



\*W3009057\*

EW 3009057 PG 1 OF 9  
LEANN H KILTS, WEBER COUNTY RECORDER  
09-OCT-19 426 PM FEE \$40.00 DEP ZG  
REC FOR: RALPH OMAN

## QUITCLAIM DEED AND AGREEMENT FOR DEVELOPMENT OF LAND

Ralph S. Oman, trustee of the Ralph S. Oman revocable living trust dated Sep, 18, 2001, and Julie W. Oman, also known as Julie Wheeler Oman, trustee of the Julie W. Oman revocable living trust dated Sep. 18, 2001, as tenants in common, GRANTOR(S) of Ogden City, County of Weber, State of Utah, hereby quitclaim(s) all of their right, title and interest to

Ralph S. Oman, trustee of the Ralph S. Oman revocable living trust dated Sep, 18, 2001, and Julie W. Oman, also known as Julie Wheeler Oman, trustee of the Julie W. Oman revocable living trust dated Sep. 18, 2001, as tenants in common, GRANTEE(S) of 387, 407 W 12<sup>th</sup> Street, Ogden, County of Weber, State of Utah, for the sum of one dollar (\$1.00) and other good and valuable consideration, the following described tracts of land in Weber County, State of Utah:

All of Parcel ID numbers: 12-099-0002, 12-120-0017, 12-120-0018  
In Ogden City, Weber County, Utah; to wit

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

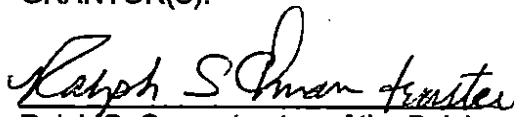
The new boundaries for the combined parcel is described as follows:

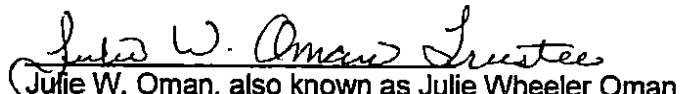
See Exhibit "B" attached hereto and incorporated herein by reference.

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

WITNESS the hand of said GRANTOR(S), this 16 day of July, 2019.

GRANTOR(S):

  
Ralph S. Oman, trustee of the Ralph  
S. Oman revocable living trust dated  
Sep. 18, 2001

  
Julie W. Oman, also known as Julie Wheeler Oman  
trustee of the Julie W. Oman revocable living trust  
dated Sep. 18, 2001

ACKNOWLEDGMENT

STATE OF UTAH            )  
                                  :SS  
COUNTY OF WEBER )



On the 16, day of July, 2019, personally appeared before me Ralph S. Oman, trustee of the Ralph S. Oman revocable living trust dated Sep, 18, 2001, and Julie W. Oman, also known as Julie Wheeler Oman, trustee of the Julie W. Oman revocable living trust dated Sep. 18, 2001, the signer(s) of the foregoing instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**

Existing Parcel(s)

**Parcel # 12-099-0002**

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST SECTION LINE 977.2 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER, SAID POINT BEING AT INTERSECTION OF SOUTH LINE OF 12TH STREET AND THE EAST LINE OF SECTION 19, RUNNING THENCE WEST ALONG SOUTH LINE OF 12<sup>TH</sup> STREET 160.2 FEET, THENCE SOUTH 1D05' WEST 402.5 FEET, THENCE SOUTH 79D30' EAST 171 FEET TO SECTION LINE, THENCE NORTH ALONG SECTION LINE TO PLACE OF BEGINNING. MINUS 0.60 ACRE FOR STATE HIGHWAY (161-90)

**Parcel # 12-120-0017**

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING ON THE SOUTH LINE OF 12TH STREET 977.2 FEET NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION FROM THE SOUTHWEST CORNER THEREOF, RUNNING THENCE EAST ALONG THE SOUTH LINE OF 12TH STREET 44.95 FEET, THENCE SOUTH 433.57 FEET, THENCE WEST 44.95 FEET TO THE WEST QUARTER SECTION LINE, THENCE NORTH ALONG SAID LINE 433.57 FEET TO BEGINNING.

**Parcel # 12-120-0048**

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PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, US SURVEY; BEGINNING AT A POINT NORTH 00D47'21" EAST 562.49 FEET AND SOUTH 89D02' EAST 44.95 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; SAID BEGINNING POINT BEING AT THE CENTER LINE OF IRRIGATION DITCH; AND RUNNING THENCE NORTH 00D47'21" EAST 427.77 FEET TO THE SOUTH PROPERTY LINE OF 12TH STREET; THENCE SOUTH 89D03'12" EAST 148.61 FEET; THENCE SOUTH 00D58'00" WEST 433.77 FEET TO THE CENTER LINE OF AN IRRIGATION DITCH; THENCE NORTH 86D43'00" WEST 147.43 FEET, MORE OR LESS ALONG SAID CENTER LINE TO THE POINT OF BEGINNING.

