

City of West Haven
4150 S 3900 W
West Haven, UT 84401
(801) 731-4519



W3110340

**NOTICE OF PENDENCY OF LIEN FOR NON-COMPLIANCE
CERTIFIED MAIL**

No. 7019 0160 0001 0756 1617

TO: CW Development Group LLC
1222 W Legacy Crossing Ste 6
Centerville, UT 84014

DATE: December 14th, 2020

SERIAL NUMBER: 08-02-0086

E# 3110340 PG 1 OF 2
LEANN H KILTS, WEBER COUNTY RECORDER
16-DEC-20 938 AM FEE \$.00 DEP DC
REC FOR: WEST HAVEN CITY

PROPERTY DESCRIPTION:

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST HAVEN, WEBER COUNTY, UTAH, U S SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH, BEING NORTH 0D49'47" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 89D23'54" WEST 478.54 FEET ALONG SAID NORTH LINE TO A POINT OF THE EASTERLY LINE OF LAYTON CANAL PROPERTY AS IT EXISTS AT A 50.00 FOOT HALF WIDTH; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE COURSES: NORTH 0D35'48" EAST 128.43 FEET TO A POINT OF CURVATURE; THENCE 99.83 FEET NORTHEASTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38D08'00" (LONG CHORD BEARS NORTH 19D39'48" EAST 98.00 FEET) TO A POINT OF TANGENCY; AND NORTH 38D43'48" EAST 910.97 FEET; THENCE SOUTH 89D42'13" EAST 1206.77 FEET; THENCE SOUTH 0D50'44" WEST 943.64 FEET TO AND ALONG THE WEST LINE OF MEADOWS AT WEST HAVEN P U D AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER TO A POINT ON THE NORTH LINE OF 4000 SOUTH STREET (SR-37) AS IT EXISTS AT A 33.00 FOOT HALF-WIDTH; THENCE NORTH 89D25'05" WEST 1318.64 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 37 KNOWN AS UDOT PROJECT NO. F-0037(12)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 33.00 FEET NORTH 0D49'47" EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE NORTH 89D23'54" WEST 478.54 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY BOUNDARY LINE OF THE LAYTON CANAL; THENCE NORTH 0D35'48" EAST 35.18 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE EASTERLY 240.40 FEET ALONG THE ARC OF A 9461.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 89D19'02" EAST FOR A DISTANCE OF 240.39 FEET); THENCE NORTH 51D30'06" EAST 47.99 FEET; THENCE NORTH 0D23'36" EAST 11.16 FEET; THENCE SOUTH 88D27'49" EAST 35.00 FEET; THENCE SOUTH 0D23'36" WEST 9.25 FEET; THENCE SOUTH 44D49'07" EAST 43.11 FEET; THENCE SOUTH 88D27'49" EAST 378.75 FEET; THENCE NORTH 49D10'02" EAST 38.58 FEET; THENCE SOUTH 88D27'49" EAST 88.00 FEET; THENCE SOUTH 46D05'08" EAST 38.57 FEET; THENCE SOUTH 88D27'49" EAST 277.74 FEET; THENCE NORTH 89D47'25" EAST 206.59 FEET; THENCE NORTH 48D36'23" EAST 45.45 FEET; THENCE SOUTH 89D23'35" EAST 47.00 FEET; THENCE SOUTH 49D27'20" EAST 37.49 FEET; THENCE SOUTH 89D25'13" EAST 336.51 FEET TO THE WESTERLY BOUNDARY LINE OF MEADOWS AT WEST HAVEN P.U.D., AS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 0D50'44" WEST 32.05 FEET TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89D25'05" WEST 1318.64 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 62,437 SQUARE FEET OR 1.433 ACRES. (2874514) LESS & EXCEPTING: COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF THE LAYTON CANAL, SAID POINT BEING 760.99 FEET NORTH 0D49'49" EAST ALONG THE SECTION LINE AND 51.40 FEET NORTH 89D10'11" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 38D43'48" EAST 266.26 FEET ALONG SAID SOUTHEASTERLY LINE TO THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 1, (BOOK 73 PAGE 62) THENCE SOUTH 89D42'13" EAST 1206.77 FEET ALONG SAID SOUTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF CAMBRIDGE ESTATES PHASE 2 (BOOK 74 PAGE 87) AND CAMBRIDGE ESTATES PHASE 3 (BOOK 75 PAGE 58) THENCE SOUTH 0D50'44" WEST 667.41 FEET, THENCE WEST 343.31 FEET, THENCE NORTH 11.00 FEET TO A POINT OF NON TANGENT CURVATURE OF WHICH THE RADIUS

POINT LIES NORTH, THENCE NORTHWESTERLY ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 21.99 FEET (CENTRAL ANGLE EQUALS 90D00'00" AND LONG CHORD BEARS NORTH 45D00'00" WEST 19.80 FEET) THENCE NORTH 00D01'59" EAST 199.86 FEET TO A POINT OF CURVATURE, THENCE NORTHWESTERLY ALONG THE ARC OF AN 88.11 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 138.43 FEET (CENTRAL ANGLE EQUALS 90'00"46" AND LONG CHORD BEARS NORTH 44D58'24" WEST 124.63 FEET) THENCE SOUTH 89D59'24" WEST 656.97 FEET TO A POINT OF A NON TANGENT CURVATURE OF WHICH THE RADIUS POINT LIES NORTH, THENCE WESTERLY ALONG THE ARC OF A 215.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 150.45 FEET (CENTRAL ANGLE EQUALS 40D00'00" AND LONG CHORD BEARS NORTH 70D00'00" WEST 147.41 FEET) 359.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.33 FEET (CENTRAL ANGLE EQUALS 02D26'37" AND LONG CHORD BEARS NORTH 51D13'18" WEST 15.33 FEET) TO THE POINT OF BEGINNING. LESS AND EXCEPTING: SALT POINT ROAD DEDICATION. DED PLAT 87-034 AND 035. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]

TO THE ABOVE NAMED INDIVIDUAL(S):

West Haven City, a municipal body corporate and politic, by and through its duly authorized agent below signed, Notifies and Advises you that the property listed below, and located within West Haven City, Utah, is subject to an action for a lien in the amount of \$425 because of your failure to: Comply with registered letters that had been sent to the property owners and had been returned to the City. As required by current law or Ordinance.

For: West Haven City

Date Filed w/Recorder: December 16, 2020

Prepared by: Marilyn Cook

By: Sharon Beres
Sharon Beres, Mayor

Attest:

Done this 15 day of December, 2020.

By: Emily Green
Emily Green, City Recorder

