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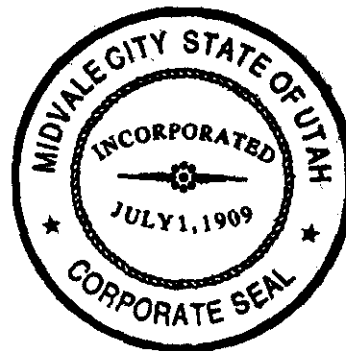
Martin Pezely  
City Attorney  
Midvale City  
655 W. Center St.  
Midvale, UT 84047

**MIDVALE CITY REDEVELOPMENT AGENCY  
BINGHAM JUNCTION REDEVELOPMENT AREA**

A Redevelopment Area Plan was adopted by the Midvale City Redevelopment Agency Board and the Midvale City Council for the Bingham Junction Area on August 10, 2004. Legal description of the area attached.



Rori L. Clark, CMC  
City Recorder



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09/15/2004 02:42 PM \$0.00  
Book - 9037 Pg - 7008-7012  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MIDVALE CITY  
655 W CENTER STREET  
MIDVALE UT 84047  
BY: SEM, DEPUTY - WI 5 P.

## BOUNDARY DESCRIPTION

### Bingham Junction

A parcel of land, situate in Section 26 and the South Half of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the north line of Center Street (7800 South) with the Jordan River, which is located South  $89^{\circ}55'45''$  West 439.49 feet along the Section line and North 81.13 feet from the South Quarter Corner of said Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North  $00^{\circ}34'57''$  East 532.02 feet along said river;  
thence North  $03^{\circ}43'06''$  East 332.23 feet along said river;  
thence North  $22^{\circ}55'05''$  East 111.80 feet along said river;  
thence North  $51^{\circ}59'52''$  East 82.99 feet along said river;  
thence North  $67^{\circ}39'45''$  East 95.78 feet along said river;  
thence North  $34^{\circ}52'58''$  East 67.84 feet along said river;  
thence North  $00^{\circ}22'35''$  East 131.95 feet along said river;  
thence North  $20^{\circ}29'10''$  West 193.32 feet along said river;  
thence North  $16^{\circ}50'54''$  West 141.06 feet along said river;  
thence North  $07^{\circ}26'25''$  East 120.04 feet along said river;  
thence North  $25^{\circ}58'09''$  East 112.04 feet along said river;  
thence North  $04^{\circ}29'33''$  East 129.42 feet along said river;  
thence North  $26^{\circ}19'48''$  West 76.12 feet along said river;  
thence North  $51^{\circ}35'53''$  West 102.74 feet along said river;  
thence North  $33^{\circ}52'30''$  West 62.92 feet along said river;  
thence North  $02^{\circ}19'07''$  East 60.22 feet along said river;  
thence North  $33^{\circ}35'34''$  East 231.72 feet along said river;  
thence North  $15^{\circ}05'27''$  East 354.06 feet along said river;  
thence North  $08^{\circ}42'13''$  West 290.57 feet along said river;  
thence North  $01^{\circ}46'28''$  West 185.60 feet along said river;  
thence North  $11^{\circ}32'12''$  West 234.34 feet along said river;  
thence North  $04^{\circ}35'57''$  East 175.15 feet along said river;  
thence North  $00^{\circ}17'28''$  West 159.51 feet along said river;  
thence North  $03^{\circ}16'34''$  West 452.65 feet along said river;  
thence North  $06^{\circ}39'53''$  West 426.80 feet along said river;  
thence North  $04^{\circ}38'39''$  West 476.48 feet along said river;  
thence North  $01^{\circ}28'02''$  West 401.40 feet along said river;  
thence North  $02^{\circ}13'34''$  West 197.03 feet along said river;  
thence North  $08^{\circ}09'18''$  West 177.73 feet along said river;  
thence North  $08^{\circ}05'38''$  West 556.18 feet along said river;  
thence North  $02^{\circ}03'14''$  West 6.90 feet along said river;  
thence North  $89^{\circ}28'47''$  East 3078.12 feet to the west line of 700 West Street;  
thence South  $00^{\circ}20'37''$  West 1157.74 feet along said west line;

