

WHEN RECORDED RETURN TO:

Kelly Jensen, Scott Boettcher,
Leona Lundberg & James and
Karen Boettcher
1176 West 2100 South
Salt Lake City, Utah 84119

Space above for County Recorder's use



QUITCLAIM DEED
Salt Lake County

Real Estate Parcel No.: **3750:051:Q**
3750:051:2Q
Tax Serial No. 15-14-354-005
County Project No.: **FP140001**
Surveyor WO: SU20160226

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR, hereby Quitclaim(s) to: 1) KELLY JENSEN, SCOTT H. BOETTCHER AND LEONA H. LUNDBERG, as tenants in common, in equal shares, as to an undivided 50% interest and 2) JAMES DUANE BOETTCHER, as Trustee of the JAMES DUANE & KAREN FERN BOETTCHER LIVING TRUST, dated July 16, 2013, as to an undivided 50% interest, collectively GRANTEES, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcels of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this _____ day of _____, 20 _____.

SALT LAKE COUNTY

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

By: _____
MAYOR or DESIGNEE
By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

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

Notary Public _____
My Commission Expires: _____
Residing in: _____

Acknowledgement Continued on Following Page

Acknowledgement Continued from Previous Page

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he is the CLERK of Salt Lake County and that the foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT LAKE COUNTY COUNCIL

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

(EXHIBIT A)

Two parcels of land being part of an entire tract defined in those As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans created by the Corps of Engineers, U.S. Army referenced as Spec No. 2493 and File No. JO-4-52 dated May 11, 1961 and as shown on that certain Surplus Canal Centerline Survey plat filed as No. S2018-08-0579 in the office of the Salt Lake County Surveyor and part of Lot 35 of the Riverside Plat recorded on February 16, 1888 in Book A at Page 91 in the office of the Salt Lake County Recorder. Said parcels of land are located in the Southwest Quarter of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and are described as follows:

Parcel 3750:051:Q

Beginning at the intersection of the northerly right-of-way line of 2100 South Street and the ten (10.00) foot offset line of the landside toe, as located by field survey, of the Jordan River & Salt Lake Surplus Canal Levee, which is 1086.75 feet S. 89°46'28" E. along the Section line and 52.50 feet North from the Southwest Corner of said Section 14; thence Northwesterly along said ten (10.00) foot offset line the following five (5) courses: 1) N. 40°37'52" W. 57.93 feet; 2) N. 39°56'45" W. 46.35 feet; 3) N. 38°18'20" W. 22.73 feet; 4) N. 35°33'41" W. 72.57 feet; 5) N. 27°21'55" W. 96.13 feet to the intersection of the right bank of the Jordan River and the northeasterly right-of-way line of said As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans; thence Southeasterly along said northeasterly right-of-way line the following three (3) courses: 1) S. 36°55'17" E. 68.60 feet; 2) S. 53°04'43" W. 10.00 feet; 3) S. 36°55'17" E. 226.27 feet to said northerly right-of-way line of 2100 South Street; thence N. 89°55'39" W. 1.17 feet along said northerly right-of-way line to the **Point of Beginning**.

The above-described parcel of land contains 1,594 square feet in area or 0.037 acre, more or less.

And

Parcel 3750:051:2Q

Beginning at the intersection of the right bank of the Jordan River and the ten (10.00) foot offset line of the landside toe, as located by field survey, of the Jordan River & Salt Lake Surplus Canal Levee, which is 907.82 feet S. 89°46'28" E. along the Section line and 314.72 feet North from the Southwest Corner of said Section 14; thence Northeasterly along said right bank of the Jordan River the following two (2) courses: 1) N. 28°35'40" E. 12.81 feet to the point of tangency with a 300.00-foot radius curve to the left, concave northwesterly; 2) Northeasterly 39.06 feet along the arc of said curve, through a central angle of 07°27'34", to the northeasterly right-of-way line of said As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement plans; thence Southeasterly and Southwesterly along said right-of-way line the following two (2) courses: 1) S. 36°55'17" E. 35.87 feet; 2) S. 53°04'43" W. 48.09 feet to said ten (10.00) foot offset line of the landside toe of the Jordan River & Salt Lake Surplus Canal Levee; thence N. 27°21'55" W. 12.28 feet along said ten (10.00) foot offset line to the **Point of Beginning**.

