

# The Redevelopment Agency of Lindon City 700 North Community Development Project Area (CDA)

## Transmittal Document

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On behalf of the Redevelopment Agency of Lindon City, for whom Lewis Young Robertson & Burningham, Inc (LYRB), acts as consultant, we are transmitting this document in conjunction with the creation of the 700 North Community Development Project Area within the City. Should questions arise relating to this document, contact Cami Hamilton or Jason Burningham with LYRB at (801) 596-0700 or [cami@lewisyoung.com](mailto:cami@lewisyoung.com) or [jason@lewisyoung.com](mailto:jason@lewisyoung.com).

This document fulfills the requirement located in Utah Code Annotated 17C-4-107 which requires that "Within 30 days after the community legislative body adopts, under 17C-4-105, a community development project area plan, the agency shall:

- (1) record with the recorder of the county in which the project area is located a document containing:
  - (a) a description of the land within the project area;
  - (b) a statement that the project area plan for the project area has been adopted; and
  - (c) the date of the adoption;
- (2) transmit a copy of the description of the land within the project area and an accurate map or plat indicating the boundaries of the project area to the Automated Geographic Reference Center created under Section 63F-1-506; and
- (3) For a project area plan that provides for the payment of tax increment to the agency, transmit a copy of the description of the land within the project area, a copy of the community legislative body ordinance adopting the project area plan, and a map or plat indicating the boundaries of the project area to:
  - (a) the auditor, recorder, attorney, surveyor, and assessor of each county in which any part of the project area is located;
  - (b) the officer or officers performing the function of auditor or assessor for each taxing entity that does not use the county assessment rolls or collect its taxes through the county;
  - (c) the legislative body or governing board of each taxing entity;
  - (d) the State Tax Commission; and
  - (e) the State Board of Education."



ENT 90790:2013 PG 1 of 9  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Sep 24 12:57 pm FEE 0.00 BY CLS  
RECORDED FOR LINDON CITY CORPORATION

## Project Area Plan Adoption

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The Lindon City Council adopted Ordinance 2013-10-O on September 3, 2013 which adopted the 700 North Community Development Project Area Plan, as approved by the Redevelopment Agency of Lindon City through Resolution 2013-03-RDA, as the official community development project area plan for the area.

## 700 North CDA

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### LEGAL DESCRIPTIONS OF LAND WITHIN THE CDA

The following described real property is located in Utah County, Utah:

