

1665394

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Recorded JUL 17 1950 at 2:34 p.m.

Request of State Road Comm.

Fee Paid, Nellie M. Jack,

QUIT CLAIM DEED (Controlled Access Corporation)

Recorder, Salt Lake County, Utah \$ 1.00 Note By Wm. J. P. Dean Deputy Ref.

ZIONS SECURITIES CORPORATION, Grantor, a corporation of the State of Utah, hereby QUIT CLAIMS to the STATE ROAD COMMISSION OF UTAH, Grantee for the sum of TEN & NO/100 Dollars, the following described tract of land in Salt Lake County, State of Utah, to wit:

A tract of land for highway known as Project No. 15-7 situated in Sections 24 and 25, T. 1 S., R. 1 W., S.L.M. The boundaries of said tract of land are described as follows:

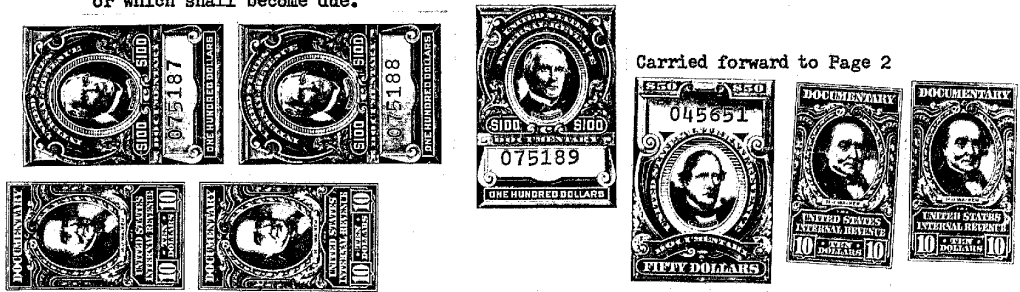
Beginning on the south right of way line of Twenty-First South Street, Salt Lake City, at a point 933.85 ft. N. 89° 45' 10" W. and 50.0 ft. S. 0° 14' 50" W. from the Second West Street city monument; thence S. 0° 14' 50" W. 230.99 ft.; thence S. 01° 06' E. 806.10 ft.; thence Westerly 810 ft., more or less, along the northerly right of way line of the Denver and Rio Grande Western Railroad; thence N. 0° 04' 30" W. 650 ft., along a westerly boundary line of the grantors land; thence N. 89° 55' W. 42 ft., more or less, along a southerly boundary line of said grantors land to a point 140.0 ft. perpendicularly distant westerly from the "BAX" survey line of a westerly overhead frontage road; thence N. 1° 18' W. 357.29 ft.; thence N. 86° 58' 43" E. 185.81 ft.; thence S. 89° 45' 10" E. 535.14 ft. to the point of beginning.

ALSO:

Beginning at a point on the southerly right of way line of the D&RGW Railroad (Sugarhouse Spur), which point is 933.85 ft. N. 89° 45' 10" W., 280.99 ft. S. 0° 14' 50" W., 806.10 ft. S. 01° 06' E., and 100.20 ft. S. 03° 20' E. from the city monument at the intersection of Twenty-First South Street and Second West Street of Salt Lake City; thence S. 3° 20' E. 932.17 ft.; thence Southeasterly 327.89 ft. along the arc of a 472.96 ft. radius curve to the left (Note: Tangent to said curve at its point of beginning bears S. 24° 51' 50" E.) to a point of compound curve; thence Easterly 286.67 ft. along the arc of a 706.51 ft. radius curve to the left; thence S. 87° 50' E. 301.08 ft.; thence S. 0° 09' 55" W. 511.95 ft. along the westerly right of way line of said Second West Street; thence S. 80° 21' 47" W. 406.84 ft. to a point of tangency with a 763.94 ft. radius curve to the left; thence Southwesterly 1034.22 ft. along the arc of said 763.94 ft. radius curve; thence S. 0° 40' W. 743.42 ft.; thence S. 1° 18' E. 948 ft., more or less, to the southeasterly boundary line of the grantors land; thence S. 29° 56' 37" W. 536 ft., more or less, to a point 139.0 ft. perpendicularly distant westerly from the center line of survey of said project; thence N. 1° 18' W. 659 ft. to a point of tangency with a 3712.72 ft. radius curve to the left; thence Northerly 1095.11 ft. along the arc of said 3712.72 ft. radius curve; thence N. 18° 12' W. 902.51 ft.; thence N. 10° 24' W. 984.29 ft. to a point of tangency with a 918.51 ft. radius curve to the right; thence Northerly 231.21 ft. along the arc of said 918.51 ft. radius curve; thence N. 4° 01' 20" E. 274.00 ft.; thence N. 20° 38' E. 545.65 ft. to a point of tangency with a 2151.83 ft. radius curve to the left; thence Northerly 101.57 ft. along the arc of said 2151.83 ft. radius curve; thence N. 40° 10' 10" E. 89.66 ft. to said southerly right of way line of the D&RGW Railroad (Sugarhouse Spur); thence Easterly 206.79 ft. along the arc of a 1005.37 ft. radius curve to the left (Note: Tangent to said curve at its point of beginning bears S. 83° 47' 35" E.); thence S. 89° 41' 05" E. 572.16 ft. 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. Above described tract of land contains 102.09 acres.

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.



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To enable the grantee to construct and maintain a public highway as a freeway, as contemplated by Chapter 63, Laws of Utah, 1945, the grantor hereby releases and relinquishes to the grantee any and all rights or easements appurtenant to the grantors remaining property by reason of location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from the grantors remaining property contiguous to the lands hereby conveyed, to or from said highway. This deed is executed and delivered on condition that a grade separation is to be constructed at 27th South by which grantor will have access to its remaining lands west of the new highway.

IN WITNESS WHEREOF, the said ZIONS SECURITIES CORPORATION has caused this instrument to be executed by its proper officers thereunto duly authorized, this 29th day of May, A. D. 1959

ZIONS SECURITIES CORPORATION

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

By David O. McKay

On this 29th day of May, A. D. 1959, personally appeared before me, David O. McKay, who, being by me duly sworn, says that he is President of Zions Securities Corporation, a corporation, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors, and the said David O. McKay 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 Feb. 26, 1961 Margaret M. Coulter (nee Fisher)  
Notary Public

Prepared by EMB, 1/29/59

APPROVED AS TO FORM  
1/29 5-23-59

