

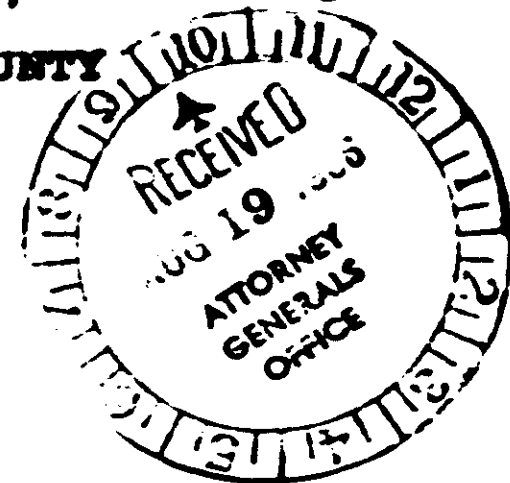
Entry No. **103893** Book **M. 7**  
 RECORDED **9-9-66** at **9:12 AM** Page **605-609**  
 REQUEST of **State Road Commission**  
 FEE **WANDA Y. STINEBAUGH SUMMIT CO. RECORDER**  
 \$ **DH** By **Glen E. Fuller**  
 INDEXED **9** ABSTRACT

9-1-66

**BOOK M7 PAGE 605**

IN THE THIRD DISTRICT COURT IN AND FOR SUMMIT COUNTY

STATE OF UTAH



STATE OF UTAH, by and through :  
 its ROAD COMMISSION, :  
 Plaintiff, : **FINAL ORDER OF CONDEMNATION**  
 -vs- : **Civil No. 3389**  
 JOEN MARTIN JULUSON and : **Project No. I-80-4(10)153**  
 FLORENCE JULUSON, his wife, : **Parcel Nos. 81:A, 81:E, 82:E,**  
 Defendants. : **85:A, 85:1E, 85:2E, 85:3E and**  
 : **82:A**  
 : **Total Payment: \$33,581.77**

It appearing to the court and the court now finds that heretofore, on the 20th day of June, 1966, this court made and entered its judgment 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 John Martin Juluson and Florence Juluson, his wife, by and through their attorney, Glen E. Fuller, 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 in fee simple title as to Parcel Nos. 81:A, 85:A and 82:A, and easement rights as to Parcel Nos. 81:E, 85:1E, 85:2E and 85:3E for the purpose described and set forth in the plaintiff's complaint

BOOK M7 PAGE 606

i.e., for the use of the plaintiff, the State of Utah, 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 Summit County, State of Utah, and thereupon the property interests hereinafter referred to and set forth shall vest in fee simple title as to Parcel Nos. 81:A, 85:A and 82:A, and easement rights as to Parcel Nos. 81:E, 82:E, 85:1E, 85:2E and 85:3E, in the plaintiff. The following is a description of the property so ordered and condemned as hereinabove provided, which is hereby vested in fee simple title as to Parcel Nos. 81:A, 85:A and 82:A, and easement rights as to Parcel Nos. 81:E, 82:E, 85:1E, 85:2E and 85:3E, in the plaintiff, all of such property being situated in Summit County, State of Utah, and is more particularly described as follows:

GRANTORS: John Martin Juluson and Florence Juluson, his wife  
1311 East 13th South, Salt Lake City, Utah

HOLDER:

None

Parcel No. 80-4:81:A

BOOK M7 PAGE 607

A parcel of land in fee for a freeway known as Project No. 80-4, being part of an entire tract of property situated in the NE $\frac{1}{4}$  of Section 9, T. 1 N., R. 5 E., S.L.M. Said parcel of land is bounded on the easterly side by a line parallel to and 88.0 ft. distant easterly from the center line of survey of the east bound lane of said project and bounded on the westerly side by the easterly right of way line of the Park City Branch of the Union Pacific Railroad. Said center line is described as follows:

Beginning at the intersection of the south boundary line of said NE $\frac{1}{4}$  and said center line of survey at approximate Engineer's Station 755+94, which point is approximately 492 ft. west along said south boundary line of said NE $\frac{1}{4}$ , from the SE. corner of said NE $\frac{1}{4}$ ; thence N. 13° 25' E. 102 ft., more or less, to the intersection of said center line of survey at approximate Engineer's Station 756+56 and the north boundary line of said entire tract. The above described parcel of land contains 0.67 acre, 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. 80-4:81:E

An easement upon part of an entire tract of property in the NE $\frac{1}{4}$  of Section 9, T. 1 N., R. 5 E., S.L.B.&M. in Summit County, Utah, for the purpose of constructing thereon an irrigation facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80-4.

