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all Pleasant Creek Phase I

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CAROL DEAN PAGE, DAVIS CNTY RECORDER
1992 DEC 23 10:09 AM FEE .00 DEP CD
REC'D FOR CLEARFIELD CITY

RESOLUTION NO. 92R-4

SE-35 }
SW-36 } 5N-2W
Lots 1 & 39, Clearfield Villa

A RESOLUTION OF CLEARFIELD CITY, UTAH APPROVING THE RESCISON OF ORDINANCE 85-04, AN ORDINANCE ESTABLISHING RDA PROJECT AREAS NO. ONE, TWO, THREE, FOUR, AND FIVE.

WHEREAS, the City Council of Clearfield Utah by Ordinance No. 85-04 dated March 12, 1985 has adopted a Redevelopment Plan for the Redevelopment Project Areas one, two, three, four and five; and

WHEREAS, by ordinances the Clearfield City Council has established a new project area, and amended two existing project areas in accordance with Title, 17A, Chapter 2, Part 12, Utah Code Annotated 1953, as amended; and

WHEREAS, the City Council has held public hearings with the Clearfield Redevelopment Agency to consider any and all written and oral statements made at these hearings, regarding the adoption of these new project areas; and

WHEREAS, the City Council has taken appropriate action on all written and oral statements made at these hearings; and

WHEREAS, the City Council of Clearfield has requested the Redevelopment Agency and the Planning Commission conduct examinations, investigations and other negotiations with respect to the new and amended project areas.

NOW THEREFORE BE IT RESOLVED, by the Clearfield City Council that:

1. The Council rescind ordinance 85-04 dated March 12, 1985 which established RDA project areas one, two, three, four, and five as described in Attachment A of this resolution.
2. The City Council recognizes as its officially adopted project areas, those areas described in Attachment B of this resolution.
3. That a copy of this resolution as well as Resolution 92R-3 adopted by the RDA be forward to all taxing districts which are affected by the new and amended project areas.
4. That the Redevelopment Agency of Clearfield forward to the State Tax Commission and County Auditor a list of the property owners and their tax identification numbers, located in the new and amended project areas, and a letter requesting these properties to be listed as the official property included in the new project area, and amended project areas, and a request to delete from their records those project areas established prior to December 31, 1989.
5. This Resolution shall take effect immediately upon its adoption.

#1001706
Carol Deane Page
Resolving Recession Ord

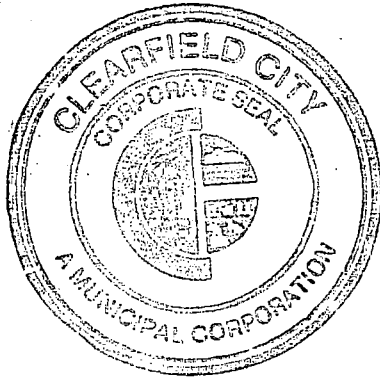
PASSED AND ADOPTED by the Clearfield City Council this 10th day of
March, 1992.

E 1009406 B 1567 P 675

Albert H. Smith
Mayor

ATTEST:

Richard B. Smith
City Recorder



~~DEED~~
(Legal Description)

"Northwest Freeport Center Expansion Area Redevelopment Survey Area"

