

Lindon, Utah

August 1, 2000

A regular meeting of the City Council of Lindon City, Utah County, Utah, was held on Tuesday, August 1, 2000, at 7:00 p.m. at the regular meeting place of said City Council, at which meeting there were present and answering roll call the following members who constituted a quorum:

Larry A. Ellertson  
~~Jeff Acerson~~  
Herbert T. Bath  
Lindsey M. Bayless  
James A. Dain  
Jerald I. Hatch

Mayor  
~~Councilmember~~  
Councilmember  
Councilmember  
Councilmember  
Councilmember

Also present:

Ott H. Dameron

City Administrator/Recorder

Absent:

JEFF ACERSON

COUNCILMEMBER

ENT 61763:2000 Pg 1 of 23  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2000 Aug 07 4:33 pm FEE 0.00 BY JW  
RECORDED FOR LINDON CITY

The meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the City Council a Certificate of Compliance with Open Meeting Law with respect to this August 1, 2000, meeting, a copy of which is attached hereto as Exhibit "A".

Thereupon in accordance with the motion duly made, seconded and carried at the meeting of the City Council on July 18, 2000, the creation of Lindon City, Utah Special Improvement District No. 2000-1 (the "District") was delayed pending further study and consideration of the protests presented at said meeting. Councilmember BATH introduced the following resolution in writing, which was fully discussed and moved its adoption:

RESOLUTION 2000-10

A RESOLUTION TO CREATE SPECIAL IMPROVEMENT DISTRICT NO. 2000-1 OF LINDON CITY, UTAH COUNTY, UTAH, DESCRIBED IN THE NOTICE OF INTENTION CONCERNING THE DISTRICT AND AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION TO CREATE THE DISTRICT.

BE IT RESOLVED by the City Council of Lindon City, Utah County, Utah:

Section 1. The City Council of Lindon City, Utah County, Utah (the "City"), hereby determines that it will be in the best interest of the City to construct certain improvements within the City. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention which has been published and mailed as required by law.

Section 2. The City Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or making of any of the improvements therein or on any other matter pertinent to the District. In view of the protests received at the meeting held for that purpose on July 18, 2000, action on the creation of said District was deferred by the City Council until this meeting.

Section 3. The improvements proposed and described in the Notice of Intention to create the District are hereby authorized and the District is hereby created.

Section 4. The properties to be included in the District described in the original Notice of Intention were approved by the City Council on June 6, 2000. The legal description and tax identification number of said properties are more fully set forth on Exhibit "B" attached hereto.

Section 5. As required by law, the City Recorder is hereby authorized and directed to file a copy of the Notice of Intention and resolution creating the District as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Utah County Recorder's office within five days from the date hereof.

Section 6. In addition to the requirements of Section 6 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the City where it will be continuously available for public inspection on a reasonable basis at the office of the City during regular business hours of the City, from and after the date hereof through and

including the last date of issuance of the bonds or such later time as is determined by the City.

Section 7. The City Engineer is hereby authorized to prepare a notice to contractors for the receipt of bids for the construction of improvements. Said notice shall specify the time and place for the receipt of sealed bids and shall publish the notice one time in a newspaper having general circulation in the Municipality at least fifteen (15) days before the date specified for the receipt of sealed bids. The City Council shall in open session at the time specified in the notice, open, examine and publicly declare the bids and may reject any or all bids when deemed for the public good and, at such or a later meeting, shall reject all bids other than the lowest and best bid of a responsible bidder. If the price bid by the lowest and best responsible bidder exceeds the estimated costs as determined by the City Engineer, the City Council may nevertheless award a contract for the price so bid. The City Council may in any case refuse to award a contract and may obtain new bids after giving a new notice to contractors or may determine to abandon the district or not to make some of the improvements proposed to be made.

Councilmember DAIN seconded the motion to adopt the foregoing resolution. The resolution was thereupon put to a vote and unanimously adopted on the following recorded vote:

Those voting AYE:

*ALL PRESENT*

Those voting NAY:

*NONE*

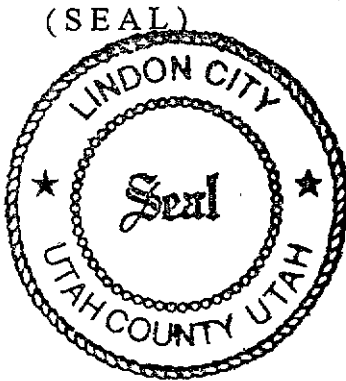
Thereupon the motion was approved by the Mayor and made a matter of record by the City Recorder.

ADOPTED AND APPROVED this 1st day of August, 2000.

*Harry A. Estabrook*  
Mayor

ATTEST:

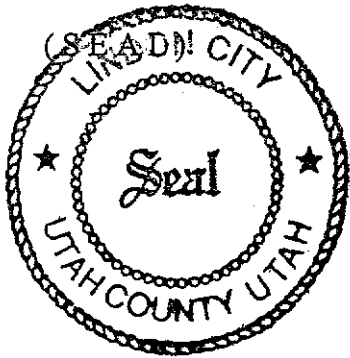
*W. Z. Cameron*  
City Recorder



After the conduct of other business not pertinent to the above, on motion duly made, seconded and carried, the meeting was adjourned.

