

FILED AND RECORDED FOR 505076

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State Road Commission 718722

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RUTH EAMES OLSEN  
WEBER COUNTY RECORDER  
DEPUTY *Lillian J. Peterson*

### Warranty Deed

(CONTROLLED ACCESS)

Parcel No. 15-8:104B:A  
Project No. 1-15-8(7)338

J. Levi Slater and Etta Slater, his wife, Grantors,  
of Slaterville, County of Weber, State of Utah,  
hereby convey and warrant to the STATE ROAD COMMISSION OF UTAH, Grantee, for  
the sum of Seven thousand seven hundred and eighteen and no/100 Dollars,  
the following described parcels of land in Weber County, State of Utah, to-wit:

Two parcels of land in fee for a freeway known as Project No. 15-8, being  
part of an entire tract of property, in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11 and the NW $\frac{1}{4}$ SW $\frac{1}{4}$   
of Section 12, T. 6 N., R. 2 W., S.L.B.&M. The boundaries of said parcel of  
land are described as follows:

Beginning on a north existing right of way line of Pioneer Road at a point  
264 ft. north from the SE. corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11; thence  
North 336 ft., more or less, along a west boundary line to a southerly boundary  
line of said entire tract; thence Westerly 90 ft., more or less, along said  
southerly boundary line to a point 120.0 ft. radially distant easterly from the  
center line of said project; thence Northerly 191 ft., more or less, along the  
arc of a 3699.72 foot-radius curve to the right to a point opposite Engineer  
Station 1308+93.69 (Note: Tangent to said curve at its point of beginning bears  
approximately N. 1°52' W.); thence N. 1°05' E. 455 ft., more or less, to the  
north boundary line of said entire tract; thence East 63 ft., more or less, along  
said north boundary line to a point N. 27°51' W. from a point 70.0 ft. perpendic-  
ularly distant easterly from the center line of a north bound ramp road of said  
project opposite ramp road Engineer Station 23+10.24; thence S. 27°51' E. 212  
ft., more or less, to a point 70.0 ft. perpendicularly distant easterly from said  
ramp road Engineer Station 23+10.24; thence S. 9°20' E. 240.24 ft.; thence  
S. 4°24' E. 162.24 ft.; thence S. 81°20' E. 56.05 ft. to a point of tangency with  
a 878.51 foot-radius curve to the right; thence Easterly 27 ft., more or less,  
along the arc of said 878.51 foot-radius curve to the right to the east boundary  
line of said entire tract; thence South 114 ft., more or less, along said east  
boundary line to a point 50.0 ft. radially distant southerly from the center line  
of the relocation of said Pioneer Road; thence Westerly 44 ft., more or less,  
along the arc of a 768.51 foot-radius curve to left to a point opposite Pioneer  
Road relocation Engineer Station 18+11.03 (Note: Tangent to said curve at its  
point of beginning bears approximately N. 78°03' W.); thence N. 81°20' W. 61.03  
ft.; thence S. 2°26' E. 283 ft., more or less, to said existing north right of  
way line; thence East 45 ft., more or less, along said north right of way line  
to the point of beginning.

ALSO:

Beginning in the center of existing Pioneer Road at a point 120 ft. radially  
distant westerly from the center line of said project, which point is approxi-  
mately 600 ft. north and 335 ft. N. 81°30' W. from the SE. corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$   
of Section 11; thence Westerly 325 ft., more or less, along said center of said  
existing Pioneer Road to the westerly boundary line of said entire tract; thence  
Northerly 51 ft., more or less, along said westerly boundary to a point 50.0 ft.  
perpendicularly distant northerly from the center line of said relocation of  
Pioneer Road; thence Easterly 211 ft., more or less, to a point 50.0 ft. perpen-  
dicularly distant westerly from the center line of a south bound ramp road of  
said project opposite said ramp road Engineer Station 19+97.16; thence N. 3°02' E.  
203.82 ft.; thence N. 8°40' E. 338 ft., more or less, to the northerly boundary  
of said entire tract; thence Westerly 65 ft., more or less, along said northerly  
boundary line to a point 120.0 ft. perpendicularly distant westerly from the  
center line of said project; thence S. 1°05' E. 458 ft., more or less, to a point  
of tangency with a 3939.72 foot-radius curve to the left opposite project  
Engineer Station 1308+93.69; thence Southerly 155 ft., more or less, along the  
arc of said curve to the point of beginning as shown on the official map of said  
project on file in the office of the State Road Commission of Utah. The above  
described parcels of land contain 3.69 acres, more or less, of which 0.26 acre,  
more or less, is now occupied by the existing Pioneer Road. Balance 3.43 acres,  
more or less.

Any and all water rights pertaining to the above described land are hereby  
reserved by the Grantor, and the Grantee shall not be liable for any water assess-  
ments now due or which shall become due.

To enable the Grantee to construct and maintain a public highway as a freeway

RW Special

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Part of 15 713 into Follows 15 527

Follows 15 527(3)

Follows 15 527(4)

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as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor<sup>s</sup> hereby release and relinquish to the Grantee any and all rights or easements appurtenant to the Grantors remaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from the Grantors remaining property contiguous to the lands hereby conveyed, to or from said highway, EXCEPTING and reserving to the Grantor, \_\_\_\_\_ successors or assigns, the right of access to the nearest roadway of said highway over and across a northerly right of way line of said Pioneer Road relocation for a 16-foot section, which said section centers at a point directly opposite said Pioneer Road relocation Engineer Station 18+22.

WITNESS, the hand<sup>s</sup> of said Grantor<sup>s</sup>, this 15th day of February, A.D. 19 68.

Signed in the presence of:

J. Levi Slater  
Etta Slater

STATE OF Utah )  
                                  : ss.  
COUNTY OF Weber )

On the 15th day of February, A.D. 19 68, personally appeared before me J. Levi Slater and Etta Slater, his wife the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: 3-24-68

Thomas J. Rasmussen  
Notary Public



Prepared by MEM, 10-1-67