

12710079
02/05/2018 11:31 AM \$0.00
Book - 10644 Pg - 4041-4047
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
HERRIMAN
5355 W HERRIMAN MAIN ST
HERRIMAN UT 84096
BY: CRA, DEPUTY - MA 7 P.

HERRIMAN, UTAH

ORDINANCE NO. 2017-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERRIMAN, ADOPTING THE AMENDED COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE HERRIMAN BUSINESS CENTER PROJECT AREA.

WHEREAS, the Redevelopment Agency of Herriman City (the “**Agency**”), having prepared an Amended Project Area Plan (the “**Amended Plan**”) for the Herriman Business Center Project Area pursuant to Utah Code Annotated (“UCA”) § 17C-5, has adopted on this same date the Amended Plan as the Official Community Reinvestment Project Area Plan for the Herriman Business Center Project Area; and

WHEREAS, Section 17C-5-109 and 112 of the Utah Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “**Act**”) mandates that, before an amended community reinvestment project area plan approved by an agency may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency; and

WHEREAS, the Act also requires that certain notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

NOW, THEREFORE, BE IT ORDAINED as follows:

1. The City Council of the City of Herriman hereby adopts and designates the Amended Herriman Business Center Project Area Plan dated August, 2017, as approved by the Agency on this same date, as the *Official Community Reinvestment Project Area Plan for the Herriman Business Center Project Area* (the “**Official Plan**”).

2. The amended boundaries of the Herriman Business Center Project Area are as follows:

All of Lot D, Lot G, Lot H, Lot J, and Lot K of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77.

AND

All of Parcel ID# 33-08-151-005, described as follows:

Beginning South 89°55'01" East 1,647.29 feet along the section line and South 1,979.31 feet and North 38°24'00" East 30 feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 38°24' East 513.10 feet more or less; thence northeasterly along a 483.00 foot radius curve to the left 179.57 feet (Chord North 49°03'02" East 178.54 feet); thence North 38°23'59" East 118.47 feet; thence South 89°50'48" East 436.78 feet more or less; thence North 0°27'59" East 611.68 feet; thence North 38°24' East 561.36 feet more or less; thence North 85°56'02" East 202.12 feet; thence easterly along a 167.31 foot radius curve to the right 41.02 feet (Chord South 87°02'33" East 40.92 feet); thence South 80°01'08" East 275.05 feet; thence southeasterly along a 210.31 foot radius curve to the right 172.49 feet (Chord South 56°31'23" East 167.69 feet); thence South 33°01'37" East 262.36 feet; thence southeasterly along a 862.31 foot radius curve to the right 306.99 feet (Chord South 22°49'40" East 305.38 feet); thence South 12°37'44" East 241.98 feet; thence southerly along a 934.69 foot radius curve to the left 229.37 feet (Chord South 19°39'32" East 228.79 feet); thence South 26°41'20" East 252.50 feet; thence South 29°06'35" East 52.63 feet; thence southwesterly along a 1,085 foot radius curve to the left 112.45 feet (Chord South 41°22'09" West 112.40 feet); thence South 38°24' West 1,683.83 feet more or less; thence North 51°36'00" West 1,761.87 feet to the Point of Beginning.

AND

All of Parcel ID# 33-07-226-004, described as follows:

Beginning South 0°27'59" West 731.22 feet from the Northeast Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°27'59" West 611.68 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter; thence North 89°50'48" West 436.78 feet more or less; thence North 38°24'00" East 546.67 feet; thence northeasterly along a 633.00 foot radius curve to the left 205.30 feet (Chord North 29°06'32" East 204.40 feet); thence North 38°24'00" East 4.5 feet more or less to the Point of Beginning.

AND

All of Parcel ID# 33-08-326-001, described as follows:

Beginning South 0°33'20" West 637.35 feet and North 89°26'40" West 33 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°33'20" West 664.44 feet; thence South 89°40'12" West 657.02 feet; thence North 0°33'20" East 664.44 feet; thence North 89°40'12" East 657.02 feet to the Point of Beginning.

AND

All of Parcel ID# 33-08-326-002, described as follows:

Beginning South 0°33'20" West 637.35 feet and North 89°26'40" West 33 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 0°33'20" East 77.40 feet; thence South 89°38'27" West 705.29 feet; thence South 0°33'20" West 741.84 feet; thence North 89°38'27" East 48.90 feet; thence North 0°33'20" East 664.44 feet; thence North 89°38'27" East 657.02 feet to the Point of Beginning. (Being part of Lot F of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-07-427-002, described as follows:

Beginning from the Southeast Corner of Lot C of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77; thence South 38°24'00" West 492.69 feet; thence southwesterly along a 1,249.00 foot radius curve to the right 101.78 feet (Chord South 40°44'04" West 101.75 feet); thence South 43°06'20" West 131.83 feet more or less; thence North 51°59'37" West 8.55 feet; thence South 39°58'51" West 182.07 feet; thence South 38°24'26" West 138.00 feet; thence South 75°51'28" West 59.20 feet; thence North 53°35'22" West 1,004.61 feet; thence North 53°57'03" West 170.14 feet; thence North 52°03'04" West 298.19 feet; thence North 27°21'54" West 181.27 feet; thence North 51°35'34" West 100.00 feet; thence North 75°49'14" West 189.81 feet; thence North 52°03'04" West 344.14 feet more or less; thence North 85°01'59" East 328.54 feet; thence North 73°09'48" East 105.89 feet; thence North 42°11'59" East 102.76 feet; thence North 84°38'54" East 236.22 feet; thence North 55°26'26" East 248.13 feet; thence South 50°11'36" East 236.99 feet; thence South 67°32'31" East 65.44 feet; thence North 46°47'29" East 49.31 feet; thence North 73°39'23" East 42.82 feet; thence North 38°24'00" East 235.55 feet; thence South 51°26'26" East 1,438.99 feet more or less to the Point of Beginning. (Being part of Lot C of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-08-326-004, described as follows:

Beginning South 00°33'20" West 299.86 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°33'20" West 1,034.39 feet and South 89°38'27" West 351.52 feet; thence northwesterly along a 1,145.00 foot radius curve to the left 156.16 feet (Chord North 78°08'59" West 156.04 feet); thence North 89°38'27" East 471.55 feet and North 00°33'20" East 664.44 feet; thence North 00°33'20" East 77.40 feet; thence South 89°38'27" West 705.92 feet; thence South 00°33'20" West 729.84 feet; thence South 89°38'27" West 70.54 feet; thence westerly along a 755.00 foot radius curve to the right 510.74 feet (Chord North 70°58'47" West 501.06 feet); thence North 51°36'00" West 245.42 feet; thence North

38°24'00" East 914.65 feet; thence North 53°57'16" East 336.23 feet; thence southeasterly along a 83.95 foot radius curve to the left 30.31 feet (Chord South 58°56'06" East 30.14 feet); thence easterly along a 428.45 foot radius curve to the left 66.33 feet (Chord South 73°42'45" East 66.27 feet); thence easterly along a 918.95 foot radius curve to the left 47.79 feet (Chord South 79°38'16" East 47.79 feet); thence easterly along a 603.05 foot radius curve to the right 144.71 feet (Chord South 74°15'10" East 144.37 feet); thence South 67°22'41" East 400.52 feet to the Point of Beginning. (Being part of Lots E and F of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-08-351-003, described as follows:

Lot F of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77;

LESS AND EXCEPT

Beginning South 0°33'20" West 637.35 feet and North 89°26'40" West 33 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 0°33'20" East 77.40 feet; thence South 89°38'27" West 705.29 feet; thence South 0°33'20" West 741.84 feet; thence North 89°38'27" East 48.90 feet; thence North 0°33'20" East 664.44 feet; thence North 89°38'27" East 657.02 feet to the Point of Beginning.

ALSO LESS AND EXCEPT

Beginning South 00°33'20" West 299.86 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°33'20" West 1,034.39 feet and South 89°38'27" West 351.52 feet; thence northwesterly along a 1,145.00 foot radius curve to the 156.16 feet (Chord North 78°08'59" West 156.04 feet); thence North 89°38'27" East 471.55 feet and North 00°33'20" East 664.44 feet; thence North 00°33'20" East 77.40 feet; thence South 89°38'27" West 705.92 feet; thence South 00°33'20" West 729.84 feet; thence South 89°38'27" West 70.54 feet; thence westerly along a 755.00 foot radius curve to the right 510.74 feet (Chord North 70°58'47" West 501.06 feet); thence North 51°36'00" West 245.42 feet; thence North 38°24'00" East 914.65 feet; thence North 53°57'16" East 336.23 feet; thence southeasterly along a 83.95 foot radius curve to the left 30.31 feet (Chord South 58°56'06" East 30.14 feet); thence easterly along a 428.45 foot radius curve to the left 66.33 feet (Chord South 73°42'45" East 66.27 feet); thence easterly along a 918.95 foot radius curve to the left 47.79 feet (Chord South 79°38'16" East 47.79 feet); thence easterly along a 603.05 foot radius curve

to the right 144.71 feet (Chord South 74°15'10" East 144.37 feet); thence South 67°22'41" East 400.52 feet to the Point of Beginning.

ALSO LESS AND EXCEPT

Beginning from the Northwest Corner of Lot F of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77; thence southeasterly along a 26.95 foot radius curve to the left 5.70 feet (Chord South 42°32'11" East 5.69 feet); thence South 53°57'16" West 20.28 feet more or less; thence North 38°18'58" East 20.39 feet more or less to the Point of Beginning.

