



ENT 34787-2024 PG 1 of 9
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 28 12:09 PM FEE 0.00 BY AC
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

NOTICE OF CREATION OF AGRICULTURE PROTECTION AREA Notice 2024 - 353

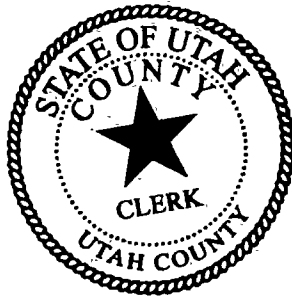
Notice is hereby given to all persons who have, may acquire, or may seek to acquire an interest in land in or adjacent hereto, pursuant to Utah Code Annotated Section 17-41-304, and Utah County Code Section 9.06.060, that on the 24th day of April, 2024, a modified proposal for the creation of an agriculture protection area for the stated agricultural uses of growing and raising of agricultural field crops and fruit orchards, livestock, animal grazing and pasturing, and general farming and ranching practices was approved by the Board of Utah County Commissioners, State of Utah, adding to the Agriculture Protection Area certain real property parcels 300110032, 300110003, 300110004, 300110005, 524510003, 300200059, 524510002, 524510006; and less, excepting and excluding from the Agriculture Protection Area certain real property parcels 300180006, 300180013, 300210010, 300210057, 300110067, 300110066, 300110056, 300110085, 300120507, 300140072, 300140070, 300180006, 300180013, 300210010, 300210057, 300180042, 300180004, 300210069, 250460001, 250460021, 250460012, 250460019, 300210002, Arterial Roads with a 106' ROW specifically the following:
9600 South, 8400 South; Collector Roads with an 84' ROW specifically the following:
4400 West, 4050 West, 4350 West, 4800 West, 9200 South, 4500 West
Local Development Roads with a 56' ROW specifically the following:
3950 West, Dixon RD, Willow Grove, 8800 South.

The approved Agriculture Protection Area situated in Utah County, State of Utah, consists of the real property more particularly described in Exhibit "A". Exhibit "A" is attached hereto and incorporated herein by this reference.

The enhanced protections afforded to land within an agriculture protection area pursuant to Chapter 41 of Title 17 of the Utah Code, and the corresponding provisions of the Utah County Code, are applicable only to the agricultural use of the subject property for growing and raising of agricultural field crops and fruit orchards, livestock, animal grazing and pasturing, and general farming and ranching practices, and not with regard to any other agricultural use.

DATED this 24th day of April 2024.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH



ATTEST:
Aaron R. Davidson
County Clerk

By: *Jolynn Clegg*
Deputy/Jolynn Clegg

Brandon B. Gordon
Brandon B. Gordon, Chair

APPROVED AS TO FORM;

Utah County Attorney

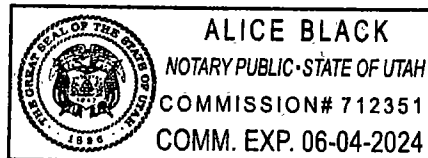
By: *Dale Eyre*
Deputy/Dale Eyre

STATE OF UTAH)

) ss:

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 23 day of May,
2024, by Brandon B Gordon, Chair, Utah County Commission.



Alice Black
NOTARY PUBLIC

EXHIBIT "A"

West Mountain Meadows 2024

An agricultural protection area being a part of Sections 31 and 32 Township 8 South Range 2 East, and Sections 5, 6, 7 and 8 Township 9 South Range 2 East, and Section 01 Township 9 South Range 1 East, and Section 36 Township 8 South Range 1 East, Salt Lake Base and Meridian. Said agricultural area being described as follows.

