



"W2124815"

E# 2124815 PG 1 OF 2  
DOUG CROFTS, WEBER COUNTY RECORDER  
25-AUG-05 2:36 PM FEE \$23.00 DEP SGC  
REC FOR: BILL CRITCHLOW

**QUITCLAIM DEED**

**MARVIN BARKER,  
GRANTOR**

of North Ogden, County of Weber, State of Utah, quitclaims to

**MARVIN BARKER INVESTMENT COMPANY, L.L.C., a Utah Limited Liability Company of  
North Ogden, Weber County, State of Utah, @2559 NORTH 400 EAST NORTH OGDEN  
GRANTEE UTAH 84414**

for the sum of TEN AND NO/100 DOLLARS (\$10.00)

the following described tract of land in Weber County, State of Utah:

PART OF LOT 48, PLAT "B" NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 48 AND RUNNING THENCE NORTH 89D41'30" WEST 200 FEET; THENCE NORTH 205.92 FEET; THENCE EAST TO THE WEST LINE OF 400 EAST STREET; AND THENCE SOUTH TO THE POINT OF BEGINNING.  
SERIAL NO. 18-049-0020 - ABS ONLY T.

PART OF LOTS 16, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, AND RUNNING THENCE NORTH 89D41'30" WEST 200 FEET TO THE LIMITS LINE OF NORTH OGDEN CITY, THENCE NORTH 0D15' EAST 161.5 FEET, THENCE SOUTH 89D45' EAST 30 FEET; THENCE SOUTH 0D15' WEST 112.93 FEET; THENCE SOUTH 89D45' EAST 170 FEET TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 0D15' WEST 48.77 FEET TO THE POINT OF BEGINNING.  
SERIAL NO. 18-049-0008 ✓, 0020-ABS J.S.  
~~TRANSFER~~

PART OF LOTS 15 AND 16, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON BOULEVARD, 254.69 FEET NORTH 0D15' EAST, FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY SAID POINT IS ALSO SOUTH 0D15' WEST, 409.93 FEET AND NORTH 89D45' WEST, 66.00 FEET FROM A MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET AND RUNNING THENCE NORTH 89D45' WEST, 170.00 FEET; THENCE NORTH 0D15' EAST, 210.00 FEET; THENCE SOUTH 89D45' EAST, 170.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0D15' WEST, 210.00 FEET TO THE POINT OF BEGINNING.  
SERIAL NO. 18-049-0019 = 1/2 INTEREST. J.S.

PART OF LOTS 15, 16 AND 47, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 0D15' WEST 137.23 FEET; THENCE NORTH 89D45' WEST 170 FEET; THENCE SOUTH 0D15' WEST 97.07 FEET; THENCE NORTH 89D45' WEST 30 FEET; THENCE NORTH 0D15' EAST 250.17 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE SOUTH 89D43'42" EAST 211.09 FEET, MORE OR LESS, TO THE WEST LINE OF WASHINGTON AVENUE; THENCE SOUTH 0D15' WEST 15.55 FEET, MORE OR LESS, TO BEGINNING.  
SERIAL NO. 18-049-0003 ✓

18

PART OF LOTS 15, 16, 47 AND 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 89D41'30" WEST 200.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 48, SAID POINT ALSO BEING ON THE LIMITS LINE OF NORTH OGDEN CITY, AND RUNNING THENCE NORTH 89D41'30" WEST 677.5 FEET TO GEORGE I ALVORD PROPERTY, THENCE NORTH 0D15' EAST 492.1 FEET, THENCE NORTH 89D45' WEST 30 FEET, THENCE NORTH 0D15' EAST 124.77 FEET, MORE OR LESS, TO THE SOUTH LINE OF 2600 NORTH STREET; THENCE NORTH 88D51'10" EAST 700.47 FEET, MORE OR LESS, TO THE NORTH OGDEN CITY LIMITS LINE; THENCE SOUTH 0D15' WEST 617.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
SERIAL NO. 18-049-0007-TRANSFER,

*ds*

LESS:

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 00°15'00" EAST 254.69 FEET; THENCE NORTH 89°45'00" WEST 273.04 FEET; THENCE SOUTH 00°15'00" WEST 254.41 FEET; THENCE SOUTH 89°41'30" EAST 273.04 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.596 ACRES.

