

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

112935 JUP

## Warranty Deed

(TRUSTEE)

Davis County

Tax ID. No. 11-033-0010

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:494

Deborah Jean Kukal, or her successor or successors in trust, successor Trustee of  
"The Dan K. Cutrubus Family Trust" dated February 3, 2014 Grantor, of Layton,  
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 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 24, 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:

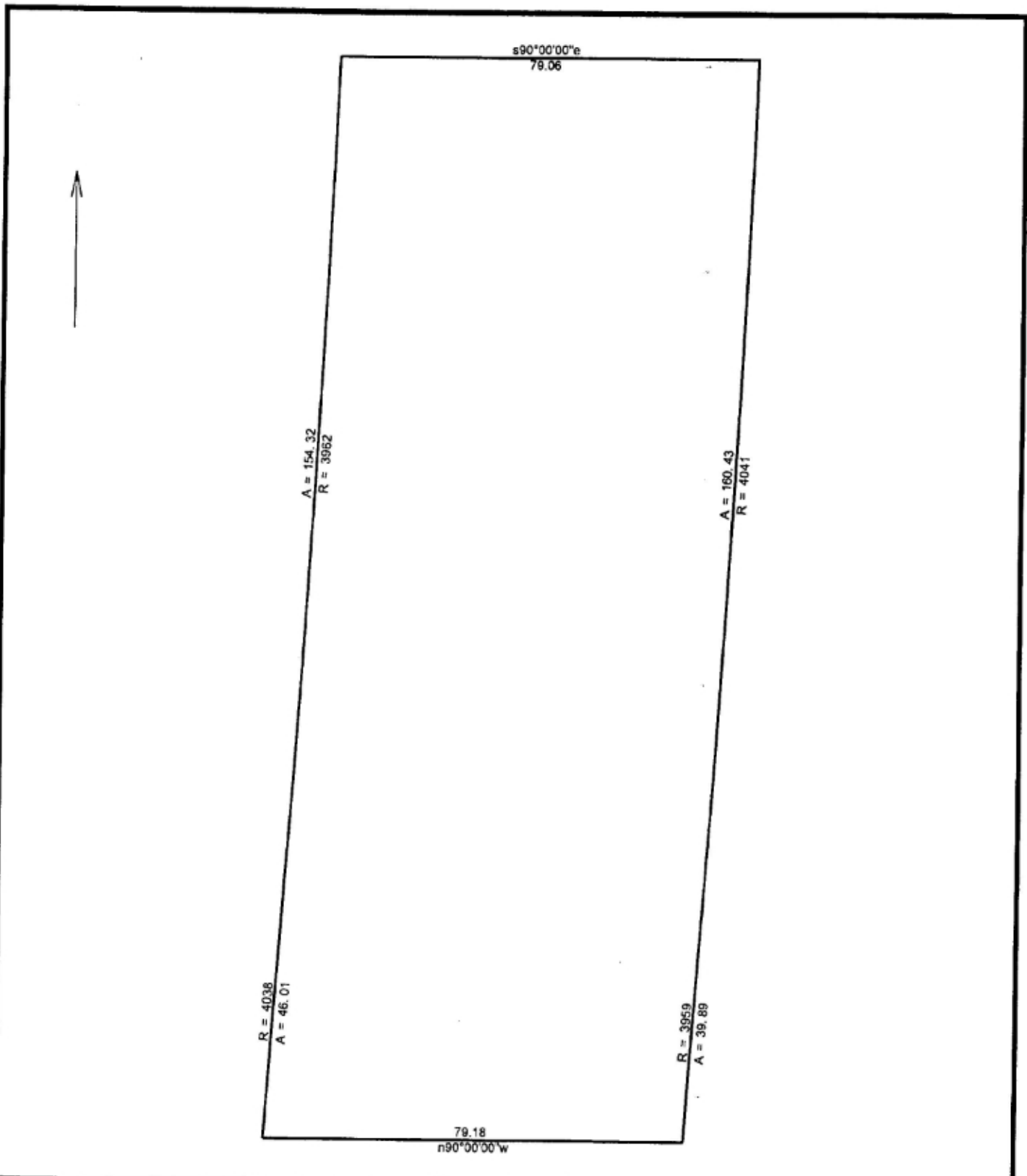
Beginning at a point in the southerly boundary line of said entire tract, at a point  
221.66 feet perpendicularly distant easterly from the US-89 right of way control line of said  
Project, opposite approximate Engineers Station 1237+22.70, which point is 1402.37 feet  
N.00°12'30"E. along the Section line and 281.31 feet East from the Southwest corner of  
said Section 24; and running thence northerly 46.01 feet along the arc of a curve to the  
right with a radius of 4038.00 feet, chord bears N.04°06'14"E. 46.01 feet to a point of  
curvature of a reverse curve to the left with a radius of 3962.00 feet to a point 231.37 feet  
perpendicularly distant easterly from the US-89 right of way control line of said Project,  
opposite approximate Engineers Station 1237+67.67; thence northerly along said curve  
with an arc length of 154.32 feet, chord bears N.03°18'52"E. 154.31 feet to the northerly  
boundary line of said entire tract at a point 260.67 feet radially distant easterly from the  
US-89 right of way control line of said Project, opposite approximate Engineers Station  
1239+24.01; thence East 79.06 feet along said northerly boundary line to a point of  
curvature of a non-tangent curve to the right with a radius of 4041.00 feet at a point

