

Washington Terrace, Utah

December 18, 1997

A regular meeting of the City Council of the City of Washington Terrace, Weber County, Utah, was held on Thursday, December 18, 1997, at the hour of 5:30 p.m. at its regular meeting place in Washington Terrace, Utah, at which meeting there were present the following members who constituted a quorum:

Brad Dee	Mayor
Robert D. Boyce	Councilmember
John H. Giles	Councilmember
Marian Jensen	Councilmember
Robert L. Tucker	Councilmember

Also present:

R. Pearce Shelton	City Administrator
John L. Vining	City Recorder

Absent:

Lois S. Richins	Councilmember
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After the meeting had been duly called to order and the minutes of the preceding meeting read and approved, the following proceedings, among others, were duly had and taken:

The City Recorder notified the City Council that the Notice of Intention to establish the City of Washington Terrace, Utah Special Improvement District No. 98-1 (the "District"), authorized by the resolution adopted by the City Council on the 18th day of November, 1997, had been posted not less than 20 nor more than 35 days prior to the time fixed for filing protests in at least three public places within the municipality; also that a copy of such Notice of Intention to create the District has been mailed by United States Mail, postage prepaid, to each owner of land affected by or specially benefitted by such improvements as said property is described in said Notice insofar as the names and addresses of said owners could be ascertained from the most recent available county assessment books and that it also has been mailed by the United States Mail, postage prepaid, to "Owner" at the street number of each piece of improved property to be affected by said assessment, said Notices having been mailed not later than ten (10) days after the posting of the Notice of Intention; that the Notice of Intention has been on file in his office

E# 1511597 BK 1898 PG1543
DOUG CROFTS, WEBER COUNTY RECORDER
23-DEC-97 1002 AM FEE \$.00 DEP MB
REC FOR: WASHINGTON.CITY

during all regular office hours from the 18th day of November, 1997, to the 17th day of December, 1997, for the examination of any interested parties; that said Notice directed that all persons desiring to protest and oppose the creation of the District might appear and file in writing said protests and objections.

The City Recorder then presented a statement stating that written protests against the creation of the District and the making of the proposed improvements therein were received by him in his office by 5:00 p.m. on the 17th day of December, 1997.

The names of the protestants and descriptions of their property are as follows:

<u>Property Owner</u>	<u>Description of Property</u>	<u>Number of Acres</u>
None		

Total number of acres protesting creation of district or proposed improvements thereof:

0

Total number of acres affected or to be benefitted:

80.42

E# 1511597 BK1898 PG1544

The City Council then considered each and every protest so filed, whether written or oral, and heard each and every person who wished to be heard in protest against the creation of the District and the construction of said improvements therein.

After consideration of such protests and the statements of those persons heard as aforesaid, it was determined that the total acreage represented by said protests is less than fifty percent (50%) of the total acreage to be assessed within the District and is a percentage insufficient to legally protest creation of the District.

Councilmember Robert Tucker introduced the following resolution in writing, which was fully discussed, and moved its adoption:

RESOLUTION NO. 97-19

A RESOLUTION TO CREATE THE CITY OF WASHINGTON TERRACE, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 98-1 DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT AND AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT; [AUTHORIZING THE CITY ENGINEER TO PREPARE A NOTICE TO CONTRACTORS FOR SEALED BIDS WITH RESPECT TO THE CONSTRUCTION OF THE IMPROVEMENTS; AND RELATED MATTERS.]

BE IT RESOLVED by the Mayor and City Council of the City of Washington Terrace, Weber County, Utah:

Section 1. The City Council of the City of Washington Terrace, Weber County, Utah, hereby determines that it will be in the best interest of the Municipality to construct certain improvements within the Municipality. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention which has been published and mailed as required by law.

Section 2. The City Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or making of any of the improvements therein or on any other matter pertinent to the District.

Section 3. The improvements proposed and described in the Notice of Intention to create the District are hereby authorized, and the District is hereby created.

Section 4. As required by law, the City Recorder is hereby authorized and directed to file a copy of the Notice of Intention and resolution creating the District as

finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Weber County Recorder's office within five days from the date hereof.

Section 5. In addition to the requirements of Section 4 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the City where it will be continuously available for public inspection on a reasonable basis at the office of the City during regular business hours of the City, from and after the date hereof through and including the last date of issuance of the bonds or such other time as is determined by the City.