# EXHIBIT B

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## NEW OVERALL PARCEL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 19 AND NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST OF SECTION 19 LINE 977.2 FEET NORTH FROM THE SOUTHEAST CORNER OF QUARTER SECTION 19, SAID POINT BEING AT THE INTERSECTION OF SOUTH LINE OF 12<sup>TH</sup> STREET AND THE EAST OF SECTION 19 LINE, AND ALSO BEING THE NORTHEAST CORNER OF PARCEL #12-099-0002; THENCE AROUND THE OVERALL BOUNDARY OF PARCELS #12-099-0002, #12-120-099-0017 AND PARCEL #12-120-0048 ENCLUSIVE, THE FOLLOWING COURSES: SOUTH 89°02'41" EAST, A DISTANCE OF 193.60 FEET; THENCE SOUTH 00°58'00" WEST, A DISTANCE OF 425.69 FEET; THENCE NORTH 86°43'00" WEST, A DISTANCE OF 147.47 FEET; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 44.99 FEET; THENCE NORTH 80°35'06" WEST, A DISTANCE OF 162.03 FEET; THENCE NORTH 00°47'21" EAST, A DISTANCE OF 394.04 FEET; THENCE SOUTH 89°02'41" EAST, A DISTANCE OF 160.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.361 ACRES, MORE OR LESS.

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# Unplatted Parcel Combination Application

PREDEV 000039 - 2019

Invoice #: 2965

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: Ralph S Oman Rev LV Trust, Julie W Oman Rev LV Trust

Address: 4397 N 350 W

City: Pleasant View

State: UT

Zip: 84414

Phone: 801-782-5810

E-mail: rso.oman@gmail.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, Ralph S Oman Rev LV Trust, Julie W Oman Rev LV Trust, the undersigned petitioners, re-

quest approval of deeds effecting a combination of 3 parcels located at 387, 407 W 12<sup>th</sup> Street

(#)  
 (addresses, separated by a comma)

Ogden, Utah,

referred to as parcel number(s) 12-099-0002, 12-120-0017, 12-120-0048

(parcel numbers, separated by a comma)

as shown on the accompanying map.

Name	Signature	Date	Address
Ralph S Oman	<i>Ralph S Oman</i>	5/31/19	387 W 12 <sup>th</sup> Street
Ralph S Oman	<i>Ralph S Oman</i>	5/31/19	Parcel 12-120-0017
Ralph S Oman	<i>Ralph S Oman</i>	5/31/19	407 W 12 <sup>th</sup> Street

Staff Use Only

Conditions of Approval:

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Approved:

[Signature] 10-7-19  
Community Development Director or his designee date

[Signature] 10/7/19  
City Engineer date

[Signature] 10/1/19  
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 1<sup>st</sup> day of

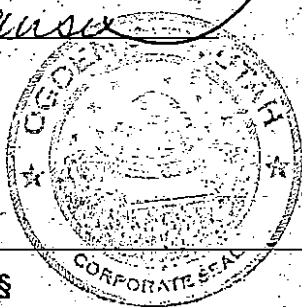
October, 2019

ATTEST:

OGDEN CITY, a municipal corporation

[Signature]  
City Recorder

By [Signature]  
Community Development Director or Director's designee



ACKNOWLEDGEMENT

STATE OF UTAH )

COUNTY OF WEBER )

On this 7<sup>th</sup> day of October, 2019, 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.



My Commission Expires:

3/27/23

[Signature]  
NOTARY PUBLIC

Residing in Webster Co. County, Utah.