*Harry A. Edmister*  
Mayor

ATTEST:  
*Patricia A. Cameron*  
City Recorder



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

I, Ott H. Dameron, the duly appointed, qualified and acting City Recorder of Lindon City, Utah County, Utah, do hereby certify as follows:

That the foregoing pages constitute a full, true and correct copy of the entire record of the proceedings of the City Council of Lindon City, Utah County, Utah, at its regular meeting held on Tuesday, August 1, 2000, insofar as said proceedings relate to the creation of Special Improvement District No. 2000-1 as the same appears of record in my office. I personally attended said meeting and the proceedings were in fact held as specified in said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Municipality this 1st day of August, 2000.

  
\_\_\_\_\_  
City Recorder



STATE OF UTAH                    )  
   : ss.                    CERTIFICATE OF FILING  
 COUNTY OF UTAH                )

I, Ott H. Dameron, the duly qualified and acting City Recorder of Lindon City, Utah County, Utah, do hereby certify that on the 7 day of August, 2000, pursuant to Section 17A-3-307, Utah Code Annotated 1953, as amended, a copy of the Notice of Intention and resolution creating Lindon City, Utah Special Improvement District No. 2000-1 as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, was filed in the Utah County Recorder's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Municipality this 7 day of August, 2000.

  
 \_\_\_\_\_  
 City Recorder

(SEAL)

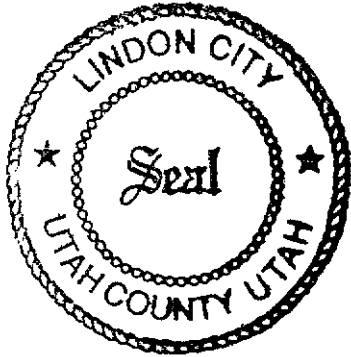


EXHIBIT "A"

## CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

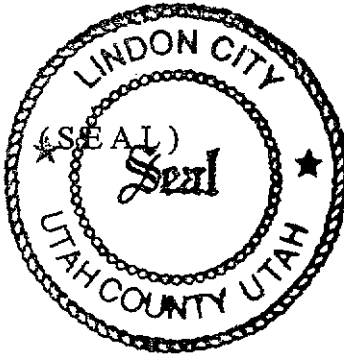
I, Ott H. Dameron, the undersigned City Recorder of Lindon City, Utah County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-6(2), Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the August 1, 2000, public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule "A", to be posted at the City's principal offices on July 28, 2000, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule "A", to be delivered to the New Utah on July 28, 2000, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 1st day of August, 2000.

  
City Recorder





SCHEDULE "A"

ENT 61763:2000 PG 9 of 23

NOTICE OF MEETING

NOTICE OF MEETING  
FOR THE  
LINDON CITY COUNCIL

ENT 61763:2000 PG 10 of 23

It is hereby given that the Lindon City Council will hold a regularly scheduled meeting, beginning at 7:00 PM on Tuesday, August 1, 2000, in the Lindon City Center, City Council Chambers, at 100 North State Street, Lindon, Utah. The agenda will consist of the following:

Conducting: Larry A. Ellertson, Mayor  
Pledge of Allegiance: By Invitation  
Invocation: Larry Ellertson

MINUTES - Review of the Regular Minutes of July 18, 2000 and the minutes of an Executive Session on July 18, 2000. - 5 minutes  
OPEN SESSION - Citizens comments - 10 minutes  
MAYOR'S COMMENTS/REPORT - 10 minutes

BUSINESS

1. Preliminary Plat - Meadows at Bald Mountain, Plat "A". This is a request for preliminary plat approval for Meadows at Bald Mountain, Plat "A", 32 lots, R1-12 zone, located at 800 East 700 North. This plat has been seen briefly during the discussions concerning the 1200 East collector connection to Pleasant Grove. - 45 minutes
2. Preliminary Plat - Canberra Hills, Plat "S". This is a request for preliminary plat approval for Canberra Hills, Plat "S", 1 lot, R1-12 zone, located at 1300 East Teton Drive. - 10 minutes
3. Preliminary Plat - Canberra Hills, Plat "R". This is a request for preliminary plat approval for Canberra Hills, Plat "R", 2 lots, R1-12 zone, located at 160 North 1200 East. - 15 minutes
4. Review and Action - Proposed Addressing Changes - 600 North from State Street to Locust Avenue. The City Council discussed addressing changes on the new street constructed through the Ivory Homes development, Cambridge Farms Plat "B", during the meeting of May 2, 2000. The Council members indicated they would look at the street after construction to determine if an address change would be necessary. The street is now finished and the addressing problem is still pending. - 30 minutes
5. Final Resolution - Creation of Special Improvement District. The City Council will consider the final resolution and related documents to create the Special Improvement District in the area of 200 South and 400 South between 400 West and 800 West, and 800 West between 400 South and 200 South. - 20 minutes
6. Discussion - Accessory Apartments in the R2 Overlay Zone. The Planning Commission has asked the Council to clarify the Council's intent concerning accessory apartments in the R2 Overlay zone. - 20 minutes
7. Review and Action - Zion's Bank Letter of Obligation. Lindon City is being asked by Zion's Bank to provide a letter of moral obligation to help defray the cost of the line of credit offered to Pleasant Grove City for the additional construction costs of the proposed I-15 Interchange. Pleasant Grove City will provide the necessary "up front" funds for both cities through this line of credit. - 20 minutes
8. Resolution - MBA Property Acquisition. The Council will review and act on the proposed actions of the MBA to acquire property through purchase agreements with property owners adjacent to the proposed I-15 Interchange. - 5 minutes
9. Resolution - MBA Final Bond Resolution. The Council will review and act on the proposed actions of the MBA to issue a final bond resolution which will provide the funding mechanism for property acquisition adjacent to the proposed I-15 Interchange. - 5 minutes

