


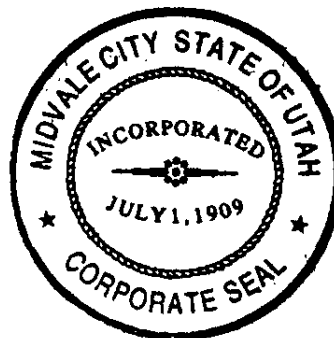
When Recorded Return To:

Rori L. Clark  
City Recorder  
Midvale City  
655 W. Center St.  
Midvale, UT 84047

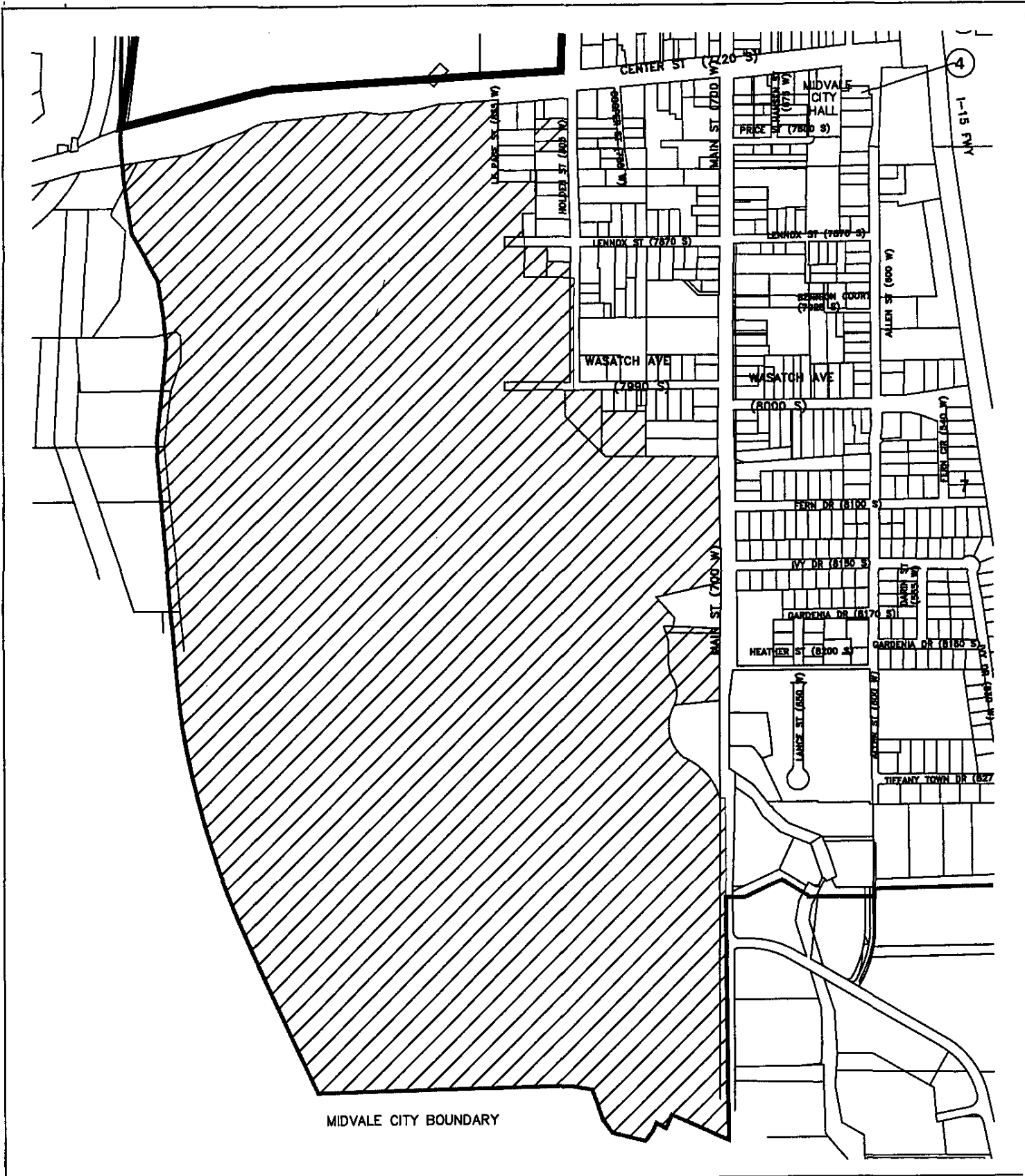
REDEVELOPMENT AGENCY OF MIDVALE CITY  
JORDAN BLUFFS REDEVELOPMENT AREA

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

  
\_\_\_\_\_  
Rori L. Clark, CMC  
City Recorder



9281048  
01/24/2005 04:02 PM \$0.00  
Book - 9086 Pg - 7232-7237  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MIDVALE CITY  
655 W CENTER STREET  
MIDVALE UT 84047  
BY: LUG, DEPUTY - WI 6 P.



