

ORDINANCE NO. 2010-02

AN ORDINANCE ADOPTING THE PROJECT AREA PLAN, AS APPROVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE CENTERVILLE PARRISH-LEGACY CROSSING COMMUNITY DEVELOPMENT PROJECT AREA #2010-01, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Redevelopment Agency of Centerville City (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Centerville Parrish-Legacy Crossing Community Development Project Area #2010-01 (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") §§ 17C-3-109, and having held the required public hearing on the Plan on March 16, 2010, 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 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

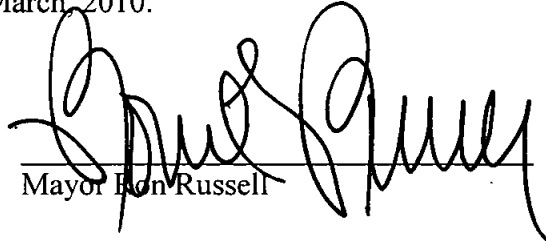
WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

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

1. The Centerville City Council 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-3-106, 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 as soon as it becomes effective.

4. This ordinance shall take effect immediately upon publication and recording.

APPROVED AND ADOPTED this 16th day of March, 2010.



Mayor Ron Russell

Attest:



City Recorder



EXHIBIT A

PROJECT AREA LEGAL DESCRIPTION

Legacy Crossing CDA Boundary

An entire tract of land, describing the Legacy Crossing CDA boundary, located in Section 12 T.2 N., R.1 W., S.L.B.& M. The boundary of said parcel of land is described as follows:

Beginning at the intersection of the westerly right of way line of the Union Pacific Railroad and the south line of the parcel known by the Davis County Tax ID # 06-008-0034 said intersection is N. $0^{\circ}05'33''$ W. 637.54 feet along the west line of said Section 12 and N. $89^{\circ}58'37''$ W. 114.76 feet from the Southeast Corner of said Section 12; and running thence N. $89^{\circ}56'12''$ W. 1289.95 feet more or less to the west right of way line of 1250 West Street in Centerville City; thence along said westerly right of way line the following four (4) courses and distances: (1) northerly 9.37 feet along the arc of a 1869.86-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $6^{\circ}05'48''$ W. for a distance of 9.37 feet); thence (2) N. $6^{\circ}14'24''$ W. 168.94 feet; thence (3) northerly 211.72 feet along the arc of a 1949.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. $3^{\circ}07'45''$ W. for a distance of 211.62 feet); thence (4) N. $0^{\circ}01'07''$ W. 94.86 feet; thence N. $89^{\circ}49'48''$ W. 1210.65 feet; thence N. $0^{\circ}01'07''$ W. 8.32 feet more or less to the easterly right of way line of Legacy Parkway; thence along said easterly right of way line the following ten (10) courses and distances: (1) northeasterly 295.13 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $36^{\circ}32'57''$ E. for a