



ORDINANCE NO. 24-3

AN ORDINANCE ADOPTING THE AMENDED CITY CENTER REDEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF ROY CITY, AS THE OFFICIAL REDEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Redevelopment Agency of Roy City (the "Agency"), having prepared an Amended Project Area Plan (the "Plan") for the City Center Redevelopment Project Area (the "Project Area"), which removed four parcels from the Original Project Area which are now part of the Roy 1900 Southeast Community Reinvestment Area, the removed parcel list is attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-2-103 and 17C-2-110, adopted the Plan as the Official Redevelopment Plan for the Project Area attached hereto as **EXHIBIT B**; and

WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before an amended redevelopment project area plan approved by an agency under UCA § 17C-2-110 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-2-110; and

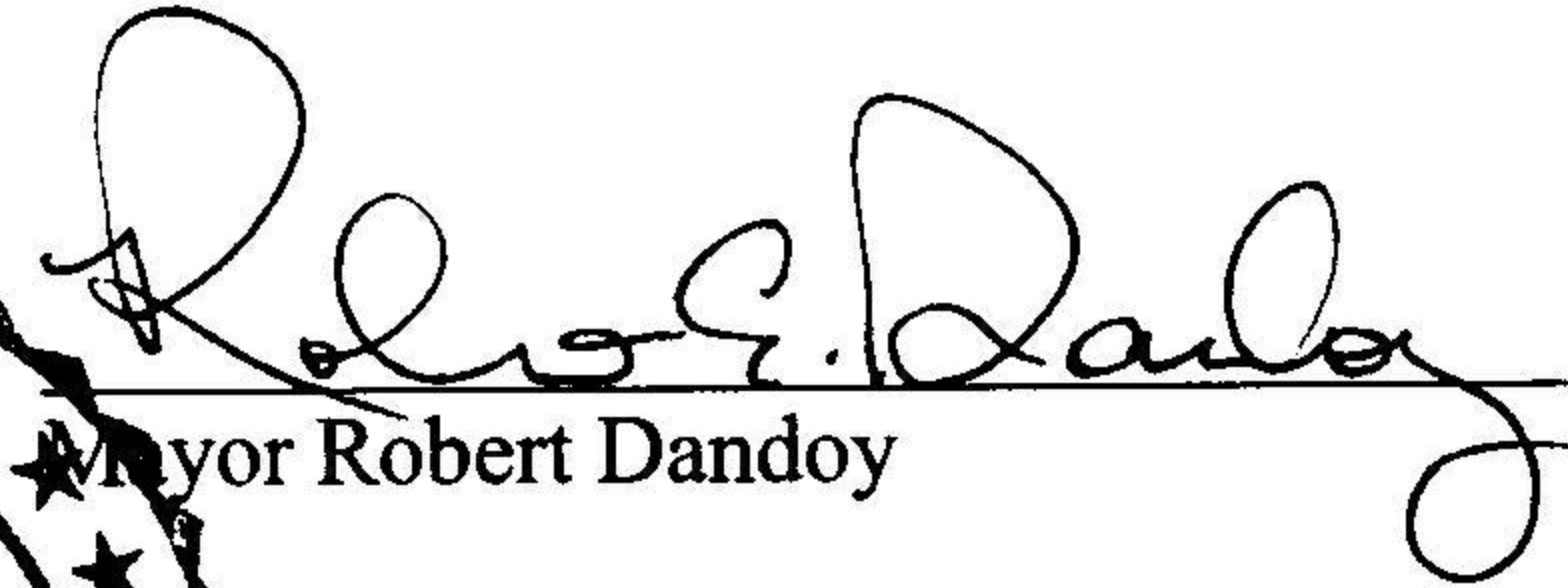
WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of an amendment to a redevelopment project area plan under UCA § 17C-2-110, 17C-2-108, and 17C-2-109.

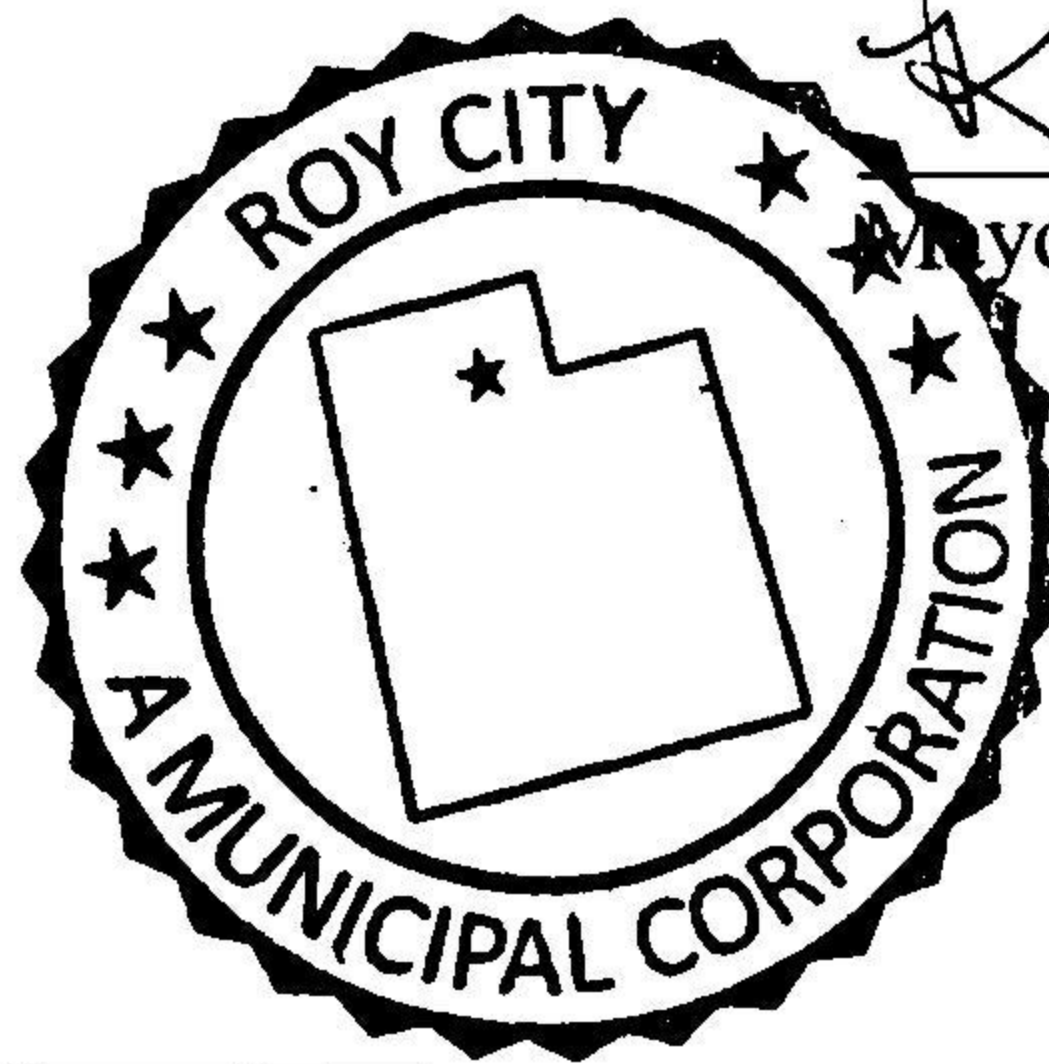
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ROY CITY AS FOLLOWS:

