

Ser. No.
see Item

S. REX LEWIS, for:
HOWARD. LEWIS & PETERSEN
ATTORNEYS AND COUNSELORS AT LAW
120 EAST 300 NORTH STREET
PROVO, UTAH 84601
TELEPHONE: 373-6345

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Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
IN AND FOR UTAH COUNTY, STATE OF UTAH

FRITZI REALTY, a California
Corporation,

Plaintiff,

vs.

LAVAR W. CHRISTIANSEN and
ELLA MAE CHRISTIANSEN, husband
and wife; GENEVA FEDERAL CREDIT
UNION, a corporation; ELBERT
DAVIS and BETH P. DAVIS, husband
and wife; ARTHUR NIELSEN MCKELL
and JANE DOE MCKELL, husband and
wife; MARK ALLEN MCKELL and ERMA
POWELL MCKELL, husband and wife;
BLAINE D. STALLINGS and KAYE
STALLINGS, husband and wife;
AMERICAN SAVINGS & LOAN ASSOCIA-
TION, a corporation; KENNETH M.
WARREN and FAYE O. WARREN, husband
and wife; ZIONS FIRST NATIONAL
BANK, a National Association;
UTAH COUNTY, a municipal corpor-
ation; UTAH STATE ROAD COMMISSION
and DOE 1 through DOE 10,

DECREE QUIETING TITLE

Civil No. 42,854

Defendants.

The above-entitled matter came on regularly for trial on the
19th day of April, 1976. The plaintiff appeared by its counsel,
S. Rex Lewis of Howard, Lewis & Petersen. The trial, pursuant to
stipulation by the respective attorneys for the parties, was bi-
furcated as to the defendant, Denver and Rio Grande Western Rail-
road Company. All of the other defendants were duly and regularly
served with process and all, as of the time of trial, were in de-
fault and the default of all of the defendants, other than the
defendant Denver and Rio Grande Western Railroad Company, were

1 duly ordered herein and the matter proceeded as a default matter.
2 The Court having heard evidence, both oral and documentary, and
3 the Court having made and entered its Findings of Fact and Conclu-
4 sions of Law herein,

5 IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED:

6 That the plaintiff was during all the times mentioned herein
7 and now is the owner in fee simple and entitled to the possession
8 of all that certain real property situated in the County of Utah,
9 State of Utah, referred to and described in the complaint of the
10 said plaintiff on file herein; that the claims of the defendants,
11 and each of them, and all who claim title under them in and to
12 said real property, are without any right whatever, and that said
13 defendants have no right, title, interest, claim or estate what-
14 soever, in or upon said real property, or any part thereof, and
15 said defendants and all persons claiming under them are hereby
16 enjoined and debarred from claiming or asserting any estate, right,
17 title, interest in, or claim or lien upon said real property, or
18 any part thereof.

19 That said real property is situate in the County of Utah,
20 State of Utah, and particularly described as follows, to-wit:

21 PARCEL "A"

22 Commencing at a point in a fence line intersection
23 on the East side of the D. & R.G.W. Railroad right-
24 of-way, which point is South 856.380 feet and West.
25 239.570 feet (based on the Utah State Coordinate
26 System, Central Zone) from the East Quarter Corner
27 of Section 25, Township 8 South, Range 2 East, Salt
28 Lake Base & Meridian. Thence North 1°40'59" East
29 along said fence and right-of-way 1372.690 feet to
30 a fence line on the Southwesterly side of Spanish
31 Fork River, thence along said fence line as follows:
32 South 88°14'57" East 23.401 feet, thence South 25°
30'59" East 556.850 feet, thence South 5°34'01" East
282.290 feet, thence South 2°14'33" East 431.249 feet,
thence South 65°42'44" West 381.625 feet to the point
of beginning.

PARCEL "B"

Commencing at a point in the intersection of the West
Boundary Line of Highway No. 91 and the South Boundary
Line of Arrowhead Trail Access Road to I-15, which
point is North 387.260 feet and West 356.312 feet

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J 623, J1707, J2192,
S 61101 A NUISAL 398-3E
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7731-69

