



W3338101

OGDEN CITY
NOTICE OF LIEN

E# 3338101 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
29-Aug-24 0257 PM FEE \$0.00 DEP LC
REC FOR: OGDEN CITY
ELECTRONICALLY RECORDED

Under authority of Chapter 11, Title 10, Utah Code Annotated, 1953, as amended, and Chapter 8.28 of the Ogden Municipal Code, Ogden City Corporation has performed a nuisance abatement on the property described below. The property was determined to be a public nuisance and notice given as required by law to the owner of record. The City incurred costs for such abatement in the amount of \$739.80. The Case number, Owner's name and Property Address are as follows:

Case Number: CE024749-2024

Name: 2023 WALL QOZB LLC

Address: 2023 Wall Ave Ogden Utah 84401

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Legal Description:

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH. EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365. ALSO LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET NORTH 00D58'00" EAST ALONG THE MONUMENT LINE AND 40.00 FEET NORTH 89D02'00" WEST FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D00'55" WEST 4.93 FEET; THENCE NORTH 00D51'48" EAST 115.11 FEET; THENCE NORTH 04D54'39" WEST 15.71 FEET TO A POINT 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+09.12; THENCE NORTH 10D12'41" WEST 8.02 FEET; THENCE NORTH 03D17'09" WEST 9.44 FEET; THENCE NORTH 00D58'59" EAST 28.78 FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+55.19; THENCE NORTH 08D05'33" EAST 16.06 FEET; THENCE NORTH 46D51'12" WEST 50.59 FEET TO THE NORTHERLY LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAID NORTHERLY LINE NORTH 84D27'08" EAST 44.78 FEET TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE EASTERNLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAY LINE OF WALL AVENUE SOUTH 00D58'00" WEST 231.78 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. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2187 SQUARE FEET OR 0.050 ACRE, MORE OR LESS. (E# 3164593)

Land Serial Number: 03-014-0009

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As required by law, Ogden City Corporation has sent a bill to the owner of record covering such nuisance abatement cost which was due on: August 27, 2024 after which time, a tax lien was assessed against the property. For questions regarding this Lien, please contact Ogden City Collections at 801-629-8961 or 801-629-8723.

Aug 29, 2024
DATED _____

OGDEN CITY, a Municipal Corporation

By: *Brandee Johnson*
Brandee Johnson Treasurer

ATTEST: *Tracy Hansen*
Tracy Hansen, City Recorder