1. The City of Roy hereby adopts and designates the Amended Project Area Plan, as approved by the Agency Board, as the official plan for the Project Area (the "Official Plan").
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-2-108, whereupon the Official Plan shall become effective pursuant to UCA § 17C-2-108(2).
3. Pursuant to UCA § 17C-2-108(4), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect upon publication.


PASSED AND ADOPTED BY THE CITY COUNCIL OF ROY CITY, STATE OF UTAH, ON THIS 20TH DAY OF FEBRUARY 2024.

ROY CITY


Mayor Robert Dandoy



Attest:


Brittany Fowers, City Recorder

Councilmember Saxton "Aye"
Councilmember Jackson "Aye"
Councilmember Sophie Paul "Aye"
Councilmember Scadden "Aye"
Councilmember Joe Paul "Aye"

Exhibit A

PROJECT AREA PARCELS REMOVED

Parcel_ID	Owner	Acres
09-101-0005	Utah Department of Transportation	0.47
09-101-0019	Utah Department of Transportation	0.09
09-340-0003	RC Centre LC	0.55
09-340-0006	RC Centre LC	0.53
Total		1.64

Exhibit B

AMENDED PROJECT AREA PLAN

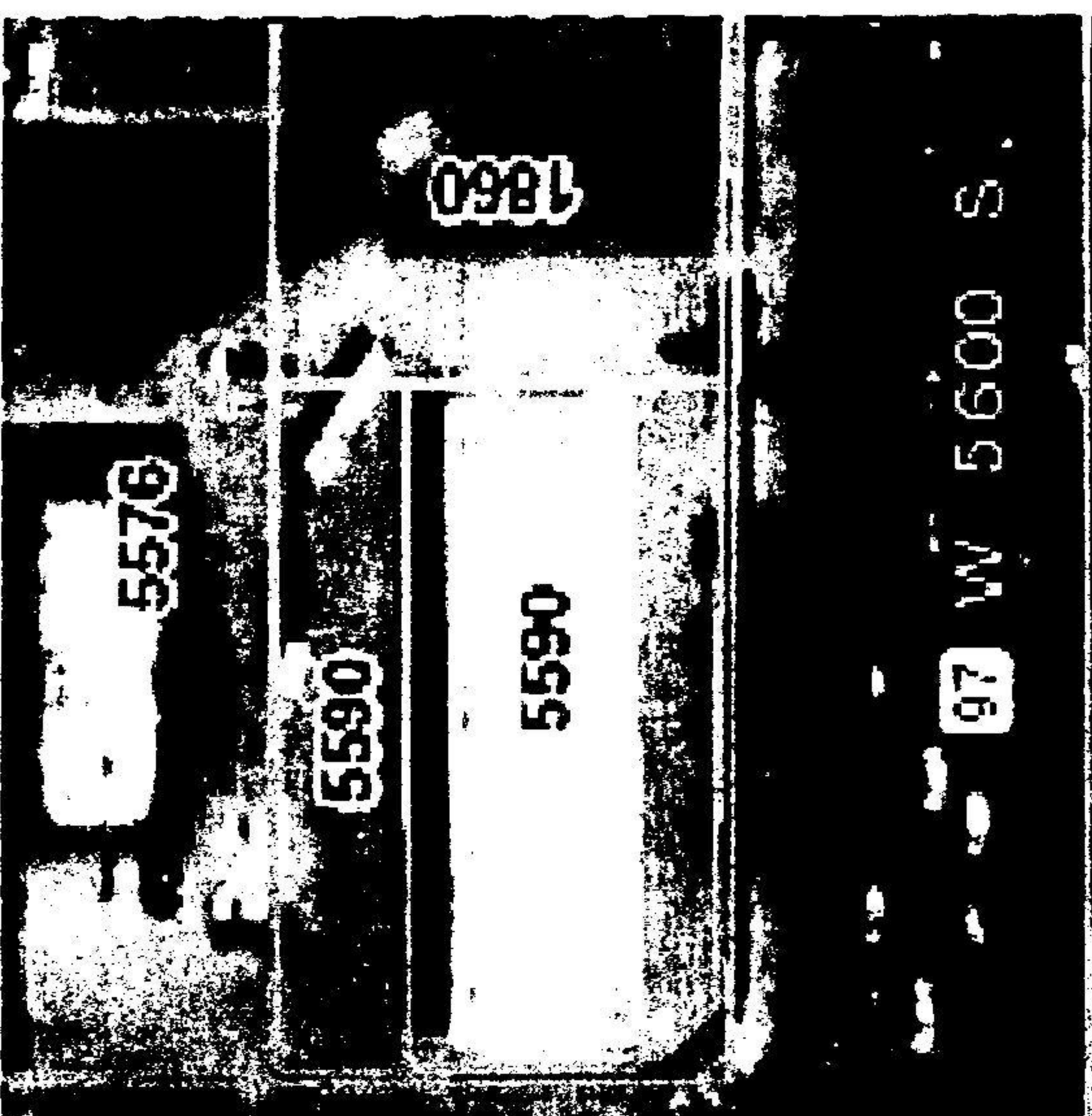
Amendment #1 to City Center Redevelopment Project Area

