

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

QUITCLAIM DEED
Individual(s) / Trust

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

KELLY JENSEN, SCOTT H. BOETTCHER AND LEONA H. LUNDBERG, as tenants in common, in equal shares, as to an undivided 50% interest and **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 GRANTORS, hereby Quitclaim to **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTORS have caused this Quitclaim Deed to be signed this _____ day of _____, 20 _____.

Tenants in common, in equal shares, as to an undivided 50% interest

By: _____
KELLY JENSEN

By: _____
SCOTT H. BOETTCHER

By: _____
LEONA H LUNDBERG

James Duane & Karen Fern Boettcher Living Trust, dated July 16, 2013, as to an undivided 50% interest

Trustee: _____
JAMES DUANE BOETTCHER

STATE OF)
) ss
COUNTY OF)

On the date first above written personally appeared before me, Kelly Jensen, Scott H. Boettcher, and Leona H. Lundberg, as tenants in common, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

STATE OF)
) ss
COUNTY OF)

On the date first above written personally appeared before me, James Duane Boettcher, who being by me duly sworn and affirmed, did say that he is the trustees of the James Duane & Karen Fern Boettcher Living Trust, dated July 16, 2013, and that the foregoing instrument was signed in behalf of said trust and said James Duane Boettcher acknowledged to me that he executed the same in the name of the trust.

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

(EXHIBIT A)

A parcel of land being part of Lot 35 of the Riverside Plat recorded on February 16, 1888 in Book A at Page 91 and further described in the following two (2) documents: 1) Quit Claim Deed recorded July 16, 2013 as Entry No. 11684949 in Book 10159, at Page 7479; 2) Personal Representative Deed described as "Parcel One" recorded June 30, 2020 as Entry No. 13314169 in Book 10970, at Page 7295 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southwest Quarter of Section 14, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and is described as follows:

Beginning at the intersection of the northerly right-of-way line of 2100 South Street and the right bank of the Jordan River and Salt Lake Surplus Canal, which is 1034.41 feet S. 89°46'28" E. along the Section line and 52.36 feet North from the Southwest Corner of said Section 14; thence Northwesterly along said right bank of the Jordan River the following four (4) courses: 1) N. 36°43'27" W. 175.64 feet to the point of tangency with a 150.00-foot radius curve to the left, concave southwesterly; 2) Northwesterly 34.10 feet along the arc of said curve, through a central angle of 13°01'28"; 3) N. 49°44'55" W. 45.98 feet; 4) N. 28°35'40" E. 76.97 feet to 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 as 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; thence Southeasterly along said ten (10) foot offset line the following five (5) courses: 1) S. 27°21'55" E. 119.99 feet; 2) S. 35°33'41" E. 72.57 feet; 3) S. 38°18'20" E. 22.73 feet; 4) S. 39°56'45" E. 46.35 feet; 5) S. 40°37'52" E. 57.93 feet to said northerly right-of-way line of 2100 South Street; thence N. 89°55'39" W. 52.34 feet along said northerly right-of-way line to the **Point of Beginning**.

The above-described parcel of land contains 11,940 square feet in area or 0.274 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.

EXHIBIT "B"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	34.10	150.00	13°01'28"	N43°14'11"W	34.02

LINE TABLE		
LINE #	LENGTH	BEARING
L1	45.98	N49° 44' 55"W
L2	72.57	S35° 33' 41"E
L3	22.73	S38° 18' 20"E
L4	46.35	S39° 56' 45"E
L5	57.93	S40° 37' 52"E

