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UTAH DEPARTMENT OF TRANSPORTATION

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KATE L. ...
REGISTRAR
SALT LAKE COUNTY
UTAH

No Fee

IN THE THIRD DISTRICT COURT IN AND FOR SALT LAKE COUNTY
STATE OF UTAH

UTAH DEPARTMENT OF TRANSPORTATION,	:	
	:	
Plaintiff,	:	FINAL ORDER OF CONDEMNATION
-vs-	:	
	:	Civil No. C-78-4933
CHRISTINE MOREHOUSE	:	
PEDRONCELLI; BOTHWELL	:	Project No. I-80-3(12)105
and SWANER COMPANY,	:	Parcels No. 11, 11:A, 11B
Defendants.	:	TOTAL PAYMENT: \$165,000.00

It appearing to the Court and the Court now finds that heretofore, on the _____ day of May, 1981, this Court made and entered its Amended Judgment on Stipulation in the above-entitled proceeding, and said Judgment is hereby referred to; and

It appearing to the Court and the Court now finds that pursuant to the law and the said Judgment, the plaintiff did pay said Judgment to the defendants, Christine Morehouse Pedroncelli and Bothwell and Swaner Company, together with all interest required by said Judgment to be paid; and

It further appearing to the Court that the plaintiff has made all payments as required by law and order of this Court, and that this is not a case where any bond was required to be given, and all and singular the law in the premises being given by the Court understood and fully considered,

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the parcels of land hereinafter described are hereby taken and condemned

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in fee simple title as to Parcels No. 11, 11:A and 11B for the purpose described and set forth in the plaintiff's Complaint, i.e., for the use of the plaintiff, Utah Department of Transportation, for highway purposes.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said use is a public use and a use authorized by law.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a copy of this Final Order of Condemnation be filed with the County Recorder of Salt Lake County, State of Utah, and thereupon the property interests hereinafter referred to and set forth shall vest in the plaintiff. The following is a description of the property so ordered and condemned as hereinabove provided, which is hereby vested in the plaintiff, all of such property being situated in Salt Lake County, State of Utah, and is more particularly described as follows:

Parcel No. 80-3:11

A parcel of land in fee for an access road incident to the construction of a freeway known as Project No. 80-3, being part of an entire tract of property in the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 32 and in the S $\frac{1}{2}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, T. 1 N., R. 2 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the west boundary line of said entire tract and the southerly no-access line of said project, which point is approximately 495 ft. north and 330 ft. east from the SW corner of said Section 32; thence S. 89°48' E. 963.50 ft., more or less, along said southerly no-access line to a point 135.0 perpendicularly distant southerly from the centerline of said project at Engineer Station 693+00; thence N. 88°28'54" E. 500.22 ft.; thence S. 89°48' E. 3484.69 ft. continuing along said southerly no-access line to the east line of said Section 32 at a point 492.32 ft. N. 0°17'11" E. from the SE corner of said Section 32; thence S. 89°48' E. 3315.31 ft., to a point 120 ft. perpendicularly distant southerly from the centerline of said project at Engineer Station 766+00; thence S. 86°02'27" E. 532.49 ft.; thence S. 74°42'48" E. 113.84 ft., more or less, to the east boundary line of said entire tract; thence South 61.85 ft., more or less, to a point 30.0 ft. radially distant southwesterly from the centerline of said access road at Engineer Station 101+22.06; thence Northwesterly 260.10 ft. along the arc of a 1402.39-foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears N. 75°24'26" W.); thence N. 86°02'02" W. 199.44 ft. to a point of tangency with a 5699.58-foot radius curve to the left; thence Northwesterly 374.64 ft. along the arc of said curve to a point 30.0 ft. perpendicularly distant southerly from said centerline of access road at Engineer Station 92+80.35; thence N. 89°48' W. 3127.03 ft., more or less, to the west line of said Section 33; thence N. 89°48' W. 3370.04 ft., more or less, to a point 30.0 ft. perpendicularly distant southerly from the centerline of said access road at Engineer Station 27+83.28 and a point of tangency with a 7609.44-foot radius curve to the left;

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thence Westerly 228.21 ft. along the arc of said curve; thence S. 88°28'54" W. 271.10 ft. to a point of tangency with a 7669.43-foot radius curve to the right; thence Westerly 230.01 ft., more or less, along the arc of said curve to a point 30.0 ft. perpendicularly distant southerly from the centerline of said access road at Engineer Station 20+53.97; thence N. 89°48' W. 849.07 ft., more or less, to said west boundary line; thence North 60.0 ft. to the point of beginning. The above described parcel of land contains 12.29 acres, more or less.