Beginning at a point which is the intersection of the center lines of 200 South Street and 1000 West Street, (Clearfield City address coordinates) said point also being the northwest corner of the southwest quarter of Section 2, Township 4 North, Range 2 West Salt Lake Base and Meridian Survey, County of Davis, City of Clearfield, Utah; thence east along the center line of 200 South Street 2,484.25 feet, thence north 146.0 feet; thence west 133.0 feet; thence north 289.6 feet; thence east 683.7 feet more or less to the center line of the Denver and Rio Grande Western Railroad right-of-way; thence northwesterly along the center line of said railroad right-of-way 630.0 feet; thence east 33.0 feet more or less to the southwest corner of the Yorkshire Place amended Plat No. 1 Subdivision; thence east along the south boundary of said subdivision 486.93 feet; thence north along the east boundary of said subdivision 350.0 feet; thence east 1,179.3 feet more or less to the center line of the Union Pacific Railroad main track line; thence southeasterly 1,810 feet more or less along the center line of said railroad main line track to its intersection with the extended center line (extended northeasterly) of the Syracuse Branch, Oregon Shortline Railroad; thence southwesterly along said extended center line of said Syracuse Branch Railroad track 1,000 feet more or less to the center line point of tangency of said Syracuse Branch Railroad track; thence southwesterly along the center line of said Syracuse Branch Railroad track 3,242.0 feet; thence south 1,125.0 feet more or less to the south line of the southwest quarter of Section 2, said township and Range; thence west along said south quarter section line 600.0 feet more or less to the southwest corner of the Clearfield City owned parcel (12-021-0015); thence south 32 degrees east 212.19 feet; thence south 11 degrees 45 minutes east 1,836.13 feet; thence south 13 degrees 38 minutes east 339.25 feet; thence south 0 degrees 10 minutes west 328.67 feet; thence west 1,323.13 feet more or less to the center line of 1,000 West Street, said point also being the west line of Section 11 said Township and Range; thence north along said west line of said Section 11, 659.14 feet; thence east 327.2 feet; thence north 0 degrees 8 minutes 31 seconds east 459.4 feet; thence east 237.0 feet; thence north 199.75 feet; thence west 201.2 feet; thence north 0 degrees 8 minutes 31 seconds east 1,318.27 feet; thence west 365.0 feet more or less to the center line of 1000 West Street; thence north along said center line 1,625.0 feet; thence east 180.0 feet; thence north 100.0 feet; thence east 288.6 feet; thence north 400.0 feet; thence west 468.6 feet to the center line of said 1000 West Street; thence north along said center line 100.0 feet; thence east 183.0 feet; thence north 290.4 feet; thence west 183.0 feet to the center line of said 1000 West Street; thence north 133.0 feet to the point of beginning.

End.

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D. Wheelwright
7/10/89

Attachment "A"

Legal Description for Redevelopment Survey Area North Gateway/East Side Central business District Area.

Beginning at a point which is the northeast corner of the southwest quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian Survey, located in the City of Clearfield, County of Davis, Utah, said point also being the southwest corner of the intersection of 200 South Street and 500 East Street and thence east 60.0 feet more or less to the east line of 500 East Street; thence south along the east line of 500 East Street 2,200 feet more or less; thence west 100.0 feet more or less to the center line of U.S. Highway 91 (State Highway 126); thence northwesterly, along the center line of Highway 126, 1,530.0 feet more or less; thence northwesterly along said center line 1,340.0 feet more or less to a point on said center line and its intersection with the west extension of the south line of 200 South Street; thence northwesterly 1,280.0 feet more or less to the west line of the northwest quarter of said Section 1; thence north along said west line of said northwest quarter 430.0 feet; thence west 40.0 feet more or less to the northeast corner of the Davis County Recorders parcel #12-020-0021; thence west 521.0 feet; thence southwesterly 180.6 feet to the east line of the Union Pacific Railroad right-of-way; thence North 29°51' west 540.93 feet; thence north 30°14' west 390.0 feet; thence west 61.0 feet; thence northwesterly 515.0 feet more or less to the south line of 300 North Street; thence east along said south line of said Street 256.0 feet more or less to the southwest corner of the intersection of 250 North Street and 300 North Street; thence south and southeasterly along the west line of 350 North Street 300.0 feet more or less to the northwest corner of parcel #12-020-0044; thence south 180.1 feet; thence east 691.0 feet; thence north 105.0 feet; thence north 50.0 feet; thence east 150.0 feet; thence north 295.76 feet to the south line of 300 North Street; thence north 66.0 feet; thence east 23.0 feet; thence north 148.703 feet; thence east 62.997 feet; thence north 30.0 feet; thence west 4.0 feet; thence north 9.8 feet; thence north 463.0 feet; thence east 99.0 feet; thence north 125.0 feet; thence east 65.0 feet; thence north along the west line of said Highway 126, 350.0 feet; thence west 65.0 feet; thence north 125.0 feet; thence west 55.0 feet; thence north 50.0 feet; thence west 150.0 feet thence north 470.0 feet; thence north 50.0 feet to the north line of 650 North Street; thence east 70.0 feet; thence north 120.0 feet; thence west 151.0 feet; thence north 200.0 feet; thence east 15.0 feet; thence north 150.0 feet; thence northwesterly 80.0 feet more or less to the southeast corner of parcel #14-071-0025; thence north 267.05 feet more or less to the north line of the Clearfield City Corporate boundary, said north line also being the centerline of 800 North Street; thence east 420.0 feet more or less to the center line of said Highway 126, said center line also being the east line of the southeast quarter of Section 35, Township 5 North, Range 2 West; thence east 100.0 feet; thence South 247.5 feet; thence west 50.0 feet; thence southeasterly along the west line of the Davis and Weber Canal 220.0 feet; thence southeasterly along