Pursuant to Utah Code Annotated (“UCA”) § 17C-2-110, the City Center Redevelopment Project Area (the “Project Area”) within Roy City (the “City”) is amended to remove the following parcels, as they are part of the Roy 1900 Southeast Community Reinvestment Area and are no longer necessary to the Project Area.

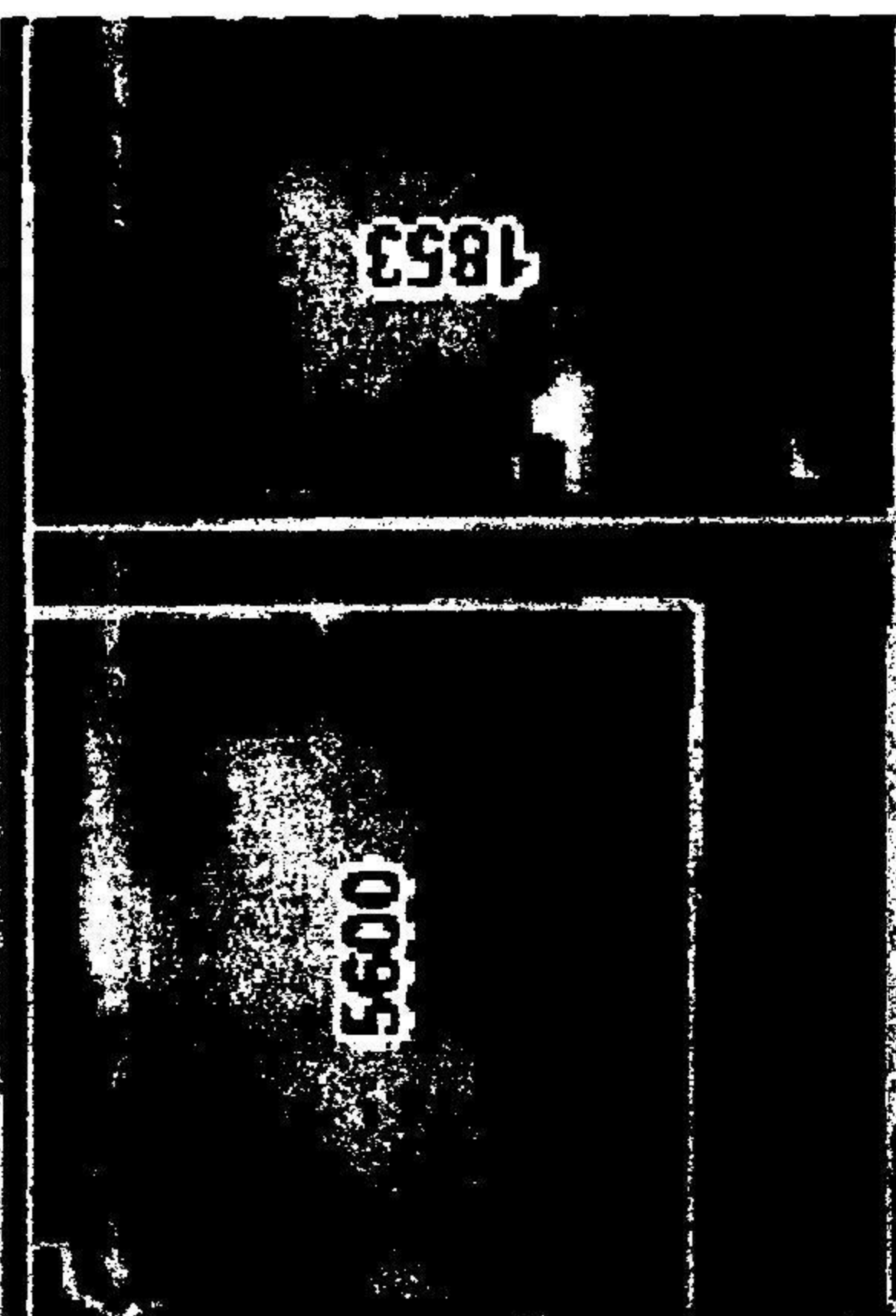
Table 1: Parcels Removed from City Center

Parcel_ID	Owner	Acres
09-101-0005	Utah Department of Transportation	0.47
09-101-0019	Utah Department of Transportation	0.09
09-340-0003	RC Centre LC	0.55
09-340-0006	RC Centre LC	0.53
Total		1.64

Except as expressly modified in this Amendment, all other sections of the Original Project Area Plan adopted in 1995 remain in full force and effect.