Section 6. The City Engineer is hereby authorized to prepare a notice to contractors for the receipt of bids for the construction of improvements. Said notice shall specify the time and place for the receipt of sealed bids and shall publish the notice one time in a newspaper having general circulation in the Municipality at least fifteen (15) days before the date specified for the receipt of sealed bids. The City Council shall in open session at the time specified in the notice, open, examine and publicly declare the bids and may reject any or all bids when deemed for the public good and, at such or a later meeting, shall reject all bids other than the lowest and best bid of a responsible bidder. If the price bid by the lowest and best responsible bidder exceeds the estimated costs as determined by the City Engineer, the City Council may nevertheless award a contract for the price so bid. The City Council may in any case refuse to award a contract and may obtain new bids after giving a new notice to contractors or may determine to abandon the district or not to make some of the improvements proposed to be made.

Councilmember Robert Boyce seconded the motion to adopt the foregoing Resolution. The Resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

Those voting AYE: Unanimous

Those voting NAY: None

Thereupon the motion was approved by the Mayor and made a matter of record by the City Recorder.

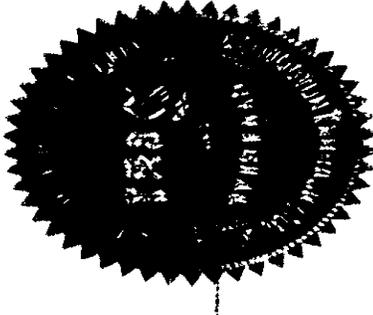
1511597 BK1898 PG1546

ADOPTED AND APPROVED this 18th day of December, 1997.

Bradley L. Lee
Mayor

ATTEST:

John C. Davis
City Recorder



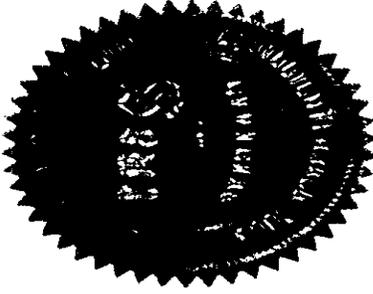
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Pursuant to a motion duly made by Councilmember Marian Jensen and seconded by Councilmember John Giles, the meeting adjourned.

Bradley L. Lee
Mayor

ATTEST:

John L. Vining
City Recorder



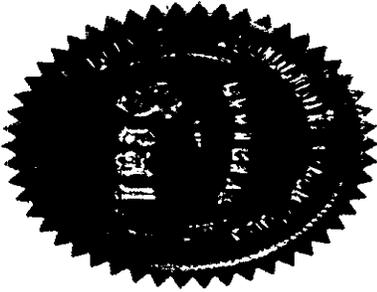
EE 1511597 BK1898 PG1548

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

I, John L. Vining, the duly appointed, qualified City Recorder of the City of Washington Terrace, Weber County, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the record of proceedings of the City Council of the City of Washington Terrace, Weber County, Utah, held on December 18, 1997, insofar as said proceedings relate to the hearing of protests against the establishment of the City of Washington Terrace, Utah Special Improvement District No. 98-1 and a resolution establishing said special improvement district as the same appears of record in my office. I personally attended said meeting, and the proceedings were in fact as specified in said minutes.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Municipality this 18th day of December, 1997.



John L. Vining

City Recorder

4
E# 1511597 BK1898 PG1549

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

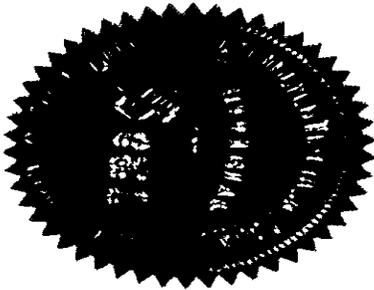
CERTIFICATE OF FILING

I, John L. Vining, the duly qualified and acting City Recorder of the City of Washington Terrace, Weber County, Utah, do hereby certify that on the _____ day of December, 1997, pursuant to Section 17A-3-307, Utah Code Annotated 1953, as amended, a copy of the Notice of Intention and resolution creating the City of Washington Terrace, Utah Special Improvement District No. 98-1, as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, was filed in the Weber County Recorder's office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Municipality this _____ day of December, 1997.

John L. Vining

City Recorder



ET 1511597 BK1898 PG1550

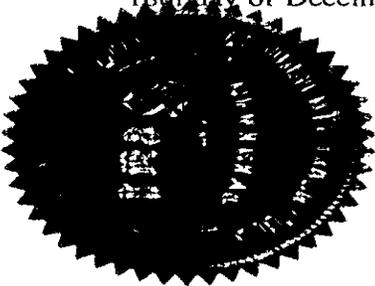
CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, John L. Vining, the undersigned City Recorder of the City of Washington Terrace, Weber County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the December 18, 1997, public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Exhibit "A", to be posted at the City's principal offices on November 19, 1997, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained to posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Exhibit "A", to be delivered to the Standard-Examiner on December 12, 1997, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 18th day of December, 1997.