The overall boundary of the Utah County Parcels identified by the following serial numbers: 140460186, 140460189, 140460221, 140460222, 140460223, 140460225, 140530036, 140530042, 140530048, 140530049, 140530050, 140530061, 140530101, 140530108, 140530122, 140530124, 140530126, 140530128, 140530137, 140530140, 140530142, 140530144, 140530148, 140530149, 140530154, 140640012, 140640017, 140640068, 140460188, 140530120, 140530121, 140530123, 140530125, 140530139, 140530141, 140530143, 140500006, 140500050, 140500051, 140500052, 140570052, 140570057, 140570061, 140570073, 140600049, 140600062, 140630046, 140630047, 140630048, 140630061, 472540001, 472540002, 472540003, 472540004, 140500046, 140500048, 140570054, 140600051, 140600061, 472540006, and 472540005, and more particularly described as follows: beginning at a point located North 354.71 feet and West 593.83 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'01" East 437.18 feet; thence West 10.86 feet; thence South 89°59'58" West 319.03 feet; thence South 00°08'57" East 2.62 feet; thence North 89°06'48" West 213.45 feet; thence South 00°12'07" West 490.89 feet; thence South 00°12'50" West 67.42 feet; thence South 00°12'05" West 288.47 feet; thence South 89°59'51" West 500.98 feet; thence North 00°21'43" East 183.36 feet; thence North 87°09'08" West 34.72 feet; thence North 87°08'53" West 17.51 feet; thence North 00°02'25" East 1319.92 feet; thence South 89°59'38" West 24.33 feet; thence North 00°00'03" West 639.81 feet; thence South 89°59'54" East 61.18 feet; thence East 390.59 feet; thence North 00°24'34" East 21.23 feet; thence North 89°32'28" East 661.61 feet; thence South 00°10'18" East 6.47 feet; thence East 8.18 feet; thence North 00°00'01" West 265.35 feet; thence South 89°59'24" East 916.25 feet; thence South 89°59'21" East 1638.06 feet; thence South 89°42'00" East 464.89 feet; thence South 89°43'31" East 220.48 feet; thence South 00°20'33" East 1.12 feet; thence South 89°46'10" East 488.17 feet; thence South 89°44'59" East 67.13 feet; thence South 89°37'56" East 381.35 feet; thence South 84°53'31" East 70.04 feet; thence South 89°42'44" East 821.14 feet; thence North 89°56'29" East 52.44 feet; thence North 89°55'52" East 234.51 feet; thence North 89°58'46" East 10.38 feet; thence North 00°25'29" East 0.18 feet; thence South 89°40'40" East 585.10 feet; thence South 44°59'54" East 0.05 feet; thence South 89°41'30" East 28.41 feet; thence South 44°59'57" East 269.55 feet; thence South 45°00'14" East 64.47 feet; thence South 02°59'00" East 51.00 feet; thence North 86°11'20" East 27.52 feet; thence South 00°19'15" West 57.94 feet; thence South 89°21'04" West 14.13 feet; thence South 13°47'08" East 130.61 feet; thence South 15°55'58" East 8.63 feet; thence South 20°42'21" East 8.59 feet; thence North 88°59'54" East 0.30 feet; thence South 11°04'34" East 8.54 feet; thence South 20°59'01" East 8.53 feet; thence South 30°53'27" East 8.54 feet; thence South 40°47'57" East 8.53 feet; thence South 50°42'27" East 8.53 feet; thence South 60°36'57" East 8.53 feet; thence South 01°39'13" East 225.36 feet; thence South 88°21'39" West 399.07 feet; thence South 00°22'09" East 149.69 feet; thence South 87°29'39" West 472.29 feet; thence South 04°19'30" East 850.82 feet; thence South 85°27'15" West 1388.68 feet; thence South 00°39'59" West 497.66 feet; thence North 07°45'00" West 509.80 feet; thence South 85°30'04" West 791.23 feet; thence North 15°20'28" West 4.54 feet; thence South 85°30'05" West 32.99 feet; thence North 00°00'01" West 33.11 feet; thence South 86°30'04" West 536.82 feet; thence South 00°00'01" East 32.32 feet; thence South 85°41'28" West 46.85 feet; thence South 85°43'35" West 472.98 feet; thence North 00°33'20" East 0.13 feet; thence South 85°43'38" West 56.71 feet; thence South 00°00'01" East 43.96 feet; thence North 89°59'56" West 431.23 feet; thence North 00°00'02" West 10.33 feet; thence South 85°30'02" West 483.81 feet; thence North 00°00'01" West 26.19 feet; thence West 12.67 feet; thence South 84°33'09" West 45.44 feet; thence North 02°42'50" East 30.89 feet; thence North 00°51'47" West 950.24 feet; thence South 88°07'40" West 1120.15 feet to the point of beginning.

Parcel contains 282.883 Acres.

The land within the CDA contains the following parcels:

| PARCEL NUMBER            | OWNER                                 | ACRES |
|--------------------------|---------------------------------------|-------|
| 140460186                | DANIEL B AND JILL B FUGAL FINANCIAL   | 0.12  |
| 140460189                | NFSCO PROPERTIES LLC                  | 5.88  |
| 140530125<br>(140460221) | LINDON CITY                           | 0.61  |
| 140460222                | LINDON SQUARE LC                      | 8.62  |
| 140530126<br>(140460223) | LINDON SQUARE LC                      | 3.14  |
| 140460225                | LINDON SQUARE LC                      | 1.45  |
| 140530036                | GROO, DALLAS R & JANICE L             | 0.49  |
| 140530042                | BOYD E ANDERSON & SONS CO             | 7.89  |
| 140530048                | GIBB, DUANE G & DUANE G               | 0.81  |
| 140530049                | BANDLEY, WALTER RULON & GRETA OLSEN   | 0.43  |
| 140530050                | WEBB, HOWARD L & KATHRYN H            | 0.38  |
| 140530061                | MELENDEZ, LOUIS LR & LOIS             | 0.69  |
| 140530101                | NFSCO PROPERTIES LLC                  | 3.00  |
| 140530108                | UTAH COUNTY                           | 0.14  |
| 140530122                | NFSCO PROPERTIES LLC                  | 8.50  |
| 140530124                | MELENDEZ, LOUIS JR & LOIS             | 4.78  |
| 140530126                | LINDON SQUARE LC                      | 3.14  |
| 140530128                | CENTRAL BANK                          | 0.13  |
| 140530137                | LINDON CITY                           | 0.01  |
| 140530140                | ANDERSON BOYD AND SONS COMPANY INC    | 6.09  |
| 140530142                | BURR, BRYAN (ET AL)                   | 5.62  |
| 140530144                | BLACKHURST, M DEAN & CHRISTINE S      | 3.84  |
| 140530148                | WALKER, HOWARD L & JEANNE T           | 0.57  |
| 140530149                | CENTRAL BANK                          | 1.15  |
| 140530154                | WASHBURN, JERRY C & BETTY P (ET AL)   | 23.30 |
| 140640012                | BOYD E ANDERSON & SONS CO             | 6.95  |
| 140640017                | STAFFANSON, CAROL P                   | 0.48  |
| 140640068                | MS BUSINESS PROPERTIES GROUP I LLC    | 1.06  |
| 140460188                | LINDON CITY CORPORATION               | 3.50  |
| 140530120                | LINDON CITY CORPORATION               | 0.65  |
| 140530121                | LINDON CITY CORPORATION               | 0.01  |
| 140530123                | LINDON CITY CORPORATION               | 0.58  |
| 140530125                | LINDON CITY                           | 0.61  |
| 140530139                | LINDON CITY CORPORATION               | 0.81  |
| 140530141                | LINDON CITY                           | 0.50  |
| 140530143                | LINDON CITY                           | 0.81  |
| 140500006                | ANDERSON BOYD E & SONS CO             | 13.73 |
| 140500050                | RAI CORPORATION (ET AL)               | 30.00 |
| 140500051                | BRADSHAW, WARREN B & LE ORA R (ET AL) | 7.19  |
| 140500052                | ANDERSON BOYD AND SONS COMPANY INC    | 36.59 |
| 140570052                | SKIDMORE, BRENT L & MARSHA F          | 5.36  |
| 140570057                | B W INC AND IDAHO CORPORATION (ET AL) | 9.83  |
| 140570061                | MELVIN V AND MARY C FRANDSEN FAMILY   | 5.29  |
| 140570073                | B W INC AND IDAHO CORPORATION (ET AL) | 3.83  |
| 140600049                | LAKE CITY HOLDINGS LLC                | 5.48  |
| 140600062                | LAKE CITY HOLDINGS LLC                | 4.97  |
| 140630046                | BOYD E ANDERSON & SONS CO             | 7.77  |
| 140630047                | ANDERSON, J KENT ETAL                 | 2.36  |
| 140630048                | BOYD ANDERSON & SONS                  | 9.57  |
| 140630061                | BOYD ANDERSON AND SONS INC            | 12.55 |

