

157809

No. Fee

STATE OF UTAH
COUNTY OF WEBER
FILED IN RECORDED FOUR
State Road Commission
Oct 19 3 57 PM '49

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PLATED
RECORDED
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ADJUSTED
BALANCE

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S162-67

DOROTHY B. PORELL
CORDER

E. Charlotte Jacobs

Warranty Deed

Philip Combe and wife Verla M. Combe grantor^s
of Ogden, County of Weber, State of Utah,
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of One Hundred and ten and no/100 Dollars,
the following described tract of land in Weber County, State of Utah, to-wit:

Right of way for highway known as Project No. S162 across the grantors land
in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, T. 5 N., R. 1 W., S.L.M. Said right of way is con-
tained within a parcel of land, the boundaries of which are described as follows:
Beginning at the intersection of the east boundary line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, and
the center line of the existing state highway which point is approximately 18 feet
north along said east boundary line from the S $\frac{1}{2}$ corner of said Section 15; thence
N.31°27'W., 154.5 feet, more or less, along said center line to the north boundary
line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence east 105.5 feet along said north boundary line to a
point 90 feet perpendicularly distant northeasterly from the center line of survey
of said project; thence S.31°27'E., 288 feet, more or less, to a point 90 feet per-
pendicularly distant northeasterly from said center line of survey at Engineer's
Station 18+17.3; thence S.24°57'E., 353.4 feet to the northeasterly right of way
line of said existing highway; thence S.31°27'E. 774 feet more or less, to said east
boundary line; thence south 96 feet, more or less, 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 parcel of land contains 2.15 acres, more or
less, of which 1.71 acres, more or less, are now occupied by the existing highway.
Balance 0.44 acre, more or less.

The grantors also hereby grant to the grantee permission to locate and construct
within the grantors land and outside the limits of the highway right of way, all ir-
rigation and/or waste water ditches made necessary by the construction of said proj-
ect. After the above described ditches are constructed, the grantee is thereafter
relieved of all responsibility for the maintenance of said ditches.

Any and all water rights pertaining to the above described land are hereby re-
served by the grantor, and the grantee shall not be liable for any water assessments
now due or which shall become due.



WITNESS, the hand s. of said grantor s., this 31st day of August, A. D. 1949

Signed in the presence of:

Philip Combe
Verla M. Combe

STATE OF UTAH }
County of Weber } ss.

On the 31st day of August, A. D. 1949, personally
appeared before me Philip Combe and Verla M. Combe, his wife,
the signer s. of the within instrument, who duly acknowledged to me that the s. executed
the same.

My Commission expires May 16, 1953
Prepared by J.P.L., 5/10/49

Wilton Woodruff
Notary Public