distance of 294.92 feet); thence (2) S. $26^{\circ}53'27''$ W. 0.07 feet; thence (3) northeasterly 250.24 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $29^{\circ}35'51''$ E. for a distance of 250.11 feet); thence (4) northeasterly 80.82 feet along the arc of a 315.15-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $32^{\circ}54'50''$ E. for a distance of 80.60 feet); thence (5) N. $25^{\circ}00'19''$ E. 207.09 feet; thence (6) northeasterly 112.55 feet along the arc of a 1005.91-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $21^{\circ}48'19''$ E. for a distance of 112.49 feet); thence (7) N. $18^{\circ}34'47''$ E. 251.29 feet; thence (8) northerly 39.52 feet along the arc of a 591.21-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. $16^{\circ}40'25''$ E. for a distance of 39.51 feet); thence (9) N. $10^{\circ}02'15''$ E. 156.95 feet; thence (10) northeasterly 44.11 feet along the arc of a 84.65-foot radius non-tangent curve to the right to the south right of way line of Parish Lane (Note: Chord to said curve bears N. $24^{\circ}57'58''$ E. for a distance of 43.61 feet); thence N. $26^{\circ}20'39''$ W. 96.50 feet to the intersection of the northerly right of way line of Parish Lane and the easterly right of way line of said Legacy Parkway; thence along said easterly right of way the following four (4) courses and distances: (1) N. $20^{\circ}54'57''$ E. 320.86 feet; thence (2) N. $45^{\circ}43'17''$ W. 81.59 feet; thence (3) northerly 47.15 feet along the arc of a 49.21-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. $18^{\circ}16'47''$ W. for a distance of 45.37 feet); thence (4) N. $9^{\circ}10'08''$ E. 543.42 feet to the northerly boundary line and the extension thereof of the parcel known by the Davis County Tax ID # 06-006-0061; thence S. $89^{\circ}53'30''$ E. 605.35 feet along said northerly boundary line extended to the easterly right of way line of said 1250 West Street; thence S. $0^{\circ}05'11''$ W. 553.67 feet along said easterly right of way line to the northerly boundary line of Lots 9 and 10 of the Sport Sales Plaza Subdivision as recorded in the Davis County Recorder's Office; thence along the northerly boundaries of said lots the following two (2) courses and distances: (1) N. $89^{\circ}49'20''$ E. 239.24 feet; thence (2) N. $89^{\circ}49'20''$ E. 153.60 feet to the easterly boundary line of said Lot 9; thence S. $0^{\circ}11'10''$ W. 329.16 feet along said easterly boundary line to the northerly right of way line of said Parish Lane; thence along said northerly right of way line the following two (2) courses and distances (1) N. $87^{\circ}05'44''$ E. 566.23 feet; thence (2) S. $89^{\circ}52'18''$ E. 282.88 feet to the intersection of said westerly railroad right of way and Parish Lane; thence S. $0^{\circ}14'29''$ W. 1949.04 feet