John L. Vining
City Recorder

E# 1511597 BK1898 PG1551

EXHIBIT "A"

NOTICE OF MEETING

E# 1511597 BK1898 PG1552

478491.001(PF)

A-1

12/19/97

NOTICE OF INTENTION

PUBLIC NOTICE IS HEREBY GIVEN that on the 18th day of November, 1997, the City Council of the City of Washington Terrace, Weber County, Utah (the "City"), adopted a resolution declaring its intention to create a special improvement district to be known as City of Washington Terrace, Utah Special Improvement District No. 98-1 (the "District"). It is the intention of the City Council to make improvements within the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be assessed in the making of such improvements.

DESCRIPTION OF DISTRICT

The proposed District is bounded by the following lines. (In portions of the City where the designated street does not exist, the line constitutes an extension of the street.)

As the west boundary, a line running parallel to Adams Avenue 1,030 feet west of Adams Avenue; as the north boundary, a line running perpendicular to Adams Avenue 1,350 feet north of the intersection of 5350 South Street and Adams Avenue; as the east boundary, a line running parallel to Adams Avenue 890 feet east of Adams Avenue; and as the south boundary, a line running perpendicular to Adams Avenue 3,000 feet south of the intersection of 5350 South Street and Adams Avenue.

INTENDED IMPROVEMENTS

The improvements to be constructed and their location within the District are as follows:

The construction and paving of an extension of Adams Avenue in approximately the location indicated on the map attached hereto as Exhibit "A", together with sewer, water and storm drainage improvements, and the construction of curb, gutter and sidewalk extending along said road extension.

ESTIMATED COST OF IMPROVEMENTS

The total cost of improvements in the District as estimated by the City Engineer is \$1,800,000, of which the City will pay \$0, leaving a remainder of \$1,800,000 which shall be paid by a special assessment to be levied against the property abutting upon the streets to be improved or upon property which may be affected or specifically benefited by such improvements. The property owners' portion of the total estimated cost of the improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners. In lieu of utilizing a guaranty fund, the City intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") the City anticipates issuing to finance the proposed improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately \$200,000. The City anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefited by such improvements, all of which will be further described in the assessment ordinance to be adopted by the City. In addition, estimated costs of assessment include estimated overhead costs which the City projects to incur in the creation and administration of the District. The estimated cost to be assessed against the properties within the District and the method of assessment shall be as follows:

Improvements	Estimated Assessment	Method of Assessment
street construction and paving, curb, gutter and sidewalk, sewer, water and drainage, and landscaping	\$24,900	per acre

LEVY OF ASSESSMENTS

It is the intention of the City Council to levy assessments as provided by the laws of Utah on all parcels and lots of real property to be benefited by the proposed improvements within the District. The City Council has determined that approximately 80.37 acres of property will be benefited from the proposed improvements, either by benefiting an existing business or businesses or by enhancing the value of certain undeveloped land for future development. The purpose of the assessment and levy is to pay those costs of the improvements which the City will not assume and pay. The method of assessment shall be by acreage as set forth herein.

The assessments may be paid by property owners in not more than twenty (20) annual installments with interest on the unpaid balance at a rate or rates fixed by the City Council, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended.

A map of the proposed District, copies of plans, profiles and specifications of the proposed improvements and other related information are on file in the office of the City Engineer who will make such information available to all interested persons.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest and shall indicate the total acreage represented by said protest. Protests shall be filed with the City Recorder of the City, on or before 5:00 p.m. on the 17th day of December, 1997. Thereafter at 5:00 p.m. on the 18th day of December, 1997, the City Council will meet in public meeting at the offices of the City Council to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the City Council shall adopt a resolution either abandoning the District or creating the District either as described in this Notice of Intention or with deletions and changes made as authorized by law; but the City Council shall abandon the District and not create the same if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean the aggregate of the protests representing one-half of the acres of property to be assessed in cases where an assessment is proposed to be made according to area.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF WASHINGTON TERRACE, UTAH