TOGETHER WITH AND INCLUDING A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 00°15'00" EAST 254.69 FEET, AND NORTH 89°45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCE SOUTH 89°45'00" EAST 103.04 FEET, THENCE NORTH 00°15'00" EAST 20.00 FEET, THENCE NORTH 89°45'00" WEST 103.04 FEET THENCE SOUTH 00°15'00" WEST 20.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.047 ACRES.

WITNESS the hand of said Grantor, this 27<sup>th</sup> day of January, 2005.

Signed in the presence of

*[Signature]*

*Marvin Barker*  
Marvin Barker

STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF WEBER        )

On the 27<sup>th</sup> day of January, 2005, personally appeared before me **MARVIN BARKER**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

*Juan Ferrin*  
Notary Public

My Commission Expires: 9/29/08





\*W2649405\*

EH 2649405 PG 1 OF 4  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
07-AUG-13 1123 AM FEE \$18.00 DEP SGC  
REC FOR: MARVIN BARKER INVEST. CO LLC

Recording requested by: VIRGINIA BURWELL - Manager Space above reserved for use by Recorder's Office  
MARVIN BARKER INVESTMENT Co., LLC  
When recorded, mail to:

Name: VIRGINIA BURWELL - Manager  
MARVIN BARKER INVESTMENT Co., LLC  
Address: 3095 S. MORGAN VALLEY DR.  
City/State/Zip: MORGAN, UT. 84050

Document prepared by:

Name VIRGINIA BURWELL  
Address 3095 S. Morgan Valley Dr.  
City/State/Zip Morgan, Ut. 84050

Property Tax Parcel/Account Number: 18-049-008

## Quitclaim Deed

This Quitclaim Deed is made on August 7, 2013, between  
MARVIN BARKER INVESTMENT Co, LLC Grantor, of 3095 S. Morgan Valley Dr.  
MORGAN, City of MORGAN, State of UTAH 84050,  
and MARVIN BARKER INVESTMENT Co, LLC Grantee, of 3095 S. Morgan Valley Dr.  
Morgan, City of Morgan, State of Utah 84050.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at APPROX - 2575 N. 400 E.  
NORTH OGDEN, City of NORTH OGDEN, State of UTAH 84414:

T. 18-049-0022

For the purpose of Combining (18-049-0008)  
18-049-0019

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: August 7, 2013

Virginia S. Burwell - Manager Marvin Barker Investment Co., LLC  
Signature of Grantor

Virginia S. Burwell - Manager Marvin Barker Investment Co. LLC  
Name of Grantor

[Signature]  
Signature of Witness #1

Sammie Dennis  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

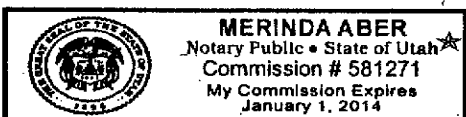
Alyssa Wilson  
Printed Name of Witness #2

State of Utah County of Weber  
On 7th, August 2013, the Grantor, Virginia Stanley Burwell,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,  
In and for the County of Weber State of Utah  
My commission expires: 01/01/14 Seal

Send all tax statements to Grantee.



WEBER COUNTY RECORDER / SURVEYOR  
OWNERSHIP / DESCRIPTION REPORT

EH 2649405 PG 3 OF 4  
\*180490019\*

SERIAL NUMBER: 18-049-0019

PRIOR SERIAL NUMBER(S):  
(18-049-0008)

OWNER: MARVIN BARKER INVESTMENT COMPANY L L C  
MAILING ADDRESS: % VIRGINIA BURWELL  
3095 S MORGAN VALLEY DR  
MORGAN UT 84050  
TAX UNIT 10  
CHANGE DATES:  
Name: 03-DEC-2008  
Tax Unit: 26-NOV-2008  
PROPERTY ADDRESS:  
2575 N 400 E  
NORTH OGDEN 84414

ADDITIONAL NAMES:

CURRENT REFERENCES:						
Seq	EntryNbr	Book	Page	Kind of Instrument	Deed Date	Recorded Date
1	2124815			QUIT CLAIM DEED	27 / 01 / 2005 / / / /	25-AUG-2005