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said canal west line 1,010.0 feet more or less to the north east corner of the Golden Park Subdivision plat; thence west 380.0 feet; thence south 162.56 feet more or less to the north line of Fern Drive (500 North Street); thence south 60.0 feet more or less to the northeast corner of parcel #14-094-0031; thence south 634.0 feet; thence east 12.0 feet; thence south 150.0 feet; thence east 50.0 feet; thence south 271.75 feet; then south 66.0 feet more or less to the south line of 300 north street, said point also being the northeast corner of parcel #12-005-0006; thence west 52.0 feet; thence south 7⁰11' west 97.97 feet; thence south 304.0 feet; thence south 24⁰56' west 108.0 feet more or less to the northeast corner of parcel #12-005-0045; thence south 24⁰56' west 103.67 feet; thence east 230.0 feet more or less to the northeast corner of parcel #12-001-0001; thence south 124.7 feet; thence south 187.5 feet; thence south 42.0 feet more or less to the south line of 100 North Street; thence west 65.0 feet more or less to the northwest corner of parcel #12-001-0145; thence south 264.0 feet; thence east 18.0 feet more or less to the northeast corner of parcel #12-001-0158; thence south 264.0 feet to the north line of Center Street; thence east along said north line of center street 1,190.0 feet more or less to the northwest corner of the intersection of center street and 300 East Street; thence east 45.0 feet more or less to the northeast corner of said intersection; thence east along said north line 1,110.0 feet more or less to the northwest corner of the intersection of Center Street and 500 East Street; thence south 40.0 feet more or less to the southwest corner of said intersection; thence west 1,545.0 feet more or less along the south line of Center Street to the northeast corner of parcel #12-001-0145; thence south 485.0 feet more or less to the northwest corner of parcel #12-001-0135; thence East 385.0 feet; thence north 50.0 feet to the northwest corner of parcel #12-001-0138; thence east 165.0 feet; thence south 572.0 feet more or less to the north line of 200 South Street; thence south 75.0 feet more or less to the south line of 200 South Street; thence west 227.0 feet more or less to the southwest corner of the intersection of 200 South Street and Marilyn Drive; thence south 128.0 feet along the west side of Marilyn Drive; thence southeasterly 73.3 feet along said west side of Marilyn Drive; thence southwesterly 34.56 feet; thence south 270.46 feet thence south 340 east 84.88 feet; thence north 89⁰51'30" east 929.44'; thence north 450.75 feet; thence southeasterly 235.0 feet more or less to the southeast corner of parcel #12-003-0139; thence north along the west line of 500 East Street 165.0 feet more or less to the Point of Beginning. Contains 96.0291 acres more or less of privately owned property.

D.L. Wheelwright
8-26-90

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A. Description of the Redevelopment Project Area

Legal description for West Side Central Business District Project Area:

