



W3249858

QUIT CLAIM DEED AND AGREEMENT FOR DEVELOPMENT OF LAND

)

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

Domino III, LLC, Grantee(s) of
159 & 163 21st Street 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) 01-042-0030 & 01-042-0031

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 27th day of JUNE, 2022.

GRANTOR(S): DOMINO III, LLC
By: [Signature]
Name/Title: JOHN GREEN / OWNER

ACKNOWLEDGMENT

(Owner/Developer)

(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) Utah
): §
COUNTY OF) Box Elder

On this 27 day of June, 2022, personally appeared before me, the undersigned notary,
Joshua Green, who being by me duly sworn did say that he/she is the
Owner of Domino 3 LLC (Domino III LLC), a
Limited Liability Company, and that the foregoing instrument was signed in behalf of said
entity, and he/she acknowledged to me that said entity executed the same.



Isabelle Sutch
NOTARY PUBLIC

My commission expires:

10/15/2025

Residing in Box Elder County

(Complete only if **Corporation**)

STATE OF)
: §
COUNTY OF)

On this _____ day of _____, 20____, personally appeared before me,
_____, who being by me duly sworn, did say that he/she is
the _____ of _____ corporation, and that the forego-
ing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to
me that said corporation executed the same.

NOTARY PUBLIC

My commission expires _____ Residing in _____ County

(Complete only if **Partnership**)

STATE OF)
: §
COUNTY OF)

On this _____ day of _____, 20____, personally appeared before me,
_____, who being by me
duly sworn, did say that he/she/ they is/are the _____ of _____, a partnership, and
that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its by-
laws and signed in behalf of said partnership.

NOTARY PUBLIC

My commission expires _____ Residing in _____ County

EXHIBIT A

Existing Parcel(s)

Parcel No. 01-042-0030 and 01-042-0031

Legal Description 01-042-0030
PART OF LOT 9, BLOCK 48, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 32 FEET EAST OF THE SOUTHWEST CORNER OF 21ST STREET AND PINGREE AVENUE, AND RUNNING THENCE EAST 40 FEET; THENCE SOUTH 126 FEET; THENCE WEST 40 FEET; THENCE NORTH 126 FEET TO THE POINT OF BEGINNING.

01-042-0031
PART OF LOT 9, BLOCK 48, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 56 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 9; RUNNING THENCE EAST 38 FEET; THENCE SOUTH 126 FEET; THENCE WEST 38 FEET; THENCE NORTH 126 FEET TO THE PLACE OF BEGINNING.