COMMENTS:

DESCRIPTION OF PROPERTY: As Of 22-OCT-1979 Change Year/Code: 1979 SEG ACRES: .8195

PART OF LOTS 15 AND 16, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF WASHINGTON BOULEVARD, 254.69 FEET NORTH 0D15' EAST, FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY SAID POINT IS ALSO SOUTH 0D15' WEST, 409.93 FEET AND NORTH 89D45' WEST, 66.00 FEET FROM A MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 2600 NORTH STREET AND RUNNING THENCE NORTH 89D45' WEST, 170.00 FEET; THENCE NORTH 0D15' EAST, 210.00 FEET; THENCE SOUTH 89D45' EAST, 170.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0D15' WEST, 210.00 FEET TO THE POINT OF BEGINNING.

\*\*\* RUN DATE: 03-JUL-2013 01:44 PM \*\*\*

*Recording to Combine Parcels*

WEBER COUNTY RECORDER / SURVEYOR  
OWNERSHIP / DESCRIPTION REPORT

EH 2649405 PG 4 OF 4  
\*180490008\*

SERIAL NUMBER: 18-049-0008

PRIOR SERIAL NUMBER(S):

OWNER: MARVIN BARKER INVESTMENT COMPANY L L C  
MAILING ADDRESS: % VIRGINIA S BURWELL  
3095 S MORGAN VALLEY DR  
MORGAN UT 84050  
TAX UNIT 10  
CHANGE DATES:  
Name: 03-DEC-2008  
Tax Unit: 26-NOV-2008  
PROPERTY ADDRESS:

ADDITIONAL NAMES:

CURRENT REFERENCES:

Seq	EntryNbr	Book	Page	Kind of Instrument	Deed Date	Recorded Date
1	2124815			QUIT CLAIM DEED	27 / 01 / 2005	25-AUG-2005

COMMENTS:

DESCRIPTION OF PROPERTY: As Of: 25-AUG-2005 Change Year/Code: 2005 R/P ACRES: .0777

PART OF LOTS 16, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT NORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00" WEST 200.00 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY: RUNNING THENCE NORTH 112.93 FEET, THENCE SOUTH 89D45' EAST 30 FEET, THENCE SOUTH 00D15' WEST 112.93 FEET, THENCE NORTH 89D45'00" WEST 30 FEET TO BEGINNING.

SUBJECT TO THE FOLLOWING: A 20.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 00D15'00" EAST 254.69 FEET AND NORTH 89D45'00" WEST 273.04 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, AND RUNNING THENCE SOUTH 89D45'00" EAST 103.04 FEET, THENCE NORTH 00D15'00" EAST 20.00 FEET, THENCE NORTH 89D45'00" WEST 103.04 FEET, THENCE SOUTH 00D15'00" WEST 20.00 FEET TO BEGINNING.  
(E#2124814)

\*\*\* RUN DATE: 03-JUL-2013 01:45 PM \*\*\*

*Recording to combine Parcels*

2  
BST  
d.s.



WHEN RECORDED MAIL TO:  
Marvin Barker Investment Company, LLC  
3095 South Morgan Valley Drive  
Porterville, Utah 84414  
File Number: 1939020HM-5

E# 3023291 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
17-Dec-19 0332 PM FEE \$40.00 DEP TN  
REC FOR: OLD REPUBLIC TITLE (OREM)  
ELECTRONICALLY RECORDED

### QUIT CLAIM DEED

SEC 070, LLC, a Utah Limited Liability Company, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company GRANTEE

the following tract of land in Weber, County, State of UTAH, to-wit

All of the Remainder Parcel, BARKER DEPOT, according to the official plat thereof, on file and of record in the office of the Weber County Recorder, State of Utah.

Less and Excepting the following property legally described below:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET, SAID POINT BEING NORTH 89°41'30" WEST 805.37 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET AND NORTH 00°19'43" EAST 602.13 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT 'B', NORTH OGDEN SURVEY, SAID POINT ALSO BEING NORTH 00°15'00" EAST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD 6108.39 FEET AND SOUTH 88°51'10" WEST 870.79 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET; AND RUNNING THENCE NORTH 88°51'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET 193.01 FEET; THENCE SOUTH 01°06'46" EAST 200.01 FEET; THENCE SOUTH 88°51'10" WEST 221.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF 300 EAST STREET THE FOLLOWING TWO (2) COURSES: NORTH 00°19'43" EAST 174.08 FEET; THENCE NORTH 42°09'42" EAST 35.70 FEET TO THE POINT OF BEGINNING.

