

SERIAL NUMBER 14-040-0011 (14-040-0003) TAXING UNIT NUMBER 0025

CARD NO. 01

OWNER	DEED REF.		INSTRUMENT	DEED DATE	DATE RECORDED
	BOOK	PAGE			
STATE ROAD COMMISSION OF UTAH	979-364	QCD		07-30-71	11-02-71
	979-366	QCD		07-30-71	11-02-71
	979-369	QCD		07-30-71	11-02-71
	979-371	QCD		07-30-71	11-02-71

DESCRIPTION OF PROPERTY- ORIG ACRES-

11 A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER SOUTHEAST
12 QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT
13 LAKE BASE AND MERIDIAN, U.S. SURVEY; BOUNDED AND DESCRIBED
14 AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID
15 SECTION 31, THAT IS 660.0 FEET DISTANT WEST FROM THE SOUTHEAST
16 CORNER OF SAID SECTION; THENCE NORTH ALONG A STRAIGHT LINE
17 PARALLEL WITH THE EAST LINE OF SAID SECTION 31 A DISTANCE OF
18 166 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY BOUNDARY
19 LINE OF 31ST STREET IN OGDEN THAT IS 100 FEET DISTANT
20 SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE
21 OF SAID STREET; THENCE SOUTH 83D44' WEST (PROJECT NO. 1-15-8)
22 WHICH EQUALS SOUTH 83D24' WEST (PROJECT NO. F-037-1) ALONG
23 SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 317 FEET, MORE
24 OR LESS, TO A POINT 100 FEET DISTANT SOUTHEASTERLY, MEASURED

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25 AT RIGHT ANGLES, FROM THE CENTER LINE OF 31ST STREET AT
26 ENGINEER'S STATION 208+50 THEREON, SAID POINT BEING THE TRUE
27 POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED;
28 THENCE SOUTH 6D16' EAST A DISTANCE OF 22.0 FEET; THENCE SOUTH
29 83D44' WEST A DISTANCE OF 69 FEET, MORE OR LESS, TO A
30 POINT 75.0 FEET DISTANT WESTERLY MEASURED RADially, FROM
31 THE CENTER LINE OF THE CHANNEL RELOCATION OF THE WEBER RIVER
32 INCIDENT TO THE CONSTRUCTION OF THE FREEWAY KNOW AS PROJECT
33 NO. I-15-8; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT
34 HAVING A RADIUS OF 389.01 FEET AND WHICH IS CONCENTRIC WITH
35 SAID CENTER LINE OF CHANNEL RELOCATION, A DISTANCE OF 97
36 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH
37 LINE OF SAID SECTION 31 (A TANGENT TO SAID CURVE AT SAID
38 POINT OF INTERSECTION BEARING APPROXIMATELY NORTH 2D20' EAST);

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39) THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION TO A POINT
40) 75.0 FEET DISTANT EASTERLY, MEASURED RADIALY FROM SAID
41) CENTER LINE OF CHANNEL RELOCATION; THENCE NORTHERLY ALONG
42) A CURVE TO THE LEFT HAVING A RADIUS OF 539.01 FEET AND WHICH
43) IS CONCENTRIC WITH SAID CENTER LINE OF CHANNEL RELOCATION,
44) A DISTANCE OF 136 FEET, MORE OR LESS, TO A POINT IN THE
45) SOUTHERLY BOUNDARY LINE OF 31ST STREET; THENCE SOUTH 83D44'
46) WEST ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 80
47) FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
48) CONTAINING 0.41 ACRE, M/L.

49) ALSO: BEGINNING AT THE POINT OF INTERSECTION OF THE
50) NORTHERLY BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND
51) HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD COMPANY TO
52) STATE ROAD COMMISSION OF UTAH BY QCD DATED MAY 26, 1960