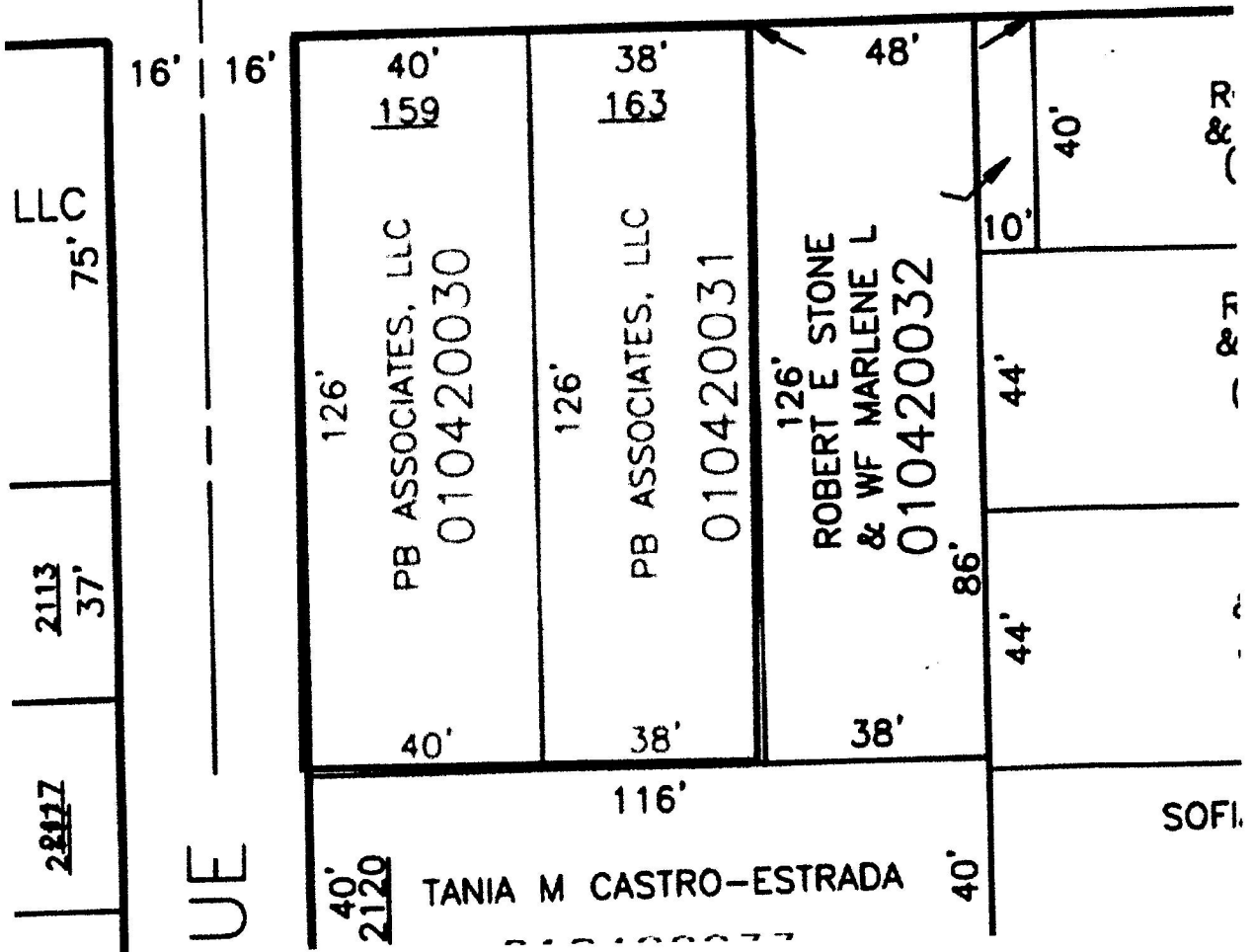
EXHIBIT B

Newly Combined Parcel

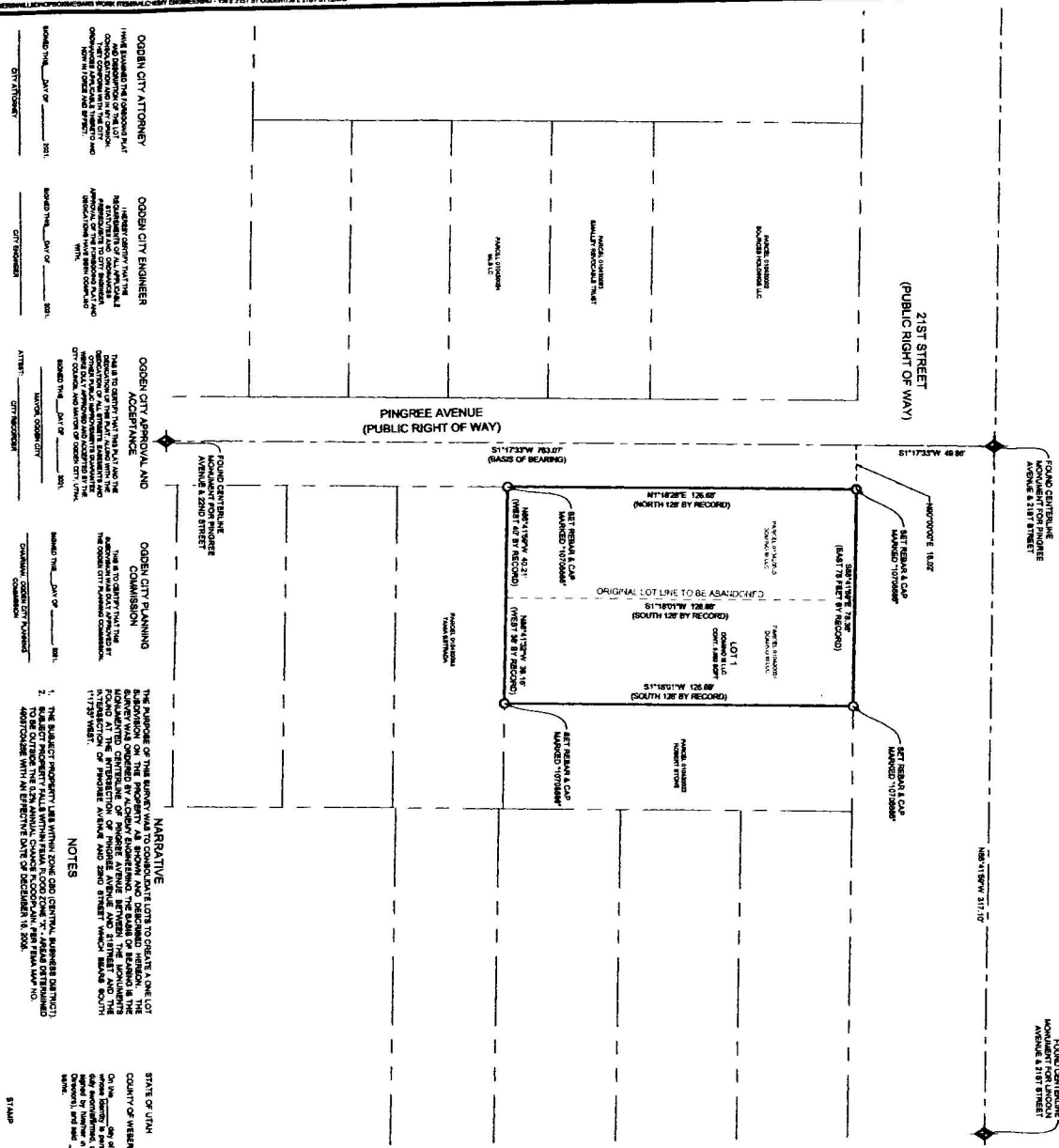
New Legal Description

A PART OF LOT 9, BLOCK 48, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 32 FEET EAST OF THE SOUTHWEST CORNER OF 21ST STREET AND PINGREE AVENUE AND RUNNING THENCE EAST 78 FEET; THENCE SOUTH 126 FEET; THENCE WEST 78 FEET; THENCE NORTH 126 FEET TO THE POINT OF BEGINNING.

STREET

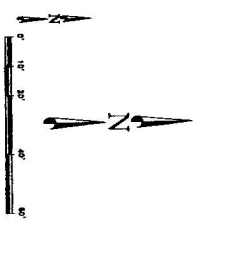


LOT CONSOLIDATION PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 SEPTEMBER 2021



21ST STREET
 (PUBLIC RIGHT OF WAY)

PINGREE AVENUE
 (PUBLIC RIGHT OF WAY)



LEGEND
 Survey boundary
 Lot 1
 Abandoned boundary
 Property corner
 Easement
 Easement
 Lot 1
 Abandoned boundary

OWNERS CONSENT TO RECORD
 I, the undersigned, being the owner of the above described land, hereby consent to the recording of the above described plat.

ACKNOWLEDGEMENT
 I, the undersigned, being the owner of the above described land, hereby acknowledge the recording of the above described plat.

NOTES
 1. THE SUBJECT PROPERTY IS WITHIN ONE (1) CENTRAL BUSINESS DISTRICT OF THE CITY OF SALT LAKE COUNTY, UTAH.

DEED DESCRIPTION
 THE PART OF LOT 1, BLOCK 1001, SALT LAKE COUNTY, UTAH, DESCRIBED AS TO BE THE SOUTHWEST CORNER OF THE INTERSECTION OF PINGREE AVENUE AND 21ST STREET...

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a Licensed Professional Land Surveyor in the State of Utah, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I have complied with the requirements of the Utah Code...