Being Portions of Prior Tax ID Nos: ~~18-161-0001~~ and ~~18-161-0002~~. DB

18-161-0005 (18-161-0002, 0003)

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2017 and thereafter.

CAM

WITNESS the hand of Grantor, this 9<sup>th</sup> day of December, 2019.

SEC 070, LLC, a Utah Limited Liability Company

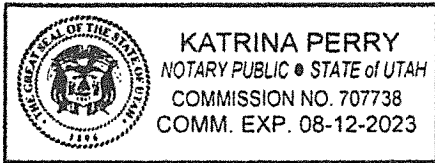
*Christina W. Long*  
By  
Its Manager

18

STATE OF: UTAH

COUNTY OF: Box Elder

On this 9 day of December 2019, personally before me appeared Christian Fosch who proven on the basis of satisfactory evidence is the manager of SEC 070, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Katrina Perry

Notary Public

Residing In: Perry UT

Commission Expires: 8-12-23





\*W3328720\*

Mail Recorded Deed & Tax Notice To:  
Marvin Barker Investement Company, L.L.C.  
3095 S. Morgan Valley Drive  
Porterville, UT 84414

E# 3328720 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
10-Jun-24 0353 PM FEE \$40.00 DEP LC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED

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## WARRANTY DEED

SES 331, LLC, a Utah limited liability company,

**GRANTOR(S)**, of Perry, State of Utah, hereby Conveys and Warrants to

Marvin Barker Investment Company, L.L.C., a Utah limited liability company,

**GRANTEE(S)**, of Porterville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

ds **TAX ID NO.:** 18-161-0012 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 10<sup>th</sup> day of ~~May~~ <sup>June</sup>, 2024.

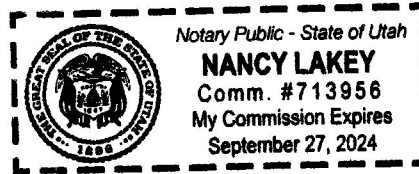
SES 331, LLC, a Utah limited liability company  
BY: Ray M. Beck  
Ray M. Beck  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 10<sup>th</sup> day of ~~May~~ <sup>June</sup>, 2024, before me, personally appeared Ray M. Beck, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of SES 331, LLC, a Utah limited liability company.

Nancy Lakey  
Notary Public



**EXHIBIT A**  
**Legal Description**

THE REMAINDER PARCEL OF BARKER DEPOT, A SUBDIVISION IN NORTH OGDEN CITY, RECORDED AS ENTRY NO. 2992361 IN BOOK 85 AT PAGE 95 OF THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN NORTH OGDEN CITY, WEBER COUNTY, UTAH.

