

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. 1649 June 23, 2009

AN ORDINANCE DESIGNATING THE MAGNA/ARBOR PARK PROJECT AREA PLAN AS THE OFFICIAL URBAN RENEWAL PLAN OF THE MAGNA/ARBOR PARK AREA

The Legislative Body of Salt Lake County ordains as follows:

WHEREAS, the purpose of the Community Development and Renewal Agencies Act is to encourage economic growth, create jobs, eliminate blight and redevelop areas within municipal jurisdictions; and

WHEREAS, the Salt Lake County Redevelopment Agency adopted the Magna/Arbor Park Project Area Plan by resolution of the Board in accordance with Utah Code § 17C-2-106; and

WHEREAS, creation of the Magna/Arbor Park Urban Renewal Area and application of the Magna/Arbor Park Project Area Plan is in the best interest of the citizens of Salt Lake County.

NOW THEREFORE BE IT ORDAINED by the County Council of Salt Lake County, Utah that the Magna/Arbor Park Project Area Plan is designated as the official urban renewal plan of the Magna/Arbor Park Area.

This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or summary thereof in a newspaper having general circulation in Salt Lake County, State of Utah.

APPROVED AND ADOPTED this 23rd day of June, 2009.

SALT LAKE COUNTY COUNCIL

By [Signature]
Joe Hatch, Chair

ATTEST

[Signature]
Sherrie Swensen
Salt Lake County Clerk

Approved as to form:

[Signature]
Deputy District Attorney

1432201043

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07/09/2009 11:47 AM \$0.00
Book - 9743 Pg - 9284-9289
GARY W. OTT UT
RECORDER, SALT LAKE COUNTY, U
SL CO REDEVELOPMENT AGENCY
BY: ZJM, DEPUTY - WI 6 P.

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Voting:

Council Member Allen voting
Council Member Bradley voting
Council Member Burdick voting
Council Member Hatch voting
Council Member Horiuchi voting
Council Member Iwamoto voting
Council Member Jensen voting
Council Member Wilde voting
Council Member Wilson voting

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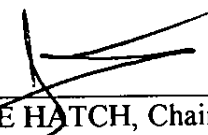
**SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. 1649**

On the 23rd day of June, 2009, the County Council of Salt Lake County adopted Ordinance No. 1649, designating the Magna/Arbor Park Project Area Plan as the official urban renewal plan of the Magna/Arbor Park Area.

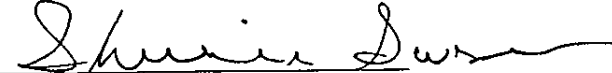
A complete copy of Ordinance No. 1649 is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah 84190.

APPROVED and ADOPTED this 23rd day of June, 2009.

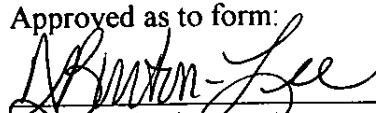
SALT LAKE COUNTY COUNCIL

By  _____
JOE HATCH, Chair

ATTEST:



Sherrie Swensen
Salt Lake County Clerk

Approved as to form:


Deputy District Attorney

Voting:

- Council Member Allen voting
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- Council Member Wilde voting
- Council Member Wilson voting

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SALT LAKE COUNTY
ECONOMIC DEVELOPMENT
 8400 WEST 3500 SOUTH
 Prepared For

MAGNA REDEVELOPMENT BOUNDARY
 Prepared For
ECONOMIC DEVELOPMENT
 8400 WEST 3500 SOUTH
 Prepared For

Reid J. Demman, P.L.S.,
 Salt Lake County Surveyor
 2001 S. State St. #4190
 Salt Lake City, UT 84143
 (801) 466-7028

Checkered By: SVK Date: 07/01/09
 Prepared By: MUC Date: 07/01/09
 Surveyed By: MUC Date: 07/01/09
 Description or Revision: N/A