449

406

308

281

255

W 120th St

W 121st St

7

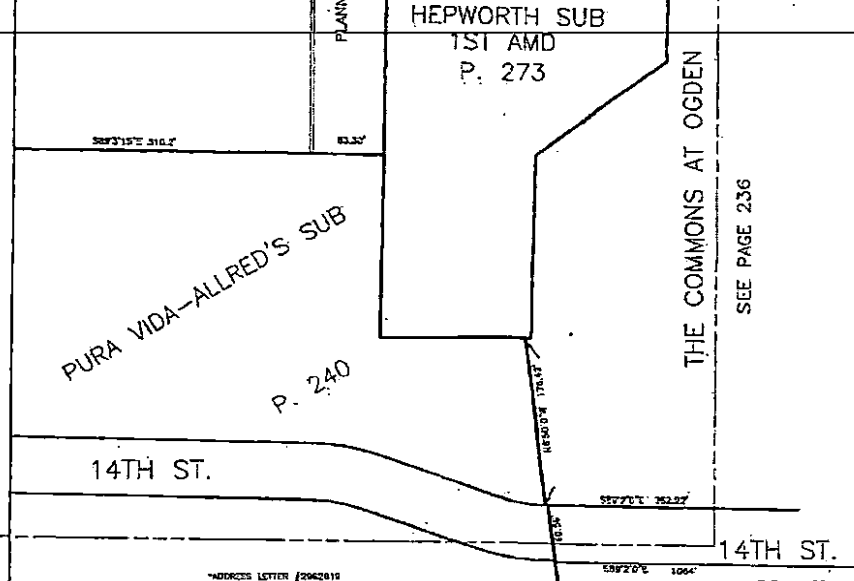
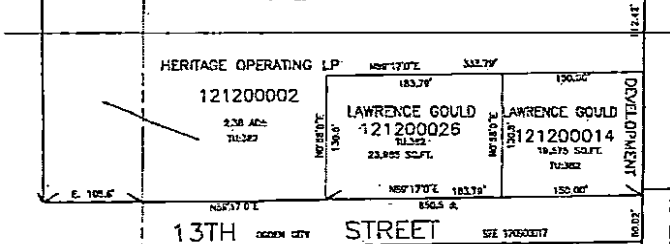
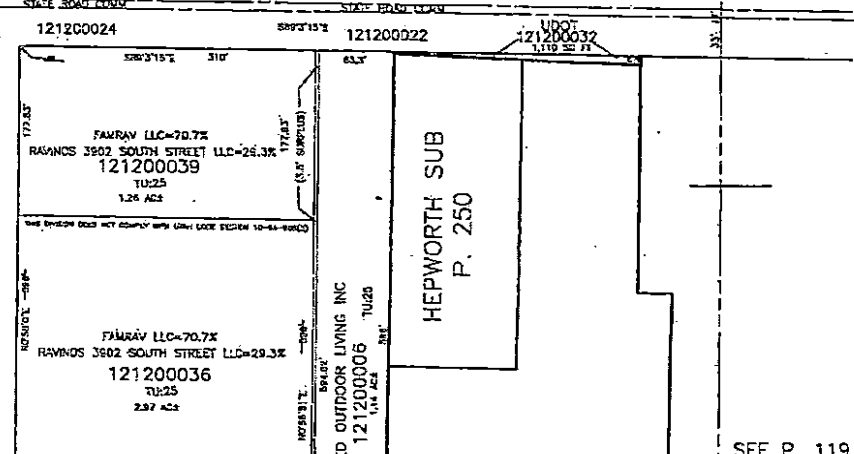
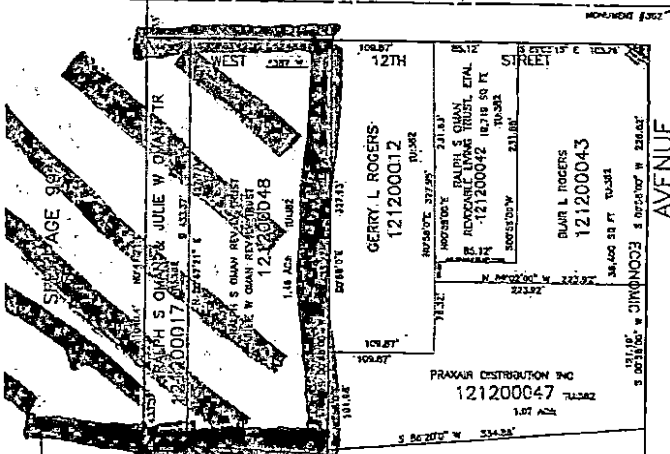
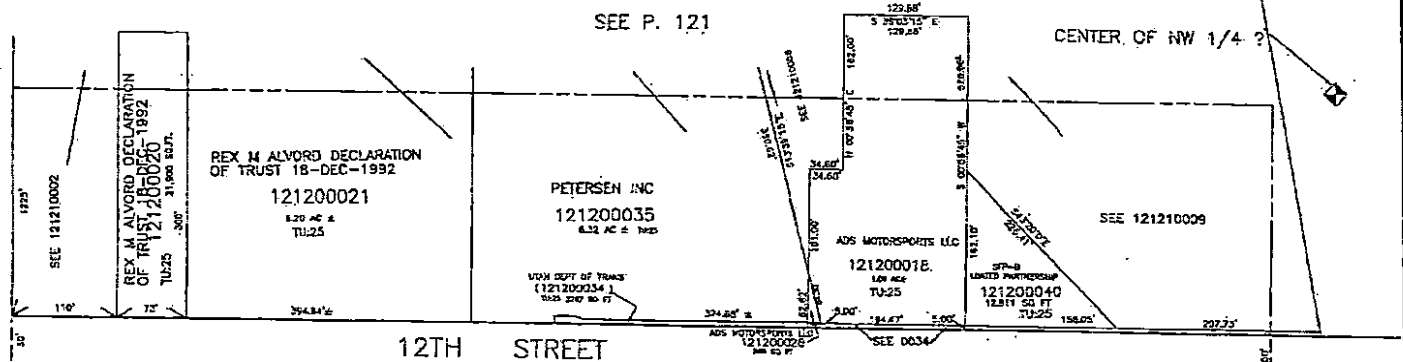
S.W. 1/4 OF N.W. 1/4  
SECTION 20, T.6N., R.1W., S.L.B. &M.

