

MAIL TAX NOTICES TO
1848 WILSON AVE
SALT LAKE CITY, UT. 84118



W3076491

EH 3076491 PG 1 OF 8
LEANN H KILTS, WEBER COUNTY RECORDER
13-AUG-20 446 PM FEE \$40.00 DEP PV
REC FOR: BILL KNOWLTON

QUIT CLAIM DEED AND AGREEMENT FOR DEVELOPMENT OF LAND

SLOW BLVD, LLC

_____, Grantor(s) of Ogden City,
County of Weber, State of Utah, hereby quitclaim(s) all of its right, title and interest to

SLOW BLVD, LLC

_____, Grantee(s) of

_____, Ogden, County of Weber, State of

(Street address)

Utah, for the sum of one dollar (\$1.00) and other goods and valuable consideration of the following described tracts of land in WEBER County, State of Utah:

All of Parcel ID number(s) 04-058-0018, 04-058-0016, 04-058-0068, 04-058-0052, 04-058-0069, 04-058-0006 & 04-058-0007

In Ogden City, Weber County, Utah; to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

The new boundaries for the combined parcel is described as follows:

See Exhibit "B" attached hereto and incorporated herein by reference

To be held hereafter in common ownership, unless subsequently subdivided in accordance with the requirements of law.

WITNESS the hand of said GRANTOR, this 28TH day of JULY, 2020.

GRANTOR(S): SLOW BLVD, LLC, a Utah limited liability company

By: Bill Knowlton

Name/Title: Owner

ACKNOWLEDGMENT

(Owner/Developer)

EH 3076491 PG 2 OF 2

(Complete only if Individual)

State of Utah)
): §
County of Weber)

On the _____ day of _____, 20____, personally appeared before me _____

_____, the signer(s) of the foregoing instrument, who
duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC

My commission expires:

_____ Residing in _____ County

(Complete only if OWNER is another type of entity, such as an LLC or Trust)

STATE OF Ut)
COUNTY OF Ut) §

On this 28th day of JULY, 2020, personally appeared before me, the undersigned notary,
WILLIAM R KNOWLTON, who being by me duly sworn did say that he/she is the
OWNER of SLOW BLVD, LLC, a
UTAH LIMITED LIABILITY CO., and that the foregoing instrument was signed in behalf of said
entity, and he/she acknowledged to me that said entity executed the same.



Gretchen F Gordon
NOTARY PUBLIC

My commission expires:

7-1-2021

Residing in UTAH County

EXHIBIT A

Existing Parcel(s)

04-058-0018

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING 3.4 RODS SOUTH AND 10 RODS WEST FROM THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST 16.66 RODS; THENCE SOUTH 3 RODS; THENCE EAST 16.66 RODS; THENCE NORTH 3 RODS TO BEGINNING.

04-058-0068

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 50.00 FEET SOUTH 00D58'00" WEST FROM THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6, RUNNING THENCE SOUTH 00D58'00" WEST 55.43 FEET ALONG THE WEST RIGHT OF WAY LINE OF WASHINGTON BOULEVARD, THENCE NORTH 89D03'08" WEST 331.84 FEET TO AN EXISTING FENCE LINE, THENCE NORTH 00D08'14" WEST 105.45 FEET ALONG SAID FENCE LINE TO GRANTORS NORTH PROPERTY LINE, THENCE SOUTH 89D03'08" EAST 183.87 FEET ALONG SAID NORTH PROPERTY LINE, THENCE SOUTH 00D58'00" WEST 50.00 FEET, THENCE SOUTH 89D03'08" EAST 150.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE CENTERLINE OF GRANT AVENUE FROM 30TH STREET TO 29TH STREET ASSUMED TO BEAR NORTH 00D58'00" EAST. CONTAINING 0.633 ACRES.

04-058-0016

PART OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID LOT 6, AND RUNNING THENCE SOUTH 50 FEET, THENCE WEST 150 FEET; THENCE NORTH 50 FEET, THENCE EAST 150 FEET TO THE PLACE OF BEGINNING.

04-058-0052

PART OF LOT 36, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36, RUNNING THENCE SOUTH 54.5 FEET; THENCE WEST 182.8 FEET; THENCE NORTH 54.5 FEET; THENCE EAST 182.8 FEET TO THE PLACE OF BEGINNING.