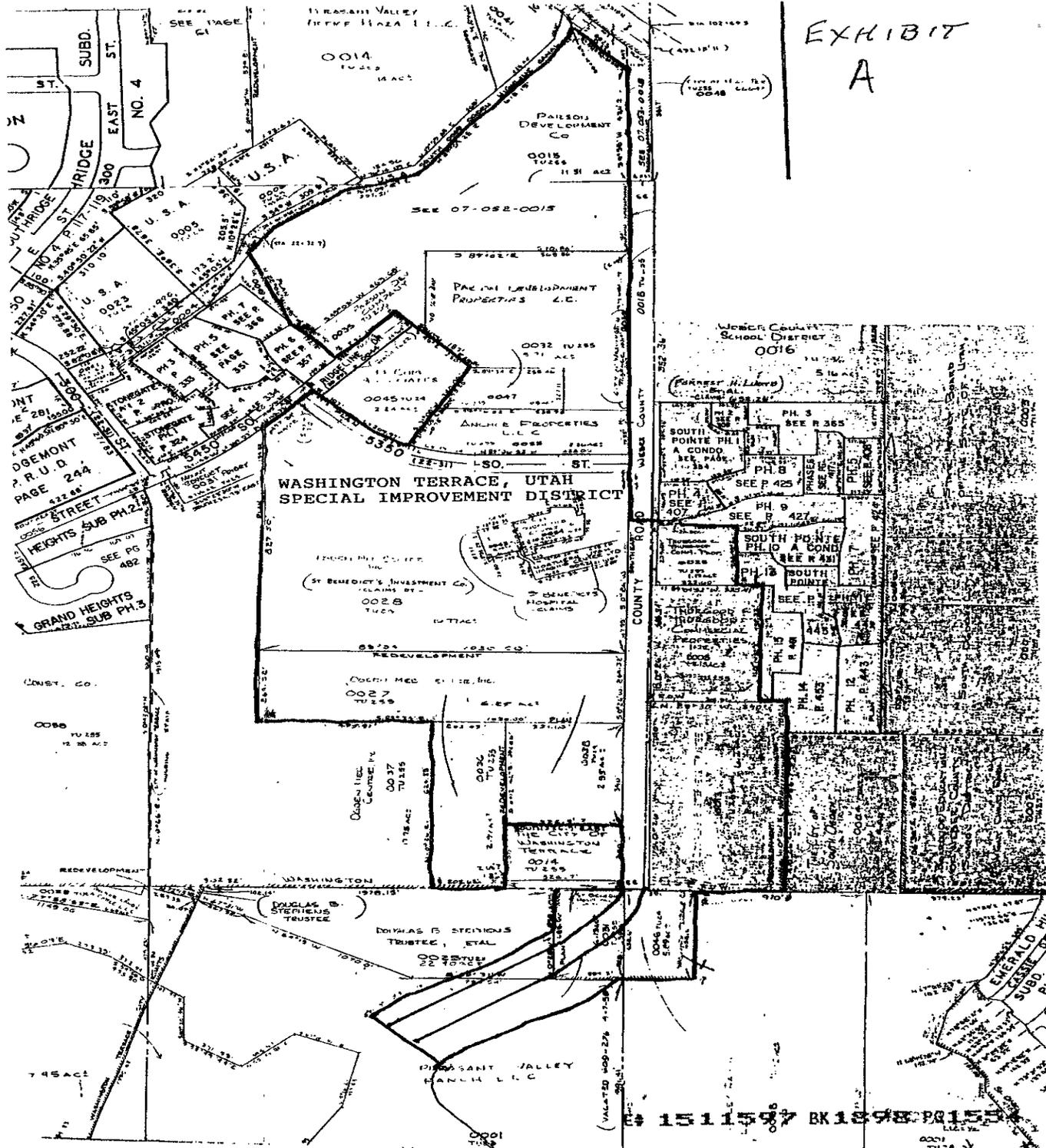
/s/ John L. Vining
City Recorder

Posted on November 26, 1997 at the following public locations:

1. Washington Terrace Depot
2. Senior Citizens Center
3. City Hall
4. Ogden Regional Medical Center

1511597 BK1898 PG1553

EXHIBIT
A



1511597 BK1898 PG155

PROPERTY DESCRIPTION

Serial No. 07 052 0015 17-AUG-1989 Change Year and Code 89 R/P Acres 11.51

* The following description *

* for taxation purposes only *

Remember

Nbr.	Description
11	PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
12	SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND
13	MERIDIAN: BEGINNING 72.44 FEET WEST FROM THE SOUTHEAST CORNER
14	OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 0D53'08"
15	WEST 140 FEET, THENCE SOUTH 0D47'04" WEST 122.05 FEET; THENCE
16	NORTH 89D02' WEST 570.86 FEET; THENCE SOUTH 45D05' WEST 463.68
17	FEET; THENCE NORTH 45D00' WEST 50 FEET, MORE OR LESS, THENCE
18	NORTH 22D06' WEST 295 FEET, MORE OR LESS, TO THE SOUTH LINE
19	OF THE CANAL, THENCE NORTHEASTERLY ALONG CANAL THE FOLLOWING
20	5 COURSES: NORTH 32D46'48" EAST 87.08 FEET, NORTH 53D50'S2"
21	EAST 264.16 FEET, NORTH 76D14'09" EAST 207.51 FEET, NORTH
22	39D59'28" EAST 618.15 FEET AND NORTH 16D34'05" EAST 92.88 FEET
23	TO THE SOUTHWESTERLY LINE OF STATE HIGHWAY, THENCE
24	SOUTHEASTERLY ALONG STATE HIGHWAY TO A POINT 11.89 FEET FROM
25	THE WEST RIGHT OF WAY LINE OF ADAMS AVENUE, THENCE SOUTH
26	0D53'08" WEST 420 FEET, MORE OR LESS, TO THE POINT OF
27	BEGINNING.