The above-described parcel of land contains 1,084 square feet in area or 0.025 acre, more or less.

The sum of the above described parcels of land contain 2,678 square feet in area or 0.061 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°46'28" E. along the Section line between the Southwest Corner and the South Quarter Corner of said Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian

3750:051:2Q
1,084 sq. ft.

JORDAN RIVER

POB

L8

S36°55'17"E 68.60'
N27°21'55"W 96.13'

150.0'

JORDAN RIVER & SURPLUS CANAL

WARRANTY DEED - E# 1637785, BK: 1588, PG: 467
WARRANTY DEED - E# 1662243, BK: 1627, PG: 210
WARRANTY DEED - E# 2392592, BK: 1627, PG: 87
EASEMENT - E# 1662242, BK: 1588, PG: 468
EASEMENT - E# 1637786, BK: 1593, PG: 514
EASEMENT - E# 1641109, BK: 1607, PG: 483
EASEMENT - E# 1650016, BK: 1607, PG: 483
RIGHT-OF-WAY DEED - E# 308545, BK: 969, PG: 331

140.0'

2100 SOUTH STREET

EXHIBIT "B"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C4	39.06	300.00	07°27'34"	N24° 51' 53"E	39.03

LEGEND

- LOT LINE
- TRACT BOUNDARY
- - - CENTERLINE OF SURPLUS CANAL
- ADJACENT PARCEL
- /// QUITCLAIM AREA - 3750:051:Q

NOTE 1:
Northeasterly right-of-way line of the As-Constructed Jordan River and Surplus Canal Levee Construction and Channel Improvement Plans created by the Corps of Engineers, U.S. Army referenced as Spec. No. 2493 and File No. JO-4-52 dated May 11, 1961. See Record of Survey Plat S2018-08-0579

LINE TABLE		
LINE #	LENGTH	BEARING
L1	57.93	N40° 37' 52"W
L2	46.35	N39° 56' 45"W
L3	22.73	N38° 18' 20"W
L4	10.00	S53° 04' 43"W
L5	1.17	N89° 55' 39"W
L6	35.87	S36° 55' 17"E
L7	48.09	S53° 04' 43"W
L8	12.28	N27° 21' 55"W
L9	12.81	N28° 35' 40"E

3750:051:Q
1,594 sq. ft.

**KELLY JENSEN
SCOTT BOETTCHER
LEONA LUNDBERG,
JAMES & KAREN
BOETTCHER
LIVING TRUST
15-14-354-005**

EXISTING JORDAN RIVER & SURPLUS CANAL R.O.W

NOTE 2:
Caldwell Richards & Sorenson (CRS) Engineers established the landside toe location using field survey methods in November 2019.

L5
POB

10' OFFSET LANDSIDE TOE
LANDSIDE TOE



Scale in Feet
1"=40'

NOTE 3:
Center line of Surplus Canal as delineated in that Record of Survey plat filed as S2018-08-0579 in the Office of the Salt Lake County Surveyor.

Page 4 of 4
Revised: August 27, 2021



Kelly Jensen, Scott H. Boettcher, Leona H Lundberg,
James Duane & Karen Fern Boettcher Living Trust
JORDAN RIVER & SURPLUS CANAL
Quitclaim Deed - 3750:051:Q, 3750:051:2Q

Prepared for:
S.L. Co. Flood Control Engineering
SW 1/4, Sec. 14, T.1S, R.1W, S.L.B.&M.
Work Order No. SU20160226 Real Estate No. 3750:051

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
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(385) 468-8240