



"W2767232"

When Recorded Mail to:
Laurie Hellstrom
Pleasant View City Recorder
520 West Elberta Drive
Pleasant View City, UT 84414

EN 2767232 PG 1 OF 8
LEANN H KILTS, WEBER COUNTY RECORDER
25-NOV-15 3:32 PM FEE \$1.00 DEP DC
REC FOR: PLEASANT VIEW CITY

The Pleasant View Community Development and Renewal Agency 2700 North Community Development Project Area (CDA)

Transmittal Document

On behalf of the Pleasant View Community Development and Renewal Agency, for whom RS Contract Management LLC acts as consultant, we are transmitting this document in conjunction with the creation of the 2700 North Community Development Project Area within the City. Should questions arise relating to this document, contact Randy Sant with RS Contract Management at (801) 589-8080 or rscontractmanagement@gmail.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 Pleasant View City Council adopted Ordinance 2015-5 on November 10, 2015 which adopted the 2700 North Community Development Project Area Plan, as approved by the Pleasant View Community Development and Renewal Agency through Resolution 2015-E (RDA), as the official community development project area plan for the area.

2700 North CDA

LEGAL DESCRIPTIONS OF LAND WITHIN THE CDA

Pleasant View Property

A part of the Southwest Quarter of Section 25, T7N, R2W, Salt Lake Base & Meridian, Pleasant View City, Weber County, Utah. More particularly described as follows:

Beginning at a point on the west right-of-way line of the Union Pacific Railroad, said point being East along the North property line of Harbour Village LC =50% ETAL property 419.85 Feet from the Northwest corner of the Southwest Quarter of said Section 25 and running thence East 105.37 feet more or less to a point on the East Right of Way line of the Union Pacific Railroad, said point also being on the west line of Wasatch View Estates Subdivision; thence S 18°08'29" E along the west line of said Subdivision 537.06 feet to the northwest corner of Lot 1 in said Subdivision; thence along the north and east lines of said Lot 1 the following two (2) courses: (1) S 89°47'54" E 1,031.64 feet and (2) S 0°42'24" W 100.00 feet to the southeast corner of said Lot 1; thence S 89°47'54" E along the south line of said Subdivision 215.61 feet to the southeast corner of lot 3 in said Subdivision; thence Southerly along the easterly line of the MHP #1 LLC properties the following two (2) courses: (1) S 13°21'39" W 100 feet, and (2) S 0°32' W 1,806.19 feet more or less to the north line of 2700 North Street, said point being approximately 46 feet North of the south line of said Section 25; thence S 89°18'48" W parallel to said section line 621.76 feet more or less to the west right-of-way line of said railroad, said point being on the east line of the RB McFarland Subdivision; thence N 18°36'00" W along the east line said Subdivision which is also the west line of said railroad 532.11 feet to the northeast corner of said subdivision; thence along the west right-of-way line of said railroad the following two (2) courses: (1) N 19°01' W 1,413.1 feet, and (2) N 18°18'44" W 721.83 feet, more or less to the point of beginning.

Contains: 45.76 acres±

Farr West Property

A part of the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, T7N, R2W, Salt Lake Base & Meridian, Farr West City, Weber County, Utah. More particularly described as follows:

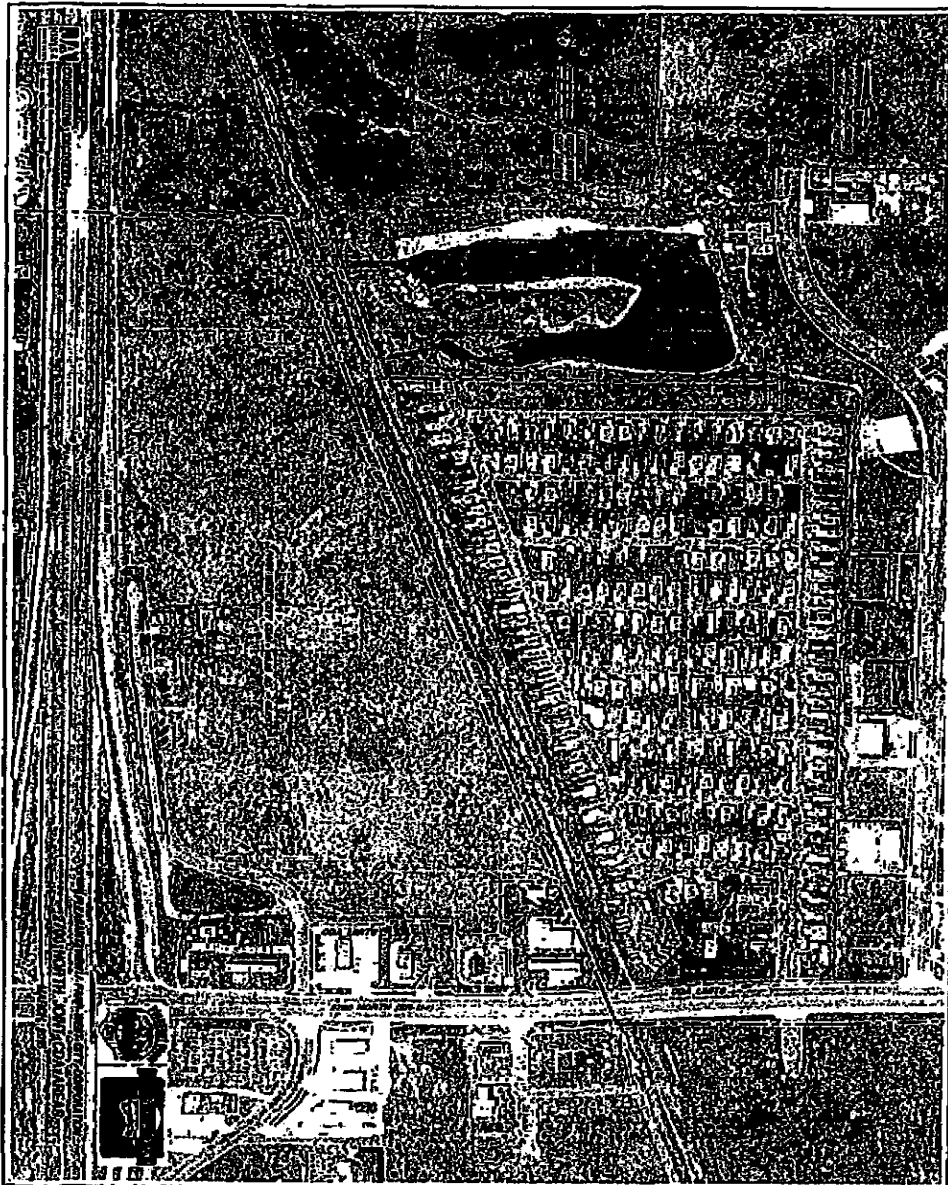
Beginning at the NW corner of the Southwest quarter of said Section 25 and running thence East along the north property line of Harbour Village LC =50% ETAL property 419.85 Feet to a point on the west right-of-way line of the Union Pacific Railroad, said point also being the northeast corner of said Harbour Village property; Thence along the said west right-of-way line of the Union Pacific Railroad the following two (2) courses: (1) S 18°18'44" E 721.85 feet and (2) S 19°01' W 1,413.10 feet to the northeast corner of the RB McFarland Subdivision; thence S 18°36'00" E along the east line of Said RB McFarland Subdivision 209.85 feet more or less to the northeast corner of property being used as the Farr West Exxon, Wendy's Restaurant, and car Wash located within Lot 2 of said Subdivision; thence along the northerly line and west line of said property the following four (4) courses: (1) West 81.88 feet, (2) North 21.46 feet, (3) West 74.18 feet, and (4) South 188.14 feet more or less to the Northeast corner of Lot 1 of said McFarland Subdivision; thence S 89°18'48" W 133.00 feet to the east line of the Maverik Family Travel Plaza Commercial Subdivision - Phase 1; thence N 0°41'12" W along said east line 48.00 feet more or less to the Northeast corner of said Subdivision; thence S 89°18'48" W along the north line of said Subdivision 382.93 feet to the Northwest corner of lot 2 in said Subdivision, said corner being a point on the east right-of-way line of 1850 West Street; thence along the west line of said Lot 2 the following three (3) courses: (1) Southeasterly along the arc of a non-tangent 210 foot radius curve to the right 27.63 feet