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53 (FOR STATE HIGHWAY KNOWN AS 31ST STREET IN OGDEN) WITH THE
54 NORTH AND SOUTH CENTER LINE OF SAID SECTION 31; SAID POINT
55 BEING 132 FEET, MORE OR LESS, DISTANT NORTH FROM THE SOUTH
56 QUARTER CORNER OF SAID SECTION; THENCE NORTH 83D44' EAST
57 (PROJECT NO. I-15-8) WHICH EQUALS NORTH 83D24' EAST (PROJECT
58 NO. F-037-1) ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT
59 HERETOFORE CONVEYED, A DISTANCE OF 1572.72 FEET; THENCE
60 WESTERLY AND NORTHWESTERLY ALONG A LINE CURVING TO THE RIGHT,
61 HAVING A RADIUS OF 250.0 FEET, AND WHICH IS TANGENT AT ITS
62 POINT OF BEGINNING TO THE LAST DESCRIBED LINE, THROUGH AN
63 ANGLE OF 81D09', A DISTANCE OF 354.08 FEET; THENCE NORTH
64 11D15' WEST ALONG A STRAIGHT LINE FORMING AN ANGLE OF 3D52'
65 FROM NORTHWEST TO NORTH WITH A STRAIGHT LINE DRAWN TANGENT
66 TO THE END OF THE LAST DESCRIBED CURVE, A DISTANCE OF

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67 296.67 FEET; THENCE NORTHWESTERLY ALONG A LINE CURVING TO
68 THE LEFT, HAVING A RADIUS OF 370.00 FEET AND WHICH IS TANGENT
69 AT ITS POINT OF BEGINNING TO A STRAIGHT LINE FORMING AN ANGLE
70 OF 3D52' FROM NORTHWEST TO WEST WITH THE LAST DESCRIBED LINE,
71 THROUGH AN ANGLE OF 67D53' A DISTANCE OF 438.37 FEET; THENCE
72 NORTH 83D00' WEST ALONG A STRAIGHT LINE TANGENT TO THE END OF
73 THE LAST DESCRIBED CURVE A DISTANCE OF 286.44 FEET; THENCE
74 NORTH 34D32' WEST A DISTANCE OF 240.81 FEET; THENCE NORTH
75 41D09' WEST A DISTANCE OF 553.01 FEET, MORE OR LESS, TO A
76 POINT THAT IS 160.0 FEET DISTANT NORTHEASTERLY, MEASURED AT
77 RIGHT ANGLES, FROM THE CENTER LINE SURVEY OF FREEWAY KNOWN AS
78 PROJECT NO. I-15-8 AT SURVEY STATION 1071+00 THEREON; THENCE
79 NORTH 32D07.5' WEST A DISTANCE OF 105 FEET, MORE OR LESS, TO
80 A POINT IN THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN TRACT

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81 OF LAND HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD COMPANY
82 TO THE OREGON SHORT LINE RAILROAD COMPANY BY WARRANTY DEED
83 DATED OCTOBER 24, 1907; THENCE WESTERLY ALONG SAID SOUTHERLY
84 BOUNDARY LINE OF TRACT HERETOFORE CONVEYED TO THE OREGON
85 SHORT LINE RAILROAD COMPANY BY SAID DEED DATED OCTOBER 24,
86 1907, WHICH IS A STRAIGHT LINE PARALLEL WITH AND 136.0 FEET
87 DISTANT SOUTHERLY FROM THE WESTERLY PRODUCTION OF THE SOUTH
88 LINE OF 30TH STREET, A DISTANCE OF 82 FEET, MORE OR LESS, TO
89 A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31;
90 THENCE SOUTHERLY ALONG SAID NORTH AND SOUTH CENTER LINE OF
91 SECTION A DISTANCE OF 1657 FEET, MORE OR LESS, TO THE POINT
92 OF BEGINNING.

93 ALSO: A PARCEL OF LAND SITUATE IN THE SOUTH 1/2 OF
94 SOUTHEAST QUARER OF SAID SECTION 31, TOWNSHIP 6 NORTH, RANGE

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95 1 WEST, WEBER COUNTY, UTAH; BOUNDED AND DESCRIBED AS FOLLOWS:
96 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF
97 SAID SECTION 31 WITH THE SOUTHERLY BOUNDARY LINE OF SAID
98 TRACT OF LAND HERETOFORE CONVEYED BY DEED DATED MAY 26, 1960
99 FOR 31ST STREET, SAID POINT BEING 100 FEET DISTANT
100 SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE
101 OF SAID 31ST STREET AND APPROXIMATELY 576 FEET DISTANT EAST
102 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH
103 83D44' EAST (PROJECT NO. I-15-8) WHICH EQUALS NORTH 83D24'
104 EAST (PROJECT NO. F-037-1) ALONG THE SOUTHERLY BOUNDARY LINE
105 OF SAID TRACT HERETOFORE CONVEYED FOR 31ST STREET, A DISTANCE
106 OF 1107 FEET, MORE OR LESS, TO A POINT 100 FEET DISTANT
107 SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE
108 OF 31ST STREET AT ENGINEER'S STATION 208+50 THEREON; THENCE