DEED DESCRIPTION
 THE PART OF LOT 1, BLOCK 1001, SALT LAKE COUNTY, UTAH, DESCRIBED AS TO BE THE SOUTHWEST CORNER OF THE INTERSECTION OF PINGREE AVENUE AND 21ST STREET...

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a Licensed Professional Land Surveyor in the State of Utah, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I have complied with the requirements of the Utah Code...

ACKNOWLEDGEMENT
 I, the undersigned, being the owner of the above described land, hereby acknowledge the recording of the above described plat.

STATE OF UTAH
 COUNTY OF WEBER
 I, the undersigned, being the owner of the above described land, hereby acknowledge the recording of the above described plat.

ACKNOWLEDGEMENT
 I, the undersigned, being the owner of the above described land, hereby acknowledge the recording of the above described plat.

NOTARY PUBLIC

<p>DATE OF THIS PLAT: 09/10/2021</p> <p>DRAWN BY: DAVID BRYAN</p> <p>CHECKED BY: DAVID BRYAN</p> <p>DATE: 09/10/2021</p>		<p>COUNTY RECORDER</p> <p>ENTRY NO. _____</p> <p>FILE NO. _____</p> <p>PLAT NO. _____</p> <p>DATE OF RECORDING: _____</p>
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AS-SURVEYED BOUNDARY DESCRIPTION

DEED DESCRIPTION

SURVEYOR'S CERTIFICATE

1. WHILE I, UNDER NO OBLIGATION, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 100188876, ISSUED BY THE STATE OF UTAH, I HAVE COMPLIED WITH THE REQUIREMENTS OF THE UTAH CODE...