Said part of entire tract adjoins easterly the easterly no-access line of said freeway, being a parcel of land 10.0 ft. wide, 5.0 ft. on each side of the following described center line:

Beginning on the south boundary line of said NE $\frac{1}{4}$  at a point 93.0 ft. perpendicularly distant easterly from the center line of survey of the east bound lane of said project, which point is approximately 396 ft. west from the SE. corner of said NE $\frac{1}{4}$ ; thence N. 13° 25' E. 102 ft., more or less, to the northerly boundary line of said entire tract. Above described parcel of land contains 0.02 acre, more or less.

Parcel No. 80-4:82:A

A parcel of land in fee for a freeway known as Project No. 80-4, being part of an entire tract of property situated in the NE $\frac{1}{4}$  of Section 9 and SE $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.M. Said parcel of land is bounded on the easterly side by a line parallel to and 88.0 ft. distant easterly from the center line of survey of the east bound lane of said project and bounded on the westerly side by the easterly right of way line of the Park City Branch of the Union Pacific Railroad. Said center line is described as follows:

Beginning at the intersection of the south boundary line of said entire tract and said center line of survey at Engineer Station 756+96, which point is approximately 492 ft. west along the south line of said NE $\frac{1}{4}$ , and 102 ft. N. 13° 25' E. along said center line from the SE. corner of said NE $\frac{1}{4}$ ; thence N. 13° 25' E. 904.13 ft. to a point of tangency with a 1° 45' curve to the left; thence Northerly 934.9 ft. along the arc of said curve to the intersection of said center line of survey at Engineer Station 775+35 and the north boundary line of said entire tract, which point is 7.76 chains and approximately 174 ft. west from the SE. corner of said SE $\frac{1}{4}$ . The above described parcel of land contains 13.26 acres.

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. 80-4:82:E

An easement upon part of an entire tract of property in the NE $\frac{1}{4}$  of Section 9 and SE $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.B.&M. in Summit County, Utah, for the purpose of constructing thereon an irrigation facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80-4.

Said part of entire tract adjoins easterly the easterly no-access line of said freeway, being a parcel of land 10.0 ft. wide, 5.0 ft. on each side of the following described center line:

Beginning on the south boundary line of said entire tract at a point 93.0 ft. perpendicularly distant easterly from the center line of survey of the east bound lane of said project which point is approximately 104 ft. north and 374 ft. west from the SE. corner of said NE $\frac{1}{4}$ ; thence N. 13° 25' E. 885 ft. to a point of tangency with a 3367.17 ft. radius curve to the left; thence Northerly 961 ft., more or less, along the arc of said curve to the north boundary line of said entire tract. Above described parcel of land contains 0.42 acre, more or less.

80-4:85:1E

An easement upon part of an entire tract of property in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.B.&M. in Summit County, Utah, for the purpose of constructing thereon a channel change for the Weber River and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80-4.

Said part of entire tract is described as follows:

Beginning on the westerly right of way line of the Park City Branch of the Union Pacific Railroad at a point approximately 666 ft. west and 1019 ft. south from the NE. corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 4; thence N. 36° 55' W. 577 ft., more or less, along the southwesterly boundary line of said entire tract to a point 217.0 ft. easterly distant southwesterly from the center line of survey of the east bound lane of said project at Engineer Station 793+00.2; thence North-easterly 12 ft., more or less, along a straight line to a point 205.0 ft. radially distant southwesterly from said Engineer Station 793+00.2; thence Southerly 313.4 ft. along the arc of a spiral which is concentric with and 205.0 ft. radially distant westerly from a 300 ft. ten-chord spiral for a 2° 30' curve; thence S. 22° 42' E. 242 ft., more or less, to said westerly right of way line of said rail-road; thence Southerly 34 ft., more or less, along said railroad right of way to the point of beginning. Above described parcel of land contains 0.20 acre, more or less.

Parcel No. 80-4:85:2E

An easement upon part of an entire tract of property in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.B.&M. in Summit County, Utah, for the purpose of constructing thereon a channel change for a drainage facility and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80-4.

Said part of entire tract adjoins easterly the easterly no-access line of said freeway. Said part of entire tract is a parcel of land 30.0 ft. wide, 15.0 ft. on each side of the following described center line:

Beginning at the intersection of the center line of said parcel of land and the westerly right of way line of the Park City Branch of the Union Pacific Railroad which point is approximately 559 ft. west and 331 ft. south from the NE. corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4; thence Northerly 602 ft., more or less, along a straight line to the most northerly boundary line of said entire tract at a point 105.0 ft. east from the center line of survey of the east bound lane of said project at Engineer Station 799+85, said point is also approximately 683 ft. west and 258 ft. north from said NE. corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ . The above described parcel of land contains 0.42 acre, more or less.