PROPERTY DESCRIPTION

Serial No. 07 053 0032 Date of 15-MAR-1990 Change Year and Code 90 R/P Acres 5.71

* The following description *

* for taxation purposes only *

Remember

Nbr	Description
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT ON THE WEST LINE OF ADAMS AVENUE, WHICH
14	IS NORTH 89D34' WEST 68.00 FEET AND NORTH 0D26' EAST 1830.88
15	FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17; RUNNING
16	THENCE NORTH 89D06'52" WEST 188 FEET, THENCE NORTH 0D26' EAST
17	150 FEET, THENCE NORTH 89D34' WEST 258.46 FEET, THENCE
18	NORTH 45D WEST 187 FEET, THENCE NORTH 0D26' EAST 310 FEET,
19	MORE OR LESS, THENCE SOUTH 89D02' EAST 568.86 FEET TO THE
20	WEST LINE OF ADAMS AVENUE, THENCE SOUTH 0D53'08" WEST 221.0
21	FEET, THENCE SOUTH 0D53'08" WEST TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

Serial No. 07 053 0047 At of 15-MAR-1990 Change Year and Code 90 R/P Area 1.08

* The following description *

* for taxation purposes only *

Re number

Nbr	Description
11	A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5
12	NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT 1657.33 FEET NORTH 0D26' EAST ALONG THE
14	SECTION LINE AND NORTH 89D04'52" WEST 433.00 FEET; AND
15	NORTHWESTERLY ALONG THE ARC OF A 516.06 FOOT RADIUS CURVE TO
16	THE RIGHT 193.44 FEET; (LONG CHORD BEARS NORTH 78D22'33" WEST
17	192.31 FEET) AND NORTH 31D57'08" EAST 160.78 FEET FROM THE
18	SOUTHEAST CORNER OF SAID SECTION 17, RUNNING THENCE NORTH
19	31D30' EAST 179.28 FEET; THENCE SOUTH 89D34' EAST 258.46 FEET;
20	THENCE SOUTH 0D26' WEST 150 FEET MORE OR LESS TO A POINT SOUTH
21	89D06'52" EAST FROM BEGINNING; THENCE NORTH 89D06'52" WEST
22	350.98 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

Serial No. 07 053 0027 Date 17-OCT-1979 Change Year and Code 0 ORIG Acres 6.25

* The following description *

* for taxation purposes only *

Remember

Nbr	Description
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT WHICH IS NORTH 0D26' EAST 620.00 FEET
14	ALONG THE SECTION LINE, NORTH 89D34' WEST 66 FEET FROM THE
15	SOUTHEAST CORNER OF SAID SECTION 17 (SAID POINT IS ALSO ON
16	THE WEST LINE OF AN EXISTING COUNTY ROAD); RUNNING THENCE
17	NORTH 89D34' WEST 1030.00 FEET; THENCE NORTH 0D26' EAST
18	264.32 FEET; THENCE SOUTH 89D34' EAST 1030.00 FEET
19	TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTH 0D26'
20	WEST 264.32 FEET TO THE POINT OF BEGINNING.
21	CONTAINING 6.25 ACRES.