339.14 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1239+13.90; thence southerly along said curve with an arc length of 160.43 feet, chord bears S.03°17'34"W. 160.42 feet to a point of curvature of a reverse curve to the left with a radius of 3959.00 feet at a point 308.49 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite Engineers Station 1237+50.56; thence southerly along said curve with an arc length of 39.89 feet, chord bears S.04°08'29"W. 39.89 feet to the southerly boundary line of said entire tract at a point 300.05 feet perpendicularly distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1237+11.57; thence West 79.18 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 15,826 square feet in area or 0.363 acre.

(Note: Rotate above bearings 00°20'52" clockwise to equal Highway bearings)





13821\_S-0089(406)398\_08P\_494\_DeedPlot 3/27/2019

Scale: 1 inch= 24 feet File: 13821\_S-0089(406)398\_08P\_494\_DeedPlot.ndp

Tract 1: 0.3633 Acres (15826 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/151882), Perimeter=559 ft.  
01 Rt, r=4038.00, arc=46.01, chord=n04.0614e 46.01  
02 Lt, r=3962.00, arc=154.32, chord=n03.1852e 154.31  
03 s90.0000e 79.06  
04 Rt, r=4041.00, arc=160.43, chord=s03.1734w 160.42  
05 Lt, r=3959.00, arc=39.89, chord=s04.0829w 39.89  
06 n90.0000w 79.18

3225359  
BK 7446 PG 1362

E 3225359 B 7446 P 1362-1364  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/10/2020 1:20:00 PM  
FEE \$ 0.00 Pgs: 3  
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

114435-JCP

**Warranty Deed**  
(CORPORATION)  
Davis County

Tax ID. 11-034-0138  
PIN No. 13821  
Project No. S-0089(406)398  
Parcel No. 0089:489

Association of Unit Owners of Tanglewood PUD \*, a corporation of the State of  
Utah, 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 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 Parcel A of  
Tanglewood, a Planned Residential Development, according to the official plat thereof,  
recorded October 26, 1979, as Entry No. 548721 in Book 798 at Page 630 in the office of the  
Davis County Recorder, situate in the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 24,  
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 Parcel A and the  
existing easterly highway right of way and limited access line of US-89, being the  
Southwest corner of said Parcel A; and running thence N.00°30'45"W. 648.25 feet along  
said existing easterly right of way and limited access line to the northerly boundary line of  
said Parcel A; thence East 94.34 feet along said northerly boundary line to a point of  
curvature of a non-tangent curve to the left with a radius of 3959.00 feet at a point 299.85  
feet perpendicularly distant easterly from the US-89 right of way control line of said Project,  
opposite approximate Engineers Station 1237+10.64; thence southerly along said curve  
with an arc length of 303.70 feet, chord bears S.01°40'18"W. 303.62 feet to a point 248.58  
feet perpendicularly distant easterly from the US-89 right of way control line of said Project,  
opposite Engineers Station 1234+11.38; thence S.00°31'33"E. 344.82 feet to the southerly

Continued on Page 2  
COMPANY RW-01C (11-01-03)

\*Which entity is also known as Tanglewood Owners Association,  
a Utah non-profit corporation

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PIN No. 13821  
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boundary line of said Parcel A at a point of curvature of a curve to the left with a radius of 566.54 feet at a point 206.91 feet radially distant easterly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1230+76.14; thence along said southerly boundary line the following two (2) courses and distances: (1) westerly along said curve with an arc length of 30.07 feet, chord bears N.88°58'46"W. 30.07 feet; (2) thence S.89°30'00"W. 52.78 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 parcel of land contains 54,808 square feet in area or 1.258 acres.

(Note: Rotate above bearings 00°19'03" clockwise to equal Highway bearings)