LESS AND EXCEPTING therefrom the following:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET, SAID POINT BEING NORTH 89°41'30" WEST 805.37 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET AND NORTH 00°19'43" EAST 602.13 FEET FROM THE SOUTHEAST CORNER OF LOT 48, PLAT 'B', NORTH OGDEN SURVEY, SAID POINT ALSO BEING NORTH 00°15'00" EAST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD 6108.39 FEET AND SOUTH 88°51'10" WEST 870.79 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET; AND RUNNING THENCE NORTH 88°51'10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET 193.01 FEET; THENCE SOUTH 01°06'46" EAST 200.01 FEET; THENCE SOUTH 88°51'10" WEST 221.86 FEET TO THE EAST RIGHT-OF-WAY LINE OF 300 EAST STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF 300 EAST STREET THE FOLLOWING TWO (2) COURSES: NORTH 00°19'43" EAST 174.08 FEET; THENCE NORTH 42°09'42" EAST 35.70 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING therefrom the following:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) KNOWN AS PROJECT NO. F-0235(20)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOTS 15 AND 47, PLAT "B", NORTH OGDEN CITY SURVEY, A SUBDIVISION RECORDED IN BOOK 5, PAGE 79 OF PLATS AND THE REMAINDER PARCEL OF BARKER DEPOT, A SUBDIVISION RECORDED AS ENTRY NO. 2992361, BOOK 85, PAGE 95 OF PLATS, IN THE NE1/4 NE1/4 OF SECTION 32, T.7N., R.1W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 134 (2600 NORTH STREET) AND THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 235 (WASHINGTON BOULEVARD) WHICH CORNER IS 7.89 FEET N.00°15'00"E. AND 66.00 FEET N.89°43'42"W. AND 55.00 FEET S.00°15'00"W. FROM THE MONUMENT AT THE INTERSECTION OF 2600 NORTH AND WASHINGTON BOULEVARD, SAID CORNER IS ALSO 15.55 FEET N.00°15'00"E. FROM THE NORTHEAST CORNER OF SAID LOT 15; AND RUNNING THENCE S.00°15'00"W. 45.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT 100.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 2600 NORTH STREET CONTROL LINE OPPOSITE ENGINEER STATION 109+11.50; THENCE N.44°43'54"W. 25.46 FEET TO A LINE PARALLEL WITH AND 82.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 108+93.50; THENCE N.89°43'42"W. 69.95 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A 9,918.00-FOOT RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CONTROL LINE OPPOSITE ENGINEER STATION 108+23.55; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 146.34 FEET THROUGH A DELTA OF 00°50'43" (NOTE: CHORD TO SAID CURVE BEARS S.89°50'57"W. FOR A DISTANCE OF 146.32 FEET) TO THE BEGINNING OF A 4,048.50-FOOT RADIUS REVERSE CURVE TO THE RIGHT OPPOSITE ENGINEER STATION 106+76.00; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 326.21 FEET THROUGH A DELTA OF 04°37'00" (NOTE: CHORD TO SAID CURVE BEARS N.88°15'55"W. FOR A DISTANCE OF 326.12 FEET) TO THE BEGINNING OF A 2,951.50-FOOT

RADIUS REVERSE CURVE TO THE LEFT AT A POINT 66.10 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 103+49.47; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 74.89 FEET THROUGH A DELTA OF 01°27'14" (NOTE: CHORD TO SAID CURVE BEARS N.86°41'02"W. FOR A DISTANCE OF 74.89 FEET) TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.01°06'46"W. 5.27 FEET ALONG SAID WESTERLY BOUNDARY LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE N.88°51'10"E. 424.24 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.89°43'42"E. 211.08 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE 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.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°54'30" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

ALSO LESS AND EXCEPTING therefrom the following:

A PORTION OF THE REMAINDER PARCEL OF BARKER DEPOT, A SUBDIVISION IN NORTH OGDEN CITY, RECORDED AS ENTRY NO. 2992361 IN BOOK 85 AT PAGE 95 OF THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN NORTH OGDEN CITY, WEBER COUNTY, UTAH:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION, LOCATED 620.81 FEET NORTH 88°47'00" WEST ALONG THE SOUTH LINE OF LOT 48, PLAT B, NORTH OGDEN CITY SURVEY, AND 406.61 FEET NORTH 00°12'10" WEST FROM THE SOUTHEAST CORNER OF SAID LOT 48, SAID SOUTHEAST CORNER OF LOT 48 IS LOCATED 5484.34 FEET NORTH 01°09'30" EAST ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD SPANNING BETWEEN 1700 NORTH AND ELBERTA STREETS, AND 66.00 FEET NORTH 88°50'30" WEST FROM A BRASS CAP MONUMENT FOUND MARKING THE INTERSECTION OF SAID 1700 NORTH STREET AND WASHINGTON BOULEVARD, AND RUNNING THENCE NORTH 00°12'10" WEST 194.73 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF 2600 NORTH STREET AS CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PER THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 3025685 OF THE OFFICIAL RECORDS OF WEBER COUNTY, UTAH; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 2951.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 74.93 FEET (CENTER BEARS SOUTH 03°29'48" WEST, CENTRAL ANGLE EQUALS 01°27'17" AND LONG CHORD BEARS SOUTH 85°46'34" EAST 74.93 FEET) TO A POINT OF REVERSE CURVATURE, AND SOUTHEASTERLY ALONG THE ARC OF A 4048.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.05 FEET (CENTRAL ANGLE EQUALS 01°14'46" AND LONG CHORD BEARS SOUTH 85°40'18" EAST 88.05 FEET); THENCE SOUTH 00°56'00" WEST 217.52 FEET; THENCE NORTH 88°53'22" WEST 68.22 FEET; THENCE NORTH 48°19'19" WEST 48.98 FEET; THENCE NORTH 88°53'22" WEST 53.51 FEET TO SAID SOUTHEAST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