(chord bears S 4°27'23" E 27.61 feet), (2) S 00°41'12" E 194.45 feet and (3) Southeasterly along the arc of a 18 foot radius curve to the left 28.27 feet (chord bears S 45° 41'12" E 25.46 feet) to a point on the north right-of way line of 2700 North Street; thence S 89°18'48" W along the said north right-of-way line 85.00 feet to a point of tangency on the south line of Lot 1 in said subdivision said point also being on the west line of 1850 West Street; thence along the east line of Lot 1 in said subdivision the following three (3) courses: (1) Northeasterly along the arc of a 7 foot radius curve to the left 11.00 feet (chord bears N 44°18'48" E 9.90 feet), (2) N 0°41'12" W 205.45 feet, and (3) Northwesterly along the arc of a 150 foot radius curve to the left 17.13 feet (chord bears N 3°57'29" W 17.12 feet) to the northeast corner of said Lot 1, said corner also being the southeast corner of Lot 4 in the Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence continuing along the west line of said 1850 West Street the following three (3) courses: (1) Northwesterly along the arc of a 150 foot radius curve to the left 170.22 feet (chord bears N 39°44'21" W 161.23 feet), (2) N 72°14'55" W 154.36 feet and (3) Northwesterly along the arc of a 184.40 foot radius curve to the right 86.25 feet (chord bears N 58°50'58" W 85.48 feet) to a point on the west line of said Subdivision, said point also being on the east line of the Interstate Highway I-15 right-of-way; thence along said right-of-way the following eight (8) courses: (1) N 06°25'20" W 122.43 feet to the Northwest corner of said Subdivision, (2) N 06°30' W 332.00 feet, more or less, (3) Northwesterly along the arc of a 5704.58 foot radius curve to the right 519.50 feet, more or less, (cord bears N 3°53'28" W 519.32 feet), (4) West 50.00 feet, (5) N 01°14' W 513.45 feet, (6) West 31.84 feet, (7) N 01°15'14" W 282.00 feet, (8) N 00°12' E 378.00 feet more or less to the north line of the Southeast Quarter of said Section 26; thence East 65.00 feet to the point of beginning.

Contains: 42.08 acres±

The land within the CDA contains the following parcels:

Map Indicating the Boundaries of CDA



City of Pleasant View Ordinance Adopting the CDA
Project Area Plan

ORDINANCE NO. 2015-5

AN ORDINANCE ADOPTING THE 2700 NORTH COMMUNITY DEVELOPMENT PROJECT AREA PLAN, AS APPROVED BY THE PLEASANT VIEW CITY REDEVELOPMENT AGENCY, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE PROJECT AREA, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Pleasant View City Redevelopment Agency (the "Agency"), having prepared a Project Area Plan (the "Plan") for the 2700 North Community Development Project Area (the "Project Area"), the legal description attached hereto as EXHIBIT A, pursuant to Utah Code Annotated ("UCA") § 17C-4-109, and having held the required public hearing on the Plan on October 20, 2015, 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 the 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 THE CITY OF PLEASANT VIEW AS FOLLOWS:


1. The City of Pleasant View 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-4-106, 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 upon its adoption.
4. This ordinance shall take effect immediately.

APPROVED AND ADOPTED this 10th day of November, 2015.

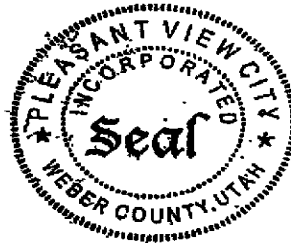


Mayor

Attest:



City Recorder



Posted this 17th day of November, 2015

This ordinance has been approved by the following vote of the Pleasant View City Council:

<u>Yes</u>	Councilmember Boehme
<u>Yes</u>	Councilmember Burns
<u>Yes</u>	Councilmember Gibson
<u>Yes</u>	Councilmember Humphreys
<u>Yes</u>	Councilmember Pitman

2700 North CDA Legal Description**PLEASANT VIEW CITY LEGAL**

A part of the Southwest Quarter of Section 25, T7N, R2W, Salt Lake Base & Meridian, Pleasant View City, Weber County, Utah. More particularly described as follows:

Beginning at a point on the west right-of-way line of the Union Pacific Railroad, said point being East along the North property line of Harbour Village LC =50% ETAL property 419.85 Feet from the Northwest corner of the Southwest Quarter of said Section 25 and running thence East 105.37 feet more or less to a point on the East Right of Way line of the Union Pacific Railroad, said point also being on the west line of Wasatch View Estates Subdivision; thence S 18°08'29" E along the west line of said Subdivision 537.06 feet to the northwest corner of Lot 1 in said Subdivision; thence along the north and east lines of said Lot 1 the following two (2) courses: (1) S 89°47'54" E 1,031.64 feet and (2)

S 0°42'24" W 100.00 feet to the southeast corner of said Lot 1; thence S 89°47'54" E along the south line of said Subdivision 215.61 feet to the southeast corner of lot 3 in said Subdivision; thence Southerly along the easterly line of the MHP #1 LLC properties the following two (2) courses: (1)

S 13°21'39" W 100 feet, and (2) S 0°32' W 1,806.19 feet more or less to the north line of 2700 North Street, said point being approximately 46 feet North of the south line of said Section 25; thence

S 89°18'48" W parallel to said section line 621.76 feet more or less to the west right-of-way line of said railroad, said point being on the east line of the RB McFarland Subdivision; thence N 18°36'00" W along the east line said Subdivision which is also the west line of said railroad 532.11 feet to the northeast corner of said subdivision; thence along the west right-of-way line of said railroad the following two (2) courses: (1) N 19°01' W 1,413.1 feet, and (2) N 18°18'44" W 721.83 feet, more or less to the point of beginning.

