

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



\*W2395790\*

E# 2395790 PG 1 OF 5  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
05-MAR-09 244 PM FEE \$.00 DEP SPY  
REC FOR: UTAH DEPT. OF TRANSPORTATION

### Special Warranty Deed (UNIVERSITY)

Tax ID No(s). ~~06-106-0023 ✓  
05-027-0006 ✓  
05-027-0012 ✓  
05-027-0016 ✓  
05-027-0031 ✓  
05-026-0002 ✓  
05-027-0018 ✓  
05-026-0001 ✓~~

Parcel No. 0203:1B

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 Ogden, 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:

05-026-0021 (06-106-0023, 05-027-0006, 05-027-0012, 05-027-0016, 05-027-0001, 05-026-0001, 05-026-0002, 05-027-0018)

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 29.12 feet perpendicularly distant southerly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 37+55.57, which point is S. 89°08'10" E. 343.80 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. 1,593.06 feet from the Southwest Corner of said Section 3; thence S. 00°58'00" W. 45.88 feet to a point 75.00 feet perpendicularly

05-026-0022/A.                      05-027-0038/A.  
05-027-0035A.                      05-027-0039/A.  
05-027-0036A.                      05-027-0037/A.  
05-026-0023/A.                      06-106-0032/A.

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distant southerly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 37+55.57, and the beginning of a 51.50-foot radius tangent curve to the left; thence southwesterly along the arc of said curve 83.62 feet (Note: Chord to said curve bears S. 44°27'06" W. a distance of 74.73 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 35+50.17; thence S. 02°03'49" E. 4.55 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 35+45.62, and the beginning of a 525.00-foot radius tangent curve to the left; thence southeasterly along the arc of said curve 43.52 feet (Note: Chord to said curve bears S. 04°26'18" E. a distance of 43.51 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 34+95.88; thence S. 06°48'48" E. 71.95 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 34+23.92, and the beginning of a 435.00-foot radius tangent curve to the left; thence southeasterly along the arc of said curve 106.61 feet (Note: Chord to said curve bears S. 13°50'04" E. a distance of 106.35 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 32+98.93; thence S. 20°51'20" E. 77.16 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 32+21.78, and the beginning of a 125.00-foot radius non-tangent curve to the right, whose center bears S. 16°00'51" W. at its beginning; thence southeasterly along the arc of said curve 323.17 feet (Note: Chord to said curve bears S. 00°04'44" W. a distance of 240.39 feet) to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 30+23.97; thence S. 23°33'56" W. 22.35 feet to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 30+01.62, and the beginning of a 25.00-foot radius tangent curve to the left; thence southwesterly along the arc of said curve 3.02 feet (Note: Chord to said curve bears S. 20°06'38" W. a distance of 3.01 feet) to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 29+89.56, and the point of reverse curvature of a 585.00-foot radius curve to the right, whose center bears N. 73°20'40" W. at the point of reverse curvature; thence southwesterly along the arc of said curve 111.77 feet (Note: Chord to said curve bears S. 22°07'44" W. a distance of 111.60 feet) to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 28+92.12; thence S. 27°36'08" W. 123.19 feet to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 27+68.93, and the beginning of a 355.00-foot radius tangent curve to the left; thence southwesterly along the arc of said curve 326.98 feet (Note: Chord to said curve bears S. 01°12'56" W. a distance of 315.54 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 23+72.87; thence S. 25°10'16" E. 177.25

