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WHEN RECORDED RETURN TO:  
West Valley City Recorder  
3600 South Constitution Blvd.  
West Valley City, Utah 84119

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12/17/2018 03:58 PM \$0.00  
Book - 10739 Pg - 2937-2940  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
WEST VALLEY CITY  
3600 CONSTITUTION BLVD  
WVC UT 84119-3720  
BY: EEP, DEPUTY - MA 4 P.

Space above for County Recorder's use

**NOTICE OF ADOPTION**

**NOTICE IS HEREBY GIVEN** that the West Valley City Council adopted the official project area plan and budget for the Fairbourne Community Reinvestment Area on December 11, 2018. The Fairbourne Community Reinvestment Area includes the property described in Exhibit A, which is attached hereto.

WITNESSED the hand of the undersigned this 13 day of December, 2018.

Nichole Camac  
By: **Nichole Camac**

**Title: City Recorder, West Valley City**

State of Utah )

County of SALT LAKE )<sup>SS</sup>

On this 13 day of December, 2018, personally appeared before me Nichole Camac, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that she executed the foregoing instrument in the capacity indicated above.



T Smith  
Notary Public

## EXHIBIT A

### LEGAL DESCRIPTION OF FAIRBOURNE COMMUNITY REINVESTMENT AREA

A tract of land located in the South Half of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter of Section 28, the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 32, and in the North Half of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing at a Brass Cap Monument marking the West Quarter Corner of Section 28, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'25" East 00°05'25" East 2,248.75 feet along the west line of said Section 28 and the centerline of 3200 West Street; thence North 89°54'35" East 33.00 feet to a point on the east right-of-way line of 3200 West Street and the northwest corner of the CVS West Valley Plaza Subdivision Amended, according to the official plat thereof as recorded in Book 2017P at Page 43 in the office of the Salt Lake County Recorder, said point being the POINT OF BEGINNING; thence North 89°56'05" East 369.10 feet to the northeast corner of said subdivision, and the northwest corner of Westbrook Estates, according to the official plat thereof as recorded in Book AA at Page 17 in the office of the Salt Lake County Recorder; thence along the boundaries of said Westbrook Estates the following eight (8) courses: 1) South 00°05'25" East 206.37 feet, 2) North 89°53'20" East 30.72 feet; 3) South 00°05'25" East 35.00 feet, 4) North 89°53'20" East 269.28 feet, 5) North 00°05'25" West 77.91 feet, 6) along a 240.00 foot radius curve to the left 35.33 feet, with a central angle of 09°25'56" (chord bears South 85°24'14" East 35.31 feet), 7) North 89°53'20" East 150.00 feet, and 8) North 50.00 feet along the west line of Beaver Street (3030 West); thence East 50.00 feet to the east line of said Beaver Street, thence North 15.83 feet along said east line to the northwest corner of Salt Lake County tax parcel 15-28-356-006, record of survey S2014-08-0413 as filed in the office of the Salt Lake County Surveyor; thence North 89°53'20" East 140.00 feet to the northeast corner of said parcel and a west line of Hillsdale Subdivision, according to the official plat thereof as recorded in Book "N" at Page 4 in the office of the Salt Lake County Recorder; thence along the boundaries of said subdivision the following three (3) courses: 1) South 105.83 feet, 2) North 89°53'20" East 294.00 feet, and 3) South 29.65 feet to the southwest corner of Lot 201 of said subdivision; thence East 130.00 feet to the southeast corner of said Lot 201; thence North 54°01'13" East 61.79 feet to the southwest corner of Lot 196 of said subdivision; thence East 103.50 feet to the southeast corner of Lot 196 and a point on an east boundary of said Hillsdale Subdivision; thence along the boundaries of said subdivision the following four (4) courses: 1) North 95.00 feet, 2) North 89°53'20" East 330.00 feet; 3) North 25.60 feet, and 4) North 89°53'20" East 308.00 feet to the southeast corner of Lot 185 of said subdivision; thence North 78°06'50" East 50.95 feet to the southwest corner of Lot 1 of said subdivision; thence North 89°53'20" East 234.99 feet along the south boundary of said subdivision to the west line of Constitution Boulevard (2700 West); thence South 79°19'20" East 126.12 feet to the east line of Constitution Boulevard (2700 West) and a point on the north line of Lot 39 of Granger Gardens Subdivision, according to the official plat thereof as recorded in Book "N" at Page 4 in the office of the Salt Lake County Recorder; thence East 123.20 feet to the northeast corner of said Lot 39, said point being on the westerly line of 2660 West Street; thence along a non-tangent curve to the left and along said right-of-way line, having a radius of 50.00 feet (radius point bears South 68°48'50" East) for an arc distance of 97.03 feet to the southeast corner of said Lot 39; thence continuing along the arc of a 50.00 radius curve to the left 20.09 feet to a point of reverse curvature; thence along a 50.00 foot