IN OGDEN CITY  
SCALE 1" = 100'

TAXING UNIT: 25,382

SEE P. 121

CENTER OF NW 1/4 ?





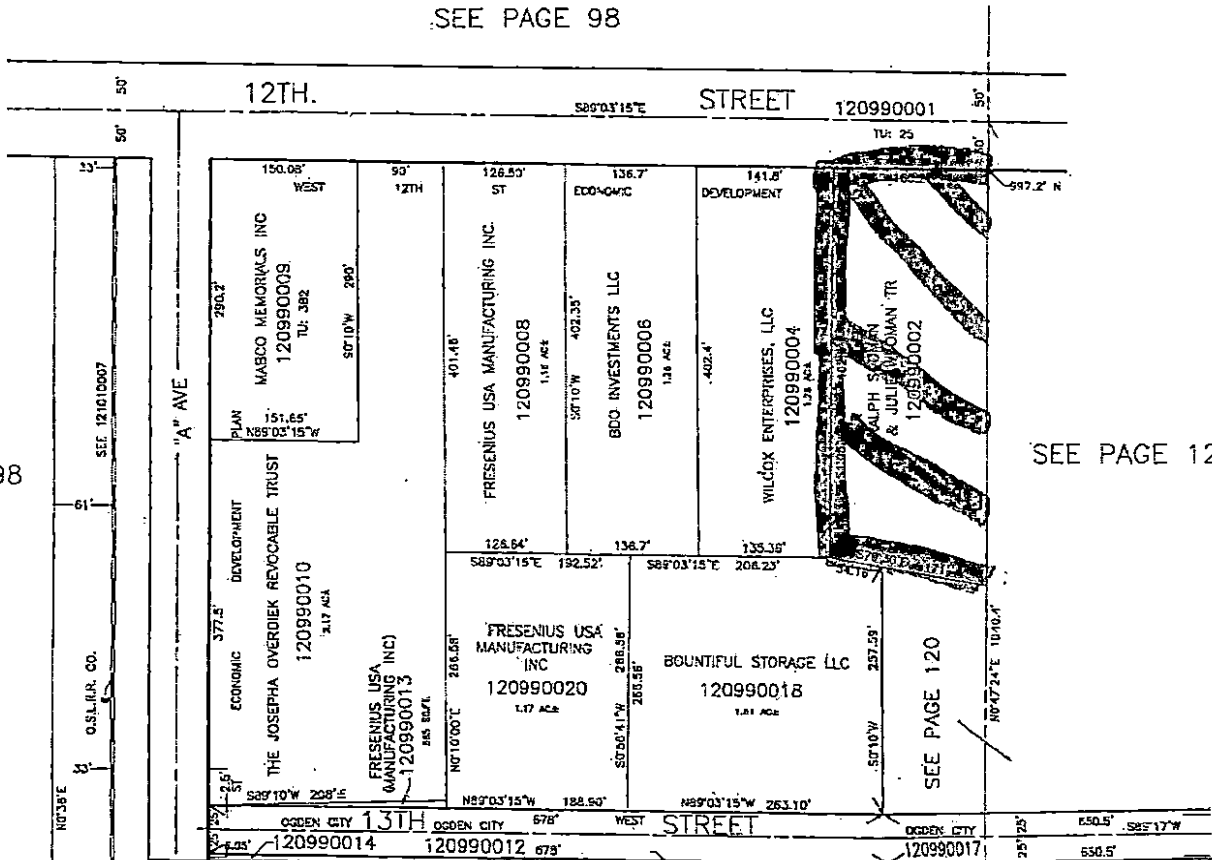
PART OF N.E. 1/4 OF SECTION 19, T.6N., R.1W., S.L.B. & M.

99'

TAXING UNIT: .25,382

IN OGDEN CITY  
SCALE 1" = 100'

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SEE 121010074

SEE PAGE 101

SEE PAGE 120