PROPERTY DESCRIPTION

Serial No. 07 053 0028 At of 15-JUN-1992 Change Year and Code 92 R/P Acres 16.77

* The following description *

* for taxation purposes only *

Nbr	Description	Range
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,	
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:	
13	BEGINNING AT A POINT WHICH IS NORTH 0D26' EAST 884.32 FEET	
14	ALONG THE SECTION LINE, AND NORTH 89D34' WEST 66 FEET FROM THE	
15	SOUTHEAST CORNER OF SAID SECTION 17, (SAID POINT IS ALSO ON	
16	THE WEST LINE OF AN EXISTING COUNTY ROAD) RUNNING THENCE NORTH	
17	89D34' WEST 1030.00 FEET, THENCE NORTH 0D26' EAST 827.50 FEET,	
18	THENCE NORTH 45D EAST 197.31 FEET, THENCE SOUTH 45D EAST	
19	100.00 FEET, THENCE EASTERLY ALONG THE ARC OF A 549.06 FOOT	
20	RADIUS CURVE TO THE LEFT 427.08 FEET, THENCE SOUTH 0D26' WEST	
21	33 FEET, MORE OR LESS, TO SOUTH LINE OF S350 SOUTH STREET,	
22	THENCE SOUTH 89D34' EAST 435 FEET, MORE OR LESS, THENCE	
23	SOUTH 0D26' WEST 280.97 FEET, THENCE SOUTH 72D24'35" WEST	
24	275.26 FEET, THENCE NORTH 17D35'25" WEST 25.00 FEET, THENCE	
25	NORTH 72D24'35" EAST 17.50 FEET, THENCE NORTH 17D35'25" WEST	
26	25.00 FEET, THENCE NORTH 72D24'35" EAST 150.63 FEET, THENCE	
27	NORTH 0D26'00" EAST 77.52 FEET, THENCE SOUTH 72D24'35" WEST	
28	23.32 FEET, THENCE NORTH 17D35'25" WEST 28.68 FEET, THENCE	
29	NORTH 89D34'00" WEST 67.63 FEET, THENCE SOUTH 0D26'00" WEST	
30	21.37 FEET, THENCE SOUTH 72D24'35" WEST 59.28 FEET, THENCE	
31	SOUTH 17D34'00" EAST 3.87 FEET, THENCE SOUTH 72D24'33" WEST	
32	154.58 FEET, THENCE SOUTH 17D35'25" EAST 117.57 FEET, THENCE	
33	NORTH 27D24'35" EAST 23.80 FEET, THENCE NORTH 72D24'35"	
34	EAST 66.67 FEET, THENCE SOUTH 17D35'25" EAST 27.53 FEET,	
35	THENCE SOUTH 62D35'25" EAST 28.28 FEET, THENCE SOUTH 17D35'25"	
36	EAST 73.92 FEET, THENCE NORTH 72D24'35" WEST 268.99 FEET TO	
37	THE WEST LINE OF A COUNTY ROAD, THENCE SOUTH 0D26' WEST 347.55	
38	FEET, MORE OR LESS, TO THE POINT OF BEGINNING.	
39	EXCEPT THE NORTHERLY 33 FEET IN S350 SOUTH STREET.	

Legal Description - PCA040

PROPERTY DESCRIPTION

Serial No. 07 053 0036 Acct 06-JAN-1982 Change Year and Code 82 ORIG Acres 2.95

* The following description *

* for taxation purposes only *

Remember

Nbr	Description
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17. TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT ON THE WEST LINE OF ADAMS AVENUE, SAID
14	POINT BRING 620.00 FEET NORTH 0D26' EAST ALONG THE SECTION
15	LINK AND 397.10 FEET NORTH 89D34' WEST FROM THE SOUTHEAST
16	CORNER OF SAID SECTION; RUNNING THENCE NORTH 89D34' WEST
17	203.09 FEET; THENCE SOUTH 0D26' WEST 624.53 FEET, MORE OR
18	LESS, TO THE SOUTH LINE OF THE SECTION; THENCE EAST 205.68
19	FEET, MORE OR LESS, ALONG THE SECTION LINE TO A POINT WEST
20	394.50 FEET FROM SAID SOUTHEAST CORNER; THENCE NORTH 0D28'
21	EAST 31.93 FEET, MORE OR LESS, THENCE SOUTH 89D44' 56" EAST
22	1.8 FEET; THENCE NORTH 0D26' EAST 200.00 FEET; THENCE NORTH
23	0D12' 42" WEST 391.06 FEET TO THE POINT OF BEGINNING.
24	CONTAINS 2.95 ACRES.

PROPERTY DESCRIPTION

Serial No. 07 037 0013 A of 08-DEC-1987 Change Year and Code 87 ORIG Acres 6.26

* The following description *

* (for taxation purposes only)