Unplatted Parcel Combination Application

#BB-613-581-260
PREDEV00221-2022

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: Joshua Green			
Address: 2789 East Kenton Drive		City: Millcreek	State: UT
Zip: 84109		Phone: (801) 671-6465	
E-mail: joshuakgreen@gmail.com			
When a parcel combination can be considered:			
<input type="checkbox"/> No new dwelling lot or housing unit results from the proposed parcel combination; <input type="checkbox"/> The parcel combination does not result in remnant land that did not previously exist; and <input type="checkbox"/> The parcel combination does not result in violation of applicable zoning requirements <input type="checkbox"/> 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. <input type="checkbox"/> The approved deed is recorded at the Weber County Recorder's office.			
<p>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.)</p>			
Submittal Checklist			
<input type="checkbox"/> A copy of the ownership plat with the parcels to be combined highlighted and including the parcel numbers <input type="checkbox"/> 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 <input type="checkbox"/> Map or drawing showing existing parcels and how the parcels will appear after the proposed combination <input type="checkbox"/> FEE: \$25			
Petition			
I/We, <u>Domino III, LLC</u> , the undersigned petitioners, re-			
quest approval of deeds effecting a combination of <u>2</u> parcels located at <u>159 21st Street, and 163 21st Street</u>			
(addresses, separated by a comma)			
referred to as parcel number(s) <u>01-042-0030 and 02-042-0031</u>			
(parcel numbers, separated by a comma)			
as shown on the accompanying map.			
Name	Signature	Date	Address
Joshua Green		9/17/2021	2789 East Kenton Dr, Millcreek, UT 84109
Brandon Rindlisbacher		9/17/2021	665 W 1100 S, Payson, UT 84651
Jonathan Galbraith		9/17/2021	3395 Canyon Estates Dr, Bountiful, UT 84010



Unplatted Parcel Combination Application

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: Joshua Green			
Address: 2789 East Kenton Drive		City: Millcreek	State: UT
Zip: 84109		Phone: (801) 671-6465	
E-mail: joshuakgreen@gmail.com			
When a parcel combination can be considered:			
<input type="checkbox"/> No new dwelling lot or housing unit results from the proposed parcel combination; <input type="checkbox"/> The parcel combination does not result in remnant land that did not previously exist; and <input type="checkbox"/> The parcel combination does not result in violation of applicable zoning requirements <input type="checkbox"/> 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. <input type="checkbox"/> The approved deed is recorded at the Weber County Recorder's office.			
<p>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.)</p>			
Submittal Checklist			
<input type="checkbox"/> A copy of the ownership plat with the parcels to be combined highlighted and including the parcel numbers <input type="checkbox"/> 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 <input type="checkbox"/> Map or drawing showing existing parcels and how the parcels will appear after the proposed combination <input type="checkbox"/> FEE: \$25			
Petition			
I/We, <u>Domino III, LLC</u> , the undersigned petitioners, request approval of deeds effecting a combination of <u>2</u> parcels located at <u>159 21st Street, and 163 21st Street</u> Ogden, Utah, (addresses, separated by a comma) referred to as parcel number(s) <u>01-042-0030 and 02-042-0031</u> (parcel numbers, separated by a comma) as shown on the accompanying map.			
Name	Signature	Date	Address
Joshua Green		9/17/2021	2789 East Kenton Dr, Millcreek, UT 84109
Brandon Rindlisbacher		9/17/2021	665 W 1100 S, Payson, UT 84651
Jonathan Galbraith		9/17/2021	3395 Canyon Estates Dr, Bountiful, UT 84010

Staff Use Only

Conditions of Approval:

Approved:

Barton Brerley 8/2/2022
 Community Development Director or his designee date

Justin Anderson 8-3-22
 City Engineer date

Kathleen 8/9/22
 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 ___ day of _____, 20__.

ATTEST:

City Recorder

OGDEN CITY, a municipal corporation
 By Barton Brerley
 Community Development Director or Director's designee

ACKNOWLEDGEMENT

STATE OF UTAH)
 : §
 COUNTY OF WEBER)

On this 5th day of August, 2023, personally appeared before me Barton Brerley 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.



Jannette Borklund
 NOTARY PUBLIC

My Commission Expires:

3/27/2023 Residing in Weber Co, Utah County, Utah.