

Bank of Utah
2309 Redwood Road
SLC UT 84119



W3344488

E# 3344488 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
22-Oct-24 0215 PM FEE \$40.00 DEP TH
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

PARTIAL RECONVEYANCE

BT

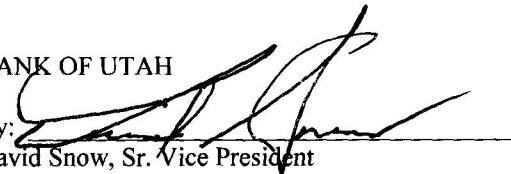
BANK OF UTAH, as duly appointed Trustee under Deed of Trust hereinafter referred to, having received from holder of the obligations thereunder a written request to reconvey, and does hereby reconvey a portion only of the trust property, now held by said Trustee under said Trust Deed. Said Deed of Trust was executed by The Scott Group, L.L.C., as trustor and being recorded in the official records of Weber County, State of Utah on 25th day of February, 2021, as Entry Number 3129483

Said Property is legally described as:

SEE ATTACHED EXHIBIT "A"

Serial Numbers: Part of 11-016-0020

IN WITNESS WHEREOF, the undersigned, as Trustee, has caused his name to be affixed this the 1st day of August, 2024

BANK OF UTAH
By: 
David Snow, Sr. Vice President

STATE OF UTAH)

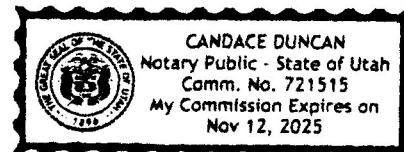
COUNTY OF DAVIS)

On August 15, 2024 before me, Candace Duncan, a Notary Public, personally appeared David Snow, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Candace Duncan



Reconvey or Bank of Utah

AS-SURVEYED DESCRIPTION OF THE UPDATED ALTA SURVEY BOUNDARY

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HARRISVILLE CITY, WEBER COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, SAID POINT IS NORTH 89°05'05" WEST 660.59 ALONG THE SECTION LINE AND NORTH 00°50'15" EAST 1081.16 FEET ALONG THE MONUMENT LINE OF SAID STREET AND NORTH 89°18'10" WEST 66.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5; SAID SECTION CORNER IS SOUTH 89°05'05" EAST 2644.65 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, SAID BEGINNING POINT IS ALSO NORTH 00°50'15" EAST 1244.63 FEET ALONG SAID MONUMENT LINE AND NORTH 89°18'10" WEST 66.00 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 1100 NORTH STREET AND WASHINGTON BOULEVARD, SAID STREET MONUMENT IS SOUTH 00°50'15" WEST 2098.69 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1400 NORTH STREET IN HARRISVILLE, UTAH, BASED ON SURVEY #6943 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE NORTH 89°06'08" WEST 759.00 FEET; THENCE SOUTH 00°50'15" WEST 295.56 FEET ALONG THE WEST LINE OF THAT PROPERTY CONVEYED IN A WARRANTY DEED (ENTRY #2216399, W.C.R.) AND ITS EXTENSION TO THE NORTH LINE OF THAT PROPERTY CONVEYED IN A QUIT CLAIM DEED (ENTRY #1951850, W.C.R.); THENCE NORTH 00°53'10" EAST 591.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A PROPOSED PUBLIC ROAD; THENCE SOUTH 79°10'44" EAST 29.45 FEET ALONG SAID PROPOSED RIGHT OF WAY TO A TANGENT, 700.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 132.20 FEET ALONG SAID PROPOSED RIGHT OF WAY AND CURVE THROUGH A CENTRAL ANGLE OF 10°49'16" (CHORD BEARING SOUTH 84°35'22" EAST 132.01 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 45°25'29" EAST 114.11 FEET TO A POINT ON A NON-TANGENT, 4293.53-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 172.84 FEET THROUGH A CENTRAL ANGLE OF 2°18'24" (CHORD BEARING NORTH 79°07'10" EAST 172.83 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 89°55'22" EAST 438.65 FEET; THENCE NORTH 82°11'33" EAST 387.88 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15" WEST 458.71 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 14.081 ACRES.

LESS AND EXCEPTING:
PARCEL A OF DIXON CREEK PHASE 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF 1300 NORTH STREET IN HARRISVILLE, UTAH, SAID POINT IS NORTH 89°05'05" WEST 660.59 ALONG THE SECTION LINE AND NORTH 00°50'15" EAST 1314.48 FEET ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST 954.82 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; SAID SOUTHEAST SECTION CORNER IS SOUTH 89°05'05" EAST 2644.65 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 00°50'15" EAST 2098.69 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1100 NORTH STREET AND WASHINGTON BOULEVARD TO THE MONUMENT AT THE INTERSECTION OF 1400 NORTH STREET AND WASHINGTON BOULEVARD BASED ON SURVEY #6943 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE, AND RUNNING

THENCE SOUTHEASTERLY 31.40 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°56'47" (CHORD BEARING SOUTH 44°58'24" EAST 28.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST 168.18 FEET TO A POINT OF TANGENCY ON A 4.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 6.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'00" WEST 5.66 FEET) TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST 14.00 FEET; THENCE SOUTH 00°00'00" EAST 114.00 FEET; THENCE NORTH 90°00'00" EAST 14.00 FEET TO A POINT OF TANGENCY ON A 4.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 6.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'00" EAST 5.66 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST 205.27 FEET; THENCE NORTH 89°36'44" WEST 372.42 FEET TO A FENCE; THENCE NORTH 00°46'05" EAST 272.58 FEET ALONG SAID FENCE; THENCE NORTH 01°16'52" EAST 138.04 FEET ALONG SAID FENCE; THENCE NORTH 90°00'00" EAST 80.94 FEET TO A POINT OF NON-TANGENCY ON A 49.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 19.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°55'16" (CHORD BEARING NORTH 40°47'15" EAST 19.47 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 00°00'00" EAST 90.71 FEET TO A POINT OF NON-TANGENCY ON A 760.00-FOOT CURVE TO THE LEFT AND THE PROPOSED SOUTH RIGHT OF WAY OF SAID 1300 NORTH STREET; THENCE EASTERLY 70.29 FEET ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 05°17'58" (CHORD BEARING SOUTH 87°21'01" EAST 70.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 89°56'47" EAST 181.82 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINS 4.088 ACRES.