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feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 21+95.62, and the beginning of a 1075.00-foot radius tangent curve to the right; thence southeasterly along the arc of said curve 22.75 feet (Note: Chord to said curve bears S. 24°33'53" E. a distance of 22.75 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 21+74.45; thence S. 23°57'30" E. 132.41 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 20+42.04, and the beginning of a 125.00-foot radius non-tangent curve to the right, whose center bears S. 14°06'03" W. at its beginning; thence southeasterly along the arc of said curve 270.72 feet (Note: Chord to said curve bears S. 13°51'16" E. a distance of 220.83 feet) to a point 112.66 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 19+12.36; thence S. 48°11'25" W. 83.83 feet to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 18+01.17; thence S. 15°26'43" W. 13.55 feet to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 17+87.62, and the beginning of a 585.00-foot radius tangent curve to the right; thence southwesterly along the arc of said curve 145.70 feet (Note: Chord to said curve bears S. 22°34'50" W. a distance of 145.33 feet) to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 16+60.59; thence S. 29°42'57" W. 103.86 feet to a point 75.00 feet perpendicularly distant southeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 15+56.73, and the beginning of a 258.00-foot radius tangent curve to the left; thence southwesterly along the arc of said curve 207.32 feet (Note: Chord to said curve bears S. 06°41'41" W. a distance of 201.79 feet) to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 12+89.14; thence S. 16°19'34" E. 21.97 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 12+67.17, and the beginning of a 125.00-foot radius tangent curve to the left; thence southeasterly along the arc of said curve 151.80 feet (Note: Chord to said curve bears S. 51°06'59" E. a distance of 142.64 feet) to a point 75.00 feet perpendicularly distant northerly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 10+12.91; thence S. 85°54'25" E. 203.29 feet to a point 75.00 feet perpendicularly distant northeasterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 8+09.61, and the beginning of a 575.00-foot radius tangent curve to the left; thence easterly along the arc of said curve 110.71 feet (Note: Chord to said curve bears N. 88°34'38" E. a distance of 110.54 feet) to a point 75.00 feet perpendicularly distant northwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 6+84.46; thence S. 06°56'20" E. 29.47 feet to a point 45.53 feet perpendicularly distant northwesterly from the control line of SR-284 (Dixon Drive) of said Project No. STP-0203(15)3 at Engineer Station 6+84.46;

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thence N. 86°04'14" W. 406.29 feet; thence N. 19°37'57" W. 165.61 feet to the beginning of a 236.48-foot radius non-tangent curve to the right, whose center bears N. 77°14'57" E. at its beginning; thence northwesterly along the arc of said curve 112.61 feet (Note: Chord to said curve bears N. 00°53'28" E. a distance of 111.55 feet); thence N. 25°33'24" E. 307.20 feet to the beginning of a 459.26-foot radius non-tangent curve to the left, whose center bears N. 70°58'03" W. at its beginning; thence northeasterly along the arc of said curve 247.05 feet (Note: Chord to said curve bears N. 03°37'19" E. a distance of 244.08 feet); thence N. 21°45'19" W. 461.33 feet to the beginning of a 359.26-foot radius non-tangent curve to the right, whose center bears N. 78°12'44" E. at its beginning; thence northwesterly along the arc of said curve 189.21 feet (Note: Chord to said curve bears N. 03°18'00" E. a distance of 187.03 feet); thence N. 24°15'56" E. 266.12 feet to the beginning of a 459.26-foot radius non-tangent curve to the left, whose center bears N. 71°36'45" W. at its beginning; thence northeasterly along the arc of said curve 214.54 feet (Note: Chord to said curve bears N. 05°00'17" E. a distance of 212.60 feet); thence N. 14°17'53" W. 147.76 feet to the beginning of a 904.93-foot radius non-tangent curve to the right, whose center bears N. 73°13'20" E. at its beginning; thence northwesterly along the arc of said curve 280.26 feet (Note: Chord to said curve bears N. 07°54'20" W. a distance of 279.14 feet); thence N. 00°32'08" E. 59.84 feet; thence S. 89°02'00" E. 32.34 feet to the beginning of a 25.00-foot radius tangent curve to the right; thence southeasterly along the arc of said curve 20.58 feet (Note: Chord to said curve bears S. 65°27'15" E. a distance of 20.00 feet) to a point of reverse curvature of a 25.00-foot radius curve to the left, whose center bears N. 48°07'31" E. at the point of reverse curvature; thence southeasterly along the arc of said curve 20.58 feet (Note: Chord to said curve bears S. 65°27'15" E. a distance of 20.00 feet); thence S. 89°02'00" E. 24.83 feet 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 113,306 square feet in area or 2.601 acres.

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

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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:

Johanne C. Robinson  
Secretary

[Signature]

STATE OF UTAH )  
COUNTY OF Weber ) ss.

By Norman Tarbox  
Title V.P. for Admin. Svcs.

On the date first above written personally appeared before me, Norman Tarbox and Johanne 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 Johanne 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. VanCleave  
Notary Public