radius curve to the right 26.18 feet along said right-of-way line (radius point bears South 23°00'00" East) to a point of tangency on the southerly right-of-way of 3460 South Street; thence South 83°00'00" East 152.44 feet to a point of curvature; thence easterly and southerly along the arc of a 25.00 foot radius curve to the right (radius point bears South 7°00'00" West) for an arc distance of 36.49 feet to a point of tangency on the west right-of-way of 2610 West Street; thence along a 425.00 foot radius curve to the left and along said west right-of-way line 4.59 feet (radius point bears South 89°22'50" East) to a point of tangency; thence East 215.00 feet along the south line of Lot 2 of said Granger Gardens Subdivision to the southeast corner of said Lot 2; thence South 108.00 feet along the east line of Lot 1 of said Granger Gardens Subdivision to the north right-of-way of 3500 South Street; thence North 89°58'40" West 190.00 feet to the southwest corner of Salt Lake County tax parcel 15-28-454-033; thence North 89°58'40" West 274.20 feet to the southwest corner of Salt Lake County tax parcel 15-28-452-039; thence North 89°58'40" West 27.00 feet to the southwest corner of Salt Lake County tax parcel 15-28-452-018; thence North 89°58'40" West 18.83 feet along the southerly line Salt Lake County tax parcel 15-28-452-034; thence North 89°58'43" West 208.00 feet; thence South 90.00 feet, more or less to the north line of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 94.00 feet, more or less to the west line of Constitution Boulevard (2700 West) and a northeast corner of Salt Lake County tax parcel 15-33-129-048 and as shown on record of survey S2015-03-0117 as filed in the office of the Salt Lake County Surveyor; thence South 00°13'37" East 135.04 feet along said west line to the southeast corner of said parcel; thence along said west line of Constitution Boulevard (2700 West) as shown on record of survey S2016-06-0509 as filed in the office of the Salt Lake County Surveyor, the following ten (10) courses: 1) South 00°00'55" East 11.32 feet, 2) thence South 12°43'07" West 55.67 feet, 3) South 01°30'40" West 95.47 feet, 4) thence South 00°04'45" West 101.79 feet to the beginning of a 16.00 foot radius non-tangent curve to the right, 5) southeasterly along the arc of said curve 20.05 feet through a delta of 71°48'10" (note: chord for said curve bears South 35°55'14" East 15.76 feet), 6) South 00°01'10" East 47.03 feet, 7) South 00°01'07" East 97.00 feet, 8) South 00°01'10" East 48.26 feet, 9) South 04°18'26" East 64.03 feet, and 10) South 27°35'35" West 9.28 feet; thence along the northerly boundary of land acquired for the Utah Transit Authority's West Valley Light Rail Project the following seven (7) courses: 1) South 89°51'53" West 15.95 feet, 2) South 00°08'06" East 14.02 feet, 3) South 89°51'48" West 25.94 feet, 4) South 00°08'12" East 4.03 feet, 5) West 26.88 feet, 6) South 00°00'01" West 6.00 feet, and 7) North 89°59'59" West 62.42 feet; thence South 00°00'41" West 20.56 feet to the southeast corner of property conveyed to West Valley City via Special Warranty Deed recorded as Entry No. 8007017 in the office of the Salt Lake County Recorder; thence South 89°56'30" West 331.90 feet along said West Valley City parcel to the east line of Market Street; thence North 00°00'20" East 34.59 along said east line to the southeast corner of Parcel A of the Fairbourne Station Phase 1 Subdivision, according to the official plat thereof, as recorded in Book 2012P at Page 22 in the office of the Salt Lake County Recorder; said West Valley City parcel; thence South 89°53'29" West 47.00 feet to the southwest corner of said Parcel A; thence North 00°00'25" West 338.52 feet along the east line of Market Street to the northernmost point of Parcel A; thence along the east line of Market Street the following four (4) courses: 1) along a 466.66 radius non-tangent curve to the right 110.40 feet, with a central angle of 13°33'19" (chord bears North 06°46'14" West 110.15 feet) to a point of tangency, 2) North 00°00'25" East 206.99 feet, 3) North 89°53'26" East 1.25 feet, and 4) North 00°06'34" West 39.98 feet; thence North 00°00'25" East 85.15 feet to the north line of the aforementioned Section 33; thence North 00°00'25" East 53.00 feet, more or less to the north line 3500 South Street (SR-171); thence along the north line per record of survey S2009-01-0055 as filed in the office of the Salt Lake County Surveyor the following ten (10) courses: 1) North 89°52'02" West 482.49 feet to a point at the