Beginning at a point which is on the south line of the southeast quarter of Section 1, Township 4 North, Range 2 West, Salt Lake Base and Meridian Survey, located in the City of Clearfield, County of Davis, Utah, said point being East 220 feet more or less from the southwest corner of said southeast quarter, said Section 1, said point also being at the intersection of the southwest line of State Highway 126 (U.S. Highway 91) and said southline of said southeast quarter section thence east along said southline of said southeast quarter section 70.0 feet to the centerline of said Highway 126; thence northwesterly along said centerline of said Highway 126 a distance of 535.0 feet; thence northwesterly along the centerline of highway 126 1,530.0 feet; thence northwesterly 1,340.0 feet more or less to the northline of the southwest quarter section of said section 1; thence northwesterly along the centerline of said Highway 126 1,280.0 feet more or less to the intersection of said highway centerline and the westline of the northwest quarter of said section 1; thence north along said westline of said northwest quarter 430.0 feet; thence west 40.0 feet to the westline of said highway 126; thence west 521.0 feet; thence southwesterly 180.6 feet more or less to the northwest corner of the Davis County Recorder's Parcel #12-020-0076; thence southwesterly 210.0 feet more or less to the southwest line of the Union Pacific Railroad property line; thence south 29°56' East 500.0 feet along said Railroad property southwest line; thence northeasterly 210.0 feet to the northeast line of said Railroad property; thence southeasterly along said Railroad property northeast line 232.4 feet; thence southeasterly along said northeast line of said railroad property 600.0 feet more or less to the south corner of parcel #12-020-0034; thence south along the west line of Main Street 150.0 feet more or less to the south line of the northeast quarter of Section 2 township 4 North, Range 2 West; thence west along the southline of the Northeast quarter of said section 2, a distance of 180.0 feet; thence southeasterly along the southwest line of the southeast leg of 200 South Street 420.0 feet more or less to the eastline of the southeast quarter of said section 2, thence south along said eastline of said southeast quarter, (said eastline also being the centerline of Main Street) 2,257.25 feet more or less to the southwest corner of the southwest quarter of Section 1, Township 4 North, Range 2 West, SLB&M; thence east along the south line of said southwest quarter of said Section 1 (said southline also being the centerline of 700 South Street) 1,530.0 feet to the southline of the southwest quarter of said section 1 at its intersection with the eastline of the Union Pacific Railroad property; thence east along said southline 1,125.0 feet more or less to the southeast corner of said quarter section; thence east 220.0 feet more or less to the point of beginning. Contains 89.7445 acres of privately owned real property. Excluded

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from the above legal description is that portion of the state assessed property owned by the Union Pacific Railroad and the Oregon Short Line Railroad lying South of the center-of-section line running through the center of Section 1, Township 4 North, Range 2 West, SLB&M Survey, said center-of-section line also being the centerline of 200 South Street, except the perscriptively held by right of use claimed right-of-ways for the present 200 South Street and Main Streets which bisect the Railroad owned property. Contains 90.2945 Acres of privately owned real property.

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DAVIS COUNTY

CLEARFIELD CITY - REDEVELOPMENT PROJECT - Area #1: Ord. no. 85-04 dated March 12, 1985. Recording No. 7022 86 dated May 17, 1985.

AREA #1: Beginning at the Northwest corner of Section 1 T4N, R2W, SLB&M and in the intersection of 300 North and SR-126 (Main Street); thence East 265 feet M/L along 300 North Street to the Northeast corner of the back property at 45 North Lakeview Drive; thence South Westerly 160 feet, M/L, along East property line of said property to the center line of North Lakeview Drive; thence Southerly 305 feet M/L, along the center line of the Street to the center of the existing culdesac; thence Southwesterly 150 feet M/L, along the East property line of 28 South Lakeview Drive to the back property line; thence Easterly 225 feet M/L; thence southerly 335 feet M/L, to the center line of 100 North Street; thence Westerly 60 feet M/L along the center line of the said Street; thence Southerly 290 feet M/L; thence Easterly 17.55 feet M/L to the North East property corner of 57 Center Street; thence Southerly 290 feet M/L along the East property line of 57 Center Street to the center line of said Center Street; thence Easterly 776 feet M/L along said Center Street to the Northwest property corner of the Wasatch Elementary School; thence Southerly 432.25 feet M/L, to the Southwest property corner of said Wasatch Elementary School; thence S 89°41' W 780.52 feet M/L along the South boundary line of Clearfield City Corporation to the East R/W line of Sr-126; thence Southeasterly 740 feet M/L to the section and center line of 200 South Street; thence Westerly 740 feet M/L along the said center line of 200 South Street to the center of said section 1, and to the center line of Main Street; thence N 0°13'20" E, 2632.23 feet M/L along Main Street to the point of beginning.

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CLEARFIELD CITY - ESTABLISHED REDEVELOPMENT PROJECT: Area #2 Ord. No. 85-04 dated March 12, 1985. Recording No. 702286 dated May 17, 1985.

AREA # 2: Beginning at the Northeast 1/4 corner of Section 2, T4N, R2W, SLB&M: thence South along Main Street 5 blocks of 2640 feet, M/L, to the East 1/4 corner of section 1 or 200 South Street; thence West 40 feet, M/L.