Adjourn Council and Convene the Municipal Building Authority - 30 minutes  
Reconvene the Lindon City Council

CITY COUNCIL REPORTS: - 50 minutes

- A) WATER, GENERAL PLAN, BUILDING INSPECTION, ENGINEERING - JIM DAIN  
B) SEWER, SOLID WASTE, PUBLIC BUILDINGS AND PROPERTIES - JERALD HATCH  
C) TRAILS, PLANNING, ZONING, BD OF ADJ, ADMINISTRATION - LINDSEY BAYLESS  
D) STREETS, SIDEWALKS, PUBLIC SAFETY AND COURT - TOBY BATH  
E) PARKS, RECREATION, EMERGENCY MNGMNT, LINDON FAIR, NWSLTR - JEFF ACERSON

ADMINISTRATOR'S REPORT - 10 minutes

The City of Lindon, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Venla Gubler at 785-5043, giving her at least 24 hours notice.

POSTED BY: Ott H. Dameron Time: 11:00 a.m. Place: Lindon City Center Date: July 28, 2000

EXHIBIT "B"

ENT 61763:2000 PG 11 of 23

LIST OF PROPERTIES



Consulting Engineers and Surveyors, Inc.

1785 No. Main #1 Spanish Fork, UT. 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

**LEGAL DESCRIPTION  
PREPARED FOR  
PROPOSED SID BOUNDARY  
LINDON, UTAH**

**PARCEL 1**

A portion of the NW1/4 of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located S0°56'01"E along the Section line 33.60 feet and East 29.18 feet from the Northwest Corner of Section 4, T6S, R2E, S.L.B.& M.; thence N89°50'41"E 541.24 feet; thence N89°42'17"E 27.36 feet; thence S89°59'34"E 72.52 feet; thence N89°35'39"E 254.26 feet; thence S1°55'29"E along the projection of, and along the westerly line of that Real Property described in Book 4706 Page 760 of the Official Records of Utah County 174.01; thence N89°04'37"E 397.90 feet; thence N0°07'09"E 169.95 feet, the previous 2 courses along said property; thence N89°01'24"E 158.89 feet to the northwest corner of that Real Property described in Deed Book 4032 Page 104 of the Official Records of Utah County; thence S0°07'00"W 148.60 feet; thence N89°57'00"E 86.60 feet; thence S0°07'39"E 1038.91 feet along the projection of, and along the westerly line of Plat "A", GATEWAY TECHNOLOGY CENTER II, according to the official plat thereof on file in the office of the Utah County Recorder; thence Southeasterly along the arc of a 317.00 foot radius curve (radius bears: S2°34'46"W) 71.84 feet through a central angle of 12°59'07" (chord: S80°55'41"E 71.69 feet); thence S74°26'07"E 69.59 feet; thence S1°50'22"E 330.52 feet, the previous 2 courses along said Plat; thence S1°50'22"E 14.40 feet to the Northeast Corner of Lot 1, LINDON PARK STATION "A" SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder; thence S88°09'38"W 693.00 feet; thence S66°30'28"W 76.40 feet; thence S64°13'52"W 79.00 feet; thence Southeasterly along the arc of a 305.00 foot radius curve (radius bears: S64°13'50"W) 127.38 feet through a central angle of 23°55'46" (chord: S13°48'15"E 126.46 feet); thence S1°50'22"E 151.21 feet; thence along the arc of a 395.00 foot radius curve to the left 264.83 feet through a central angle of 38°24'52" (chord: S21°02'48"E 259.90 feet); thence S30°00'00"W 189.38 feet, the previous 7 courses along said Subdivision; thence N62°38'00"W 316.81 feet; thence North 10.25 feet; thence N61°26'11"W 351.37 feet; thence N62°38'00"W 101.00 feet; thence N57°55'58"W 231.28 feet; thence N0°30'30"W 217.75 feet; thence N0°02'49"E 820.60 feet; thence N2°27'15"W 134.14 feet; thence N1°06'09"W 348.70 feet; thence N88°55'55"E along the extension of, and along the southerly line of that Real Property described in Deed Book 3680 Page 305 of the Official Records of Utah County 271.39 feet; thence N0°21'07"W 115.65 feet; thence S89°47'03"W 6.44 feet, the

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JUN 2 2000

LINDON CITY  
COMMUNITY DEVELOPMENT



Consulting Engineers and Surveyors, Inc.

