



W3044527

E# 3044527 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
31-Mar-20 0212 PM FEE \$0.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

118602-JCP

Warranty Deed (Limited Liability Company)

Weber County	Tax ID No.	18-049-0003 18-161-0005
	PIN No.	14408
	Project No.	F-0235(20)3
	Parcel No.	0235:105

Marvin Barker Investment Company,L.L.C., a Utah Limited Liability Company, Grantor hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Weber County, State of Utah, to-wit:

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

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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. The above described parcel of land contains 14,140 square feet or 0.325 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°54'30" clockwise to obtain highway bearings.)

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IN WITNESS WHEREOF, said Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 5th day of February, A.D. 2020.

STATE OF UTAH)
) ss.
COUNTY OF MORGAN)

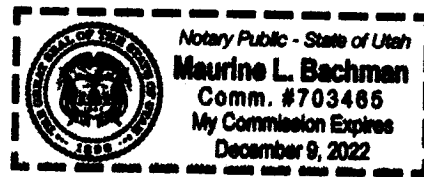
Marvin Barker Investment Company, L.L.C.
Limited Liability Company

By Julie B Farr Virginia Burwell
Co-Managers
Julie B Farr Virginia Burwell

On the date first above written personally appeared before me, Julie B Farr and Virginia Burwell, who, being by me duly sworn, says that they are the Managers of Marvin Barker Investment Company, L.L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Julie B Farr and Virginia Burwell acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Maurine L Bachman
Notary Public



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Area to be donated on Parcel 105

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EXHIBIT 'A'

A parcel of, being part of an entire tract of property situate 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 a point in the southerly right of way line of the existing 2600 North Street which point 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. and 211.08 feet N.89°43'42"W. and 17.27 feet S.88°51'10"W. from the monument at the intersection of 2600 North and Washington Boulevard; and running thence S.01°08'50"E. 12.00 feet; thence S.88°51'10"W. 322.28 feet to the beginning of 4,048.50-foot curve to the right; thence westerly 10.08 feet along the arc of said curve through a central angle of 00°08'33" (Note: Chord bears N.86°01'43"W. for a distance of 10.08 feet) to a point in a 2,951.50-foot radius curve to the left; thence westerly 74.89 feet along the arc a said curve through a central angle of 01°27'14" (Note: Chord bears N.86°41'03"W. for a distance of 74.89 feet) to 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 of the existing 2600 North Street; thence N.88°51'10"E. 406.97 feet along said southerly right of way line to the point of beginning. The above described parcel of land contains 4,583 square feet or 0.105 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°54'30" clockwise to obtain highway bearings.)