AND

All of Parcel ID# 33-08-301-004, described as follows:

Beginning North 89°50'19" East 511.36 feet and South 424.14 feet from the West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 38°24' West 35.5 feet more or less; thence South 51°36' East 261.91 feet more or less; thence North 47°47'09" West 157.85 feet; thence North 51°36' West 78.61 feet; thence North 6°36' West 35.36 feet to the Point of Beginning. (Being part of Lot E of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-08-301-005, described as follows:

Beginning North 89°50'19" East 511.36 feet and South 424.14 feet from the West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 38°24' East 415.45 feet; thence North 35°48'26" East 265.27 feet; thence North 38°24' East 307.81 feet; thence North 35°06'28" East 226.37 feet; thence North 38°24' East 464.11 feet; thence northeasterly along a 1,007 foot radius curve to the right 81.1 feet (Chord North 40°42'26" East); thence South 29°06'35" East 341.97 feet; thence South 31°00'12" East 439.13 feet; thence southeasterly along a 286.87 foot radius curve to the right 80.55 feet (Chord South 22°57'34" East); thence southwesterly along a 26.81 foot radius curve to the right 16.74 feet (Chord South 2°58'25" West); thence South 20°51'46" West 92.82 feet; thence South 24°09'11" West 72.02 feet; thence southwesterly along a 105.19 foot radius curve to the left 40.98 feet (Chord South 12°59'34" West); thence South 1°49'58" West 46.07 feet; thence southeasterly along a 66.95 foot radius curve to the left 50.13 feet (Chord South 19°36'55" East); thence South 53°57'16" West 295.84 feet; thence South 38°24' West 914.65 feet; thence North 51°36' West 576.99 feet; thence North 47°47'09" West 157.85 feet; thence North 51°36' West 78.61 feet; thence North 6°36'

West 35.36 feet to the Point of Beginning. (Being part of Lot E of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-08-301-006, described as follows:

Beginning from the Southeast Corner of Lot E of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77; thence North 51°36' West 285.78 feet; thence North 38°24' East 45 feet; thence South 51°36' East 285.78 feet more or less; thence South 38°18'58" West 45 feet more or less to the Point of Beginning. (Being part of Lot E of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77).

AND

All of Parcel ID# 33-08-176-011, described as follows:

Lot E of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77;

LESS AND EXCEPT

Beginning South 00°33'20" West 299.86 feet from the Center of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°33'20" West 1,034.39 feet and South 89°38'27" West 351.52 feet; thence northwesterly along a 1,145.00 foot radius curve to the left 156.16 feet (Chord North 78°08'59" West 156.04 feet); thence North 89°38'27" East 471.55 feet and North 00°33'20" East 664.44 feet; thence North 00°33'20" East 77.40 feet; thence South 89°38'27" West 705.92 feet; thence South 00°33'20" West 729.84 feet; thence South 89°38'27" West 70.54 feet; thence westerly along a 755.00 foot radius curve to the right 510.74 feet (Chord North 70°58'47" West 501.06 feet); thence North 51°36'00" West 245.42 feet; thence North 38°24'00" East 914.65 feet; thence North 53°57'16" East 336.23 feet; thence southeasterly along a 83.95 foot radius curve to the left 30.31 feet (Chord South 58°56'06" East 30.14 feet); thence easterly along a 428.45 foot radius curve to the left 66.33 feet (Chord South 73°42'45" East 66.27 feet); thence easterly along a 918.95 foot radius curve to the left 47.79 feet (Chord South 79°38'16" East 47.79 feet); thence easterly along a 603.05 foot radius curve to the right 144.71 feet (Chord South 74°15'10" East 144.37 feet); thence South 67°22'41" East 400.52 feet to the point of Beginning.

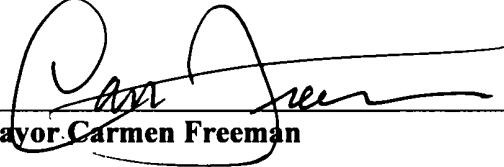
3. City and Agency Staff are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective under UCA § 17C-5-110.

4. Pursuant to the Act, the Agency may proceed to carry out the Official Plan as soon as it becomes effective.

5. This ordinance takes effect immediately upon publication and recording.

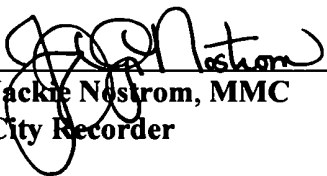
PASSED and APPROVED by the Council this 13th day of December 2017.

HERRIMAN



Mayor Carmen Freeman

ATTEST:



Jackie Nostrom, MMC
City Recorder