04-058-0006

PART OF LOT 36, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 182.8 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 36, AND RUNNING THENCE WEST 179 FEET, THENCE SOUTH 104.5 FEET, THENCE EAST 179 FEET, THENCE NORTH 104.5 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO A PERPETUAL RIGHT-OF-WAY FOR PURPOSES OF INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, OGDEN CITY, WEBER COUNTY, UTAH, 311 FEET EAST OF THE EAST LINE OF GRANT AVENUE, AND RUNNING THENCE EAST 16 FEET, THENCE NORTH 235.64 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 36, THENCE WEST 16 FEET, THENCE SOUTH 235.64 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

04-058-0006

PART OF LOTS 26 AND 36, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING 264.8 FEET WEST FROM THE INTERSECTION OF THE WEST LINE OF WASHINGTON AVENUE AND THE NORTH LINE OF 30TH STREET, RUNNING THENCE NORTH 130 FEET; THENCE WEST 37 FEET; THENCE SOUTH 130 FEET; THENCE EAST 37 FEET TO THE PLACE OF BEGINNING.

04-058-069

A PORTION OF THE GRANTOR'S PROPERTY AS DEFINED IN THAT CERTAIN WARRANTY DEED, RECORDED MARCH 22, 2019, AS ENTRY NUMBER 2970929, ON FILE AT THE WEBER COUNTY, UTAH RECORDER'S OFFICE, SAID PORTION LYING WITHIN LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, SITUATE IN SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 6.0" OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 29TH STREET AND WASHINGTON BOULEVARD, THENCE ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD SOUTH 00°58'00" WEST 369.30 FEET; THENCE DEPARTING SAID MONUMENT LINE NORTH 89°03'40" WEST 56.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 6, BLOCK 10, SOUTH OGDEN SURVEY, ON FILE AT THE WEBER COUNTY, UTAH SURVEYOR'S OFFICE; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6 NORTH 89°03'40" WEST 334.19 FEET TO A SIX FOOT TALL BARBED-WIRE FENCE AND THE POINT OF BEGINNING.

THENCE DEPARTING THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6 SOUTH 00°18'31" EAST 22.87 FEET ALONG SAID BARBED-WIRE FENCE; THENCE DEPARTING SAID BARBED-WIRE FENCE NORTH 89°11'27" WEST 106.39 FEET TO AND ALONG THE FACE OF AN OVERHANG OF AN EXISTING BUILDING TO THE WEST LINE OF SAID LOT 6; THENCE ALONG SAID WEST LINE NORTH 00°58'00" EAST 23.10 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 6 AND THE GRANTOR'S NORTH PROPERTY LINE; THENCE ALONG SAID SOUTH LINE OF THE NORTH HALF AND GRANTOR'S NORTH PROPERTY LINE SOUTH 89°03'40" EAST 105.88 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
Newly Combined Parcel

A part of lots 6, 26, and 36 of Block 10, South Ogden Survey, being a part of the Southeast Quarter of Section 32, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah

Beginning at a point on the West right-of-way line of Washington Boulevard (Highway 89), which point is 105.38 feet South $0^{\circ}58'05''$ West along said West line from the Northeast corner of said Lot 6, Block 10, South Ogden Survey; running thence South $0^{\circ}58'05''$ West 159.88 feet along said West line of Washington Boulevard; thence North $89^{\circ}03'08''$ West 182.80 feet; thence South $0^{\circ}58'05''$ West 49.99 feet; thence North $89^{\circ}03'08''$ West 82.00 feet; thence South $0^{\circ}58'05''$ West 130.00 feet to the North right-of-way line of 30th Street (SR-79); thence North $89^{\circ}03'08''$ West 37.00 feet along said North line; thence North $0^{\circ}58'05''$ East 130.00 feet; thence North $89^{\circ}03'08''$ West 60.00 feet; thence North $0^{\circ}58'05''$ East 104.53 feet to the South line of said Lot 6; thence South $89^{\circ}02'45''$ East 29.96 feet along said South line; thence North $0^{\circ}08'06''$ West 105.36 feet; thence North $89^{\circ}03'03''$ West 106.11 feet to the West line of said Lot 6; thence North $0^{\circ}58'03''$ East 49.66 feet along said West line; thence South $88^{\circ}58'48''$ East 274.98 feet; thence South $0^{\circ}58'05''$ West 49.32 feet; thence South $89^{\circ}03'03''$ East 165.00 feet to the point of beginning.