| PARCEL NUMBER | OWNER                     | ACRES  |
|---------------|---------------------------|--------|
| 472540001     | BIG STICK ENTERPRISES INC | 2.34   |
| 472540002     | BIG STICK ENTERPRISES INC | 0.51   |
| 472540003     | BAKER, ROBERT & KRISTIN M | 0.82   |
| 472540004     | BAKER, ROBERT & KRISTIN M | 1.07   |
| 140500046     | LINDON CITY CORPORATION   | 3.65   |
| 140500048     | LINDON CITY               | 3.95   |
| 140570054     | LINDON CITY CORPORATION   | 1.59   |
| 140600051     | LINDON CITY CORPORATION   | 0.93   |
| 140600061     | CITY OF LINDON            | 0.15   |
| 472540006     | LINDON CITY               | 1.86   |
| 472540005     | LINDON CITY               | 0.01   |
|               | Roads and Other           | 4.79   |
| Total         |                           | 282.88 |



Lindon City Ordinance Adopting the CDA  
Project Area Plan

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**ORDINANCE NO. 2013-10-O**

**AN ORDINANCE ADOPTING THE 700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LINDON CITY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.**

**WHEREAS** the Board of the Redevelopment Agency of Lindon City (the "Agency"), having prepared a Project Area Plan (the "Plan") for the 700 North Community Development Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-4-109, and having held the required public hearing on the Plan on September 3, 2013, pursuant to UCA § 17C-4-102, adopted the Plan as the Official Community Development Plan for the Project Area; and

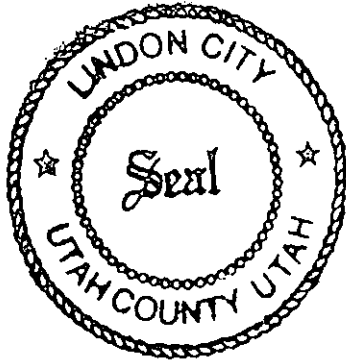
**WHEREAS** the Utah Community Development and Renewal Agencies Act (the "Act") mandates that, before the community development project area plan approved by an agency under UCA § 17C-4-102 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-4-105; and

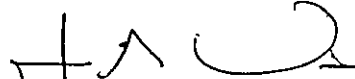
**WHEREAS** the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LINDON CITY AS FOLLOWS:**


1. Lindon City hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community development plan for the Project Area (the "Official Plan").
2. City staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-4-106, whereupon the Official Plan shall become effective pursuant to UCA § 17C-4-106(2).
3. Pursuant to UCA § 17C-4-106(4), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect immediately.

APPROVED AND ADOPTED this 3 day of September, 2013.



