

3765

WARRANTY DEED (Controlled Access)

(K1177
K1178
K1180)

491

027-5:84:A

F027-5(3)

William D. Jackson & Maurine H. Jackson, his wife
of Spanish Fork, County of Utah, State of Utah,
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee
for the sum of Two Hundred Sixty Six and no/100 Dollars,
the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land for highway known as Project No. 027-5 situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Lot 1,
Lot 5, and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, T. 10 S., R. 4 E., S.L.M. The boundaries of said
tract of land are described as follows:

Beginning on the north boundary line of the grantors land at a point 348.0 ft. west
from the NE. corner of said Section 5, said point also being 70.5 ft. perpendicularly
distant southeasterly from the line of survey of said project at Highway Engineers
Station 1395+92.2; thence S. 3° 39' 30" W. 593.5 ft., more or less, to a point 110.0
ft. perpendicularly distant easterly from said line of survey at Highway Engineers Station
1390+00; thence Northerly 500 ft., more or less, along a straight line to a point 120.0
ft. perpendicularly distant easterly from said line of survey at Highway Engineers
Station 1385+00; thence S. 7° 28' 30" W. 393.0 ft. to a point of tangency with a 1075.4
ft. radius curve to the right; thence Southwesterly 712.3 ft. along the arc of said
curve; thence S. 45° 26' 30" W. 674.4 ft.; thence S. 49° 11' 30" W. 387.9 ft.; thence
S. 30° 27' W. 320.7 ft.; thence S. 24° 34' W. 363.4 ft. to a point 75.0 ft. perpendicularly
distant southeasterly from said line of survey at Highway Engineers Station 1357+00; thence
S. 35° 53' W. 112 ft., more or less, to a point on the easterly right of way line of the
Denver and Rio Grande Western Railroad; thence in a general Northerly direction 2100 ft.,
more or less, along said railroad right of way line to a point on the existing Northwesterly
right of way line of US Highway 89; thence Northeasterly 440 ft., more or less, along
said existing right of way line to a point 60.0 ft. radially distant northwesterly from
said line of survey at Highway Engineers Station 1378+50; thence N. 9° 20' E. 531.5 ft.;
thence N. 7° 28' 30" E. 1175 ft., more or less, to a point on said north boundary line of
the grantors land; thence East 147 ft., more or less, along said north boundary line
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. Above described tract of land contains 12.43 acres,
more or less, of which 6.52 acres, more or less, are now occupied by the existing highway.
Balance 5.91 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 assessments now due
or which shall become due.

To enable the grantee to construct and maintain a public highway as an expressway,
as contemplated by Chapter 63, Laws of Utah, 1945, the grantor hereby releases and
relinquishes 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, their successors or assigns, the
right of access to the nearest roadway of said highway over and across both
right of way line for Four 16 -foot sections which said
section center at point s directly opposite Highway Engineers
Station 1300+75+-(Left), 1356+00+-(Right), 1377+80+-(Right), 1380+00+-(Left)

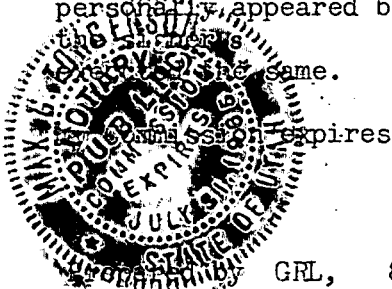
WITNESS, the hand of said grantor s , this 15th day of
November , A. D. 1962

Signed in the presence of:

William D Jackson
Maurine H. Jackson

STATE OF UTAH)
County of Utah) ss.

On the 15th day of November A. D. 1962
personally appeared before me William D. Jackson & Maurine H. Jackson, his wife
of the within instrument, who duly acknowledged to me that they



GRL, 8/2/62

7/31/65



William D. Jackson
Notary Public

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Dec. 5-10-45

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[Signature]

HELENA VEST SMITH HWAITE

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