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109 SOUTH 6D16° EAST A DISTANCE OF 22.0 FEET; THENCE SOUTH 83D44°
110 WEST A DISTANCE OF 76.75 FEET TO A POINT OF TANGENCY WITH
111 A 160.0 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY
112 ALONG SAID CURVE TO THE LEFT A DISTANCE OF 172 FEET, MORE
113 OR LESS, TO A POINT IN THE SOUTH LINE OF SAID SECTION 31;
114 THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE
115 OF 901 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
116 EXCEPTING AND EXCLUDING FROM THE LAST ABOVE DESCRIBED
117 PARCEL OF LAND ALL THAT PORTION THEREOF WHICH WAS INCLUDED IN
118 THAT CERTAIN TRACT OF LAND 66.0 FEET WIDE HERETOFORE CONVEYED
119 BY UNION PACIFIC RAILROAD COMPANY TO STATE ROAD COMMISSION
120 OF UTAH BY QCD DATED MAY 26, 1960, SAID TRACT 66.0 FEET WIDE
121 EXTENDS NORTHERLY AND SOUTHERLY ACROSS THE ABOVE DESCRIBED
122 PARCEL OF LAND AND LIES BETWEEN LINES PARALLEL WITH AND 33.0

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123 FEET DISTANT, MEASURED AT RIGHT ANGLES ON EACH SIDE OF A
124 STRAIGHT LINE THAT EXTENDS NORTH FROM THE POINT ON THE SOUTH
125 LINE OF SAID SECTION 31 THAT IS APPROXIMATELY 1424.0 FEET
126 DISTANT WEST FROM THE SOUTHEAST CORNER OF SAID SECTION.
127 CONTAINING 32.04 ACRES, M/L.
128 ALSO: A PARCEL OF LAND IN THE NORTHWEST QUARTER
129 SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1
130 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH;
131 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT
132 OF INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE CERTAIN
133 TRACT OF LAND HERETOFORE CONVEYED BY UNION PACIFIC RAILROAD
134 COMPANY TO THE OREGON SHORT LINE RAILROAD COMPANY BY WARRANTY
135 DEED DATED OCTOBER 24, 1907 WITH THE NORTHEASTERLY BOUNDARY
136 LINE OF THE FREEWAY KNOWN AS PROJECT NO. I-15-8, WHICH POINT

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CARD NO. 10
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137 IS APPROXIMATELY 1789 FEET NORTH AND APPROXIMATELY 82 FEET
138 EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE
139 SOUTH 32D07.5' EAST ALONG SAID NORTHEASTERLY BOUNDARY LINE
140 OF FREEWAY A DISTANCE OF 105 FEET, MORE OR LESS, TO A POINT
141 THAT IS 160.0 FEET DISTANT NORTHEASTERLY MEASURED AT RIGHT
142 ANGLES, FROM THE CENTER LINE SURVEY OF SAID FREEWAY AT SURVEY
143 STATION 1071+00 THEREON; THENCE SOUTH 41D09' EAST ALONG SAID
144 NORTHEASTERLY LINE OF FREEWAY A DISTANCE OF 80.0 FEET; THENCE
145 NORTH 48D51' EAST A DISTANCE OF 136.0 FEET; THENCE NORTH
146 13D09' WEST A DISTANCE OF 56.9 FEET, MORE OR LESS, TO A POINT
147 IN SAID SOUTHERLY BOUNDARY LINE OF TRACT THERETOFORE CONVEYED
148 TO OREGON SHORT LINE RAILROAD COMPANY; THENCE WESTERLY ALONG
149 SAID SOUTHERLY BOUNDARY LINE, WHICH IS A STRAIGHT LINE
150 PARALLEL WITH AND 136.0 FEET DISTANT SOUTHERLY FROM THE

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151 WESTERLY PRODUCTION OF THE SOUTH LINE OF 30TH STREET, A
152 DISTANCE OF 198 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
153 CONTAINING 0.43 ACRE, M/L.
154 ALSO: A PARCEL OF LAND IN THE SOUTHEAST QUARTER
155 SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1
156 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BOUNDED AND
157 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH
158 LINE OF SAID SECTION 31 THAT IS 660 FEET DISTANT WEST FROM
159 THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ALONG A
160 STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 31
161 A DISTANCE OF 166 FEET, MORE OR LESS, TO THE SOUTHEASTERLY
162 CORNER OF THAT CERTAIN TRACT OF LAND WHICH WAS HERETOFORE
163 CONVEYED BY UNION PACIFIC RAILROAD COMPANY TO STATE ROAD
164 COMMISSION OF UTAH BY QCD DATED MAY 26, 1960 (FOR STATE