  
\_\_\_\_\_  
James A. Dain  
Mayor

Attest:

  
\_\_\_\_\_  
Kathryn A. Moosman  
City Recorder



**EXHIBIT A**  
**PROJECT AREA LEGAL DESCRIPTION**

The overall boundary of the Utah County Parcels identified by the following serial numbers: 140460186, 140460189, 140460221, 140460222, 140460223, 140460225, 140530036, 140530042, 140530048, 140530049, 140530050, 140530061, 140530101, 140530108, 140530122, 140530124, 140530126, 140530128, 140530137, 140530140, 140530142, 140530144, 140530148, 140530149, 140530154, 140640012, 140640017, 140640068, 140460188, 140530120, 140530121, 140530123, 140530125, 140530139, 140530141, 140530143, 140500006, 140500050, 140500051, 140500052, 140570052, 140570057, 140570061, 140570073, 140600049, 140600062, 140630046, 140630047, 140630048, 140630061, 472540001, 472540002, 472540003, 472540004, 140500046, 140500048, 140570054, 140600051, 140600061, 472540006, and 472540005, and more particularly described as follows: beginning at a point located North 354.71 feet and West 593.83 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°00'01" East 437.18 feet; thence West 10.86 feet; thence South 89°59'58" West 319.03 feet; thence South 00°08'57" East 2.62 feet; thence North 89°06'48" West 213.45 feet; thence South 00°12'07" West 490.89 feet; thence South 00°12'50" West 67.42 feet; thence South 00°12'05" West 288.47 feet; thence South 89°59'51" West 500.98 feet; thence North 00°21'43" East 183.36 feet; thence North 87°09'08" West 34.72 feet; thence North 87°08'53" West 17.51 feet; thence North 00°02'25" East 1319.92 feet; thence South 89°59'38" West 24.33 feet; thence North 00°00'03" West 639.81 feet; thence South 89°59'54" East 61.18 feet; thence East 390.59 feet; thence North 00°24'34" East 21.23 feet; thence North 89°32'28" East 661.61 feet; thence South 00°10'18" East 6.47 feet; thence East 8.18 feet; thence North 00°00'01" West 265.35 feet; thence South 89°59'24" East 916.25 feet; thence South 89°59'21" East 1638.06 feet; thence South 89°42'00" East 464.89 feet; thence South 89°43'31" East 220.48 feet; thence South 00°20'33" East 1.12 feet; thence South 89°46'10" East 488.17 feet; thence South 89°44'59" East 67.13 feet; thence South 89°37'56" East 381.35 feet; thence South 84°53'31" East 70.04 feet; thence South 89°42'44" East 821.14 feet; thence North 89°56'29" East 52.44 feet; thence North 89°55'52" East 234.51 feet; thence North 89°58'46" East 10.38 feet; thence North 00°25'29" East 0.18 feet; thence South 89°40'40" East 585.10 feet; thence South 44°59'54" East 0.05 feet; thence South 89°41'30" East 28.41 feet; thence South 44°59'57" East 269.55 feet; thence South 45°00'14" East 64.47 feet; thence South 02°59'00" East 51.00 feet; thence North 86°11'20" East 27.52 feet; thence South 00°19'15" West 57.94 feet; thence South 89°21'04" West 14.13 feet; thence South 13°47'08" East 130.61 feet; thence South 15°55'58" East 8.63 feet; thence South 20°42'21" East 8.59 feet; thence North 88°59'54" East 0.30 feet; thence South 11°04'34" East 8.54 feet; thence South 20°59'01" East 8.53 feet; thence South 30°53'27" East 8.54 feet; thence South 40°47'57" East 8.53 feet; thence South 50°42'27" East 8.53 feet; thence South 60°36'57" East 8.53 feet; thence South 01°39'13" East 225.36 feet; thence South 88°21'39" West 399.07 feet; thence South 00°22'09" East 149.69 feet; thence South 87°29'39" West 472.29 feet; thence South 04°19'30" East 850.82 feet; thence South 85°27'15" West 1388.68 feet; thence South 00°39'59" West 497.66 feet; thence North 07°45'00" West 509.80 feet; thence South 85°30'04" West 791.23 feet; thence North 15°20'28" West 4.54 feet; thence South 85°30'05" West 32.99 feet; thence North 00°00'01" West 33.11 feet; thence South 86°30'04" West 536.82 feet; thence South 00°00'01" East 32.32 feet; thence South 85°41'28" West 46.85 feet; thence South 85°43'35" West 472.98 feet; thence North 00°33'20" East 0.13 feet; thence South 85°43'38" West 56.71 feet; thence South 00°00'01" East 43.96 feet; thence North 89°59'56" West 431.23 feet; thence North 00°00'02" West 10.33 feet; thence South 85°30'02" West 483.81 feet; thence North 00°00'01" West 26.19 feet; thence West 12.67 feet; thence South 84°33'09" West 45.44 feet; thence North 02°42'50" East 30.89 feet; thence North 00°51'47" West 950.24 feet; thence South 88°07'40" West 1120.15 feet to the point of beginning.

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