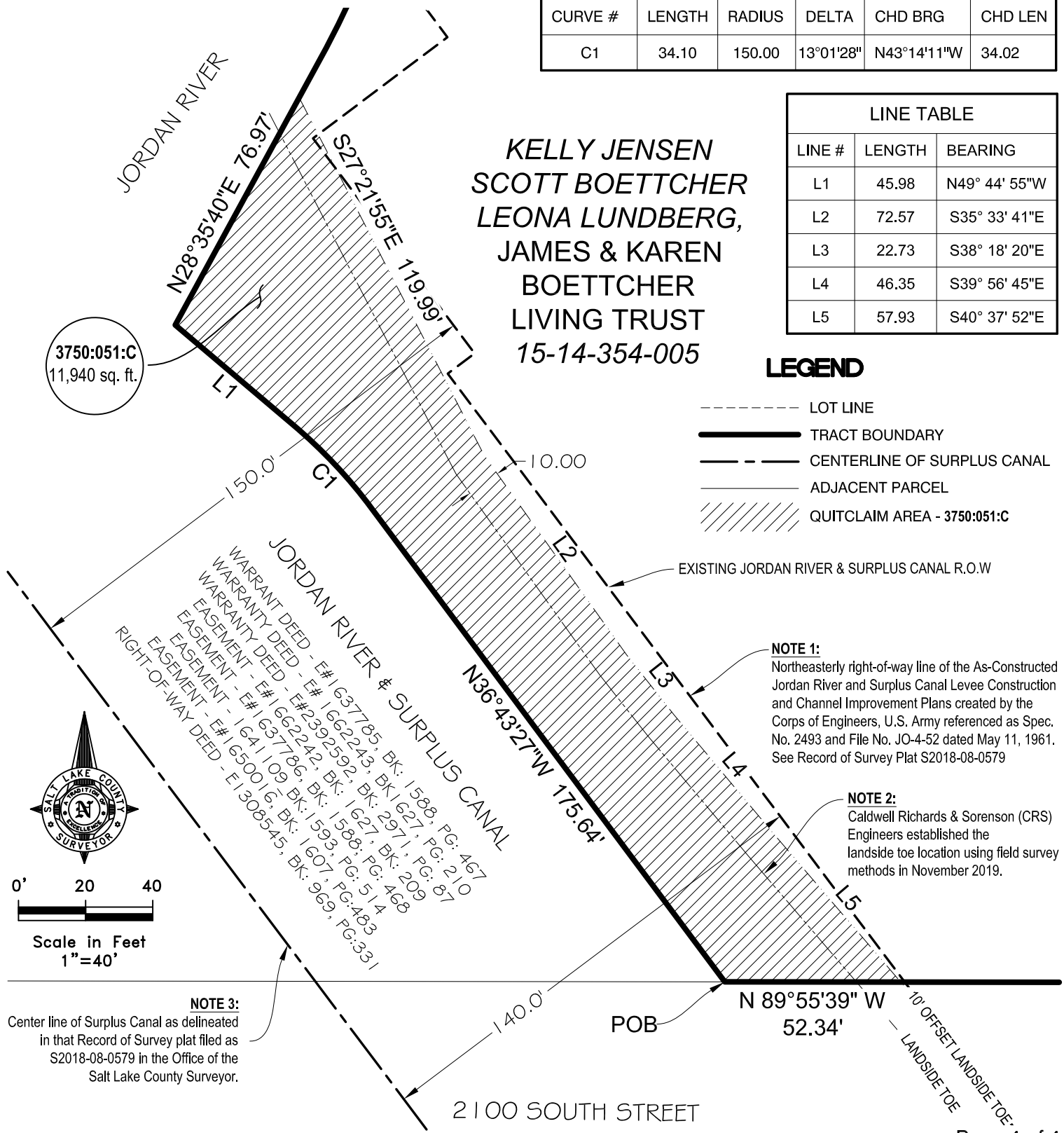
**KELLY JENSEN
SCOTT BOETTCHER
LEONA LUNDBERG,
JAMES & KAREN
BOETTCHER
LIVING TRUST
15-14-354-005**

LEGEND

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

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

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



3750:051:C
11,940 sq. ft.



0' 20' 40'
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.



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

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

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