**MIDVALE REDEVELOPMENT AGENCY  
ADOPTED BOUNDARIES  
JORDAN BLUFFS AREA**



## BOUNDARY DESCRIPTION

### Jordan Bluffs – 1

A parcel of land, situate in Section 35 and the South Half of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of a fence line marking the north boundary of Fur Breeders Agricultural Cooperative property and the west line of 700 East Street, which is located North 0°29'58" West 348.47 feet along the Section line and West 29.72 feet from the Southeast Corner of said Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 65°55'16" West 284.65 feet along said fence line;  
thence South 24°04'44" West 75.08 feet to the north bank of the Jordan River;  
thence North 59°54'19" West 55.73 feet along said north bank;  
thence South 23°47'27" West 47.77 feet along said north bank;  
thence South 38°00'44" West 59.69 feet along said north bank;  
thence North 75°55'41" West 171.55 feet along said north bank;  
thence North 35°42'23" West 85.29 feet along said north bank;  
thence North 18°07'28" West 98.62 feet along said north bank;  
thence North 20°33'59" West 64.11 feet along said north bank;  
thence North 80°30'01" West 105.53 feet along said north bank;  
thence South 88°37'38" West 1286.49 feet along said north bank to the west line of the Jordan River;  
thence North 24°58'40" West 838.81 feet along said west line;  
thence Northwesterly 1395.88 feet along the arc of a 4000.00 foot radius tangent curve to the right (center bears North 65°01'20" East and the long chord bears North 14°58'50" West 1388.80 feet, through a central angle of 19°59'40"), along said west line;  
thence North 05°00'36" West 1109.12 feet along said west line;  
thence North 07°17'20" East 282.82 feet along said west line;  
thence North 03°53'39" East 154.63 feet along said west line;  
thence North 124.58 feet along said west line;  
thence North 47°59'09" West 30.66 feet to the west line of the Jordan River;  
thence North 37°43'31" West 42.50 feet along said west line;  
thence North 05°35'12" West 145.43 feet along said west line;  
thence North 15°41'49" West 136.97 feet along said west line;  
thence North 28°15'14" West 307.98 feet along said west line;  
thence North 04°52'14" West 66.01 feet along said west line;  
thence North 05°54'45" East 189.03 feet along said west line to the south right-of-way line of Center Street (7800 South), as deeded to the State Road Commission of Utah;  
thence North 74°43'59" East 64.19 feet along said south line;  
thence North 81°38'00" East 249.51 feet along said south line;  
thence North 74°46'34" East 146.30 feet;

thence Northeasterly 195.96 feet along the arc of a 4829.15 foot radius non-tangent curve to the right (center bears South 15°12'57" East and the long chord bears North 75°56'48" East 195.95 feet, through a central angle of 02°19'30"), along said south line;  
 thence North 59°42'12" East 103.69 feet along said south line;  
 thence Northeasterly 494.28 feet along the arc of a 4861.15 foot radius non-tangent curve to the right (center bears South 11°49'29" East and the long chord bears North 81°05'18" East 494.07 feet, through a central angle of 05°49'33"), along said south line;  
 thence South 81°32'25" East 102.50 feet along said south line;  
 thence North 85°15'24" East 147.80 feet along said south line;  
 thence North 77°33'30" East 153.21 feet along said south line;  
 thence North 84°59'59" East 327.17 feet along said south line to an existing fence line;  
 thence South 00°17'44" East 412.35 feet along said fence line;  
 thence North 89°51'10" East 152.07 feet to an existing fence line;  
 thence South 00°22'38" East 153.75 feet along said fence line;  
 thence South 89°51'10" West 67.00 feet;  
 thence South 00°22'38" East 145.00 feet to the centerline of Lennox Street;  
 thence North 89°51'10" East 13.37 feet along said centerline to the extension of an existing fence line;  
 thence North 89°37'30" East 115.06 feet;  
 thence South 0°22'30" East 97.28 feet;  
 thence North 89°40'06" East 120.75 feet to the west line of Holden Street;  
 thence South 00°22'30" East 643.50 feet along said west line;  
 thence South 89°58'24" East 130.38 feet;  
 thence South 00°03'36" West 100.65 feet;  
 thence South 89°58'24" East 223.45 feet;  
 thence South 00°03'38" West 231.11 feet to an existing fence line;  
 thence South 89°39'38" East 406.71 feet along said fence line to the west line of 700 West Street;  
 thence South 00°19'50" East 638.13 feet along said west line to an existing fence line marking the north line of the Midvale Packing Company property;  
 thence South 77°21'33" West 365.07 feet along said fence line to the easterly bank of the Galena Canal;  
 thence South 42°32'48" East 143.53 feet along said easterly line;  
 thence South 11°21'34" West 49.89 feet along said easterly line;  
 thence South 88°54'00" East 270.43 feet to the west line of 700 West Street;  
 thence South 00°19'50" East 216.83 feet along said west line;  
 thence South 00°02'25" West 159.54 feet along said west line;  
 thence South 83°43'00" West 254.45 feet to the northerly line of the Galena Canal;  
 thence South 03°23'34" East 135.40 feet along said northerly line;  
 thence South 20°38'28" East 50.85 feet along said northerly line;  
 thence South 58°43'52" East 265.27 feet along said northerly line to the west line of 700 West Street;  
 thence South 00°02'25" West 1797.89 feet along said west line to the point of beginning.  
 Parcel contains: 11,689,577 square feet or 268.356 acres.