1785 No. Main #1 Spanish Fork, UT. 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

previous 2 courses along said line; thence N0°55'39"W along a fenceline 94.40 feet to the northerly line of that Real Property described in Deed Book 1785 Page 682 of the Official Records of Utah County; thence S89°48'59"W along said line 267.37 feet; thence N2°13'20"W 5.24 feet; thence N0°52'21"W 87.61 feet to the point of beginning.

Contains: 63.99+/- acres

PARCEL 2

All of Lot 4, Plat "B", Lindon Park Station Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.

Contains: 0.99 acres

PARCEL 3

All of Lots 6 & 7, Plat "C", Lindon Park Station Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.

Contains: 2.54 Acres

PARCEL 4

(Per Title Report)

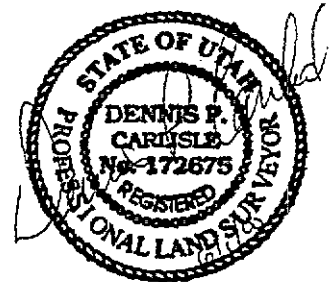
Commencing South 1°05' East 126.38 feet along the Section Line and 28.41 feet East of the Northwest Corner of Section 4, Township 6 South, Range 2 East of the Salt Lake Base and Meridian; thence North 89°40' East 270 feet; thence South 1°05' East 93 feet; thence South 89°40' West 270 feet; thence North 1°05' West 93 feet to the place of beginning.

PARCEL 4

(Rotated to Section Line)

Beginning at a point located S0°56'01"E along the Section Line 126.38 Feet and S89°51'01"E 28.41 Feet from the Northwest corner of Section 4, T6S, R2E, Salt Lake Base and Meridian; Thence N89°48'59"E 270.00 Feet; Thence S0°56'01"E 93.00 Feet; Thence S89°48'59"W 270.00 Feet; Thence N0°56'01"W 93.00 Feet to the Point of Beginning.

Contains: 0.576 Acres





Consulting Engineers and Surveyors, Inc.

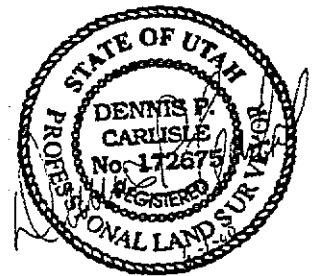
1785 No. Main #1 Spanish Fork, UT. 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

**LEGAL DESCRIPTION  
PREPARED FOR  
PROPOSED  
SPECIAL IMPROVEMENT DISTRICT  
LINDON, UTAH**

**(PORTIONS OF 200 SOUTH & 800 WEST STREETS)**

Beginning at the North ¼ Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence South 33.00 feet; thence S89°45'36"W along the south line of 200 South Street 1173.91 feet; thence N0°07'00"E 1.73 feet; thence S89°01'24"W 134.36 feet; thence S89°45'36"W 1304.97 feet; thence along the arc of a 15.00 foot radius curve to the left 4.74 feet through a central angle of 18°05'06" (chord: S80°43'03"W 4.71 feet); thence S89°50'41"W 14.32 feet; thence S0°52'21"E 87.61 feet; thence S2°13'20"E 5.24 feet; thence N89°48'59"E 3.77 feet to the east line of 800 West Street; thence S0°55'19"E along said east line 214.21 feet; thence S88°55'55"W 2.51 feet; thence S1°06'09"E 348.70 feet; thence S2°27'15"E 134.14 feet; thence S0°02'49"W 628.67 feet; thence S89°04'41"W 57.55 feet to the west line of 800 West Street; thence N0°55'19"W along said west line 1485.94 feet to the northerly line of 200 South Street; thence N89°45'36"E along the north line of 200 South Street 2695.45 feet; thence South 33.00 feet to the point of beginning.

Contains: 6.16 acres



PUBLIC NOTICE IS HEREBY GIVEN that on the 6th day of June, 2000, the City Council of Lindon City, Utah County, Utah (the "City"), adopted a resolution declaring its intention to create a special improvement district to be known as Lindon City, Utah Special Improvement District No. 2000-1 (the "District"). It is the intention of the City Council to make improvements within the District and to levy special assessments as provided in Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended, on the real estate lying within the District for the benefit of which such assessments are to be assessed in the making of such improvements.

#### DESCRIPTION OF DISTRICT

The boundaries of the proposed District shall include the following four parcels of real property located within the city limits of Lindon City, Utah, as set forth on a map attached as Exhibit "B".