1860
5576
5590
5590
97 W 5600 S



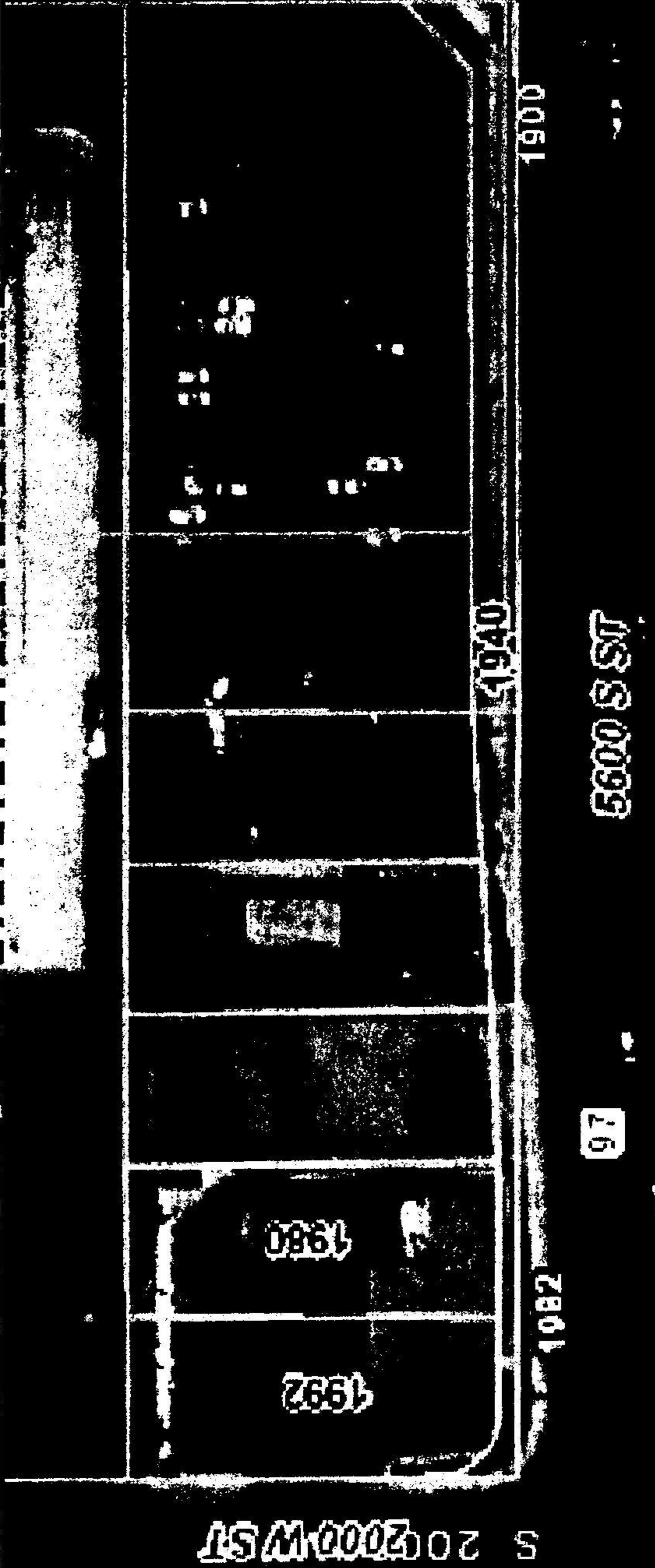
1853
5600



5644



5654



1992
1980
S 204200 W ST



1923
5603
5600 S ST



5645
5651
1900 W ST



5665

SEE PAGE 1

5600

SOUTH

ST

N.E. COR.
SEC. 23

CITY OF ROY
091010018
1,407 SQ. FT.
TU: 272

ROY CITY CORP
091010004
TU: 556

ROY CITY CORP
091010006
TU: 535

1900 SE COMM REINVEST PROJ AREA

1900 SE COMM REINVEST PROJ AREA

1900 SE COMM REINVEST PROJ AREA

1900 SE COMM REINVEST PROJ AREA

UTAH DEPT OF TRANS
091010019
TU: 568 3859 SQ. FT.

N 00°27'51" E 137.62'
N 0°10'E CENTER 137.78'

29.48'

29.88'

213.3'

R.O.W.

UTAH DEPARTMENT OF
TRANSPORTATION
091010005
20,473 SQ. FT.
TU: 535

N 89°43'35" W 154.87'

R=20.83'
L=32.66'

4.29'

138.3'

UTAH DEPT
OF TRANS
091010020
406 SQ. FT.
TU: 535

REDEVELOPMENT

STATE ROAD COMM
091010009
TU: 41

WEST

ST.

ROY CITY CENTRE
SEE PAGE 340

SEE PAGE 140

PART OF THE NE 1/4, SEC. 23, T.5N., R.2W., S.L.B. & M.
ROY CITY CENTRE

340

IN ROY CITY

TAXING UNIT: 272, 566

SCALE 1" = 50'