Contains: 45.78 acres±

FARR WEST CITY LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 25 and the Southeast Quarter of Section 26, T7N, R2W, Salt Lake Base & Meridian, Farr West City, Weber County, Utah. More particularly described as follows:

Beginning at the NW corner of the Southwest quarter of said Section 25 and running thence East along the north property line of Harbour Village LC =50% ETAL property 419.85 Feet to a point on the west right-of-way line of the Union Pacific Railroad, said point also being the northeast corner of said Harbour Village property; Thence along the said west right-of-way line of the Union Pacific Railroad the following two (2) courses: (1) S 18°18'44" E 721.85 feet and (2) S 19°01' W 1,413.10 feet to the northeast corner of the RB McFarland Subdivision; thence S 18°36'00" E along the east line of Said RB McFarland Subdivision 209.85 feet more or less to the northeast corner of property being used as the Farr West Exxon, Wendy's Restaurant, and car Wash located within Lot 2 of said Subdivision; thence along the northerly line and west line of said property the following four (4) courses: (1) West 81.88 feet, (2) North 21.46 feet, (3) West 74.18 feet, and (4) South 188.14 feet more or less to the Northeast corner of Lot 1 of said McFarland Subdivision; thence S 89°18'48" W 133.00 feet to the east line of the Maverik

Family Travel Plaza Commercial Subdivision - Phase 1; thence N 0°41'12" W along said east line 46.00 feet more or less to the Northeast corner of said Subdivision; thence S 89°18'48" W along the north line of said Subdivision 382.93 feet to the Northwest corner of lot 2 in said Subdivision, said corner being a point on the east right-of-way line of 1850 West Street; thence along the west line of said Lot 2 the following three (3) courses: (1) Southeasterly along the arc of a non-tangent 210 foot radius curve to the right 27.63 feet (chord bears S 4°27'23" E 27.61 feet), (2) S 00°41'12" E 194.45 feet and (3) Southeasterly along the arc of a 18 foot radius curve to the left 28.27 feet (chord bears S 45° 41' 12" E 25.46 feet) to a point on the north right-of way line of 2700 North Street; thence S 89°18'48" W along the said north right-of-way line 85.00 feet to a point of tangency on the south line of Lot 1 in said subdivision said point also being on the west line of 1850 West Street; thence along the east line of Lot 1 in said subdivision the following three (3) courses: (1) Northeasterly along the arc of a 7 foot radius curve to the left 11.00 feet (chord bears N 44°18'48" E 9.90 feet), (2) N 0°41'12" W 205.45 feet, and (3) Northwestery along the arc of a 150 foot radius curve to the left 17.13 feet (chord bears N 3°57'29" W 17.12 feet) to the northeast corner of said Lot 1, said corner also being the southeast corner of Lot 4 in the Maverik Family Travel Plaza Commercial Subdivision - Phase 2; thence continuing along the west line of said 1850 West Street the following three (3) courses: (1) Northwestery along the arc of a 150 foot radius curve to the left 170.22 feet (chord bears N 39°44'21" W 161.23 feet), (2) N 72°14'55" W 154.36 feet and (3) Northwestery along the arc of a 184.40 foot radius curve to the right 86.25 feet (chord bears N 58°50'58" W 85.46 feet) to a point on the west line of said Subdivision, said point also being on the east line of the Interstate Highway I-15 right-of-way; thence along said right-of-way the following eight (8) courses: (1) N 06°25'20" W 122.43 feet to the Northwest corner of said Subdivision, (2) N 06°30' W 332.00 feet, more or less, (3) Northwestery along the arc of a 5704.58 foot radius curve to the right 519.50 feet, more or less, (cord bears N 3°53'28" W 519.32 feet), (4) West 50.00 feet, (5) N 01°14' W 513.45 feet, (6) West 31.84 feet, (7) N 01°15'14" W 282.00 feet, (8) N 00°12' E 378.00 feet more or less to the north line of the Southeast Quarter of said Section 26; thence East 65.00 feet to the point of beginning.

Contains: 42.08 acres±

- 19- 016- 0074, 0026, 0087
- 19- 125- 0001
- 19- 016- 0058, 0059, 0060, 0061, 0062
- 19- 016- 0094, 0090, 0091
- 19- 016- 0100, 0101, 0103, 0106
- 19- 109- 0002, 0003
- 19- 146- 0003 (19-146-0002)