## INTENDED IMPROVEMENTS

ENT 61763:2000 PG 16 of 23

The improvements (the "Improvements") to be constructed and their location within the District are as follows:

1. The construction and installation of roadway improvements along 200 South from 400 West to 800 West including asphalt paving, curb and gutter, sidewalk, drive approaches and earthwork, and in connection with said roadway improvements, the installation of a water main and storm drain pipe and fire hydrants, drainage boxes, head walls, and manholes, and the relocation of power poles.
2. The acquisition of land and the construction and installation of roadway improvements along 400 South from 400 West to 800 West including asphalt paving, curb and gutter, sidewalk and earthwork.
3. The construction and installation of roadway improvements along 800 West from 200 South to 400 South including asphalt, curb and gutter, sidewalk and earthwork and the installation of storm drain pipe, manholes, and retaining wall.
4. The construction and installation of landscaping in the 600 South entryway.

## ESTIMATED COST OF IMPROVEMENTS

The total cost of Improvements in the District as estimated by the City Engineer is \$2,200,000, of which the City will pay \$0, leaving a remainder of \$2,200,000 which shall be paid by a special assessment to be levied against the properties described in Exhibit "B" which are affected or specifically benefitted by such Improvements. The property owners' portion of the total estimated cost of the Improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners. In lieu of utilizing a guaranty fund, the City intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") it anticipates issuing to finance the proposed Improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount equal to approximately \$250,000. The City anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefitted by such Improvements, all of which will be further described in the assessment ordinance to be adopted by the City. In addition, estimated costs of assessment include estimated overhead costs which the City projects to incur in the creation and administration of the District. The estimated cost to be assessed against the properties within the District and the method of assessment shall be as follows:

<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
All Improvements described above	\$38,240	Per acre



## LEVY OF ASSESSMENTS

It is the intention of the City Council to levy assessments as provided by the laws of Utah on all parcels and lots of real property to be benefitted by the proposed Improvements within the District. The purpose of the assessment and levy is to pay those costs of the Improvements which the City will not assume and pay. The method of assessment shall be by acreage as set forth herein.

The assessments may be paid by property owners in not more than fifteen (15) annual installments with interest on the unpaid balance at a rate or rates fixed by the City, or the whole or any part of the assessment may be paid without interest within fifteen (15) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the District. Other payment provisions and enforcement remedies shall be in accordance with Title 17A, Chapter 3, Part 3, Utah Code Annotated 1953, as amended.

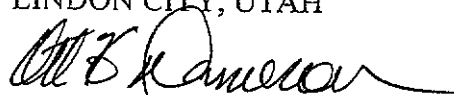
A map of the proposed District, copies of plans, profiles and specifications of the proposed Improvements and other related information are on file in the office of the City Engineer who will make such information available to all interested persons.

## TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be assessed in the District described in this Notice of Intention shall have the right to file in writing a protest against the creation of the District or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest and shall indicate the total acreage represented by said protest. Protests shall be filed with the City Recorder of Lindon City, Utah, on or before 5:00 p.m. on the 17th day of July, 2000. Thereafter at 7:00 p.m. on the 18th day of July, 2000, the City Council will meet in public meeting at the offices of the City Council to consider all protests so filed and hear all objections relating to the proposed District.

After such consideration and determination, the City Council shall adopt a resolution either abandoning the District or creating the District either as described in this Notice of Intention or with deletions and changes made as authorized by law; but the City Council shall abandon the District and not create the same if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of improvement which has been deleted from the District and (ii) protests which have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean protests representing one-half of the acres of property to be assessed in cases where an assessment is proposed to be made according to area.

