



\*W2395789\*

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

EH 2395789 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
05-MAR-09 243 PM FEE \$.00 DEP SPY  
REC FOR: UTAH DEPT. OF TRANSPORTATION

### Special Warranty Deed

(CONTROLLED ACCESS)  
(UNIVERSITY)

Tax ID No(s). 06-106-0023  
05-027-0006

Parcel No. 0203:1D:A

Weber County

Project No. STP-0203(15)3

Weber State University, a body corporate and politic, organized and existing under the laws of the State of Utah, with its principal office at Ordan, County of Weber, State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of 0 Dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit: (06-106-0023)

05-027-0033 (05-027-0006) 05-027-0036A.

A parcel of land in fee, for the reconstruction and realigning of the existing highway State Route 284 known as Highway Project No. STP-0203(15)3, being parts of entire tracts of property, situate in the NW1/4 of Section 10 and the SW1/4 of Section 3, T. 5 N., R. 1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point which is S. 89°08'10" E. 108.02 feet along the South Section Line of Section 3, T. 5 N., R. 1 W., S.L.B.&M., and N. 01°21'04" E. 439.81 feet from the Southwest Corner of said Section 3; thence S. 25°47'16" E. 253.26 feet more or less; thence S. 21°16'32" E. 187.29 feet to the beginning of a 95.00-foot radius tangent curve to the right; thence southwesterly along the arc of said curve 151.72 to a point 75.00 feet perpendicularly distant southerly from the control line of 3950 South of said Project No. STP-0203(15)3 at Engineer Station 68+55.88; thence N. 89°02'00" W. 130.58 feet to a point 75.00 feet perpendicularly distant southerly from the control line of 3950 South of said Project No. STP-0203(15)3 at Engineer Station 67+25.30, which point is on the easterly right-of-way and limited-access line of existing Highway SR-203 (Harrison Blvd); thence N. 00°58'00" E. 150.00 feet along said easterly right-of-way and limited-access line to a point 75.00 feet perpendicularly distant northerly from the control line of 3950 South of said

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Project No. STP-0203(15)3 at Engineer Station 67+25.30; thence S. 89°02'00" E. 156.57 feet to a point 75.00 feet perpendicularly distant northerly from the control line of 3950 South of said Project No. STP-0203(15)3 at Engineer Station 68+81.87, which point is also 75.00 feet perpendicularly distant southwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 20+66.60; thence N. 23°57'30" W. 107.85 feet to a point 75.00 feet perpendicularly distant southwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 21+74.45, and the beginning of a 925.00-foot radius tangent curve to the left; thence northwesterly along the arc of said curve 19.58 feet (Note: Chord to said curve bears N. 24°33'53" W. a distance of 19.58 feet) to a point 75.00 feet perpendicularly distant southwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 21+95.62; thence N. 25°10'16" W. 177.25 feet to a point 75.00 feet perpendicularly distant southwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 23+72.87, and the beginning of a 505.00-foot radius tangent curve to the right; thence northwesterly along the arc of said curve 64.42 feet more or less (Note: Chord to said curve bears N. 21°31'00" W. a distance of 64.38 feet) to a point 75.00 feet perpendicularly distant southwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 24+27.72, which point is on the easterly right-of-way line of existing Highway SR-203 (Harrison Blvd); thence N. 00°58'00" E. 40.23 feet along said easterly right-of-way line to the point of beginning as shown on the official map of said Project No. STP-0203(15)3 on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 35,381 square feet in area or 0.812 acre more or less.

Together with any and all abutter's rights of underlying fee to the center of existing rights of way appurtenant to this conveyance.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway; **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access to the nearest roadway of said highway over and across the easterly right of way and limited-access line for a 150-foot section for university use, which said section centers at a point directly opposite Highway Engineer Station 118+89.96 of said highway SR-203 (Harrison Blvd).

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IN WITNESS WHEREOF, said Weber State University has caused this instrument to be executed, and its corporate name and stamp to be affixed, this 17 day of March, A.D. 2008, by its proper officers thereunto duly authorized.

**ATTEST:**

Jolene C. Robinson  
Secretary

[Signature]

STATE OF UTAH )  
                                  ) ss.  
COUNTY OF Weber )

By Norman Tarbox  
Title V.P. for Admin Svcs

On the date first above written personally appeared before me, Norman Tarbox and Jolene Robinson, who, being by me duly sworn, did say that they are the V.P. Admin Svcs. and the Secretary, respectively, of said University, and that the within and foregoing instrument was signed in behalf of said University by authority of a resolution of its Board of Regents, and said Norman Tarbox and Jolene Robinson acknowledged to me that said University executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

Bonnie L. Van Cleave  
Notary Public