Renumber

Nbr	Description	Exit
11	PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH,	
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:	
13	AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION;	
14	RUNNING THENCE SOUTH 89D30' EAST 390.00 FEET ALONG THE SOUTH	
15	LINE OF SAID QUARTER SECTION, THENCE NORTH 0D26' EAST ALONG	
16	AND EXTENDED BEYOND THE WESTERLY LINE OF SOUTH OGDEN CITY	
17	PROPERTY, 700.00 FEET, THENCE NORTH 89D30' WEST 390.00 FEET	
18	TO THE WEST LINE OF SAID QUARTER SECTION, THENCE SOUTH 0D26'	
19	WEST ALONG SAID WEST LINE 700.00 FEET TO THE POINT OF	
20	BEGINNING. CONTAINS 6.267 ACRES.	
21	SUBJECT TO A 30 FOOT WIDE EASEMENT 15 FEET WIDE ON EACH	
22	SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A	
23	POINT WHICH IS NORTH 0D26' EAST 32.0 FEET FROM THE SOUTHWEST	
24	CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT	Exit
25	LAKE BASE AND MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH	
26	89D30' EAST 100 FEET, THENCE RIGHT ALONG THE ARC OF A 200.0	
27	FOOT RADIUS CURVE A DISTANCE OF 36.04 FEET (CHORD BEARS SOUTH	
28	75D50'13" EAST 35.99 FEET), THENCE LEFT ALONG THE ARC OF A	
29	200.0 FOOT RADIUS CURVE A DISTANCE OF 36.04 FEET (CHORD	
30	BEARS SOUTH 75D50'13" EAST 35.99 FEET), THENCE SOUTH	
31	89D30' EAST 220 FEET, MORE OR LESS, TO THE EXISTING PROPERTY	
32	LINE OF SOUTH OGDEN CITY.	

PROPERTY DESCRIPTION

Serial No. 07 080 0046 Acct 07-MAY-1979 Change Year and Code 79 R/P Area 5.89

* The following description *

* for taxation purposes only *

Remainder

Nbr.

Description

11	PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVY:
13	BEGINNING AT THE NORTHWEST CORNER OF SECTION 21; RUNNING
14	THENCE EAST 390 FEET; THENCE SOUTH 0228' WEST 658.6 FEET;
15	THENCE WEST 390 FEET; THENCE NORTH 658.6 FEET TO THE PLACE
16	OF BEGINNING.

PROPERTY DESCRIPTION

Serial No. 07 053 0055 Acre 15-MAR-1990 Change Year and Code 90 ORIG Acres 2.26

* The following description *

* for taxation purposes only *

Remember

Nbr.	Description
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
13	BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 5350 SOUTH
14	STREET AND THE WEST LINE OF ADAMS AVENUE SAID POINT BEING
15	1657.33 FEET NORTH 0D53'08" EAST ALONG THE SECTION LINE AND
16	68.00 FEET NORTH 89D06'52" WEST FROM THE SOUTHEAST CORNER OF
17	SAID SECTION 17; THENCE TWO (2) COURSES ALONG THE NORTH LINE
18	OF 5350 SOUTH STREET AS FOLLOWS: NORTH 89D06'52" WEST 433.00
19	FEET AND NORTHWESTERLY ALONG THE ARC OF A 516.06 (SHOULD BE
20	516.06 FEET) FOR RADIUS CURVE TO THE RIGHT 193.44 FEET (LONG
21	CHORD BEARS NORTH 78D22'38" WEST 192.31 FEET); THENCE NORTH
22	31D57'09" EAST 160.78 FEET; THENCE SOUTH 89D06'52" EAST
23	538.98 FEET TO THE LINE OF ADAMS AVENUE; THENCE SOUTH 0D53'08"
24	WEST 173.55 FEET ALONG SAID WEST LINE TO THE POINT OF
25	BEGINNING.

PROPERTY DESCRIPTION

Serial No: 07 037 0025 Date: 05-JAN-1994 Change Year and Code: 94 R/P Area: 1.15

* The following description *

* For taxation purposes only *

Remember

Nbr	Description
11	PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT THE SOUTHWEST CORNER OF SOUTH POINTE CONDOMINIUM
14	PHASE 4, RUNNING THENCE NORTH 89D10'29" EAST 36.80 FEET,
15	THENCE ALONG A 192.88 FOOT RADIUS CURVE TO THE LEFT A DISTANCE
16	OF 17.04 FEET TO THE NORTH LINE OF SOUTH POINTE CONDOMINIUM
17	PHASE 9, THENCE SOUTH 00D53'09" WEST 20.90 FEET, THENCE
18	SOUTH 89D06'52" EAST 160.00 FEET, THENCE SOUTH 221.45 FEET,
19	MORE OR LESS, THENCE NORTH 89D04'52" WEST 222.60 FEET TO THE
20	EAST LINE OF ADAMS AVENUE, THENCE NORTH 00D53'08" EAST
21	239.01 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