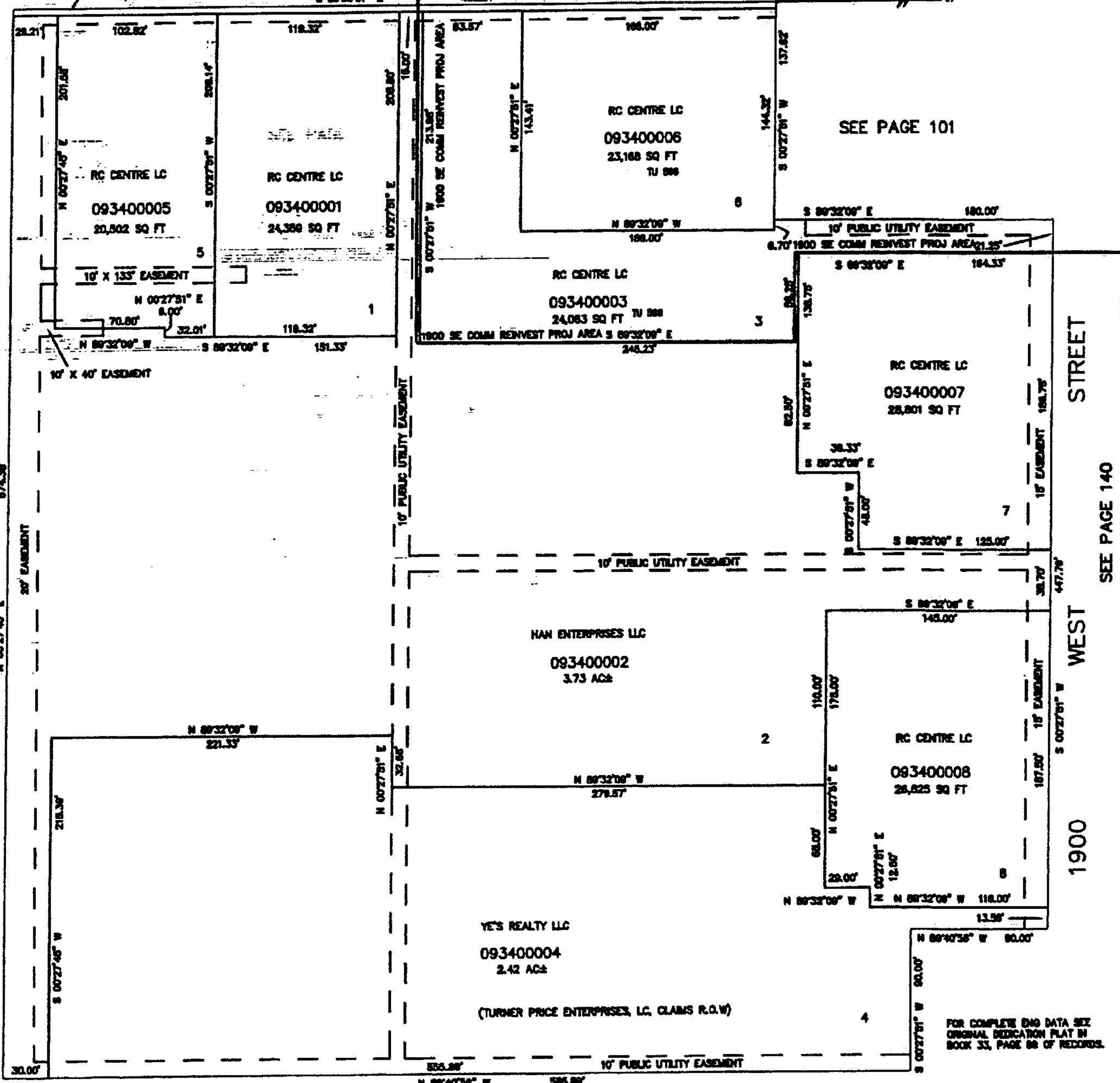
NE COR. OF SEC. 23

UTAH DEPT
OF TRANSPORTATION
(093400009)
2,129 SQ FT

5600 SO. ST.

SEE PAGE 1

1900 SE COMM REINVEST PROJ AREA



UTILITY EASEMENT ARE AS SHOWN
BY DASHED LINES.

SEE PAGE 102

5700 SO. ST.

FOR TAX PURPOSES ONLY

KST 3-92

WEBER COUNTY RECORDER/SURVEYOR

09 340 0003 pg: 1

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 - 340 - 0003 TAXING UNIT

OWNER RC CENTRE LC

2733 E PARLEYS WAY # 300
SALT LAKE CITY UT
84109166

566

DESCRIPTION OF PROPERTY 1999 R/P ACRES; .5523 Changed 22-oct-1999

ALL OF LOT 3, ROY CITY CENTRE, ROY CITY, WEBER COUNTY, UTAH.
(EXCEPT THAT PORTION DEEDED TO UTAH DEPARTMENT OF
TRANSPORTATION. E#1669433 2040-41)

COMMENTS;

This description may not accurately reflect your ownership and is for tax purposes only. A careful examination of your deeds and/or having an accurate survey of your ownership may be necessary.

***RUN DATE: 20-MAR-2024 03:17 PM

WEBER COUNTY RECORDER/SURVEYOR

09 340 0006 pg: 1

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 - 340 - 0006 TAXING UNIT

OWNER RC CENTRE LC 1155 PERIMETER CTR W 566
ATLANTA GA
30338546

DESCRIPTION OF PROPERTY 1999 R/P ACRES; .5318 Changed 22-oct-1999

ALL OF LOT 6, ROY CITY CENTRE, ROY CITY, WEBER COUNTY, UTAH.
(EXCEPT THAT PORTION DEEDED TO UTAH DEPARTMENT OF
TRANSPORTATION. E#1669433 2040-41)

COMMENTS;

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WEBER COUNTY RECORDER/SURVEYOR

SW

09 101 0004 pg: 1

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 - 101 - 0004 TAXING UNIT

OWNER ROY CITY CORP 5051 S 1900 W 566
 ROY CITY CORPORATION ROY UT
 840672936

DESCRIPTION OF PROPERTY 1997 R/P ACRES; 0 Changed 28-jan-1997

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 200 FEET SOUTH 89D59' WEST AND 33 FEET SOUTH 0D10' WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 0D10' WEST 7 FEET; THENCE SOUTH 89D59' WEST 259.0 FEET; THENCE NORTH 0D10' EAST 7 FEET; THENCE NORTH 89D59' EAST 259.0 FEET TO BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT OF WAY: A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET AND ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF 1900 WEST STREET AT A POINT 10.058M (33.00 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 13+210.146, SAID POINT ALSO BEING APPROXIMATELY 15.273M (50.11 FEET) WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 10.058M (33.00 FEET) SOUTH (SOUTH 00D16'27" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH (SOUTH 00D27'51" WEST HIGHWAY BEARING) 2.134M (7.00 FEET) ALONG THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 89D50'57" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 206.019M (675.92 FEET) TO THE WESTERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH (NORTH 00D16'27" EAST HIGHWAY BEARING) 2.134M (7.00 FEET) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET; THENCE SOUTH 89D50'57" EAST (SOUTH 89D43'33" EAST HIGHWAY BEARING) 206.026M (675.94 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(E#1452167 BOOK 1845 PAGE 1053)