Beginning at the Northeast 1/4 corner of Section 2, T. N.; R2W, SLB&M; thence South along Main Street 5 blocks or 2640 feet, M/L, to the East 1/4 corner section 1 or 200 South Street: thence West 40 ft, M/L, to the East R/W line of the Union Pacific Railroad; thence along East R/W line Northwesterly 1525 feet M/L; thence West 790 feet M/L; thence North 660 feet M/L; thence West 1150 feet M/L to the West R/W line of 500 West Street; Thence North 660 feet M/L to the center or 300 North Street and the North line of said section 2; thence Easterly 1998 feet M/L along 300 North Street to the East R/W line of 75 West street; thence Northerly 112.2 feet M/L along the East R/W line of said street; thence Northeasterly 81.75 feet M/L along said R/W line; thence Easterly 161.96 feet M/L along the North property line; thence Northerly along the back lot line 453.2 feet M/L; thence East 164 feet M/L to the West R/W line of SR-126 or Main Street; thence Northerly along said R/W line 650 feet M/L, to the back lot line, North property line, of North Villa Drive; thence West along the back lot lines or North property line 300 feet M/L; thence Northerly along the back lot lines 515 feet M/L; to the center line of 650 North Street; thence East along said 650 North Street; 650 feet M/L, to a point in the center of said 650 North Street; thence Southerly 590 feet M/L, along the West R/W line of the Davis/Weber County Canal; thence, Westerly 405 feet M/L, along the back lot lines or North property line of 550 North Street; thence Southerly 1320 feet M/L, along the back lot lines or East Property line of the properties located on the East side of SR-126 or Main Street to the center line of 300 North or the South section 36 T4N, R2W SLB&M; thence West 255 feet M/L, to the Southwest corner of said Section 36 and the Northeast corner of said section 2, T4N, R2W, SLB&M and to the beginning.

The above described parcel contains 98.91 acres.

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CLEARFIELD CITY - ESTABLISHED REDEVELOPMENT PROJECT - Area #3. Ord. no 85.04 dated March 12, 1985. Recrding no., 702286 dated May 17, 1985.

AREA #3: Beginning at the West 1/4 corner of Section 1, T1N, R2W, SLB&M; thence East 1.2 blocks or 775 feet M/L, along 200 South Street to the intersection of SR-126; thence Southeasterly 5.3 blocks or 3480 feet M/L, along SR-126 to 700 South Street; thence Westerly 2.2 blocks or 1465 feet M/L, along 700 South Street to the Easterly R/W line of the Union Pacific Railroad tracks; thence Northwesterly 2175 feet M/L along said Union Pacific Railroad R/W to the center ofc 350 West Street; thence Westerly 410 feet M/L, to Main Street; thence Northerly 430 feet M/L, to the Union Pacific Railroad Supr Track and said railroad R/W Northwesterly 475 feet M/L, to the center of 200 South Street; thence Easterly 370 feet M/L, to the beginning
The above described parcel contains 77.36 acres.

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EXHIBIT A

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DAVIS COUNTY

CLEARFIELD CITY - ESTABLISHED REDEVELOPMENT PROJECT - Area #4 Ord. no 85-04 dated March 12, 1985. Recrding no. 702286 dated May 17, 1985.

AREA #4: Beginning at the South 1/4 corner of "Section 11, T4N, R2W, SLB&M; thence Easterly 1270 feet, M/L; along 1700 South Street; thence Northwesterly 350 feet, M/L, along 3rd Street in Freeport Center; thence Northeasterly 270 feet, M/L, along B Street in said Freeport Center; thence Northwesterly 740 feet, M/L the center of C Street; thence Southwesterly 1600 feet, M/L, along C Street, thence Southeasterly 310 feet, M/L to the center of 1700 South Street; thence Easterly 240 feet, M/L, to the point of beginning. The above described parcel contains 25.67 acres.

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CLEARFIELD CITY-ESTABLISHED REDEVELOPMENT PROJECT - Area #5 Ord no 85.04 dated March 12, 1985. Recording no. 702286 dated May 17, 1985.

AREA #5: Beginning at the South 1/4 corner of Section 1, T4N, R2W, SLB&M approximately 300 feet East and in the intersection of 700 South Street and SR-126; thence Northwesterly along Sr-126 2.63 blocks or 1735 feet, M/L, to 450 South Street; thence East along 450 South Street 3.64 blocks or 2400 feet, M/L, to 800 East Street; thence South along 800 East Street 2 blocks or 1320 feet, M/L, to 700 South Street; thence West along 700 South Street 2 blocks or 1320 feet, M/L, to SR-126 and the point of beginning.
The above parcel contains 56.31 Acres.