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CARD NO. 12
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165 HIGHWAY KNOWN AS 31ST STREET IN OGDEN); THENCE SOUTH 83D44'
166 WEST (PROJECT NO. I-15-8) WHICH EQUALS SOUTH 83D24' WEST
167 (PROJECT NO. F-037-1) ALONG THE SOUTHERLY BOUNDARY LINE OF
168 SAID TRACT HERETOFORE CONVEYED, A DISTANCE OF 237 FEET, MORE
169 OR LESS, TO A POINT 75.0 FEET DISTANT EASTERLY, MEASURED
170 RADially, FROM THE CENTER LINE OF THE CHANNEL RELOCATION OF
171 WEBER RIVER INCIDENT TO THE CONSTRUCTION OF THE FREEWAY
172 IDENTIFIED AS PROJECT NO. I-15-8; THENCE SOUTHERLY ALONG A
173 CURVE TO THE RIGHT HAVING A RADIUS OF 539.01 FEET, WHICH IS
174 CONCENTRIC WITH SAID CENTER LINE OF CHANNEL RELOCATION, A
175 DISTANCE OF 136 FEET, MORE OR LESS, TO A POINT IN THE SOUTH
176 LINE OF SAID SECTION 31 (A TANGENT TO SAID CURVE AT THE POINT
177 OF BEGINNING THEREOF BEARING APPROXIMATELY SOUTH 12D47' EAST);
178 THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF

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179 221 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
180 ALSO: A PARCEL OF LAND IN THE SOUTHEAST QUARTER,
181 SOUTHEAST QUARER, SAID SECTION 31, TOWNSHIP 6 NORTH, RANGE 1
182 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE
183 SOUTH LINE OF SAID SECTION 31, THAT IS 660.0 FEET DISTANT
184 WEST FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH
185 ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID
186 SECTION 31, A DISTANCE OF 166 FEET, MORE OR LESS, TO A POINT
187 IN THE SOUTHERLY BOUDARY LINE OF 31ST STREET THAT IS 100
188 FEET DISTANT SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE
189 THE CENTER LINE OF SAID STREET; THENCE SOUTH 83D44' WEST
190 (PROJECT NO. I-15-8) WHICH EQUALS SOUTH 83D24' WEST (PROJECT
191 NO. F-037-1) ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF
192 317 FEET, MORE OR LESS, TO A POINT 100 FEET DISTANT

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CARD NO. 14
04

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193 SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE
194 OF 31ST STREET AT ENGINEER'S STATION 208+50 THEREON; THENCE
195 SOUTH 6D16' EAST A DISTANCE OF 22.0 FEET; THENCE SOUTH 83D44'
196 WEST A DISTANCE OF 69 FEET, MORE OR LESS, TO A POINT 75.0
197 FEET DISTANT WESTERLY MEASURED RADially FROM SAID CENTER LINE
198 OF CHANNEL RELOCATION OF WEBER RIVER, WHICH POINT IS THE TRUE
199 POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED;
200 THENCE CONTINUING SOUTH 83D44' WEST A DISTANCE OF 7 FEET,
201 MORE OR LESS, TO A POINT 122 FEET DISTANT SOUTHEASTERLY,
202 MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF 31ST
203 STREET AT ENGINEER'S STATION 207+73.25 THEREON; THENCE
204 SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF
205 160.00 FEET, WHICH IS TANGENT AT ITS POINT OF BEGINNING TO
206 THE LAST DESCRIBED LINE, A DISTANCE OF 172 FEET, MORE OR

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207 LESS, TO A POINT IN THE SOUTH LINE OF SAID SECTION 31;
208 THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE
209 OF 142 FEET, MORE OR LESS, TO A POINT 75.0 FEET DISTANT
210 WESTELRY, MEASURED RADIALY, FROM SAID CENTER LINE OF CHANNEL
211 RELOCATION; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING
212 A RADIUS OF 389.01 FEET, WHICH IS CONCENTRIC WITH SAID CENTER
213 LINE OF CHANNEL RELOCATION, A DISTANCE OF 97 FEET, MORE OR
214 LESS, TO THE TRUE POINT OF BEGINNING. THE 2 LAST ABOVE
215 DESCRIBED PARCELS CONTAIN 1.0 ACRE, M/L.