

UTAH STATE ROAD COMMISSION

11810

Parcel No. 15-6:44:A
Project No. 1-15-6(34)281

11810 Warranty Deed

(CONTROLLED ACCESS)

ser no
None

RECORDED AT THE REQUEST OF
1971 SEP -9 AM 9:05
MINNA B. REED
COUNTY RECORDER
SALT LAKE CITY

Grant S. Thorn and Naomi D. Thorn, his wife, Grantor
Springville, County of Utah, State of Utah
hereby convey and warrant to the STATE ROAD COMMISSION OF UTAH, Grantee,
for the sum of One and no/100 Dollars, the following
described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for a freeway and a frontage road incident to the construction of said freeway known as Project No. 1-15-6, being part of an entire tract of property, in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, T. 4 S., R. 1 E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

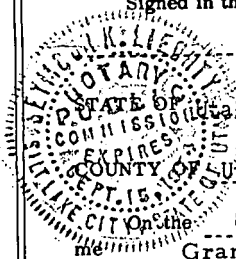
Beginning at the intersection of the south line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the northeasterly limited-access line of the existing US 91 Highway. Said point of beginning is 1329.00 ft. south and 1333.97 ft. east from the W $\frac{1}{4}$ corner of said Section 31; thence Northwesterly 337.77 ft., more or less, along said northeasterly limited-access line to a northerly boundary line of said entire tract; thence N. 83°09'13" E. 220.29 ft., more or less, along said northerly boundary line to the west line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N. 00°07'43" W. 114.84 ft., more or less, along said west line to a point 50.0 ft. radially distant northerly from the center line of the 4-E Frontage Road that is incident to the construction of said freeway; thence Southeasterly 523.81 ft., more or less, along the arc of a 22868.31-foot radius curve to the left to said south line (Note: Tangent to said curve at its point of beginning bears S. 40°19'05" E.); thence N. 89°35'19" W. 336.98 ft., more or less, along said south 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. The above described parcel of land contains 2.22 acres, more or less.

(Note: All bearings and distances used in the above description are based on the Utah State Plane Coordinate System.)

To enable the Grantee to construct and maintain a public highway as a freeway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, said highway to consist of inner through traffic lanes and adjacent frontage road, the Grantor hereby release and relinquish to the Grantee, any and all rights or easements appurtenant to the Grantor 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 Grantor remaining property contiguous to the lands hereby conveyed to or from said inner lanes; provided, however, that such remaining property of the Grantor shall abut upon and have access to said frontage road which will be connected with said inner through traffic lanes only at such points as may be established by public authority.

WITNESS, the hand of said grantor, this 8th day of July, A. D. 1971

Signed in the presence of:
Grant S. Thorn
Naomi D. Thorn



ss.
On the 8th day of July, A. D. 1971 personally appeared before me Grant S. Thorn and Naomi D. Thorn, his wife, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: 15 September 1974
Seymour K. Leitch
Notary Public

BOOK 1236 PAGE 537