Contains: 82,164 square feet or 1.886 acres



Unplatted Parcel Combination Application

INVOICE# 00011654
 Predev 000098-2020

Ogden City Development Services
 2549 Washington Blvd. Suite 240
 Ogden, Utah 84401
 (801) 629-8930

Please print legibly and complete all areas:

Applicant Information

Name: Bill Knowlton for SLOW BLVD, LLC

Address: 1848 Wilson Ave

City: Salt Lake City

State: Utah

Zip: 84108

Phone: 480-212-6553

E-mail: bill@knowltondevelopment.com; jfelt@silverpeakeng.com

When a parcel combination can be considered:

- No new dwelling lot or housing unit results from the proposed parcel combination;
- The parcel combination does not result in remnant land that did not previously exist; and
- The parcel combination does not result in violation of applicable zoning requirements
- The property owners that will be subject to the parcel combination consent to the proposed combination, and the deed has been properly executed and acknowledged for recording purposes.
- The approved deed is recorded at the Weber County Recorder's office.

The Parcel combination form can be used to assist you in combining two or more adjacent parcels held in common ownership. This approach may be used for parcels that were previously created by a metes and bounds description under a deed, but will not be effective for lots established by a subdivision plat. (Nothing in this process is intended to restrict a person from effecting the combination outside of this process and then submitting proof of compliance to the City.)

Submittal Checklist

- A copy of the ownership plat with the parcels to be combined highlighted and including the parcel numbers
- The completed deed(s) provided by Ogden City with legal descriptions of the existing parcels and of the combined parcels as they would exist if the parcel combination is approved
- Map or drawing showing existing parcels and how the parcels will appear after the proposed combination
- FEE: \$25

Petition

I/We, Bill Knowlton for SLOW BLVD, LLC, the undersigned petitioners, re-

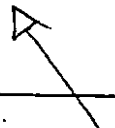
quest approval of deeds effecting a combination of 7 parcels located at 2947, 2953 & 2961 Washington Blvd.

(addresses, separated by a comma) Ogden, Utah,

referred to as parcel number(s) 04-058-0018, 04-058-0016, 04-058-0068, 04-058-0052, 04-058-0069, 04-058-0006 & 04-058-0007

(parcel numbers, separated by a comma)

as shown on the accompanying map.



| Name | Signature | Date | Address |
|---|-----------|----------|----------------------|
| Bill Knowlton for SLOW BLVD, LLC OWNER | | 07/29/20 | PARCELS LISTED ABOVE |
| | | | |
| | | | |
| | | | |
| | | | |

Staff Use Only

Conditions of Approval:

Approved:

Greg Montgomery 8/13/20
Community Development Director or his designee date

Jarvis Anderson 8/10/20 SP
City Engineer date

[Signature] 8/13/20
City Attorney date

OGDEN CITY APPROVAL

This lot combination effected in the above deed(s) is hereby approved by the Community Development Director or Director's Designee of Ogden City, in accordance with the Ogden City Ordinance and the requirements of State law, this 13 day of August, 2020

ATTEST:

Tracy Hanson
City Recorder

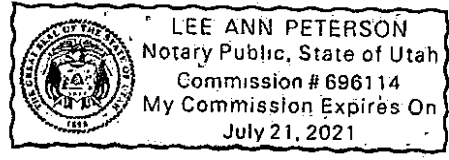


OGDEN CITY, a municipal corporation
By Greg Montgomery
Community Development Director or Director's designee

ACKNOWLEDGEMENT

STATE OF UTAH)
 : §
COUNTY OF WEBER)

On this 13th day of August, 2020, personally appeared before me Greg Montgomery Community Development Director or Director's Designee, and the City Recorder, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



Lee Ann Peterson
NOTARY PUBLIC

My Commission Expires:

DT-21-21

Residing in Weber County, Utah.

