

ORDINANCE NO. 09-25-01.44

**AN ORDINANCE ADOPTING THE TRAVERSE MOUNTAIN  
AREA PLAN AMENDMENT**

WHEREAS, the Planned Community development project designed as "Traverse Mountain" previously received approval of it's Project Area Plan pursuant to the enactment of Lehi City Ordinance No. 09-12-00-34 passed by the Lehi City Council on September 12, 2000 and most recently revised May 22, 2001; and

WHEREAS, the developers of the Traverse Mountain have proposed certain amendments and modifications to the Project Area Plan consisting of revisions to the water master plan maps and tables received by Lehi City on February 12, 2001, and a letter describing the relationship of the Annexation and Development Agreement and the Area Plan for the Traverse Mountain Project dated July 10, 2001; and

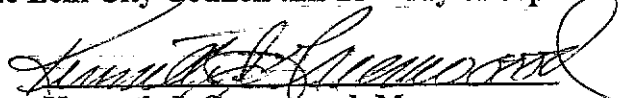
WHEREAS, Lehi City, acting pursuant to its authority and Utah Code Section 10-9-101 et. Seq., and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developer's proposals for the Traverse Mountain Amended Project Area Plan as it relates to the master water plan and relationship between the Annexation and Development Agreement and the Area Plan for the Traverse Mountain Project, all as set forth in that certain area plan designated as the Traverse Mountain Amended Project Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

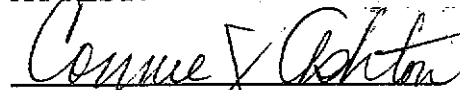
**SECTION I:** That certain area plan designated as the Traverse Mountain (formerly "Fox Ridge") Amended Project Area Plan, a copy of which has been filed, together with this ordinance, with the Lehi City Planning Department, is hereby adopted as the Amended Area Plan for the Traverse Mountain Project Area.

**SECTION II:** This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law.

PASSED AND ADOPTED by the Lehi City Council this 25<sup>th</sup> day of September, 2001.

  
Kenneth J. Greenwood, Mayor

ATTEST:

  
Connie J. Ashton City Recorder



**Legal Description: FOX RIDGE**

October 11, 2001

Beginning at intersection of the west line of the Micron property as described in a deed recorded in Book 3905, Page 444, Records of Utah County, Utah and the north right of way line of State Route 92, said point being South 00°09'13" West, 855.61 feet along the west line of section 32 and South 89°50'47" East, 1322.54 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the northerly right of way line of State Road 92 the following courses:

North 87°51'12" West, 893.86 feet to a non-tangent curve to the left having a radius of 5841.38 feet; thence southwesterly along said curve 1266.52 feet (chord bears

South 86°01'47" West, 1264.04 feet) through a central angle of 12°25'22"; thence

South 79°43'26" West, 752.26 feet to a curve to the right having a radius of 5646.95 feet; thence westerly along said curve 777.29 feet (chord bears South 83°40'02" West, 776.68 feet) through a central angle of 7°53'12"; thence South 87°36'38" West, 2052.76 feet; thence leaving said right of way line North 41°37'36" West, 1115.22 feet; thence

North 46°15'16" West, 204.62 feet; thence North 48°31'00" West, 324.98 feet to a point on a line 100.00 feet easterly, measured at right angles, from the center of the rails of the Union Pacific Railroad; thence along said line North 47°38'31" West, 1554.54 feet to a curve to the right having a radius of 2742.42 feet; thence northwesterly along said curve 1358.55 feet through a central angle of 28°23'00"; thence continuing along said line 100.00 feet easterly from the center of the rails, North 19°15'31" West, 4.28 feet to a curve to the left having a radius of 2964.79 feet; thence northwesterly along said curve 228.51 feet through a central angle of 4°24'58"; thence North 23°38'31" West, 202.17 feet to a curve to the left having a radius of 2964.79 feet; thence northwesterly along said curve 300.12 feet through a central angle of 5°48'00"; thence North 29°26'31" West, 506.10 feet to a curve to the right having a radius of 1332.39 feet; thence northwesterly along said curve 370.52 feet through a central angle of 15°56'00"; thence