intersection of said north line and the east line of Brock Street, 2) North 89°54'46" West 87.000 feet to a point at the intersection of said north line of 3500 South Street and the west line of Brock Street, 5) South 89°54'36" West 228.57 feet, 6) North 89°52'02" West 179.12 feet, 7) North 00°14'38" East 0.96 feet, 8) North 89°52'02" West 127.50 feet to the intersection of said north line and the east line of Beaver Street, 9) South 89°29'09" West 85.01 feet to the intersection of north line of 3500 South Street and the west line of Beaver Street, and 10) North 89°52'02" West 230.40 feet; thence South 115.00 feet to a point on the south line of 3500 South, said point also being the northeast corner of Salt Lake County tax parcel 15-33-103-022, owned by F & S Investments; thence along the boundaries of said parcel the following four (4) courses: 1) South 46.04 feet, 2) South 89°53'20" West 13.50 feet, 3) South 19.00 feet, and 4) South 89°53'20" West 27.00 feet to the east boundary of Salt Lake County tax parcel 15-33-101-014, owned by F & S Investments; thence South 136.00 feet along the east boundary of said parcel to the northeast corner of Coventry Manor, a Utah Condominium Project, according to the official plat thereof as recorded in Book 79-12 at Page 359 in the office of the Salt Lake County Recorder; thence along the boundaries of said condominium plat the following three (3) courses: 1) South 89°53'20" West 412.50 feet, 2) South 00°00'20" West 236.00 feet, and 3) South 89°53'20" West 181.50 feet to the west line of the aforementioned Section 33 and the centerline of 3200 West; thence South 89°57'17" West 38.55 feet to the west line of 3200 West Street, at a point on the easterly boundary of the AFFCU West Valley 3500 South Subdivision, according to the official plat thereof as recorded in Book 2018P at Page 190 in the office of the Salt Lake County Recorder; thence along the boundaries of said subdivision the following seven (7) courses: 1) South 01°59'57" East 160.10 feet, 2) South 89°57'17" West 297.00 feet, 3) North 00°00'20" East 20.53 feet, 4) North 89°59'50" West 118.36 feet, 5) North 00°00'10" East 70.00 feet, 6) North 89°59'50" West 13.64 feet, and 7) North 00°00'20" East 356.02 feet to the northeast corner of Salt Lake County tax parcel 15-32-227-017; thence West 131.90 feet to the northwest corner of Salt Lake County tax parcel 15-32-227-016, said point also being the northeast corner of Granger Heights No. 3, according to the official plat thereof as recorded in Book U at Page 82 in the office of the Salt Lake County Recorder; thence West 288.00 feet to the northwest corner of said subdivision and a point on the east line of Granger Heights Subdivision No. 1, according to the official plat thereof as recorded in Book T at Page 37 in the office of the Salt Lake County Recorder; thence North 29.80 feet along said east line to the northeast corner of Lot 16 of said Granger Heights Subdivision No. 1; thence West 285.65 feet to the northwest corner of Lot 3 of said subdivision; thence North 00°25'20" West 120.72 feet along the westerly boundary of said subdivision to the south line of 3500 South Street (SR-171); thence along the south line of said 3500 South Street per the aforementioned record of survey S2009-01-0055 as filed in the office of the Salt Lake County Surveyor the following seven (7) courses: 1) South 89°48'13" East 99.76 feet, 2) South 89°48'13" East 90.00 feet, 3) South 89°48'13" East 593.93 feet, 4) South 82°40'43" East 88.68 feet, 5) South 89°48'13" East 220.90 feet, 6) South 44°46'32" East 39.58 feet to the west line of 3200 West Street, and 7) North 78°56'02" East to the east line of 3200 West Street; thence North 00°12'11" East 176.15 feet to a southwest corner of the aforementioned CVS West Valley Plaza Subdivision Amended at a point on the east line of 3200 West Street; thence along the westerly boundary of said subdivision and along said east line the following three (3) courses: 1) North 00°05'25" West 31.96 feet, 2) North 06°44'42" West 60.40 feet, and 3) North 00°05'25" West 216.66 feet to the POINT OF BEGINNING.