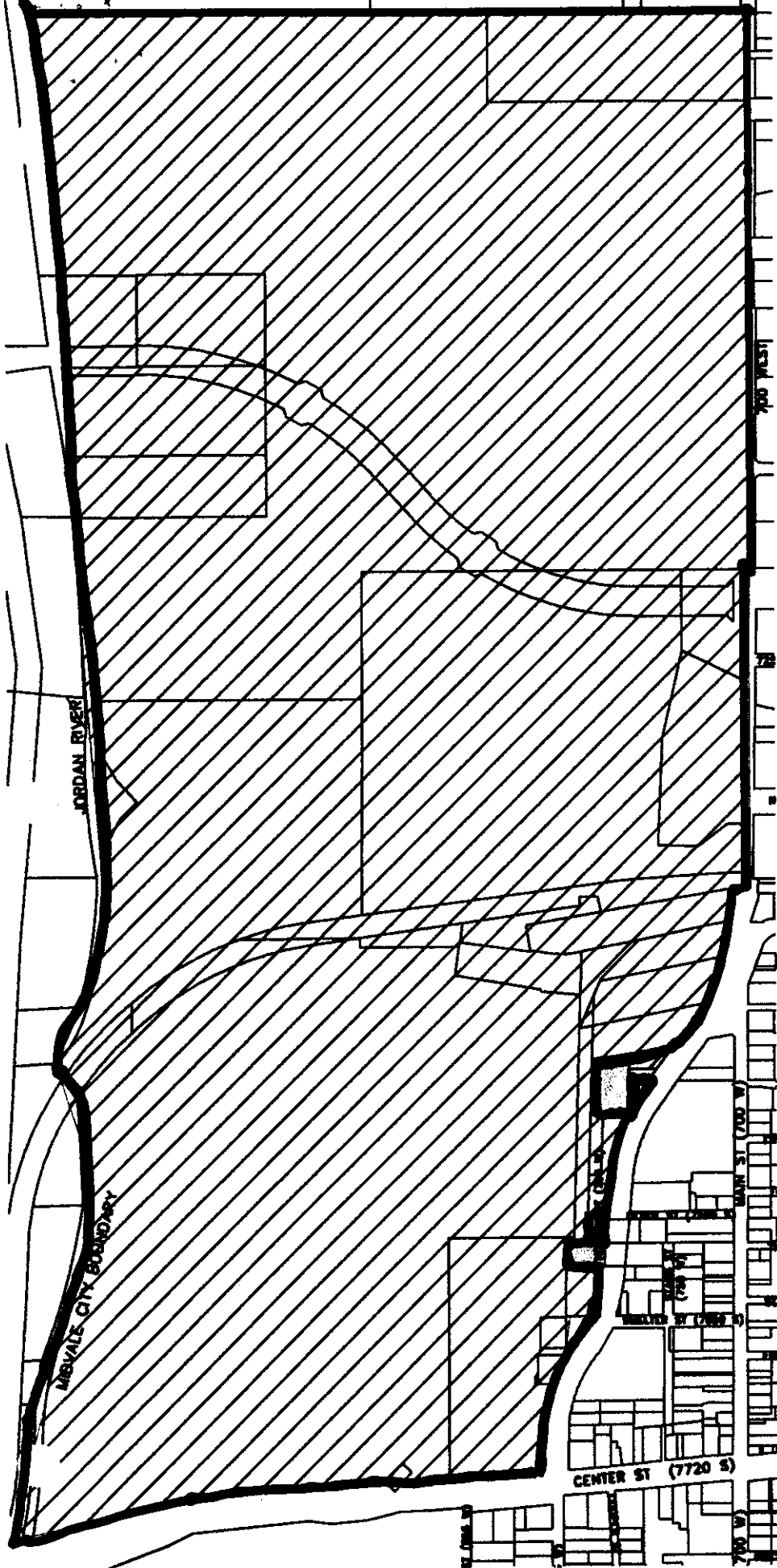
thence South  $00^{\circ}19'02''$  West 311.64 feet along said west line;  
 thence North  $89^{\circ}40'58''$  West 20.00 feet along said west line;  
 thence South  $00^{\circ}19'02''$  West 2204.95 feet along said west line to the west line of Holden Street;  
 thence Southwesterly 694.47 feet along the arc of a 1092.92 foot radius non-tangent curve to the right (center bears North  $89^{\circ}43'13''$  West and the long chord bears South  $18^{\circ}29'00''$  West 682.85 feet, through a central angle of  $36^{\circ}24'26''$ ), along said west line of Holden Street;  
 thence South  $36^{\circ}41'14''$  West 33.14 feet along said west line;  
 thence South  $79^{\circ}58'07''$  West 301.92 feet;  
 thence North  $01^{\circ}30'00''$  East 5.45 feet;  
 thence South  $79^{\circ}58'07''$  West 47.75 feet;  
 thence South  $01^{\circ}30'00''$  West 217.52 feet;  
 thence South  $88^{\circ}30'00''$  East 150.00 feet to a point on the west line of Holden Street;  
 thence North  $1^{\circ}30'00''$  East 184.17 feet;  
 thence South  $88^{\circ}30'00''$  East 123.65 feet to the west line of said Holden Street;  
 thence South  $36^{\circ}41'14''$  West 145.67 feet along said west line;  
 thence Southwesterly 315.50 feet along the arc of a 573.87 foot radius tangent curve to the left (center bears South  $53^{\circ}18'46''$  East and the long chord bears South  $20^{\circ}56'14''$  West 311.54 feet, through a central angle of  $31^{\circ}30'00''$ ), along said west line;  
 thence South  $05^{\circ}11'14''$  West 333.91 feet;  
 thence North  $89^{\circ}50'20''$  West 13.27 feet;  
 thence North  $1^{\circ}39'40''$  East 115.00 feet;  
 thence North  $89^{\circ}50'20''$  West 46.00 feet;  
 thence South  $01^{\circ}39'40''$  West 115.00 feet;  
 thence North  $89^{\circ}50'20''$  West 91.63 feet;  
 thence South  $00^{\circ}22'00''$  West 100.00 feet;  
 thence South  $89^{\circ}50'20''$  East 142.46 feet to the west line of said Holden Street;  
 thence South  $05^{\circ}11'14''$  West 59.64 feet, along said west line;  