COMMENTS;

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WEBER COUNTY RECORDER/SURVEYOR

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 - 101 - 0005 TAXING UNIT

OWNER UTAH DEPARTMENT OF TRANSPORTATION

PO BOX 148420 SALT LAKE CITY UT 841148420

535

DESCRIPTION OF PROPERTY 1996 R/P ACRES; .4699 Changed 16-dec-1996

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 50 FEET WEST AND 40 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 138.3 FEET, THENCE WEST 150 FEET, THENCE NORTH 138.3 FEET, THENCE EAST 150 FEET TO BEGINNING.

SUBJECT TO EXISTING RIGHT-OF-WAY.

ALSO TOGETHER WITH RIGHT OF WAY: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH STREET, SAID POINT BEING NORTH 89D43'34" WEST ALONG THE SECTION LINE 459.71 FEET AND SOUTH 00D16'26" WEST 40.45 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00D27'51" WEST 213.88 FEET, THENCE SOUTH 89D32'09" EAST 245.23 FEET, THENCE NORTH 00D27'51" EAST 56.25 FEET, THENCE SOUTH 89D32'09" EAST 164.33 FEET TO THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET, THENCE ALONG THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET, NORTH 00D27'51" EAST 21.25 FEET, THENCE NORTH 89D32'09" WEST 180.00 FEET, THENCE SOUTH 00D27'51" WEST 6.70 FEET, THENCE NORTH 89D32'09" WEST 166.00 FEET, THENCE NORTH 00D27'51" EAST 143.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET, THENCE THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET, NORTH 89D50'57" WEST 63.57 FEET TO THE POINT OF BEGINNING.

AREA EQUALS 0.6864 ACRES. (BOOK 1604 PAGE 2135).

ALSO SUBJECT TO A RIGHT OF WAY: PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23, RUNNING THENCE SOUTH 178.43 FEET ALONG THE QUARTER SECTION LINE, THENCE WEST 200 FEET, THENCE NORTH 178.43 FEET TO THE SECTION LINE, THENCE EAST 200 FEET TO THE POINT OF BEGINNING (BOOK 1604 PAGE 2139).

ALSO TOGETHER WITH A RIGHT OF WAY: BEGINNING AT A POINT WHICH IS NORTH 89D43'34" WEST 230.13 FEET AND SOUTH 00D16'26" WEST 40.05 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89D43'34" EAST 29.88 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH (FORMERLY DESCRIBED OF RECORD AS NORTH 89D59' EAST) TO A POINT ON AN EAST BOUNARY LINE OF THE PROPERTY CONVEYED TO ALBERTSON INC IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 26, 1990 AS ENTRY NO. 1122324 IN BOOK 1588 AT PAGE 2523 IN THE OFFICE OF THE WEBER COUNTY RECORDER. SAID BOUNDARY IS ALSO THE EAST BOUNDARY OF "PARCEL 3" AS IDENTIFIED ON AN ALTA SURVEY FOR ROY CITY CENTRE PREPARED BY CALDWELL, RICHARDS AND SORENSON

***RUN DATE: 20-MAR-2024 03:18 PM

WEBER COUNTY RECORDER/SURVEYOR

INC, DATED MARCH 1991 AND IS HEREINAFTER REFERRED TO AS THE "ALBERTSONS PARCEL" (SAID BOUNDARY IS ALSO THE WEST BOUNDARY OF THE PROPERTY CONVEYED TO FIRST SECURITY BANK OF UTAH NA, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 1991 AS ENTRY NO. 1128657 IN BOOK 1592 AT PAGE 2128 IN THE OFFICE OF THE WEBER COUNTY RECORDER), THENCE ALONG SAID EAST BOUNDARY OF THE ALBERTSONS PARCEL SOUTH 0D37'51" 137.78 EAST (FORMERLY DESCRIBED OF RECORD AS SOUTH 0D10' WEST 138.30 EAST) TO A PROPERTY CORNER COMMON TO THE ALBERTSONS PARCEL AND THE SAID FIRST SECURITY BANK PROPERTY, THENCE NORTH 89D32'09" WEST 29.48 FEET (FORMERLY DESCRIBED OF RECORD AS SOUTH 89D59' WEST), THENCE NORTH 00D27'51" EAST 137.62 FEET TO THE POINT OF BEGINNING (BOOK 1604 PAGE 2139).

~~EXCEPT THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE~~

WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 13.500 M (44.29 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 13+155.271, SAID POINT ALSO BEING APPROXIMATELY 70.148 M (230.14 FEET) NORTH 89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 13.500 M (44.29 FEET) SOUTH 00D16'26" WEST (SOUTH 00D16'27" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE NORTH 00D27'51" EAST (NORTH 00D39'09" EAST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE SOUTH 89D43'34" EAST (SOUTH 89D43'33" EAST HIGHWAY BEARING) 54.863 M (180.00 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE SOUTH 00D27'51" WEST (SOUTH 00D27'52" WEST HIGHWAY BEARING) 7.658 M (25.12 FEET) ALONG SAID WEST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 89D43'44" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 6.350 M (20.83 FEET) RADIUS CURVE TO THE LEFT 9.954 M (32.66 FEET) (NOTE: CHORD TO SAID CURVE BEARS NORTH 44D37'52" WEST (NORTH 44D37'51" WEST HIGHWAY BEARING) 8.965 M (29.41 FEET)) THENCE NORTH 89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 47.205 M (154.87 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(E#1445320 1839-1171)

