

DOC # 00175517

Quit Claim Deed B. St. P. 551
08/20/1973 08:30:00 AM
Robert L. Olcott Sevier County Recorder

Quit Claim Deed

Parcel No. 70-2:1:A
Project No. 1-70-2(8)71

(CONTROLLED ACCESS)
(CORPORATION)

M. & O. Ranches Inc.; a division of Landes & Sons Inc. , Grantor,
a corporation of the State of Utah , hereby QUIT CLAIMS
to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of
One and no/100 Dollars, the following described
parcel of land in Sevier 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. 70-2, being part of an entire tract of property, in the SW $\frac{1}{4}$ of Lot 4 and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, all in T. 22 S., R. 3 E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the NW corner of said SW $\frac{1}{4}$; thence Easterly 261 ft., more or less, along the north line of said SW $\frac{1}{4}$ to a point 150.0 ft. radially distant northeasterly from the control line of alignment for the westbound lane of said project at approximately Engineer Station 906+94; thence S. 62°02' E. 692 ft., more or less, to a point on the existing northeasterly right of way line of Utah Highway 4; thence Southeasterly 1947 ft., more or less, along said existing right of way line to a point on the east line of said SW $\frac{1}{4}$; thence South 208 ft., more or less, to the NW corner of Lot 4 of said Section 22; thence Easterly 541 ft., more or less, along the north line of said Lot 4 to a point 160.0 ft. perpendicularly distant northerly from said control line of alignment; thence S. 70°24' E. 828 ft., more or less, to a point 130.0 ft. radially distant northeasterly from said control line of alignment opposite Engineer Station 947+41.18; thence S. 56°15' E. 703.89 ft.; thence S. 34°42' E. 720.18 ft.; thence S. 16°42' E. 829.79 ft.; thence S. 12°38' E. 631 ft., more or less, to a point on the south line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27; thence Westerly 462 ft., more or less, along said south line to a point 300.0 ft. perpendicularly distant westerly from said control line of alignment; thence N. 12°38' W. 542 ft., more or less, to a point 300.0 ft. perpendicularly distant westerly from said control line of alignment at Engineer Station 968+71.18; thence N. 16°28' W. 735.77 ft.; thence N. 49°38' W. 1068.59 ft.; thence N. 61°06' W. 740.02 ft.; thence N. 79°00' W. 1193.5 ft.; thence N. 89°58' W. 351.1 ft.; thence N. 60°52'20" W. 1226.23 ft.; thence N. 52°24' W. 667 ft., more or less, to a point on the west line of said Section 22; thence North 352 ft., 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. The above described parcel of land contains 76.81 acres, more or less, of which 16.12 acres, more or less, are now occupied by the existing highway. Balance 60.69 acres, more or less.

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.

The Grantors hereby reserve all gas, oil, coal and other mineral rights to the above described tract.

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Robert L. Olcott, Treasurer & Recorder, Sevier County
Utah Dept. of Highways No fee
Request of