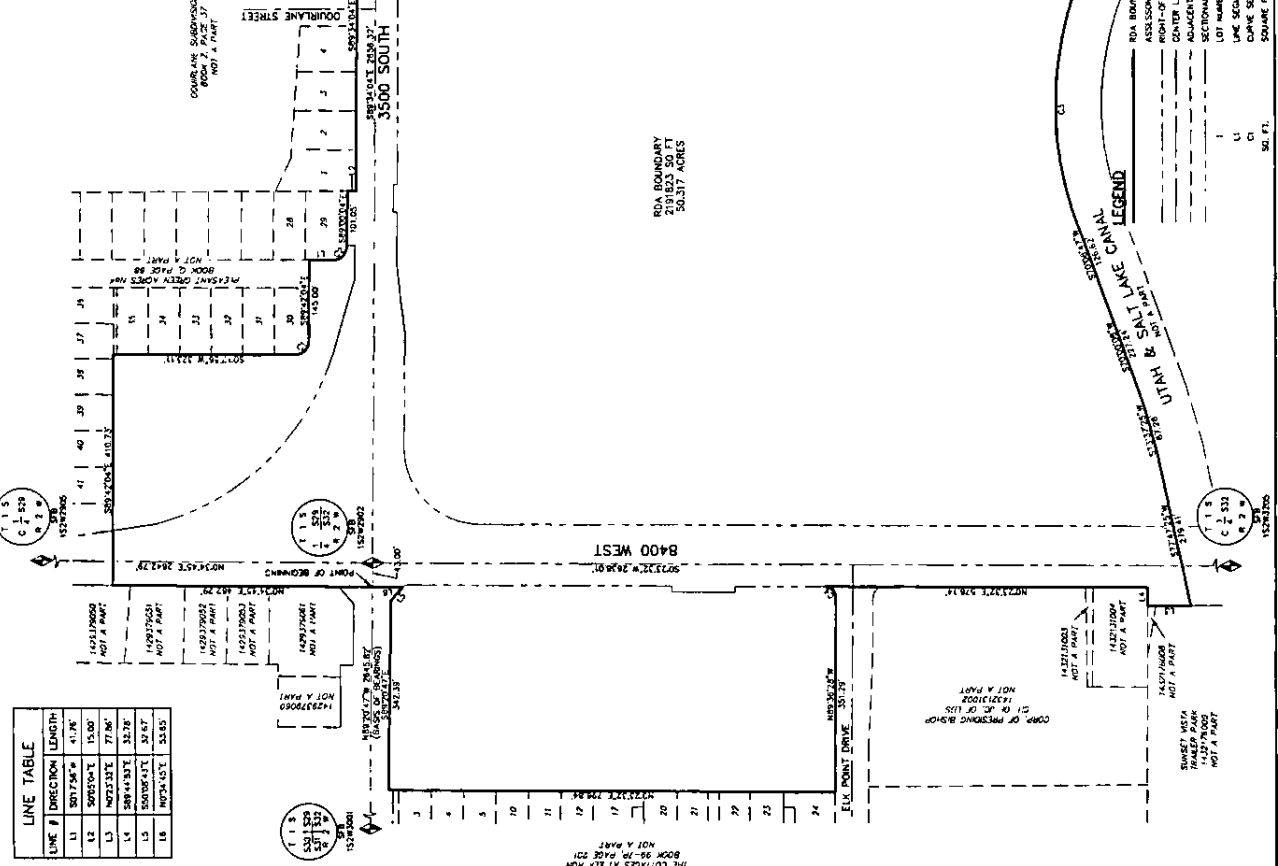


Surveyor's Certification
 I, Reid J. Demman, P.L.S., do hereby certify that I am the Salt Lake County Surveyor, State of Utah, my terms of office running from 2007 to 2011, and that I am duly qualified to perform the duties of my office, and that I am duly sworn. My commission expires on 07 July 2009.

Survey Description
 A Regional Development boundary located in a portion of sections 29 and 32, Township 2 South, Range 2 West, Salt Lake Base and Meridian, the boundary of said parcel of land is described as follows:
 Beginning at a point on the westerly line of the north-south line of Section 29 (S. 1/4 of sec. 29) at the intersection of the 1/8" wide monument line 15292602, said point being the prolongation of the westerly right-of-way line of 8400 West Street; thence along said prolongation and the westerly right-of-way line of 8400 West Street, 1439.38 feet west with the westerly prolongation of the westerly line of Lot 35 through 41 of Plat 0001, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office;
 Thence along said prolongation and the westerly line of said Lot 35 through 41, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office, 1439.38 feet west to the intersection of the westerly line of said Lot 35 through 41 with the westerly prolongation of the westerly line of Lot 35 through 41 of said Plat 0001, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office;
 Thence along said prolongation and the westerly line of said Lot 35 through 41, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office, 1439.38 feet west to the intersection of the westerly line of said Lot 35 through 41 with the westerly prolongation of the westerly line of Lot 35 through 41 of said Plat 0001, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office;
 Thence along said prolongation and the westerly line of said Lot 35 through 41, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office, 1439.38 feet west to the intersection of the westerly line of said Lot 35 through 41 with the westerly prolongation of the westerly line of Lot 35 through 41 of said Plat 0001, a subdivision of an owner in Book 6, Page 68, Salt Lake County Recorder's Office;

CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	24.00'	39.87'	24.00'	80.000°
C2	15.00'	38.96'	14.73'	103.000°
C3	654.15'	407.52'	241.73'	329.34°
C4	20.00'	31.42'	18.00'	90.000°



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 07° 58' 41.76"	41.76'
L2	S 07° 58' 41.76"	15.00'
L3	N 07° 53' 57.71"	77.96'
L4	S 89° 44' 33.71"	32.78'
L5	S 08° 05' 43.71"	32.67'
L6	N 07° 54' 43.71"	33.45'

BLISS DE BELANGES
 The Magna Line of the Northwest Quarter (NW 1/4) of Section 32, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, as described in the plat of the Northwest Quarter (NW 1/4) of Section 32, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, as recorded in the Salt Lake County Recorder's Office, is hereby corrected to the following points:
 (1) Salt Lake County Measurement 15292602
 Easting: 4499713.13m
 Northing: 2262552.25m
 Elevation: 1446.67m
 (2) Salt Lake County Measurement 15292601
 Easting: 4497078.83m
 Northing: 2262552.25m
 Elevation: 151.21m

Narrative
 It is the intent of this Regional Development Map boundary within Magna, UT, located in the vicinity of the intersections of 3500 South Street and 8400 West Street.

- (1) 30.30' 45' 45" and more long about bears S 89° 27' 04" W, 309.85 feet.
- (2) 15° 30' 08' 47" W, 126.62 feet.
- (3) 15° 30' 08' 47" W, 227.24 feet.
- (4) 15° 30' 08' 47" W, 278.41 feet.
- (5) 15° 30' 08' 47" W, 278.41 feet.
- (6) 15° 30' 08' 47" W, 278.41 feet.
- (7) 15° 30' 08' 47" W, 278.41 feet.
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- (97) 15° 30' 08' 47" W, 278.41 feet.
- (98) 15° 30' 08' 47" W, 278.41 feet.
- (99) 15° 30' 08' 47" W, 278.41 feet.
- (100) 15° 30' 08' 47" W, 278.41 feet.

SURVEY DESCRIPTION MAGNA REDEVELOPMENT BOUNDARY

A Regional Development boundary located in a portion of Sections 29 and 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, the boundary of said parcel of land is described as follows:

Beginning at a point on the northerly line of the Northwest Quarter (NW ¼) of said Section 32, which is N89°20'47"W, 43.00 feet along said northerly line from the Northeast Corner (NE) of the Northwest Quarter (NW ¼) of said Section 32, said corner being County Monument #1S2W2902, said point also being the prolongation of the westerly right-of-way line of 8400 West Street;

Thence along said prolongation and the westerly right-of-way line of 8400 West Street, N 00° 34' 45" E, 462.29 feet to the intersection of said westerly right-of-way line of 8400 West Street with the westerly prolongation of the southerly line of Lots 36 through 41 of Pleasant Green Acres No. 4 Subdivision as shown in Book Q, Page 68, Salt Lake County Recorder's Office;

Thence along said prolongation and the southerly line of said Lots 36 through 41, S 89° 42' 04" E, 410.73 feet to the intersection of the southerly line of said Lots 36 through 41 with the northerly prolongation of the westerly line of Lots 30 through 35 of said Pleasant Green Acres No. 4 Subdivision;

Thence along said prolongation and said westerly line of Lots 30 through 35, S 00° 17' 56" W, 323.11 feet to the point of tangency with a 25.00 foot radius curve to the left;

Thence southeasterly along the arc of said curve and the southeasterly line of said Lot 30, 39.27 feet through a delta angle of 90° 00' 00", and whose long chord bears S 44° 42' 04" E, 35.36 feet to a point on the southerly line of said Lot 30;

Thence along the southerly line of said Lot 30 and an easterly prolongation of said Lot 30, S 89° 42' 04" E, 145.00 feet to the intersection with the westerly line of Lot 29 of said Pleasant Green Acres No. 4;

Thence along said westerly line, S 00° 17' 56" W, 41.76 feet to the point of tangency with a 25.00 foot radius curve to the left;

Thence southeasterly along the arc of said curve and southeasterly line of said Lot 29, 38.96 feet through a delta angle of 89° 18' 00", and whose long chord bears S 44° 21' 04" E, 35.14 feet to a point on the southerly line of said Lot 29;