BY ORDER OF THE CITY COUNCIL OF LINDON CITY, UTAH



/s/ Ott H. Dameron  
City Recorder

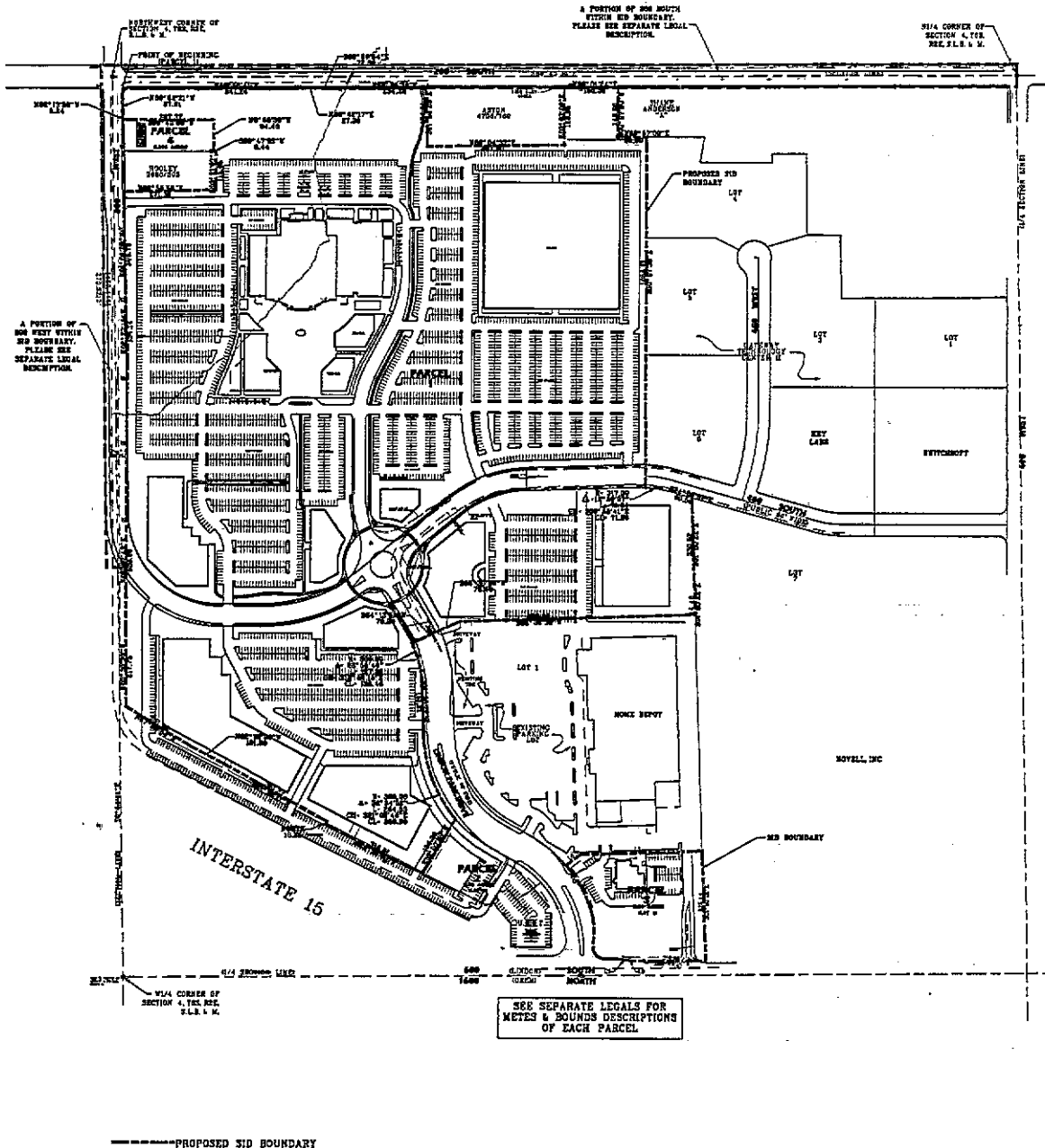
ENT **61763:2000** PG 18 of 23

Published in the New Utah.

Publication Dates: June 14, 21, 28 and July 5, 2000

# LINDON PARK STATION LINDON, UTAH

ENT 61763:2000 PG 19 of 23



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JUN 2 2000

## PROPOSED SID BOUNDARY

PREPARED BY	GDM	PROJECT NO.	96450
DATE	11/17/96	SHEET NO.	1" = 150'
DRAWN BY	TAS	SHEET 1 OF 1	

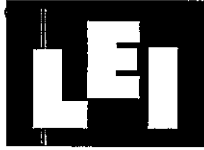
LINDON PARK STATION  
PROPOSED SID BOUNDARY



**LINDON CITY**  
**COMMUNITY DEVELOPMENT**

1700 W. MAIN ST., SUITE 200  
SPRING FORT, UT 84600  
801-796-0558 Fax 801-796-8383

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Consulting Engineers and Surveyors, Inc.

1785 No. Main #1 Spanish Fork, UT. 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

**LEGAL DESCRIPTION  
PREPARED FOR  
PROPOSED SID BOUNDARY  
LINDON, UTAH**

**PARCEL 1**

A portion of the NW1/4 of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located S0°56'01"E along the Section line 33.60 feet and East 29.18 feet from the Northwest Corner of Section 4, T6S, R2E, S.L.B. & M.; thence N89°50'41"E 541.24 feet; thence N89°42'17"E 27.36 feet; thence S89°59'34"E 72.52 feet; thence N89°35'39"E 254.26 feet; thence S1°55'29"E along the projection of, and along the westerly line of that Real Property described in Book 4706 Page 760 of the Official Records of Utah County 174.01; thence N89°04'37"E 397.90 feet; thence N0°07'09"E 169.95 feet, the previous 2 courses along said property; thence N89°01'24"E 158.89 feet to the northwest corner of that Real Property described in Deed Book 4032 Page 104 of the Official Records of Utah County; thence S0°07'00"W 148.60 feet; thence N89°57'00"E 86.60 feet; thence S0°07'39"E 1038.91 feet along the projection of, and along the westerly line of Plat "A", GATEWAY TECHNOLOGY CENTER II, according to the official plat thereof on file in the office of the Utah County Recorder; thence Southeasterly along the arc of a 317.00 foot radius curve (radius bears: S2°34'46"W) 71.84 feet through a central angle of 12°59'07" (chord: S80°55'41"E 71.69 feet); thence S74°26'07"E 69.59 feet; thence S1°50'22"E 330.52 feet, the previous 2 courses along said Plat; thence S1°50'22"E 14.40 feet to the Northeast Corner of Lot 1, LINDON PARK STATION "A" SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder; thence S88°09'38"W 693.00 feet; thence S66°30'28"W 76.40 feet; thence S64°13'52"W 79.00 feet; thence Southeasterly along the arc of a 305.00 foot radius curve (radius bears: S64°13'50"W) 127.38 feet through a central angle of 23°55'46" (chord: S13°48'15"E 126.46 feet); thence S1°50'22"E 151.21 feet; thence along the arc of a 395.00 foot radius curve to the left 264.83 feet through a central angle of 38°24'52" (chord: S21°02'48"E 259.90 feet); thence S30°00'00"W 189.38 feet, the previous 7 courses along said Subdivision; thence N62°38'00"W 316.81 feet; thence North 10.25 feet; thence N61°26'11"W 351.37 feet; thence N62°38'00"W 101.00 feet; thence N57°55'58"W 231.28 feet; thence N0°30'30"W 217.75 feet; thence N0°02'49"E 820.60 feet; thence N2°27'15"W 134.14 feet; thence N1°06'09"W 348.70 feet; thence N88°55'55"E along the extension of, and along the southerly line of that Real Property described in Deed Book 3680 Page 305 of the Official Records of Utah County 271.39 feet; thence N0°21'07"W 115.65 feet; thence S89°47'03"W 6.44 feet, the