COMMENTS;

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***RUN DATE: 20-MAR-2024 03:18 PM

WEBER COUNTY RECORDER/SURVEYOR

09 101 0006 pg: 1

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 -101 - 0006 TAXING UNIT

OWNER ROY CITY CORP 5051 S 1900 W 535
ROY CITY CORPORATION ROY UT
840672936

DESCRIPTION OF PROPERTY 1997 R/P ACRES; 0 Changed 28-jan-1997

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE SOUTH LINE OF 5600 SOUTH STREET AND THE WEST LINE OF 1900 WEST STREET, WEST 50 FEET AND SOUTH 33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23; THENCE RUNNING SOUTH 7 FEET; THENCE WEST 150 FEET; THENCE NORTH 7 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT OF WAY: A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET AND ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF 1900 WEST STREET AT A POINT 10.058M (33.00 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 13+210.146, SAID POINT ALSO BEING APPROXIMATELY 15.273M (50.11 FEET) WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 10.058M (33.00 FEET) SOUTH (SOUTH 00D16'27" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE SOUTH (SOUTH 00D27'51" WEST HIGHWAY BEARING) 2.134M (7.00 FEET) ALONG THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 89D50'57" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 206.019M (675.92 FEET) TO THE WESTERLY LINE OF GRANTOR'S PROPERTY; THENCE NORTH (NORTH 00D16'27" EAST HIGHWAY BEARING) 2.134M (7.00 FEET) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET; THENCE SOUTH 89D50'57" EAST (SOUTH 89D43'33" EAST HIGHWAY BEARING) 206.026M (675.94 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(E#1452167 BOOK 1845 PAGE 1053)

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***RUN DATE: 20-MAR-2024 03:17 PM

WEBER COUNTY RECORDER/SURVEYOR

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 -101 - 0019 TAXING UNIT

OWNER UTAH DEPARTMENT OF TRANSPORTATION

PO BOX 148420 SALT LAKE CITY UT 841148420

566

DESCRIPTION OF PROPERTY 1996 R/P ACRES; .0908 Changed 16-dec-1996

BEGINNING AT POINT WHICH IS NORTH 89D43'34" WEST 230.13 FEET AND SOUTH 0D16'26" WEST 40.05 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89D43'34" EAST 29.88 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH (FORMERLY DESCRIBED OF RECORD AS NORTH 89D59' EAST) TO A POINT ON AN EAST BOUNDARY LINE OF THE PROPERTY CONVEYED TO ALBERTSON'S INC, IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 26, 1990 AS ENTRY NO. 1122324, IN BOOK 1588 AT PAGE 2523 IN THE OFFICE OF THE WEBER COUNTY RECORDER. SAID BOUNDARY IS ALSO THE EAST BOUNDARY OF "PARCEL 3" AS IDENTIFIED ON AN ALTA SURVEY FOR ROY CITY CENTRE PREPARED BY CALDWELL, RICHARDS AND SORENSON INC, DATED MARCH 1991 AND IS HEREINAFTER REFERRED TO AS THE "ALBERTSON'S PARCEL" (SAID BOUNDARY IS ALSO THE WEST BOUNDARY OF THE PROPERTY CONVEYED TO FIRST SECURITY BANK OF UTAH NA, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 1991 AS ENTRY NO. 1128657, IN BOOK 1592 AT PAGE 2128, IN THE OFFICE OF THE WEBER COUNTY RECORDER), THENCE ALONG SAID EAST BOUNDARY OF THE ALBERTSON'S PARCEL SOUTH 0D37'51" WEST 137.78 FEET (FORMERLY DESCRIBED OF RECORD AS SOUTH 0D10' WEST 138.30 FEET) TO A PROPERTY CORNER COMMON TO THE ALBERTSON'S PARCEL AND THE SAID FIRST SECURITY BANK PROPERTY, THENCE NORTH 89D32'09" WEST 29.48 FEET (FORMERLY DESCRIBED OF RECORD AS SOUTH 89D59' WEST), THENCE NORTH 00D27'51" EAST 137.62 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH STREET, SAID POINT BEING NORTH 89D43'34" WEST ALONG THE SECTION LINE 459.71 FEET AND SOUTH 00D16'26" WEST 40.45 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00D27'51" WEST 213.88 FEET, THENCE SOUTH 89D32'09" EAST 245.23 FEET, THENCE NORTH 00D27'51" EAST 56.25 FEET, THENCE SOUTH 89D32'09" EAST 164.33 FEET TO THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET, THENCE ALONG THE WEST RIGHT OF WAY LINE OF 1900 WEST STREET, NORTH 00D27'51" EAST 21.25 FEET, THENCE NORTH 89D32'09" WEST 180.00 FEET, THENCE SOUTH 00D27'51" WEST 6.70 FEET, THENCE NORTH 89D32'09" WEST 166.00 FEET, THENCE NORTH 00D27'51" EAST 143.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET, THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET, NORTH 89D50'57" WEST 63.57 FEET TO THE POINT OF BEGINNING.

AREA EQUALS 0.6864 ACRES. (BOOK 1604 PAGE 2135).

ALSO TOGETHER WITH A RIGHT OF WAY: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH STREET, SAID POINT BEING NORTH 89D43'34" WEST 230.14 FEET ALONG THE SECTION LINE AND SOUTH 00D16'26" WEST 40.05 FEET FROM THE

***RUN DATE: 20-MAR-2024 03:17 PM

WEBER COUNTY RECORDER/SURVEYOR

NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00D27'51" WEST 144.32 FEET, THENCE NORTH 89D32'09" WEST 166.00 FEET, THENCE NORTH 00D27'51" EAST 143.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH STREET, THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET, SOUTH 89D50'57" EAST 166.00 FEET TO THE POINT OF BEGINNING.