Parcel No. 80-4:85:3E

An easement upon part of an entire tract of property in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.B.&M. in Summit County, Utah, for the purpose of constructing thereon irrigation facilities and appurtenant parts thereof incident to the construction of a freeway known as Project No. 80-4.

Said part of entire tract adjoins easterly the easterly no-access line of said freeway. Said part of an entire tract is a parcel of land 10.0 ft. wide, 5.0 ft. on each side of the following described center line:

Beginning on a south boundary line of said entire tract at a point 5.0 ft. perpendicularly distant northeasterly from the northeasterly no access line of said project which point is 9.51 chains south and approximately 492 ft. N. 78° 45' W. from the NE. corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence Northwesterly 5 ft., more or less, along a line parallel with said northeasterly no access line to a point 5.0 ft. perpendicularly distant easterly from said easterly right of way line of said railroad; thence Northerly 210.0 ft. along a line parallel with said rail-road right of way line.

ALSO:

A parcel of land adjoining westerly the westerly no access line of said project. Said parcel of land is 10.0 ft. wide, 5.0 ft. on each side of the following described center line:

Beginning on a north boundary line of said entire tract at a point 169.0 ft. radially distant westerly from the center line of survey of the east bound lane of said project which point is approximately 958 ft. west and 264 ft. north

BOOK M7 PAGE 608 1

Parcel No. 80-4:85:A

A parcel of land in fee for a freeway known as Project No. 80-4, being part of an entire tract of property situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 4, T. 1 N., R. 5 E., S.L.M., the boundaries of which are described as follows:

Beginning on the westerly right of way line of the Park City Branch of the Union Pacific Railroad at a point 50.0 ft. perpendicularly distant westerly from the center line of track of said railroad at Railroad Engineer Station 531+24.4, which point is approximately 564 ft. west and 369 ft. south from the NE corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 4; thence Northerly 642 ft., more or less, along a straight line to a point 90.0 ft. east from the center line of survey of the east bound lane of said project at Engineer Station 799+85, which point is on the most northerly boundary line of said entire tract; thence West 254.0 ft. along said northerly boundary line of said entire tract; thence Southerly 327 ft., more or less, along a straight line to a point 205.0 ft. radially distant westerly from the center line of survey of the east bound lane of said project at Engineer Station 797+00; thence Southerly 435.6 ft. along the arc of a 2497.01 ft. radius curve to the left to a point of tangency with a spiral (Note: Tangent to said curve at its point of beginning bears S. 8°57'20" E.); thence Southerly 313.4 ft. along the arc of said spiral which is concentric with and 205.0 ft. radially distant westerly from a 300 ft. ten-chord spiral for a 2°30' curve; thence S. 22°42' E. 236 ft., more or less, to said westerly railroad right of way line; thence Northerly 631 ft., more or less, along said westerly railroad right of way line to the point of beginning. The above described parcel of land contain 7.09 acres, more or less.

Together with any and all rights or easement 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.

Dated this 12<sup>th</sup> day of August, 1966.

S/ Stewart M. Hanson  
DISTRICT JUDGE

CHARLES M. PICKETT  
Assistant Attorney General  
Attorney for Plaintiff  
236 State Capitol Building  
Salt Lake City, Utah.

File No. 3369

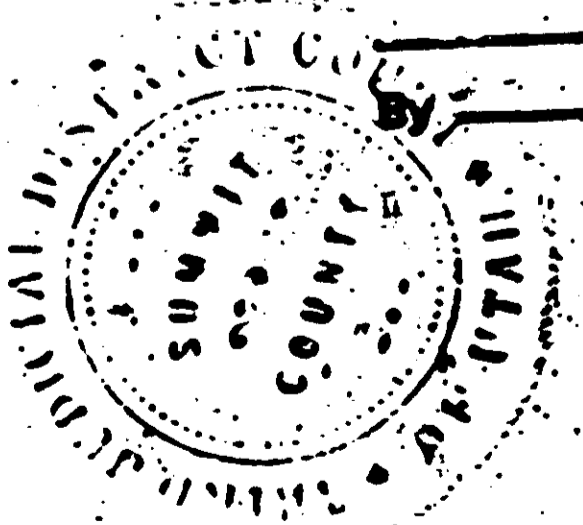
State of Utah, }  
County of Summit. }

I, Reed D. Pace, Clerk of the District Court in and for Summit County, State of Utah, do hereby certify that the foregoing is a full, true and correct copy of the Final order of Condemnation in the matter of the entitled #3369 Jubilee in the same appearance of record and upon file in my office.

IN WITNESS WHEREOF I have here unto set my hand affix the seal of said Court this 16 day of Aug, 1966

Reed D. Pace Clerk

Deputy Clerk



BOOK M7 PAGE 609