Serial No. 07 037 0005 AP OF 14-DEC-1994 Change Year and Code 94 R/P Acres 3.13

* The following description *

* for taxation purposes only *

Remember

Nbr.	Description
11	PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH,
12	RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT NORTH 0D26' EAST 700 FEET FROM THE
14	SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE
15	SOUTH 89D10'36" EAST 315.56 FEET TO THE SOUTHWEST CORNER OF
16	SOUTH POINT PHASE 15, A CONDOMINIUM, THENCE NORTH 01D14'32"
19	EAST 438.22 FEET, THENCE NORTH 89D04'52" WEST 325.41 FEET,
20	TO THE SECTION LINE, THENCE SOUTH 0D26' WEST 438.34 FEET
21	TO THE POINT OF BEGINNING.
22	SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY. A PART OF
23	THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE
24	1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING
25	AT A POINT WHICH BEARS NORTH 00D53'08" EAST 700.00 FEET ALONG
26	THE SECTION LINE AND SOUTH 89D01'36" EAST 315.56 FEET FROM
27	THE SOUTHWEST CORNER OF SAID QUARTER AND RUNNING THENCE NORTH
28	89D10'36" WEST 299.0 FEET, MORE OR LESS, TO THE EAST LINE OF
29	ADAMS AVENUE, THENCE NORTH 00D53'08" EAST 38.55 FEET ALONG
30	SAID EAST LINE, THENCE SOUTH 89D10'36" EAST 251.42 FEET, MORE
31	OR LESS, THENCE NORTH 43D13'15" EAST 66.21 FEET, TO THE WEST
32	LINE OF SOUTH POINT PHASE 15, A CONDOMINIUM, THENCE SOUTH
33	01D14'32" WEST 87.69 FEET TO THE POINT OF BEGINNING.



ADAMS AVENUE – RDA DESCRIPTIONS FOR STEPHENS PROPERTY

07-079 0001

PARCEL 1 - A 200 foot wide parcel of ground Southeasterly and contiguous to the Southerly line of the proposed Adams Avenue alignment more particularly described as follows:

Beginning at a point on a non-tangent curve to the right said point being West 37.54 feet and South 658.54 feet of the Northeast Corner of Section 20, T5N, R1W, SLB&M (Basis of Bearing: S 00°02'26" E from said corner along the Section Line); thence as follows:

- Southwesterly 378.69 feet along said curve to a tangent line (R=942.00' Delta=23°02'00", T=191.94', CH=376.15', CHB=S 50°02'56" W); thence
- S 61°33'56" W 596.55 feet; thence
- N 28°26'04" W 200.00 feet to the Southerly line of Adams Avenue proposed alignment; thence
- N 61°33'56"E 596.55 feet along said Southerly alignment to a tangent curve to the left; thence
- Northeasterly 120.76 feet along said curve and Southerly line to a non-tangent line (R=742.00', Delta=09°19'28", T=60.51', CH=120.62', CHB=N 56°54'12" E); thence
- S 89°57'33"E 282.53 to the point of beginning.

Area: 170,051 sq.ft. / 3.904 acres

07-079-0001 0025

PARCEL 2 – A 200 foot wide parcel of ground Northwesterly and contiguous to the Northerly line of the proposed Adams Avenue alignment more particularly described as follows:

Beginning at a point West 397.69 feet and South 332.16 feet of the Northeast Corner of Section 20, T5N, R1W, SLB&M (Basis of Bearing: S 00°02'26" E from said corner along the Section Line); thence as follows:

- S 00°30'27" W 280.77 feet to an non-tangent curve to the right on the Northerly line of Adams Avenue proposed alignment; thence
- Southwesterly 71.56 feet along said Northerly line to a tangent line (R=658.00', Delta=6°13'51", T=35.81', CH=71.52', CHB=S 58°27'015" W); thence
- S 61°33'56" W 596.55 feet along said Northerly line; thence
- N 28°26'04" W 200.00 feet; thence
- N 61°33'56" E 596.55 feet to a tangent curve to the left; thence
- Northeasterly 215.11 feet along said curve to the point of beginning (R=458.00', Delta=26°54'36", T=109.58', CH=213.14', CHB=N 48°06'38" E)

Area: 146,804 sq.ft. / 3.370 acres

E# 1511596 BK 1898 PG 1541

E# 1511597 BK 1898 PG 1569

5150 Washington Blvd.

Ogden, Utah 84405

Telephone (801) 476-0202

FAX (801) 476-0066



17 16

20 21

P.O.B.

P.O.B.

280.77'

S89°57'33"E

282.53'

PARCEL 1

170,051 sq. ft.
3.904 acres

PARCEL 2

146,804 sq. ft.
3.370 acres

N61°33'56"E

596.55'

S61°33'56"W

596.55'

N61°33'56"E

596.55'

S61°33'56"W

596.55'

N28°26'04"W

200.00'

200'

200'

E# 1511596 BK1898 PG1542

E# 1511597 BK1898 PG1570