North 13°30'31" West, 1644.80 feet to a curve to the left having a radius of 1054.93 feet; thence northwesterly along said curve 196.24 feet through a central angle of 10°39'29" to the south line of the southeast quarter of Section 24, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said south line South 89°45'48" East, 953.25 feet to a point on said line; thence North 00°05'33" West, 5074.46 feet; thence

North 84°44'27" East, 893.84 feet along the Salt Lake and Utah County line as historically described; thence North 52°04'27" East, 189.56 feet along said County line to the south line of the southeast quarter of Section 13; Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°43'41" East, 315.65 feet along said line to the southeast corner of said section; thence North 00°38'43" East, 246.63 feet along the east line of said section; thence along said County line the following four courses: North 52°04'27" East 7.76 feet; North 36°45'27" East, 2161.50 feet; North 58°40'27" East, 1109.46 feet; and North 33°59'27" East, 113.06 feet to the east-west centerline of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence

North 89°36'48" East, 2940.15 feet to the east quarter corner of said section; thence

South 00°28'29" West, 2632.27 feet along the east line of said section to the Northwest corner of Section 20, Township 4 South, Range 1 East Salt Lake Base and Meridian; thence South 89°46'13" East, 3492.87 feet along the north line of said section 20; thence South 31°13'40" West, 1601.81 feet; thence South 13°06'50" West, 1532.30 feet; thence South 32°46'00" West, 816.58 feet; thence South 35°30'07" West,

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490.30 feet; thence South  $00^{\circ}31'51''$  West, 836.45 feet; thence South  $09^{\circ}15'00''$  East, 545.34 feet to the northwest corner of Travis Ranch as described in Book 4205, Page 240, Official Records of Utah County, Utah; thence along the westerly line of said Travis Ranch the following four courses: South  $01^{\circ}54'25''$  West, 197.90 feet; South  $31^{\circ}59'51''$  East, 374.88 feet; South  $33^{\circ}29'51''$  East, 520.08 feet; and South  $24^{\circ}12'47''$  East, 454.17 feet to the northwest corner of the property of U. S. General as described in Book 3726, Page 439, Official Records of Utah County, Utah; thence South  $00^{\circ}04'40''$  East, 2663.69 feet along the west line of said U. S. General property to the northwest corner of the property of Micron as described in Book 3905, Page 444, Official Records of Utah County, Utah; thence South  $00^{\circ}03'21''$  East, 2187.62 feet along the west line of said Micron property to the point of beginning.

## PARCEL 1 B:

Beginning at a point South  $56^{\circ}54'46''$  East 1573.67 feet to a highway right - of - way monument and South  $0^{\circ}09'01''$  West 100.06 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South  $0^{\circ}09'01''$  West 358.47 feet; thence South  $89^{\circ}57'45''$  West 1320.95 feet; thence North  $89^{\circ}49'47''$  West 4114.58 feet to the South line of highway; thence along said highway North  $87^{\circ}36'38''$  East 1777.66 feet to a right - of - way monument, thence Easterly along the arc of a 5746.95 foot radius curve to the left 791.058 feet (chord bears North  $83^{\circ}40'02''$  East 790.43 feet); thence North  $79^{\circ}43'26''$  East 752.15 feet; thence Easterly along the arc of a 5741.38 foot radius curve to the right 1244.837 feet (chord bears North  $85^{\circ}56'07''$  East 1242.40 feet); thence South  $87^{\circ}40'10''$  East 896.11 feet to the point of beginning.

LESS AND EXCEPTING any portion found lying within the bounds of the Union Pacific Railroad right - of - way.

ALSO LESS AND EXCEPTING any portion found lying within that certain right - of - way commonly known as 11000 North Street.

ALSO LESS AND EXCEPTING that portion deeded to the United States of America and Provo Reservoir Company by the following documents: Warranty Deed recorded June 7, 1939, as Entry No. 5657, in Book 348, at Page 245 of Official Records, and Warranty Deed recorded July 23, 1947, as Entry No. 8697, in Book 481, at Page 545 of Official Records.