

3255444
BK 7521 PG 2817

WHEN RECORDED, MAIL TO:
Layton City
437 N. Wasatch Dr.
Layton, Utah 84041

12/19/20 JCP

E 3255444 B 7521 P 2817-2819
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/27/2020 3:43:00 PM
FEE \$0.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

Warranty Deed

Davis County

Tax ID No. 09-088-0105

PIN No. 13821

Project No. S-0089(406)398

Parcel No. 0089:565:C

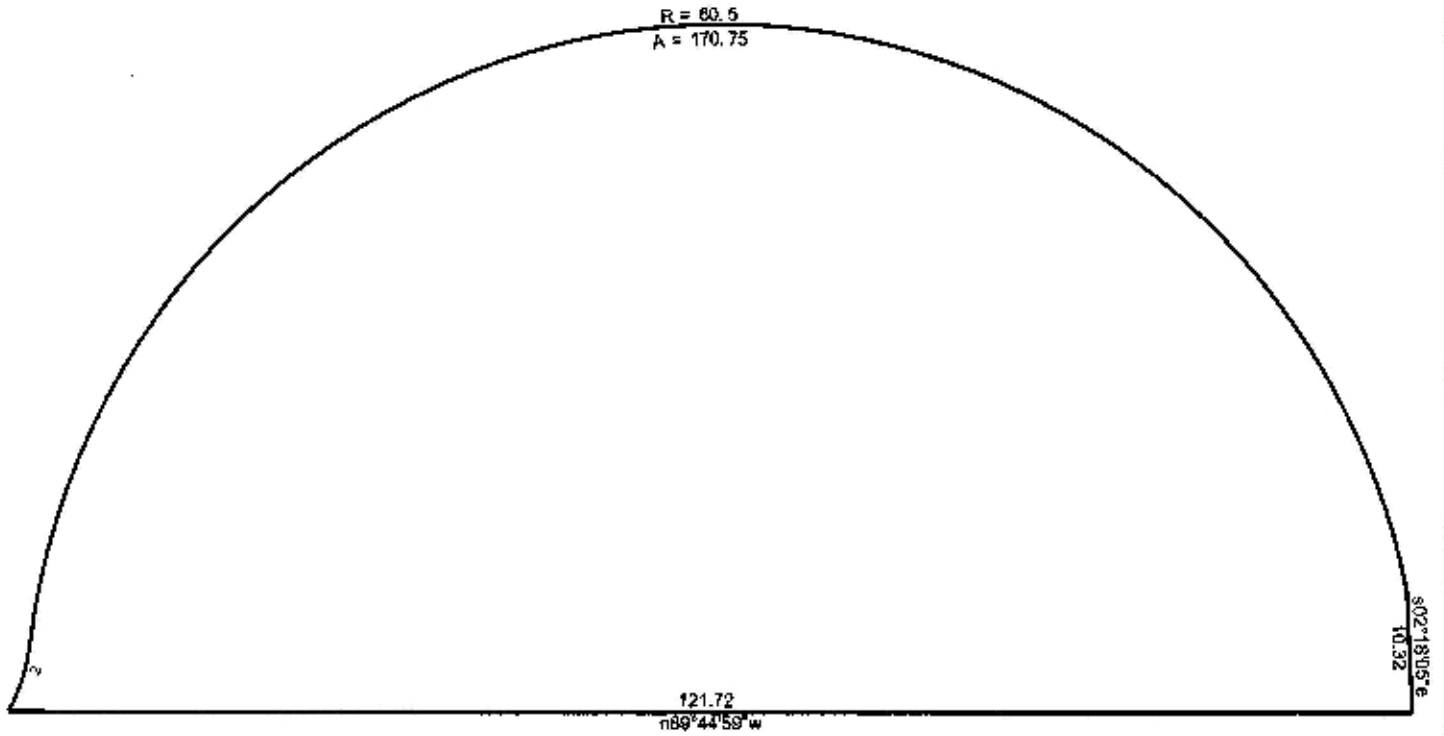
Larry E. Urry, a married man, Grantor, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS to Layton City, Grantee, 437 North Wasatch Drive, Layton, Utah 84041, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in the SE1/4 SE1/4 of Section 14, 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 westerly highway right of way and no-access line of said Project and the existing northerly right of way line of Gentile Street, at a point 105.52 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+67.05, which point is 74.15 feet S.89°55'10"W. along the Section line and 18.68 feet North and 20.91 feet N.89°44'59"W. from the Southeast corner of said Section 14; and running thence N.89°44'59"W. 121.71 feet along said existing northerly right of way line of Gentile Street to a point of curvature of a non-tangent curve to the left with a radius of 14.50 feet, at a point 227.14 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+71.95; thence northerly along said curve with an arc length of 5.95 feet, chord bears N.18°53'51"E. 5.91 feet to a point of curvature of a reverse curve to the right with a radius of 60.50 feet, at a point 225.02 feet perpendicularly distant westerly from the US-89 right of way control line of said Project, opposite approximate Engineers Station 1276+77.47; thence easterly along said curve with an arc length of 170.75 feet, chord bears S.87°59'35"E. 119.46 feet to the westerly highway right of way and no-access line of said Project; thence S.02°18'05"E. 10.32 feet along said westerly highway right of way and no-access 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.

Continued on Page 2
INDIVIDUAL RW-01 (12-01-03)

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BK 7521 PG 2819



13821_S-0089(406)398_19P_565_C_DeedPlot

8/13/2019

Scale: 1 inch= 16 feet

File: 13821_S-0089(406)398_19P_565_C_DeedPlot.ndp

Tract 1: 0.1273 Acres (5547 Sq. Feet), Closure: n22.3041e 0.01 ft. (1/43946), Perimeter=309 ft.

01 n89.4459w 121.72

02 Lt, r=14.50, arc=5.95, chord=n18.5351e 5.91

03 Rt, r=60.50, arc=170.75, chord=n87.5935e 119.46

04 s02.1805e 10.32