along said westerly right of way line to the point of beginning. The above described entire tract contains 102.05 acres more or less.

Together with a portion of land not totally included in the previous description but intended to be made a part of the Legacy Crossing CDA project is the area in green shown on the attached map. Said area in green is intended to be an area of landscape improvements.

Description Written by C.R.H. of ESI Engineering Inc. 3/16/10
Checked by K.P.M. of ESI Engineering Inc. 3/16/10

The Redevelopment Agency of Centerville City, Utah Centerville Parrish-Legacy Crossing Community Development Project Area 2010-01

Transmittal Document

On behalf of the Redevelopment Agency of Centerville City, for whom Lewis Young Robertson & Burningham, Inc (LYRB), acts as financial advisor and consultant, we are transmitting this document in conjunction with the creation of the 2010-1 CDA within Centerville City. Should questions arise relating to this document, contact Cody Deeter with LYRB at (801) 596-0700 or cody@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."

Project Area Plan Adoption

The Redevelopment Agency of Centerville City adopted a resolution on March 16, 2010 which adopted the Centerville Parrish-Legacy Crossing Community Development Project Area Plan as the official community development plan for the area.

Centerville Parrish-Legacy Crossing CDA 2010-01

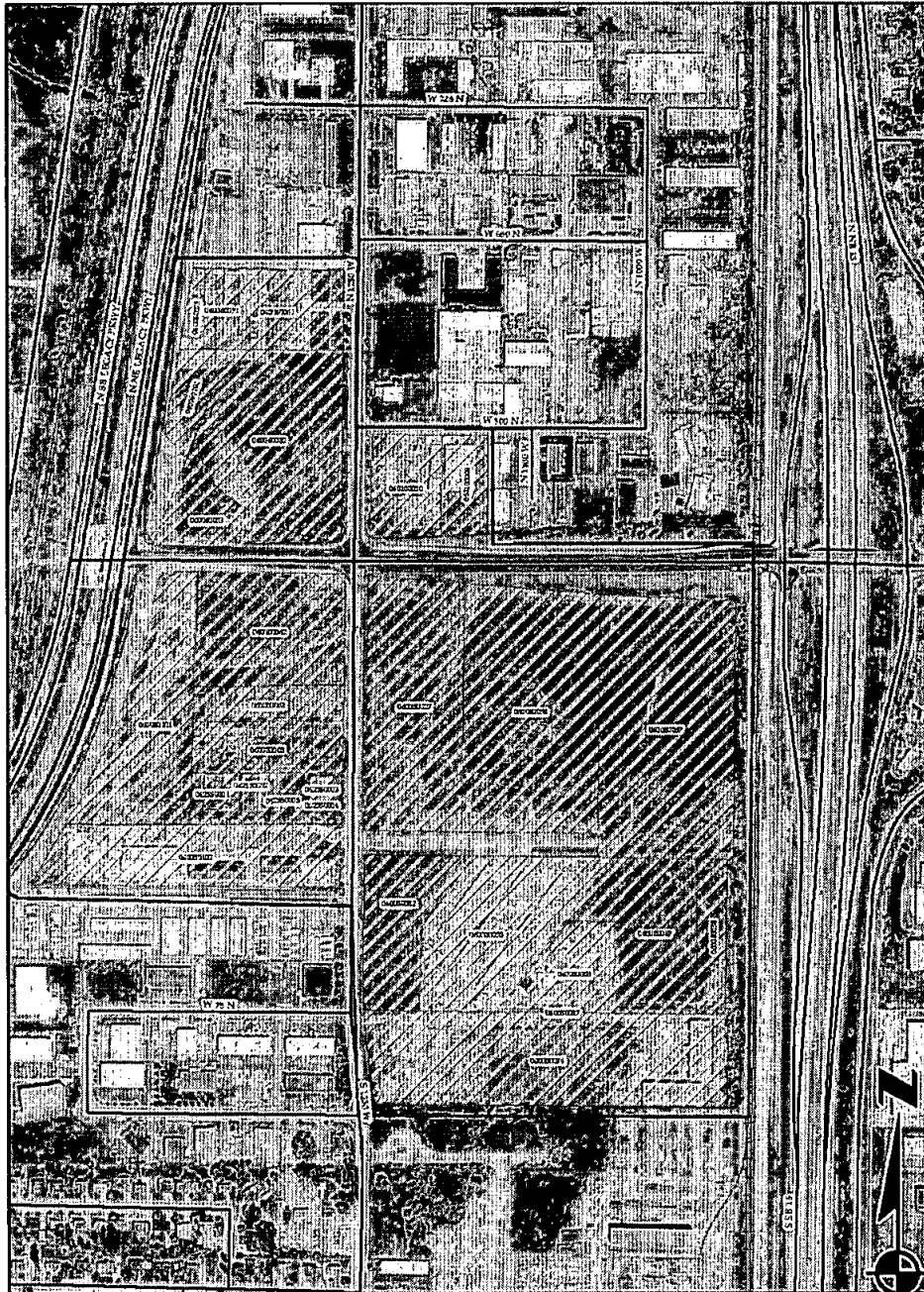
LEGAL DESCRIPTIONS OF LAND WITHIN THE CDA

