

1326649

QUIT CLAIM DEED
(CORPORATION)
(CONTROLLED ACCESS)

UI239-10B-AS

PORTLAND CEMENT COMPANY OF UTAH, a corporation of Wyoming,

Grantor

hereby QUIT CLAIMS to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of Twenty-thousand seven hundred and no/100 (\$20,700.00) Dollars, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Land for highway known as Project No. UI-239 situated in Sections 14 and 23, T. 1 N., R. 1 W., S. L. M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the easterly boundary line of said grantors land and the center line of survey of said project at Engineer's Station 31+87.6, which point is 640.9 feet North and 554.8 feet West from the S $\frac{1}{4}$ corner of said Section 14; thence N.15°00'W., 273.8 feet; thence N.8°38'E., 136.8 feet to a point 60 feet perpendicularly distant northwesterly from the center line of survey of the "W" line of said project at Engineer's Station 4+50.8; thence S.37°59'W., 787.0 feet to a point of tangency with a 1206.3-foot radius curve to the left; thence Southerly 170.7 feet along the arc of said 1206.3-foot radius curve to Point "A"; thence continuing southerly 731.7 feet along said arc of a 1206.3 foot radius curve; thence S.4°53'20"E., 947.6 feet to a point of tangency with a 2979.9-foot radius curve to the left; thence Southerly 717.8 feet along the arc of said 2979.9-foot radius curve to a point of curve to spiral; thence Southerly 255.0 feet along the arc of said spiral which is concentric with and 115 feet radially distant westerly from a 250-foot ten-chord spiral for a 2°00' curve to the left; thence S.21°11'30"E., 354.5 feet to the south boundary line of said grantors land; thence East 219.9 feet; thence N.21°11'30"W., 434.0 feet to a point of tangency with a spiral; thence Northerly 246.1 feet along the arc of last said spiral which is concentric with and 90 feet radially distant easterly from a 250-foot ten chord spiral for a 2°00' curve to the right; thence Northerly 702.0 feet along the arc of a 2774.9-foot radius curve to the right; thence N.1°08'E., 257.8 feet to a point of tangency with a 1086.3-foot radius curve to the right; thence North-easterly 741.7 feet along the arc of said 1086.3-foot radius curve; thence N.40°16'E., 243.4 feet to Point "B"; thence continuing N.40°16'E., 407.4 feet to a point of tangency with a 71.31-foot radius curve to the right; thence Easterly 173.2 feet along the arc of said 71.31-foot radius curve; thence S.0°33'E., 285.2 feet to the easterly boundary line of said grantors land; thence N.1°33'E., 355.1 feet; thence N.42°00'W., 396.27 feet, more or less, to a property corner; thence N.15°00'W., 212.2 feet 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 tract of land contains 31.30 acres, more or less, EXCEPT 0.18 acre, more or less, occupied by an existing road and 3.52 acres, purchased by the State Road Commission of Utah as Parcel No. UGI239-10A of Project No. UGI-239. Balance 27.60 acres, more or less.

The grantors also hereby grant to the grantee permission to locate and construct within the grantors land and outside the limits of the highway right of way all irrigation and/or waste water ditches made necessary by the construction of said project. After the above described ditches are constructed, the grantee is thereafter relieved of all responsibility for the maintenance of said ditches.

Any and all water rights pertaining to the above described land are hereby reserved by the grantor, and the grantee shall not be liable for any water assessments now due or which shall become due.

To enable the grantee to construct and maintain a public highway as an expressway, as contemplated by Chapter 63, Laws of Utah, 1945, the grantor hereby releases and relinquishes to the grantee any and all rights of easements appurtenant to the grantors remaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all right of ingress to or egress from that portion of the grantors remaining property contiguous to the lands hereby conveyed, to or from said highway, over and across the lines hereinabove described between Points "A" and "B", EXCEPTING and reserving to the grantor its successors or assigns, the right of access to the nearest roadway of said highway over and across the westerly right of way line for two 20-foot sections, which said sections center at points directly opposite Highway Engineer's Station 14+00 of "W" line survey and 60+00 of "X" line (Expressway proper) survey. Said access openings shall be accessible to south bound traffic only.



Brought Forward

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UI239-10B-AS

IN WITNESS WHEREOF, the said Portland Cement Company of Utah

has caused this instrument to be executed by its proper officers thereunto duly

authorized, this 24th day of March, A. D. 1953.

Herbert A. Snow
President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 24th day of March, A. D. 1953, personally appeared before me Herbert A. Snow, who, being by me duly sworn says that he President of Portland Cement Company of Utah, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said Herbert A. Snow acknowledged to me that said corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

My Commission expires MAR 14 1956

Herbert A. Snow
Notary Public

Revised by G. A. M., 3/16/53.

Recorded APR 22 1953 at 1:09 P.
Request of State Road Commission
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 0.02 By deKunrow Deputy
Book 1001 Page 374 Ref. State Capitol Bldg.