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previous 2 courses along said line; thence  $N0^{\circ}55'39''W$  along a fenceline 94.40 feet to the northerly line of that Real Property described in Deed Book 1785 Page 682 of the Official Records of Utah County; thence  $S89^{\circ}48'59''W$  along said line 267.37 feet; thence  $N2^{\circ}13'20''W$  5.24 feet; thence  $N0^{\circ}52'21''W$  87.61 feet to the point of beginning.

Contains: 63.99+/- acres

**PARCEL 2**

All of Lot 4, Plat "B", Lindon Park Station Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.

Contains: 0.99 acres

**PARCEL 3**

All of Lots 6 & 7, Plat "C", Lindon Park Station Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.

Contains: 2.54 Acres

**PARCEL 4**

(Per Title Report)

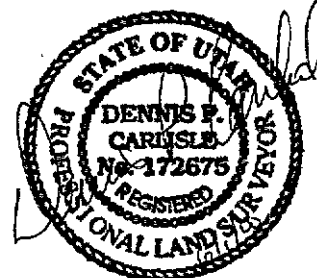
Commencing South  $1^{\circ}05'$  East 126.38 feet along the Section Line and 28.41 feet East of the Northwest Corner of Section 4, Township 6 South, Range 2 East of the Salt Lake Base and Meridian; thence North  $89^{\circ}40'$  East 270 feet; thence South  $1^{\circ}05'$  East 93 feet; thence South  $89^{\circ}40'$  West 270 feet; thence North  $1^{\circ}05'$  West 93 feet to the place of beginning.

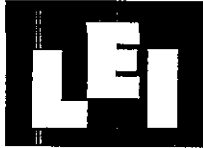
**PARCEL 4**

(Rotated to Section Line)

Beginning at a point located  $S0^{\circ}56'01''E$  along the Section Line 126.38 Feet and  $S89^{\circ}51'01''E$  28.41 Feet from the Northwest corner of Section 4, T6S, R2E, Salt Lake Base and Meridian; Thence  $N89^{\circ}48'59''E$  270.00 Feet; Thence  $S0^{\circ}56'01''E$  93.00 Feet; Thence  $S89^{\circ}48'59''W$  270.00 Feet; Thence  $N0^{\circ}56'01''W$  93.00 Feet to the Point of Beginning.

Contains: 0.576 Acres





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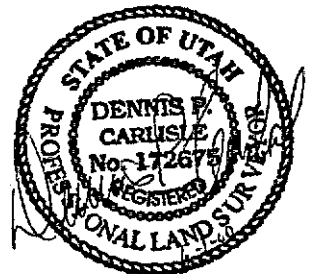
1785 No. Main #1 Spanish Fork, UT. 84660 (801) 798-0555 Fax: (801) 798-9393 E-Mail: office@lei-eng.com

