



ENT 145899:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 23 2:23 pm FEE 0.00 BY MA
RECORDED FOR SANTAQUIN CITY CORPORATION

RESOLUTION 08-05-2020

A RESOLUTION APPROVING A RE-CONVEYANCE OF PROPERTY TO CJM PROPERTY

WHEREAS, on March 18, 2014, Santaquin City Council approved Resolution 03-04-2014, "A Resolution Approving an Agreement for the Exchange of Right of Way Along Orchard Lane and 500 East" in which CJM Limited Liability Partnership (CJM), traded property (on a 1:1 ratio) with Santaquin City with the expectation that the property would be used to facilitate the anticipated construction of 500 East Street (which had an anticipated "Right Turn Only In" and "Right Turn Only Out" from US-6 Main Street); and

WHEREAS, on October 1, 2019, Santaquin City Council approved Resolution 10-04-2019, "A Resolution Approving a Development Agreement with CJM Limited Liability Partnership Regarding the Orchard Lane Commercial Development Area" in which additional property was traded with Santaquin City in which additional property was exchanged to facilitate the overall commercial development and in which CJM dedicated 14,759 SF more property to Santaquin City than was dedicated by Santaquin City to CJM; and

WHEREAS, Santaquin City was successful in obtaining approval from Federal Highways and the Utah Department of Transportation for a "Right Turn Only In" access off of US-6 Main Street on to 500 East, however, the City was unsuccessful in obtaining approval for a "Right Turn Only Out", which has resulted in an unused parcel of approximately 30' x 150' or total area of 4500 SF; and

WHEREAS, due to its small size, which is considered unbuildable, and due to the City's inability to use said property for Right of Way, retaining said parcel presents no value to Santaquin City; and

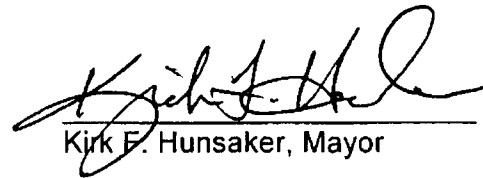
WHEREAS, the sale and conveyance of said parcel (4500 SF of the 14,759 SF Overage) back to CJM property will result in the ability for CJM to enhance the development of their property resulting in additional property taxes, sales taxes, job creation, to the City while also reducing a maintenance liability; and

WHEREAS, CJM is willing to pay for the purchase of said property to cover all legal, engineering and recordation costs and to provide overall value to Santaquin City for said property;

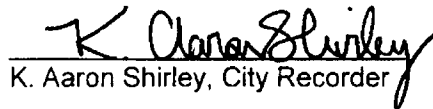
NOW THEREFORE, be it resolved by the Santaquin City Council to approve the re-conveyance of the property identified in the attached to CJM:

ADOPTED AND PASSED by the City Council of the City of Santaquin, Utah this 18th day of August, 2020.

CITY OF SANTAQUIN


Kirk F. Hunsaker, Mayor

Attest:


K. Aaron Shirley, City Recorder

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When Recorded, Mail To:
Brett B. Rich
NIELSEN & SENIOR
1145 South 800 East, Suite 110
Orem, UT 84097

QUIT-CLAIM DEED

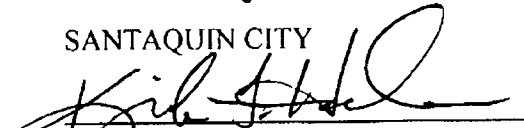
SANTAQUIN CITY, a political subdivision of the state of Utah, as Grantor, hereby quit-claims to CJM Limited Liability Limited Partnership, an Idaho limited partnership, as Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, that real property, together with all improvements thereon, situated in Utah County, Utah, depicted in Exhibit A hereto and more fully described as follows:

Tax ID No. 32:003:0104 (portion only)

A portion of a parcel of land for public right-of-way that is being vacated. Said parcel is situated in the North East Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian. Said portion is described as follows: Beginning at a point located on the north right-of-way of State Highway 6 (Santaquin Main Street), which point is South 00°30'42" East 2561.97 feet along the quarter section line and North 89°29'18" East 497.19 feet from the North Quarter Corner of said Section 1; thence North 0°10'3" East 115 feet; thence South 89°41'02" East 31 feet; thence South 0°10'03" East 115 feet to the north right-of-way of said State Highway 6; thence North 89°41'02" West 31 along said right-of-way to the point of beginning.

The above described parcel contains 3,565 square feet or 0.082 acres in area more or less.

WITNESS the hand of said Grantor, this 18th day of August, 2020.

SANTAQUIN CITY

Kirk F. Hunsaker, Mayor

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 18 day of August, 2020, personally appeared before me Kirk F. Hunsaker, who being duly sworn, stated that he is the Mayor of Santaquin City, Utah, that he is authorized to execute the within instrument on behalf of Grantor, and who then executed the same.


NOTARY PUBLIC

