

OGDEN CITY  
NOTICE OF LIEN



\*W3377666\*

E# 3377666 PG 1 OF 1  
B. Rahimzadegan, WEBER COUNTY RECORDER  
21-Jul-25 0422 PM FEE \$0.00 DEP SD  
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 \$588.00. The Case number, Owner's name and Property Address are as follows:

Case Number: CE026916-2025

Name: 2023 Wall QOZB LLC

Address: 2023 Wall Ave Ogden Utah 84401

Legal Description:

11: ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA ADDITION 12: TO OGDEN CITY, WEBER COUNTY, UTAH. 13: EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN 14: FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES 15: BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365. 16: ALSO LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE 17: WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT 18: NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, 19: SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 20: 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND 21: MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL 22: OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST 23: CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET 24: NORTH 00D58'00" EAST ALONG THE MONUMENT LINE AND 40.00 FEET 25: NORTH 89D02'00" WEST FROM THE FOUND OGDEN CITY STREET MONUMENT 26: AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND 27: RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT 28: NORTH 89D00'55" WEST 4.93 FEET; THENCE NORTH 00D51'48" EAST 29: 115.11 FEET; THENCE NORTH 04D54'39" WEST 15.71 FEET TO A POINT 30: 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL 31: LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 32: 56+09.12; THENCE NORTH 10D12'41" WEST 8.02 FEET; THENCE NORTH 33: 03D17'09" WEST 9.44 FEET; THENCE NORTH 00D58'59" EAST 28.78 34: FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY 35: FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT 36: ENGINEER STATION 56+55.19; THENCE NORTH 08D05'33" EAST 16.06 37: FEET; THENCE NORTH 46D51'12" WEST 50.59 FEET TO THE NORTHERLY 38: LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 39: 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY 40: DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID 41: PROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAID 42: NORtherly LINE NORTH 84D27'08" EAST 44.78 FEET TO THE 43: NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE ALONG THE 44: EASTERLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF WAY 45: LINE OF WALL AVENUE SOUTH 00D58'00" WEST 231.78 FEET TO THE 46: POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID 47: PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF 48: TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49: 2187 SQUARE FEET OR 0.050 ACRE, MORE OR LESS. (E# 3164593).

Land Serial Number: 03-014-0009 **BT**

SW

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: July 18, 2025 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.

DATED 7/21/2025

OGDEN CITY, a Municipal Corporation

ATTEST: Tracy Hansen

Tracy Hansen, City Recorder

By: Brandee Johnson  
Brandee Johnson Treasurer