 thence Southwesterly 244.98 feet along the arc of a 467.87 foot radius tangent curve to the right (center bears North  $84^{\circ}48'46''$  West and the long chord bears South  $20^{\circ}11'14''$  West 242.19 feet, through a central angle of  $30^{\circ}00'00''$ ), along said west line;  
 thence South  $35^{\circ}11'14''$  West 82.37 feet along said west line;  
 thence Southwesterly 348.39 feet along the arc of a 573.87 foot radius tangent curve to the left (center bears South  $54^{\circ}48'46''$  East and the long chord bears South  $17^{\circ}47'43''$  West 343.06 feet, through a central angle of  $34^{\circ}47'01''$ ), along said west line;  
 thence South  $00^{\circ}24'13''$  West 120.90 feet along said west line;  
 thence Southwesterly 52.67 feet along the arc of a 35.00 foot radius tangent curve to the right (center bears North  $89^{\circ}35'47''$  West and the long chord bears South  $43^{\circ}31'04''$  West 47.84 feet, through a central angle of  $86^{\circ}13'42''$ ), along said west line to the north line of Center Street (7800 South);  
 thence Westerly 231.65 feet along the arc of an 11,519.20 foot radius tangent curve to the left (center bears South  $03^{\circ}22'04''$  East and the long chord bears South  $86^{\circ}03'22''$  West 231.64 feet, through a central angle of  $01^{\circ}09'08''$ ), along said north line;  
 thence South  $83^{\circ}31'20''$  West 70.62 feet along said north line;  
 thence North  $89^{\circ}38'43''$  West 98.12 feet along said north line;

thence South 85°47'27" West 300.69 feet along said north line;  
thence South 84°43'02" West 149.07 feet along said north line;  
thence South 81°40'57" West 50.15 feet along said north line;  
thence South 85°22'19" West 199.02 feet along said north line;  
thence North 85°47'42" West 103.29 feet along said north line;  
thence Southwesterly 447.60 feet along the arc of a 2936.90 foot radius non-tangent  
curve to the left (center bears South 06°27'00" East and the long chord bears South  
79°11'02" West 447.17 feet, through a central angle of 08°43'56"), along said north  
line;  
thence South 74°49'04" West 583.88 feet along said north line to the point of  
beginning.

Parcel contains: 16,705,102 square feet or 383.497 acres.

MIDVALE CITY BOUNDARY

Bingham Junction



OUTSIDE BOUNDARY