## **BOUNDARY DESCRIPTION**

### **Jordan Bluffs – 2**

A parcel of land, situate in the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located South  $89^{\circ}55'45''$  West 835.80 feet along the Section line from the Southeast Corner of said Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 10.72 feet;  
thence West 160.75 feet;  
thence North 160.00 feet;  
thence East 160.75 feet;  
thence South 149.28 feet to the point of beginning.

Parcel contains: 25,720 square feet or 0.590 acres.

**Jordan Bluffs Redevelopment Area - Parcel List**

**11/15/2004**

Parcel Number	2003 Real Property Final Taxable Value	2003 Personal Property Taxable Value	Quadrant ID	Completion Date	Survey ID	Property Address	Owner Name	Owner Address	Book Location	Page Location	Acresage	Description of Property	Meets Blight Criteria
2135277002	\$672,540		6	3/7/2003	60	3001 South Woodgate Cir.	HUA Rentals, Inc.	Attn: G Durgan/National Amer Bank 727 East Main St. Llywells, TX 78901	8346	8654	1.17	Apartment Complex Building A	Y
2135277020	Exempt (market value: \$405,000)		7	2/14/2003	74	8196 South Main St.	Midvale City Corp	655 West Center St. Midvale, UT 84047	5608	1345	2.27	City Building	N
2135277022	Exempt (market value: \$19,300)		7	2/14/2003	75	8196 South Main St.	Midvale City Corp	655 West Center St. Midvale, UT 84047	5636	0492	0.18	City Building (Animal control)	N
2135228002	\$285,230		5	2/21/2003	55	631 West Lannon St.	Peterson, V Robert & Judy M., JT	4483 South Matthews Way Salt Lake City, UT 84124	8328	5988	0.45	Apartment Complex	Y
2135228004	\$105,425		5	2/21/2003	57	7880 South Holden St.	Stanley, Gerald L., Jr.	10013 South Countrywood Dr. Sandy, UT 84092	8777	1789	0.22	Apartment Complex	N
2126481007	\$51,755					7746 South Holden	Schooley Rentals LLC	7746 South Holden Street, Midvale, UT 84047	8910	2459	0.18	Single family home	
2126481008	\$74,195					7776 South Holden	Schooley Rentals LLC	3335 West Jonestown Way, West Jordan, UT 84084	9016	8641	0.22		
2126481009	\$60,720					7796 South Holden	Hoyle, Mary L, ET AL	7796 South Holden Street, Midvale, UT 84047	6290	0003	0.22		
2135277001	\$313,500		6	3/7/2003	58	799 West Wasatch St #1-14	Deft, Richard L.	2413 East 4500 South Salt Lake City, UT 84117	8413	0001	0.93	Apartment Complex Building 1	Y
2135400015-4001	\$1,842,000		8	5/9/2003	81	8056 South Main St.	Jordan Bluffs LLC		8413	0001	265.70	Vacant	Y
2135400015-4002	\$98,600					8056 South Main St.	Jordan Bluffs LLC		8413	0001	12.16	Vacant	Y
<b>Total</b>	<b>\$3,502,965</b>					<b>\$3,502,965</b>					<b>261.9673</b>		