

3565592
BK 8468 PG 304

E 3565592 B 8468 P 304-306
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/27/2024 01:01:11 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: STEWART TITLE OF
UTAH

MAIL TAX NOTICE TO:
Riverwood Community, LLC
1740 Combe Road Suite 2
Ogden Utah 84403

SPECIAL WARRANTY DEED

Riverwood Community, LLC GRANTOR, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Riverwood Community, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Part of 13-005-0047

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.


WITNESS, the hand of said grantor this 13th day of March, 2024.

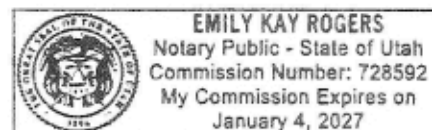
Riverwood Community, LLC


By: David Lowry - Manager

State of Utah
County of Weber

On this 13th day of March, 2024, personally appeared before me, the undersigned Notary Public, David Lowry the Manager of Riverwood Community, LLC, personally known to me (or 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 before 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.


Notary Public
My commission expires: ~~11-01-24~~
1/4/2027



File No.: 2281360
Warranty Deed

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Riverwood Subdivision Phase 1A Legal Description

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in South Weber City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of South Weber Drive (SR-60) said point being South 89°28'27" East 1758.52 feet along the Section Line (NAD83 Bearing being South 89°07'36" East between the Southwest Corner and the South Quarter Corner of said Section 20 per the Davis County Township Reference Plat) and North 00°31'33" East 414.62 feet from the Southwest Corner of said Section 20 and running thence along the southerly right-of-way line of South Weber Drive the following seven (7) courses and distances:

- 1) North 34°26'25" West 101.90 feet;
- 2) northwesterly 118.78 feet along the arc of a 623.50-foot radius non-tangent curve to the left (center bears South 55°33'35" West and the long chord bears North 39°53'53" West 118.60 feet with a central angle of 10°54'56");
- 3) northwesterly 81.72 feet along the arc of a 873.17-foot radius curve to the left (center bears South 44°38'39" West and the long chord bears North 48°02'12" West 81.69 feet with a central angle of 05°21'44");
- 4) North 50°43'04" West 196.95 feet;
- 5) northwesterly 323.65 feet along the arc of a 685.00-foot radius tangent curve to the left (center bears South 39°16'56" West and the long chord bears North 64°15'13" West 320.65 feet with a central angle of 27°04'17");
- 6) North 77°47'22" West 200.82 feet;
- 7) northwesterly 144.80 feet along the arc of a 1790.00-foot radius tangent curve to the right (center bears North 12°12'38" East and the long chord bears North 75°28'19" West 144.76 feet with a central angle of 4°38'05");

thence North 76.42 feet;

thence North 02°33'30" East 7.25 feet;

thence southeasterly 162.26 feet along the arc of a 1710.00-foot radius non-tangent curve to the left (center bears North 17°38'51" East and the long chord bears South 75°04'15" East 162.20 feet with a central angle of 05°26'12");

thence South 77°47'22" East 200.82 feet;

thence southeasterly 32.28 feet along the arc of a 765.00-foot radius tangent curve to the right (center bears South 12°12'30" West and the long chord bears South 76°34'50" East 32.28 feet with a central angle of 02°25'03");

thence North 62°03'47" East 29.10 feet;

thence North 18°44'55" East 105.54 feet;

thence northwesterly 58.40 feet along the arc of a 215.00-foot radius tangent curve to the left (center bears North 71°15'05" West and the long chord bears North 10°58'02" East 58.22 feet with a central angle of 15°33'46");

By: TW
Date: March 27, 2024
Project: 7992 RIVERWOOD PH1A

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thence South 85°54'08" West 109.22 feet;
thence North 00°11'38" East 105.79 feet;
thence North 89°48'22" West 21.69 feet;
thence North 00°43'00" East 658.50 feet;
thence South 89°17'00" East 131.69 feet;
thence North 00°43'00" East 95.95 feet;
thence North 37°03'24" West 15.81 feet;
thence North 15°10'13" East 70.00 feet;
thence South 74°49'47" East 537.71 feet to the westerly line of the Public Works Subdivision;

thence along the westerly line of the Public Works Subdivision the following seven (7) courses and distances:

- 1) South 00°27'19" East 408.05 feet;
- 2) South 01°27'37" West 100.08 feet;
- 3) South 01°38'08" West 190.72 feet;
- 4) South 01°44'39" West 179.99 feet;
- 5) South 01°04'34" West 147.09 feet;
- 6) South 01°33'47" West 39.65 feet;
- 7) southerly 219.43 feet along the arc of a 300.00-foot radius non-tangent curve to the right (center bears North 88°47'11" West and the long chord bears South 22°10'03" West 214.57 feet with a central angle of 41°54'29");

thence South 43°07'17" West 31.61 feet;
thence South 41°11'47" East 143.84 feet;
thence South 00°00'33" West 129.98 feet to the point of Beginning.

Contains: 832,100 square feet or 19.102 acres.