Parcel No. 80-3:11:A

A parcel of land in fee for a freeway known as Project No. 80-3, being part of an entire tract of property, in the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 32 and in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, T. 1 N. R. 2 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the west boundary line of said entire tract and the southerly no-access line of an existing freeway known as FI-120(13), which point is 330 ft. east and 620.2 ft. north from the SW corner of said Section 32; thence S. 89°48' E. 13.72 ft.; thence South 50.00 ft.; thence S. 89°48' E. 4934.99 ft., more or less, along said southerly no-access line to the east line of said Section 32 at a point 552.23 ft. N. 0°17'11" E. from the SE corner of said Section 32 as monumented, which corner is 1.56 chains west from the NE corner of Section 5, T. 1 S., R. 2 W., S.L.B.&M.; thence S. 89°48' E. 3956.05 ft., more or less, to the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 125.18 ft., more or less, along said east line; thence N. 74°42'48" W. 113.84 ft., more or less, to a point 50.0 ft. perpendicularly distant southerly from centerline of "D" Line Ramp at Engineer Station 51+34.99; thence N. 86°02'27" W. 532.49 ft. to a point 120.0 ft. perpendicularly distant southerly from the control line of said project at Engineer Station 766+00; thence N. 89°48'00" W. 3315.31 ft. along a line parallel to said control line, to the west line of said Section 33 at a point 492.32 ft. N. 0°17'11" E. from said SE corner of Section 32; thence N. 89°48'00" W. 3484.69 ft. along a line parallel to said control line to a point 120.0 ft. perpendicularly distant southerly from said control line at Engineer Station 698+00; thence S. 88°28'54" W. 500.22 ft.; thence N. 89°48'00" W. 963.50 ft., more or less, along a line parallel to and 135.0 ft. distant southerly from said control line to said west boundary line; thence North 125.61 ft., more or less, to the point of beginning. The above described parcel of land contains 13.17 acres, more or less.

Together with any and all rights or easements appurtenant to the remaining portion of said entire tract of property by reason of the location thereof with reference to said freeway, including, without limiting the foregoing, all rights of ingress to or egress from said remaining portion, contiguous to the lands hereby conveyed, to or from said freeway.

Parcel No. 80-3:11B

A parcel of land in fee for a frontage road incident to the construction of a freeway known as Project No. 80-3, being part of an entire tract of property, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, T. 1 N., R. 2 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and the northerly no-access line of the existing freeway known as FI-120 (13), which point is approximately 1320 ft. west and 902 ft. North from the SE corner of said Section 33 as monumented; thence N. 89°48'00" W. 54.59 ft. along said northerly no-access line; thence N. 71°05'49" E. 57.70 ft., more or less, to said east line; thence South 18.88 ft., more or less, to the point of beginning. The above described parcel of land contains 0.01 acre, more or less.

DATED this 21st day of October, 1981.

BY THE COURT:

Hal Taylor
DISTRICT JUDGE

STATE OF UTAH
COUNTY OF SALT LAKE
I, THE UNDERSIGNED, CLERK OF THE DISTRICT COURT OF SALT LAKE COUNTY, UTAH, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF AN ORIGINAL DOCUMENT ON FILE IN MY OFFICE AS SUCH CLERK. WITNESS MY HAND AND SEAL OF SAID COURT THIS 21st DAY OF October, 1981.
W. STERLING EVANS, CLERK
BY James Parker DEPUTY

ATTEST
W. STERLING EVANS
CLERK
BY James Parker
Deputy Clerk

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