Thence along the southerly line of said Lot 29, S 89° 00' 04" E, 101.05 feet to the easterly boundary line of said Pleasant Green Acres No. 4, said line being common with the westerly line of Oquirrane Subdivision as shown in Book Z, Page 37, Salt Lake County Recorder's Office;

Thence along said westerly line, S 00° 05' 04" E, 15.00 feet to the Southwest corner of said Oquirrane Subdivision;

Thence along the southerly line of said Oquirrane Subdivision and southerly lines of certain property owned by Connie Joyce Monson as described by deed in Book 6725, Page 2218, Salt Lake County Recorder's Office and certain property owned by the Joyce D. Bezzant Trust as described by deed in Book 6725, Page 2221, Salt Lake County Recorder's Office,

S 89° 34' 04" E, 656.42 feet to the point of intersection with said southerly lines and the northerly prolongation of the westerly line of that certain property owned by Heritage Magna, LLC. as described by deed in Book 8214, Page 2891, Salt Lake County Recorder's Office;

Thence along said northerly prolongation and westerly line of Arbor Village P.U.D. as shown in Book 2000P, Page 162, Salt Lake County Recorder's Office, S 00° 15' 20" W, 913.10 feet to the Southeast corner of that certain property owned by the Boyer Gust Partnership as described by

deed in Book 5734, Page 1359, Salt Lake County Recorder's Office, also known by Assessor's Parcel No. 1432201044;

Thence along the southerly line of said Boyer Gust Partnership property, N 89° 29' 04" W, 307.89 feet to the Southwest corner of said Boyer Gust Partnership property, said point being on the easterly line that certain property owned by said Boyer Gust Partnership known as Assessor's Parcel No. 1432201062;

Thence along said easterly line and easterly line of that certain property owned by OM Enterprises Company as described by deed in Book 8644, Pages 326-330, Salt Lake County Recorder's Office, also known by Assessor's Parcel No. 1432201061, S 00° 34' 07" W, 365.99 feet to the Southeast corner of said OM Enterprises Company property and a point of non-tangency with a 604.45 foot radius curve to the left, said point being on the northerly line of the Utah and Salt Lake Canal;

Thence westerly along said northerly line of the Utah and Salt Lake Canal and a westerly prolongation thereof, the following Five (5) calls;

- (1) Southwesterly along the arc of said curve, 407.32 feet through a delta angle of 38° 36' 34", and whose long chord bears S 89° 27' 04" W, 399.65 feet;
- (2) S 70° 08' 47" W, 126.62 feet;
- (3) S 70° 00' 08" W, 227.24 feet;
- (4) S 73° 37' 25" W, 87.28 feet;
- (5) S 77° 47' 25" W, 279.41 feet to a point on the westerly right-of-way line of said 8400 West Street;

Thence northerly along said westerly line and a southerly line of said 8400 West Street the following Three (3) calls;

- (1) N 00° 23' 32" E, 77.86 feet;
- (2) S 89° 44' 53" E, 32.78 feet;
- (3) N 00° 23' 32" E, 576.14 feet to the point of cusp with a 20.00 foot radius curve to the right, said point being the intersection of the westerly line of said 8400 West Street and the Northerly line of Elk Point Drive;

Thence westerly along said northerly line of Elk Point Drive the following Two (2) calls;

- (1) Southwesterly along the arc of said curve, 31.42 feet through a delta angle of 90° 00' 00", and whose long chord bears S 45° 23' 32" W, 28.28 feet;
- (2) N 89° 36' 28" W, 351.29 feet to the Southeast corner of Lot 24 of The Cottages at Elk Run, A P.U.D. as shown in Book 99-7P, Page 201, Salt Lake County Recorder's Office;

Thence along the easterly line of said Cottages at Elk Run, and the westerly line of that certain property owned by Arbor Commercial Properties, LC. known as Assessor's Parcel No. 1432126029, N 00° 23' 32" E, 796.84 feet to the southerly right-of-way line of 3500 South Street;

Thence easterly along said southerly line of 3500 South Street the following Two (2) calls;

- (1) S 89° 20' 47" E, 342.39 feet;
- (2) S 50° 08' 43" E, 32.67 feet to the northerly prolongation of the westerly right-of-way line of 8400 West Street;

Thence N 00° 34' 45" E, 53.65 feet along said northerly prolongation to the Point of Beginning.

The above described parcel of land contains 50.317 acres or 2191823 square feet, more or less.