40'00"E. 17.51 feet along said northerly boundary line to a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1193+56.65; thence S.00°33'09"E. 482.14 feet, parallel with said right of way control line to the southerly boundary line of said entire tract at a point 146.00 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1188+74.48; thence S.82°40'00"W. 55.86 feet along said southerly 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.

The above described parcel of land contains 14,580 square feet in area or 0.335 acre.

(Note: Rotate above bearings 00°20'39" clockwise to equal Highway bearings)

WITNESS, the hand of said Grantor, this 4<sup>TH</sup> day of SEPTEMBER, A.D. 2019.

STATE OF UTAH

COUNTY OF DAVIS

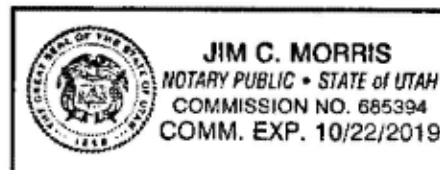
) ss.  
)

The Talbot Family Revocable Trust,  
dated the 19th of May, 1992

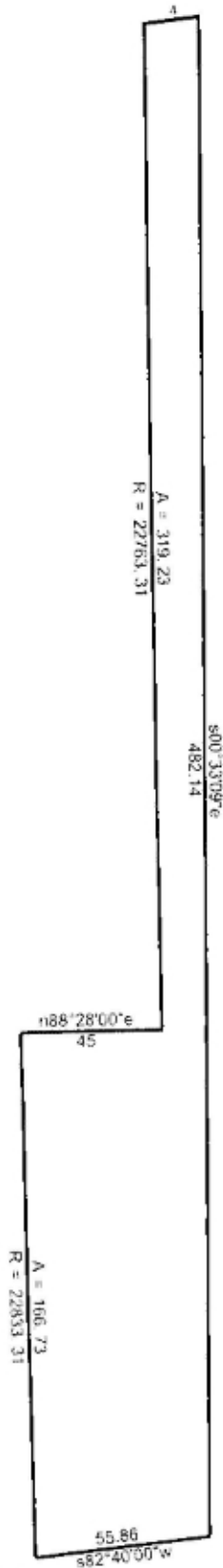
George L. Talbot Jr.  
George L. Talbot Jr., Trustee  
and Successor Trustee  
*Trustee and Successor Trustee*

On the date first above written personally appeared before me, George L. Talbot, Jr.  
Trustee and Successor Trustee for Mary Sherner Talbot of The Talbot Family Revocable Trust, dated the 19<sup>th</sup>  
of May, 1992, who being by me duly sworn, acknowledged to me that they signed the within and foregoing  
instrument in accordance with the authority as Trustee and Successor Trustee given under the instrument  
creating said Trust, as that as Trustee and Successor Trustee they executed the same.

J. C. Morris  
Notary Public



3184681  
BK 7340 PG 478



13821\_S-0089(406)398\_13P\_427\_DeedPlot

5/17/2019

Scale: 1 inch = 56 feet

File: 13821\_S-0089(406)398\_13P\_427\_DeedPlot.ndp

Tract 1: 0.3347 Acres (14580 Sq. Feet), Closure:  $s71.2752w$  0.01 ft. (1/123672), Perimeter=1086 ft.

01 R1.  $r=22833.31$ ,  $arc=166.73$ ,  $chord=n01.4827w$  166.73

02  $n88.2800e$  45

03 R1.  $r=22763.31$ ,  $arc=319.23$ ,  $chord=n01.0810w$  319.23

04  $n82.4000e$  17.51

05  $s00.3309e$  482.14

06  $s82.4000w$  55.86