LOTS 6, 7 & PART OF LOTS 10, 11, 26 & 36, BLOCK 10; SOUTH OGDEN SURVEY

58

CHILDS ADDITION

BLOCK 4
IN OGDEN CITY
SCALE 1" = 50'

TAXING UNIT: 25

29TH

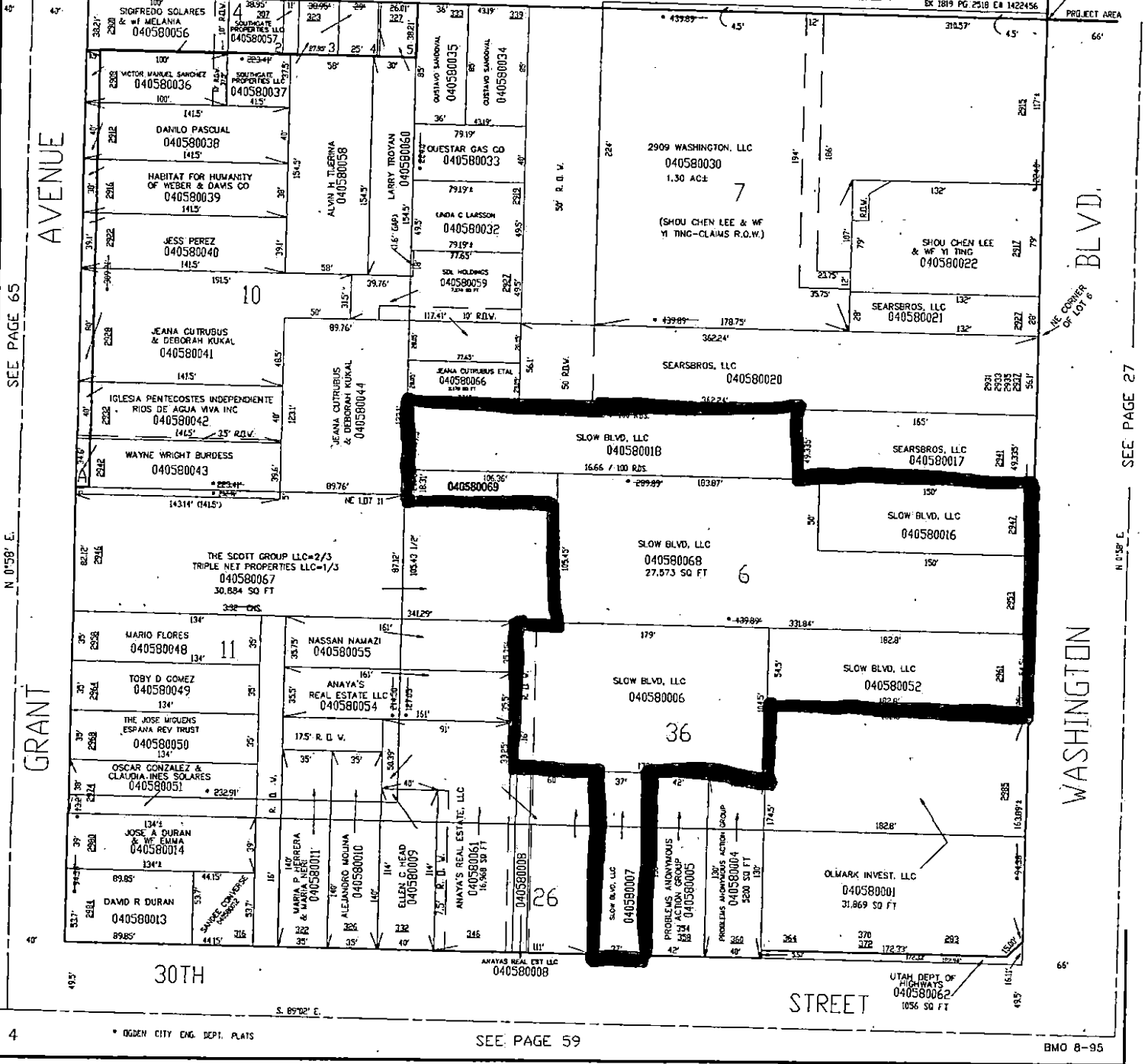
SEE PAGE 41

STREET

VACATED 70-AUG-96
EX 1819 PG 2518 EA 1422456

7.5' S. FROM
NE COR LOT 7

PROJECT AREA



SEE PAGE 65

N 0°59' E.

GRANT AVENUE

BLVD.

SEE PAGE 27

N 0°59' E.

WASHINGTON BLVD.

STREET

UTAH DEPT OF
HIGHWAYS
040580062
1056 SQ FT

4

OGDEN CITY ENG. DEPT. PLATS

SEE PAGE 59

BMO 8-95