NOTE: THE ABOVE BEARINGS HAVE A REFERENCE TO NORTH BASED ON THE NORTH AMERICAN DATUM OF 1983, UTAH NORTH ZONE STATE PLANE DATUM, AND MUST BE ROTATED 00°54'30" IN A CLOCKWISE DIRECTION TO MATCH THE UNDERLYING OGDEN CITY SURVEY PLAT "B".

**ALSO LESS AND EXCEPTING:**

A parcel of land within the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, North Ogden City, Weber County, Utah, being further described as follows:

Beginning at the Southeast corner of the Remainder Parcel of Barker Depot Subdivision (Entry No. 2992361), said point being North  $0^{\circ}15'00''$  East 5451.14 feet along the monument line of Washington Boulevard to the center line of 2550 North Street, North  $89^{\circ}41'30''$  West 339.06 feet along the center line of 2550 North Street and North  $0^{\circ}18'30''$  East 33.00 feet from the Ogden City Street Monument at the intersection of Washington Boulevard and 1700 North Street, said Point of Beginning also being South  $0^{\circ}08'41''$  East 925.312 feet along the Section line and West 883.102 feet from the Northeast Corner of said Section 32, said Point of Beginning also being North  $89^{\circ}41'30''$  West 273.04 feet from the Southeast Corner of Lot 48, Plat "B", North Ogden Survey;

Thence North  $89^{\circ}41'30''$  West 544.13 feet;

Thence 15.71 feet along the arc of a 10.00 foot radius curve to the Right thru a central angle of  $90^{\circ}01'06''$  (Chord bears North  $44^{\circ}40'57''$  West 14.14 feet);

Thence North  $0^{\circ}19'43''$  East 171.77 feet;

Thence 27.884 feet along the arc of a 491.00 foot radius curve to the Left thru a central angle of  $3^{\circ}15'12''$  (Chord bears North  $1^{\circ}17'53''$  West 27.880 feet);

Thence 42.59 feet along the arc of 750.00 foot radius curve to the Right thru a central angle of  $3^{\circ}15'12''$  (Chord bears North  $1^{\circ}17'53''$  West 42.58 feet);

Thence North  $0^{\circ}19'43''$  East 149.28 feet;

Thence North  $88^{\circ}51'10''$  East 198.22 feet;

Thence South  $89^{\circ}47'52''$  East 53.51 feet;

Thence South  $49^{\circ}13'49''$  East 48.98 feet;

Thence South  $89^{\circ}47'52''$  East 68.22 feet;

Thence North  $0^{\circ}01'30''$  East 217.51 feet;

Thence 238.132 feet along the arc of a 4048.50 foot radius curve to the Left thru a central angle of  $3^{\circ}22'12''$  (Chord bears South  $88^{\circ}53'19''$  East 238.098 feet);

Thence 7.951 feet along the arc of a 9918.00 foot radius curve to the Right thru a central angle of  $0^{\circ}02'45''$  (Chord bears North  $89^{\circ}26'58''$  East 7.951 feet);

Thence South  $0^{\circ}13'51''$  West 81.59 feet;

Thence 101.154 feet along the arc of a 270.00 foot radius curve to the Right thru a central angle of  $21^{\circ}27'56''$  (Chord bears South  $10^{\circ}57'49''$  West 100.564 feet);

Thence South  $21^{\circ}41'47''$  West 38.83 feet;

Thence 74.862 feet along the arc of a 200.00 foot radius curve to the Left thru a central angle of  $21^{\circ}26'47''$  (Chord bears South  $10^{\circ}58'23''$  West 74.426 feet);

Thence South  $0^{\circ}15'00''$  West 299.52 feet to the Point of Beginning.