AREA EQUALS 0.5482 ACRES. (BOOK 1604 PAGE 2137).

ALSO TOGETHER WITH A RIGHT OF WAY: PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23, RUNNING THENCE SOUTH 178.43 FEET ALONG THE QUARTER

~~SECTION LINE, THENCE WEST 200 FEET, THENCE NORTH 178.43 FEET~~
TO THE SECTION LINE, THENCE EAST 200 FEET TO THE POINT OF BEGINNING (BOOK 1604 PAGE 2139).

ALSO SUBJECT TO A RIGHT OF WAY: BEGINNING AT A POINT WHICH IS NORTH 89D43'34" WEST 230.13 FEET AND SOUTH 0D16'26" WEST 40.05 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89D43'34" EAST 29.88 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF 5600 SOUTH (FORMERLY DESCRIBED OF RECORD AS NORTH 89D59' EAST) TO A POINT ON AN EAST BOUNDARY LINE OF THE PROPERTY CONVEYED TO ALBERTSONS INC, IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 26, 1990 AS ENTRY NO. 1122324 IN BOOK 1588 AT PAGE 2523 IN THE OFFICE OF WEBER COUNTY RECORDER. SAID BOUNDARY IS ALSO THE EAST BOUNDARY OF " PARCEL 3" AS IDENTIFIED ON AN ALTA SURVEY FOR ROY CITY CENTRE PREPARED BY CALDWELL, RICHARDS AND SORENSON INC, DATED MARCH 1991 AND IS HEREINAFTER REFERRED TO AS THE "ALBERTSONS PARCEL" (SAID BOUNDARY IS ALSO THE WEST BOUNDARY OF THE PROERPTY CONVEYED TO FIRST SECURITY BANK OF UTAH NA, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 1991 AS ENTRY NO. 1128657 IN BOOK 1592 AT PAGE 2128 IN THE OFFICE OF THE WEBER COUNTY RECORDER), THENCE ALONG SAID EAST BOUNDARY OF THE ALBERTSONS PARCEL SOUTH 0D37'51" 137.78 EAST (FORMERLY DESCRIBED OF RECORD AS SOUTH 0D10' WEST 138.30 EAST) TO A PROPERTY CORNER COMMON TO THE ALBERTSONS PARCEL AND THE SAID FIRST SECURITY BANK PROPERTY, THENCE NORTH 89D32'09" WEST 29.48 FEET (FORMERLY DESCRIBED OF RECORD AS SOUTH 89D59' WEST), THENCE NORTH 00D27'51" EAST 137.62 FEET TO THE POINT OF BEGINNING. (BOOK 1604 PAGE 2139).

EXCEPT THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AD FOLLOWS: BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 13.500 M (44.29 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 13+155.271, SAID POINT ALSO BEING APPROXIMATELY 70.148 M (230.14 FEET) NORTH 89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 13.500 M (44.29 FEET) SOUTH 00D16'26" WEST (SOUTH

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00D16'27" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE NORTH 00D27'51" EAST (NORTH 00D39'09" EAST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE SOUTH 89D43'34" EAST (SOUTH 89D43'33" EAST HIGHWAY BEARING) 54.863 M (180.00 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE SOUTH 00D27'51" WEST (SOUTH 00D27'52" WEST HIGHWAY BEARING) 7.658 M (25.12 FEET) ALONG SAID WEST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 89D43'44" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 6.350 M (20.83 FEET) RADIUS CURVE TO THE LEFT 9.954 M (32.66 FEET) (NOTE: CHORD TO SAID CURVE BEARS NORTH 44D37'52" WEST (NORTH 44D37'51" WEST HIGHWAY BEARING) 8.965 M (29.41 FEET)); THENCE NORTH ~~89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING)~~ 47.205 M (154.87 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
(E#1445320 1839-1171)

COMMENTS;

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WEBER COUNTY RECORDER/SURVEYOR

DESCRIPTION OF PROPERTY SERIAL NUMBER 09 -101 - 0020 TAXING UNIT

OWNER UTAH DEPARTMENT OF TRANSPORTATION 4501 S 2700 W SALT LAKE CITY UT 84119599 535

DESCRIPTION OF PROPERTY 1996 ORIG ACRES; .0219 Changed 16-dec-1996

PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING ROADWAY, STATE ROUTE 97 (ROY 5600 SOUTH), KNOWN AS PROJECT NO. 0097, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PROJECT AT A POINT 13.500 M (44.29 FEET) PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 13+155.271, SAID POINT ALSO BEING APPROXIMATELY 70.148 M (230.14 FEET) NORTH 89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) ALONG THE SECTION LINE AND 13.500 M (44.29 FEET) SOUTH 00D16'26" WEST (SOUTH 00D16'27" WEST HIGHWAY BEARING) FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE NORTH 00D27'51" EAST (NORTH 00D39'09" EAST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE SOUTH 89D43'34" EAST (SOUTH 89D43'33" EAST HIGHWAY BEARING) 54.863 M (180.00 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE SOUTH 00D27'51" WEST (SOUTH 00D27'52" WEST HIGHWAY BEARING) 7.658 M (25.12 FEET) ALONG SAID WEST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 89D43'44" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 1.308 M (4.29 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 6.350 M (20.83 FEET) RADIUS CURVE TO THE LEFT 9.954 M (32.66 FEET) (NOTE: CHORD TO SAID CURVE BEARS NORTH 44D37'52" WEST (NORTH 44D37'51" WEST HIGHWAY BEARING) 8.965 M (29.41 FEET)); THENCE NORTH 89D43'34" WEST (NORTH 89D43'33" WEST HIGHWAY BEARING) 47.205 M (154.87 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

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