An entire tract of land, describing the Legacy Crossing CDA boundary, located in Section 12 T.2 N., R.1 W., S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at the intersection of the westerly right of way line of the Union Pacific Railroad and the south line of the parcel known by the Davis County Tax ID # 06-008-0034 said intersection is N. 0°05'33" W. 637.54 feet along the west line of said Section 12 and N. 89°58'37" W. 114.76 feet from the Southeast Corner of said Section 12; and running thence N. 89°56'12" W. 1289.95 feet more or less to the west right of way line of 1250 West Street in Centerville City; thence along said westerly right of way line the following four (4) courses and distances: (1) northerly 9.37 feet along the arc of a 1869.86-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 6°05'48" W. for a distance of 9.37 feet); thence (2) N. 6°14'24" W. 168.94 feet; thence (3) northerly 211.72 feet along the arc of a 1949.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. 3°07'45" W. for a distance of 211.62 feet); thence (4) N. 0°01'07" W. 94.86 feet; thence N. 89°49'48" W. 1210.65 feet; thence N. 0°01'07" W. 8.32 feet more or less to the easterly right of way line of Legacy Parkway; thence along said easterly right of way line the following ten (10) courses and distances: (1) northeasterly 295.13 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 36°32'57" E. for a distance of 294.92 feet); thence (2) S. 26°53'27" W. 0.07 feet; thence (3) northeasterly 250.24 feet along the arc of a 2220.14-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 29°35'51" E. for a distance of 250.11 feet); thence (4) northeasterly 80.82 feet along the arc of a 315.15-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 32°54'50" E. for a distance of 80.60 feet); thence (5) N. 25°00'19" E. 207.09 feet; thence (6) northeasterly 112.55 feet along the arc of a 1005.91-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 21°48'19" E. for a distance of 112.49 feet); thence (7) N. 18°34'47" E. 251.29 feet; thence (8) northerly 39.52 feet along the arc of a 591.21-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 16°40'25" E. for a distance of 39.51 feet); thence (9) N. 10°02'15" E. 156.95 feet; thence (10) northeasterly 44.11 feet along the arc of a 84.65-foot radius non-tangent curve to the right to the south right of way line of Parish Lane (Note: Chord to said curve bears N. 24°57'58" E. for a distance of 43.61 feet); thence N. 26°20'39" W. 96.50 feet to the intersection of the northerly right of way line of Parish Lane and the easterly right of way line of said Legacy Parkway; thence along said easterly right of way the following four (4) courses and distances: (1) N. 20°54'57" E. 320.86 feet; thence (2) N. 45°43'17" W. 81.59 feet; thence (3) northerly 47.15 feet along the arc of a 49.21-foot radius non-tangent curve to the right (Note: Chord to said curve bears N. 18°16'47" W. for a distance of 45.37 feet); thence (4) N. 9°10'08" E. 543.42 feet to the northerly boundary line and the extension

thereof of the parcel known by the Davis County Tax ID # 06-006-0061; thence S. $89^{\circ}53'30''$ E. 605.35 feet along said northerly boundary line extended to the easterly right of way line of said 1250 West Street; thence S. $0^{\circ}05'11''$ W. 553.67 feet along said easterly right of way line to the northerly boundary line of Lots 9 and 10 of the Sport Sales Plaza Subdivision as recorded in the Davis County Recorder's Office; thence along the northerly boundaries of said lots the following two (2) courses and distances: (1) N. $89^{\circ}49'20''$ E. 239.24 feet; thence (2) N. $89^{\circ}49'20''$ E. 153.60 feet to the easterly boundary line of said Lot 9; thence S. $0^{\circ}11'10''$ W. 329.16 feet along said easterly boundary line to the northerly right of way line of said Parish Lane; thence along said northerly right of way line the following two (2) courses and distances (1) N. $87^{\circ}05'44''$ E. 566.23 feet; thence (2) S. $89^{\circ}52'18''$ E. 282.88 feet to the intersection of said westerly railroad right of way and Parish Lane; thence S. $0^{\circ}14'29''$ W. 1949.04 feet along said westerly right of way line to the point of beginning. The above described entire tract contains 102.05 acres more or less.

Map Indicating the Boundaries of CDA



PARRISH - LEGACY CROSSING CDA

-  CDA STUDY AREA
-  CDA PARCELS
-  RAIL
-  STREETS

LEWIS & YOUNG
ROBERTSON & BURNINGHAM, INC.
INVESTMENT BANKERS



Centerville City's Ordinance Adopting Project Area Plan
