

1332114

Recorded at Request of State Road Com. JUN 24 1953  
 at 7:10 P.M. Fee paid \$2.00 Hazel Taggart Chase, Recorder Salt Lake County, Utah  
 By W. H. [Signature] Dep. Book 1011 Page 612 Ref. \_\_\_\_\_

QUIT CLAIM DEED  
 (CONTROLLED ACCESS)

UI239-10B-4S

Harvey C. Woodbury and Lucille C. Woodbury, his wife, grantors  
 of Salt Lake City, County of Salt Lake, State of Utah, hereby  
 quit claim to the STATE ROAD COMMISSION OF UTAH, Grantee for the sum of  
Fifty-three thousand six hundred and no/100 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 160.8 feet west from the NE corner of Lot 3 of said Section 14;  
 thence S.2°53'W., 1.1 feet; thence S.8°08'W., 109.2 feet to a point of tangency with  
 an 1837.3 foot radius curve to the right; thence Southerly 558.9 feet along the  
 arc of said 1837.3-foot radius curve; thence S.25°34'W., 641.6 feet to a point of  
 tangency with a 2706.9 foot radius curve to the left; thence Southerly 433.1 feet  
 along the arc of said 2706.9 foot radius curve; thence S.32°33'W., 253.0 feet;  
 thence Southerly 582 feet, more or less, along the arc of a 2787.9-foot radius curve  
 to the left to a southerly boundary line of said grantors land (Note: Tangent to  
 said 2787.9-foot radius curve at its point of beginning bears S.11°24'W.); thence  
 Westerly 129 feet, more or less, along said southerly boundary line to the easterly  
 right of way line of the Bamberger Railroad Company; thence Northerly 1030 feet, more  
 or less, along said railroad right of way line to a point 120 feet, perpendicularly  
 distant southeasterly from the center line of survey of the "X" line of said project;  
 thence S.48°16'W., 457.9 feet; thence S.3°16'W., 533.9 feet to a point of tangency  
 with an 11419.2-foot radius curve to the left; thence Southerly 332.1 feet along  
 the arc of said 11419.2-foot radius curve; thence S.1°36'W., 706.0 feet; thence  
 N.88°24'W., 89 feet to the westerly boundary line of said grantors land; thence  
 N.1°33'E., 763.1 feet; thence N.42°00' W., 148.3 feet, more or less, to the westerly  
 right of way line of an existing road; thence Northerly and Easterly 1505 feet,  
 more or less, along said westerly right of way line of an existing road as established  
 upon the ground, to a point 60 feet radially distant northeasterly from the center  
 line of survey of the "E" line of said project; thence Southeasterly 45 feet, more or  
 less, along the arc of a 260-foot radius curve to the right to a point 130 feet per-  
 pendicularly distant northwesterly from said center line of survey of the "X" line  
 of said project at Engineer's Station 23+87.9; thence N.48°16'E., 452 feet, more or  
 less, to said easterly right of way line of the Bamberger Railroad Company; thence  
 Northerly 1040 feet, more or less, along said railroad right of way line to the  
 north boundary line of said Lot 3 of Section 14; thence East 793 feet, more or less,  
 along said north boundary line 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 38.59 acres, more or less, EXCEPT 14.95 acres,  
 more or less, occupied by the existing rights of way of railroads and state roads, and  
 2.42 acres purchased by the State Road Commission of Utah as Parcel No. UGI239-10A of  
 Project No. UGI-239. Balance 21.22 acres, more or less.

Subject to existing rights of way and easements for highways, roadways, rail-  
 roads, power and transmission lines and pipe lines for water, oil or sewage disposal.  
 Grantors reserve an easement for maintenance and repair of pipe lines reserved  
 for transmission of hot springs water.

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 assess-  
 ments now due or which shall become due.

To enable the grantee to construct and maintain a public highway as an ex-  
 pressway, as contemplated by Chapter 63, Laws of Utah 1945, the grantors hereby  
 release and relinquish to the grantee any and all rights or 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 lying east of the Bamberger  
 Railroad Company right of way and contiguous to the lands hereby conveyed, to or from  
 said highway, EXCEPTING and reserving to the grantors their successors or assigns,  
 the right of access to the nearest roadway of said highway over and across the easterly  
 right of way line for two 30-foot sections, which said sections center at points directly  
 opposite Highway Engineer's Stations 27+00 and 29+32 "Z" line, the north bound approach  
 lane from Beck Street to the Expressway.

\* Carried Forward \*

WITNESS, the handS of said grantorS, this (18<sup>th</sup>) EIGHTEENTH day of APRIL, A. D. 1953.

Signed in the presence of: Wallace Woodbury

Harvey C. Woodbury  
Lucille C. Woodbury

STATE OF UTAH )  
County of Salt Lake ) ss.

On the 18<sup>th</sup> day of APRIL, A. D. 1953, personally appeared before me HARVEY C. WOODBURY and LUCILLE C. WOODBURY, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission expires 12/21/53

Wallace Woodbury  
Notary Public.



Revised by P. J. G., 3/13/53.

