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7944811
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

7944811
07/11/2001 01:14 PM NO FEE
Book - 8477 Pg - 8408-8411
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148440 ATT:J.R. PLUMHOF
SLC UT 84114-8440
BY: RDJ, DEPUTY - MA 4 P.

Parcel I.D.# 27-24-402-002

Warranty Deed
(CONTROLLED ACCESS)
(TRUSTEE)
Salt Lake County

Parcel No. 15-7:14:A
Project No. SP-15-7(156)293

Marlin A. Fairbourn, as Trustee of the Marlin A. Fairbourn Trust,
Grantors, of Salt Lake City, County of Salt Lake, State of Utah,
hereby GRANT AND CONVEY to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the
sum of Ten----- Dollars,
and other good and valuable considerations, the following described parcel of land in
Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the purpose of constructing thereon a freeway known as Project No.
15-7, being part of an entire tract of property situate in the SE¼ of Section 24, T. 3S., R. 1W.,
SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly boundary line of said entire tract, which point is 299.593
meters (982.92 feet) S. 89°46'13" E. along the Quarter Section Line and 6.591 meters (21.62 feet)
S. 0°13'47" W. from the Center of said Section 24; and running thence S. 85°03'38" E. 132.471
meters (434.62 feet) along said northerly boundary line to the westerly frontage road right of way
line of said project; thence along said frontage road right of way line the following two (2) courses
and distances: (1) thence S. 12°39'21" E. 128.393 meters (421.24 feet); (2) thence S. 10°01'26" E.
222.707 meters (730.67 feet) to a point designated as Point "A"; thence S. 10°01'26" E. 42.982
meters (141.02 feet) to the southerly boundary line of said entire tract;

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thence N. $89^{\circ}42'19''$ W. 1.349 meters (4.42 feet) along said southerly boundary line; thence N. $12^{\circ}44'18''$ W. 4.215 meters (13.83 feet) to the point of tangency with a 6.250-meter (20.50-foot) radius curve to the left; thence Northwesterly 7.597 meters (24.92 feet) along the arc of said curve (chord to said curve bears N. $47^{\circ}33'32''$ W. for a distance of 7.138 meters (23.42 feet)) to the point of reverse curvature of a 19.750-meter (64.80-foot) radius curve to the right; thence Northerly 53.269 meters (174.77 feet) along the arc of said curve (chord to said curve bears N. $5^{\circ}06'39''$ W. for a distance of 38.529 meters (126.41 feet)); thence N. $13^{\circ}30'34''$ W. 320.272 meters (1050.76 feet); thence N. $43^{\circ}10'46''$ W. 28.999 meters (95.14 feet) to a point 24.632 meters (80.81 feet) perpendicularly distant southerly from the existing center line of 11400 South Street of said project at Station 9+400.382; thence S. $89^{\circ}22'49''$ W. 88.592 meters (290.66 feet); thence N. $88^{\circ}34'20''$ W. 29.890 meters (98.06 feet) to the easterly right of way line of the Jordan and Salt Lake City Canal and a point designated as Point "B"; thence Northeasterly 5.354 meters (17.56 feet) along the arc of a 72.456-meter (237.72-foot) radius curve to the right (chord to said curve bears N. $41^{\circ}53'45''$ E. for a distance of 5.352 meters (17.56 feet)); thence N. $44^{\circ}00'45''$ E. 20.404 meters (66.94 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 6739.7 square meters (72546 square feet) in area.

ALSO:

Beginning at the northwest corner of said entire tract, which point is 268.095 meters (879.58 feet) S. $89^{\circ}46'13''$ E. along the Section Line and 3.996 meters (13.11 feet) S. $0^{\circ}13'47''$ W. from the Center of said Section 24; and running thence S. $85^{\circ}03'38''$ E. 5.692 meters (18.67 feet) along said northerly boundary line to the westerly right of way line of the Jordan and Salt Lake City Canal; thence S. $44^{\circ}00'45''$ W. 4.072 meters (13.36 feet) to the point of tangency with a 92.573-meter (303.72-foot) radius curve to the left; thence 4.201 meters (13.78 feet) along the arc of said curve (chord to said curve bears S. $42^{\circ}42'45''$ W. for a distance of 4.200 meters (13.78 feet)); thence N. $0^{\circ}03'45''$ E. 6.505 meters (21.34 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 18.2 square meters (196 square feet) in area.

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The combined area of the above described parcels of land contains 6757.9 square meters (72742 square feet) of which 147.3 square meters (1586 square feet) is now occupied by the existing 11400 South Street. Balance 6610.6 square meters (71156 square feet) in area.

(Note: To obtain distances in feet, divide above distances by 0.3048. Multiply above area by 10.764 to obtain square feet.)

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway between designated Point "A" and Point "B". **EXCEPTING** and reserving to said owner the right of access to 11400 South Street of said project, for agricultural purposes only, over and across the southerly right of way and no-access line of said 11400 South Street for One (1) 10.000-meter (32.80-foot) section, which section centers at a point 25.898 meters (84.97 feet) directly opposite Station 9+315.000 of the existing center line of said 11400 South Street. Said access opening shall be terminated upon the redevelopment of said remaining property for other than agricultural purposes.

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WITNESS, the hand of said Grantor, this 3 day of July, A.D. 2001.
Signed in the presence of:

x Marlin A. Fairbourn

STATE OF Utah) _____

) ss.

COUNTY OF Salt Lake) By _____

On the date first above written personally appeared before me,
Marlin A. Fairbourn, who, being by me duly sworn,
acknowledged to me that he signed the within and foregoing instrument in accordance with the
authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed
the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Alan W. Dearden

Notary Public