**LEGAL DESCRIPTION  
PREPARED FOR  
PROPOSED  
SPECIAL IMPROVEMENT DISTRICT  
LINDON, UTAH**

**(PORTIONS OF 200 SOUTH & 800 WEST STREETS)**

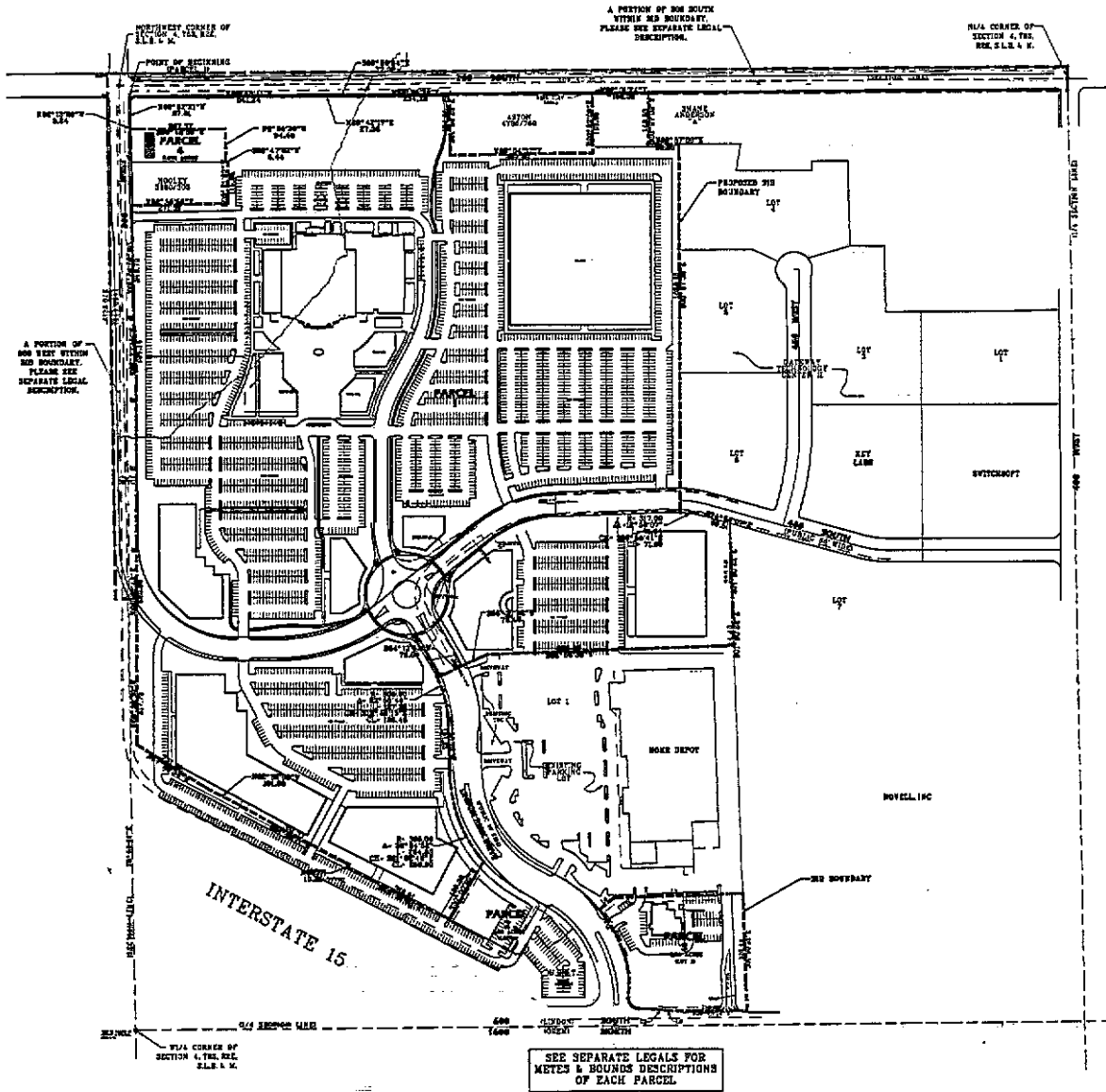
Beginning at the North ¼ Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence South 33.00 feet; thence S89°45'36"W along the south line of 200 South Street 1173.91 feet; thence N0°07'00"E 1.73 feet; thence S89°01'24"W 134.36 feet; thence S89°45'36"W 1304.97 feet; thence along the arc of a 15.00 foot radius curve to the left 4.74 feet through a central angle of 18°05'06" (chord: S80°43'03"W 4.71 feet); thence S89°50'41"W 14.32 feet; thence S0°52'21"E 87.61 feet; thence S2°13'20"E 5.24 feet; thence N89°48'59"E 3.77 feet to the east line of 800 West Street; thence S0°55'19"E along said east line 214.21 feet; thence S88°55'55"W 2.51 feet; thence S1°06'09"E 348.70 feet; thence S2°27'15"E 134.14 feet; thence S0°02'49"W 628.67 feet; thence S89°04'41"W 57.55 feet to the west line of 800 West Street; thence N0°55'19"W along said west line 1485.94 feet to the northerly line of 200 South Street; thence N89°45'36"E along the north line of 200 South Street 2695.45 feet; thence South 33.00 feet to the point of beginning.

Contains: 6.16 acres



# LINDON PARK STATION LINDON, UTAH

ENT 61763:2000 Pg 23 of 23



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## PROPOSED SID BOUNDARY

PAGE 1	PREPARED BY: ODM DATE: 11/17/98 DRAWN BY: TAS	PROJECT NO: 98450 SCALE: 1" = 150' SHEET 1 OF 1	<b>LINDON PARK STATION</b>  <b>PROPOSED SID BOUNDARY</b>	 LEI Consulting Engineers	1735 No. Main St. Spanish Fork, UT 84660 801-738-0556 Fax 801-738-9393
				REVISIONS DATE BY	

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