J1683, J1707
J1721

NESE, SE NE

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J1116, J1709, J1110

ALL SE, SW, 25, 28-2E

1 (based on the Utah State Coordinate System, Central
 2 Zone) from the East Quarter Corner of Section 25,
 3 Township 8 South, Range 2 East, Salt Lake Base and
 4 Meridian. Thence along the West boundary fence line
 5 of Highway No. 91 as follows: South 1°59'39" West
 6 1098.120 feet, thence South 19°43'45" West 165.877
 7 feet to a fence line, thence along said fence line
 8 as follows: North 52°07'13" West 64.205 feet,
 9 thence North 17°48'52" West 97.553 feet, thence
 10 North 85°53'54" West 171.572 feet to a fence line
 11 on the Easterly side of Cal Pack Avenue, thence
 12 North 6°11'57" West along said fence line 843.035
 13 feet to the Southerly Boundary line of Arrowhead
 14 Trail Access Road, thence along said road line as
 15 follows: North 42°35'03" East 253.483 feet to a
 16 318.099 foot radius curve, on arc of said curve
 17 123.024 feet (chord bears North 60°45'30" East
 18 122.259 feet), North 78°59'41" East 133.672 feet;
 19 thence South 88°00'21" East 27.501 feet to the point
 20 of beginning. Less the following description deeded
 21 to Spanish Fork City. Note: This description is not
 22 contigent with the outside boundary. Beginning at a
 23 point which is South 488.44 feet and West 533.12 feet
 24 from the East Quarter Corner of Section 25, Township
 25 8 South, Range 2 East, Salt Lake Base and Meridian;
 26 Thence South 55°00'00" West 30.00 feet, thence South
 27 35°00'00" East 30.00 feet, thence North 55°00'00"
 28 East 30.00 feet, thence North 35°00'00" West 30.00
 29 feet to the point of beginning.

16 Right-of-Way Description Spanish Fork City
 17 A strip of land 20 feet wide from U.S. Highway 91
 18 to the above described land, said strip of land
 19 beginning at a point in an opening on the West side
 20 of said Highway fence line, which point is South
 21 738 feet more or less and West 394 feet more or less
 22 from the East Quarter Corner of Section 25, Town-
 23 ship 8 South, Range 2 East, Salt Lake Base & Meri-
 24 dian. Thence running 10 feet on each side of a
 25 line bearing West 70 feet more or less, thence North
 26 35°00'00" West 150 feet more or less to the South
 27 Boundary of the above tract.

23 PARCEL "C"
 24 Commencing at a point in the intersection of the
 25 East Boundary Line of Cal Pack Avenue and the
 26 Southerly Boundary Line of Arrowhead Trail Access
 27 Road to I-15, which point is North 58.706 feet and
 28 West 853.349 feet (based on the Utah State Coordinate
 29 System, Central Zone) from the East Quarter Corner of
 30 Section 25, Township 8 South, Range 2 East, Salt Lake
 31 Base & Meridian. Thence South 6°11'57" East along the
 32 Boundary Line of Cal Pack Avenue 1138.444 feet to a
 fence line, thence along said fence line as follows:
 South 89°27'28" West 530.680 feet, thence South 37°
 51'13" East 343.916 feet, thence South 87°32'30"
 East 16.763 feet, thence South 0°06'31" East 685.658
 feet to the Northerly side of Delmonte Road, thence
 along said fence line and road as follows: North 60°
 02'57" West 715.441 feet, thence North 43°01'48"
 West 55.870 feet, thence North 21°02'15" West 139.284
 feet, thence North 16°28'27" West 163.265 feet,
 thence North 15°31'00" West 165.207 feet, leaving

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said road North 56°34'40" East 372.685 feet, thence North 41°26'47" West 180.083 feet leaving said fence line, thence North 47°56'11" East 150.000 feet, thence North 41°26'47" West 150.000 feet to the Southerly Boundary Line of Arrowhead Trail Access Road to I-15, thence North 47°56'11" East along said Road Boundary Line 1041.509 feet to the point of beginning. Less the following two descriptions deeded to Spanish Fork City. Note: These descriptions are not contingent with the outside boundary.

Beginning at a point South 796.7 feet and West 771.3 feet from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian. Thence South 84°30'00" West 30.00 feet, thence South 5°30'00" East 30.00 feet, thence North 84°30'00" East 30.00 feet, thence North 5°30'00" West 30.00 feet to the point of beginning.

Beginning at a point South 627.6 feet and West 842.2 feet from the East Quarter Corner of Section 25, Township 8 South, Range 2 East, Salt Lake Base & Meridian. Thence South 84°30'00" West 30.00 feet, thence South 5°30'00" East 30.00 feet, thence North 84°30'00" East 30.00 feet, thence North 5°30'00" West 30.00 feet to the point of beginning.

Right-of-Way Description Spanish Fork City
A strip of land 20 feet wide beginning South 5°30'00" East 15 feet from the Northeast Corner of the above tract and running 10 feet on each side of a line bearing North 84°30'00" East 85 feet more or less to the West right-of-way line of said County Road.

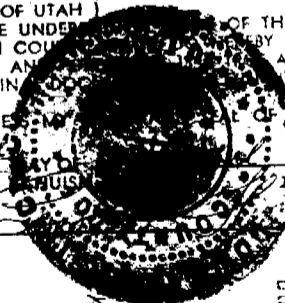
DATED this 28 day of April, 1976.

BY THE COURT

George E. Ballif
George E. Ballif, JUDGE

STATE OF UTAH)
COUNTY OF UTAH) SS
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OF UTAH COUNTY) CLERK, DO HEREBY CERTIFY THAT THE
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AN ORIGINAL) OFFICE AS SUCH
CLERK.)
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Dr. O. Bolt 448
Shaw, et al



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