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AMENDED CLEARFIELD REDEVELOPMENT PROJECT AREA NO. 2 AND NO. 3 - ORDINANCE NO. 88-2, DATED JANUARY 26, 1988. RECORDING NO. 814434, DATED JANUARY 27, 1988.

AREA NO. 2 - BEG AT THE NE 1/4 COR OF SEC 2, T4N, R2W, SLB&M; TH S ALONG MAIN STREET 5 BLKS OR 2640 FT M/L TO THE E 1/4 COR OF SEC 1 OR 200 SOUTH STREET; TH W 40 FT M/L TO THE E R-O-W LN OF THE UNION PACIFIC RAILROAD; TH ALONG E R-O-W LN NW'LY 1525 FT M/L; TH W 790 FT M/L; TH N 660 FT M/L; TH W 1150 FT M/L TO THE W R-O-W LN OF 500 WEST STREET; TH N 560 FT M/L TO THE CENTER OR 300 NORTH STREET AND THE N LN OF SD SEC 2; TH E'LY 1998 FT M/L ALONG 300 NORTH STREET TO THE E R-O-W LN OF 75 WEST STREET; TH N'LY 112.2 FT M/L ALONG THE E R-O-W LN OF SD STREET; TH NE'LY 81.75 FT M/L ALONG SD R-O-W LN; TH E'LY 161.95 FT M/L ALONG THE N PROPERTY LN; TH N'LY ALONG THE BACK LOT LN 453.2 FT M/L; TH E 164 FT M/L TO THE W R-O-W LN OF SR-126 OR MAIN STREET; TH N'LY ALONG SD R-O-W LN 650 FT M/L TO THE BACK LOT LN, NORTH PROPERTY LN, OF NORTH VILLA DRIVE; TH W ALONG THE BACK LOT LNS OR NORTH PROPERTY LN 300 FT M/L; TH N'LY ALONG THE BACK LOT LNS 515 FT M/L TO THE CENTER LN OF 650 NORTH STREET; TH E ALONG SD 650 NORTH STREET; 650 FT. M/L TO A PT IN THE CENTER OF SD 650 NORTH STREET; TH S'LY 590 FT M/L ALONG THE W R-O-W LN OF THE DAVIS/WEBER COUNTY CANAL; TH W'LY 405 FT M/L ALONG THE BACK LOT LN OR NORTH PROPERTY LN OF 550 NORTH STREET; TH S'LY 1320 FT M/L ALONG THE BACK LOT LN OR E PROPERTY LN OF THE PROPERTIES LOCATED ON THE E SD OF SR-126 OR MAIN STREET TO THE CENTER LN OF 300 NORTH OR THE S SEC 36, T4N, R2W, SLB&M; TH W 255 FT M/L TO THE SW COR OF SD SEC 36 AND THE NE COR OF SD SEC 2, T4N, R2W, SLB&M AND TO THE BEG. CONT. 98.91 ACRES.

AREA NO. 3 - BEG AT THE W 1/4 COR OF SEC 1, T4N, R2W, SLB&M; TH E 1.2 BLKS OR 775 FT M/L ALONG 200 SOUTH STREET TO THE INTERSECTION OF SR-126; TH SE'LY 5.3 BLKS OR 3480 FT M/L ALONG SR-126 TO 700 SOUTH STREET; TH W'LY 2.2 BLKS OR 1465 FT M/L ALONG 700 SOUTH STREET TO THE E'LY R-O-W LN OF THE UNION PACIFIC RAILROAD TRACKS; TH NW'LY 2175 FT M/L ALONG SD UNION PACIFIC RAILROAD R-O-W TO THE CENTER OF 350 WEST STREET; TH W'LY 410 FT M/L TO MAIN STREET; TH N'LY 430 FT M/L TO THE UNION PACIFIC RAILROAD SPUR TRACK AND SD RAILROAD R-O-W NW'LY 475 FT M/L TO THE CENTER OF 200 SOUTH STREET; TH E'LY 370 FT M/L TO THE BEG. CONT. 77.36 ACRES

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