Beginning at the East Quarter Corner of Section 36 Township 8 South Range 1 East; thence N.87°13'52"E. 346.99 feet; thence N.00°15'23"W. 793.80 feet; thence N.89°18'01"E. 606.67 feet; thence S.00°15'26"E. 798.51 feet; thence N.89°44'36"E. 309.48 feet; thence N.00°15'17"W. 739.99 feet; thence N.74°13'20"E. 382.30 feet; thence S.00°15'29"E. 842.30 feet; thence N.89°44'40"E. 321.66 feet; thence N.00°32'06"E. 94.01 feet; thence N.89°37'59"E. 1399.52 feet; thence N.00°23'54"E. 253.62 feet; thence N.89°45'16"E. 1359.56 feet; thence S.01°23'24"W. 891.91 feet; thence N.89°23'26"W. 326.81 feet; thence S.01°06'47"W. 661.96 feet; thence S.89°34'32"E. 322.75 feet; thence S.00°49'32"W. 1323.59 feet; thence S.89°08'01"E. 321.33 feet; thence S.00°59'33"W. 650.80 feet; thence S.89°58'42"E. 351.74 feet; thence S.00°25'09"W. 758.95 feet; thence N.88°16'00"E. 1363.28 feet; thence N.01°09'11"E. 726.20 feet; thence N.89°25'56"E. 480.24 feet; thence N.02°35'04"E. 641.82 feet; thence S.87°36'03"E. 329.89 feet; thence S.02°14'41"W. 562.55 feet; thence S.89°00'00"E. 356.06 feet; thence S.00°34'04"W. 809.96 feet; thence S.89°11'03"E. 797.97 feet; thence S.00°09'39"E. 4029.38 feet; thence N.88°59'57"W. 206.98 feet; thence N.00°45'00"E. 655.18 feet; thence N.88°59'58"W. 477.67 feet; thence N.00°13'18"E. 1856.88 feet; thence N.87°33'11"W. 76.89 feet; thence S.34°40'37"W. 1819.80 feet; thence S.61°37'49"E. 150.47 feet; thence S.89°00'00"E. 172.95 feet; thence S.00°16'37"W. 994.54 feet; thence N.88°46'31"W. 1123.97 feet; thence S.35°29'29"W. 2407.82 feet; thence N.78°16'21"W. 90.06 feet; thence S.84°07'20"W. 401.47 feet; thence S.23°15'29"E. 446.26 feet; thence S.35°54'02"W. 385.45 feet; thence S.89°51'39"W. 1215.56 feet; thence N.00°03'22"E. 741.71 feet; thence S.89°58'53"W. 243.99 feet; thence N.00°03'51"W. 371.97 feet; thence S.89°57'58"W. 1525.12 feet; thence N.00°00'11"W. 634.49 feet; thence N.64°17'21"E. 101.75 feet; thence N.13°37'50"E. 574.84 feet; thence N.02°50'01"E. 310.87 feet; thence N.73°38'05"W. 227.49 feet; thence N.12°35'06"W. 723.94 feet; thence N.89°56'18"E. 1649.23 feet; thence N.00°13'06"W. 485.53 feet; thence N.89°44'56"W. 2627.40 feet; thence N.04°03'51"W. 222.45 feet; thence N.88°53'36"W. 219.89 feet; thence N.00°25'00"W. 137.05 feet; thence N.89°52'40"E. 42.33 feet; thence N.00°18'47"E. 322.22 feet; thence S.88°51'36"W. 553.92 feet; thence North 583.49 feet; thence N.89°07'48"E. 715.61 feet; thence N.00°21'00"E. 1379.14 feet; thence S.89°42'29"W. 1188.53 feet; thence N.00°54'00"W. 374.83 feet; thence N.89°22'00"E. 249.92 feet; thence N.00°47'43"W. 1052.93 feet; thence S.89°42'56"W. 475.41 feet; thence N.00°05'27"E. 685.67 feet; thence N.89°12'19"E. 1455.84 feet; thence N.00°47'23"W. 1940.98 feet to the **Point of Beginning**.

The above-described area contains 63,640,343 Sq Ft., in area or 1,460.981 acres, more or less.

By this reference, made a part hereof.

BASIS OF BEARING: N. 00°37'00" E. along the Section line between the East Quarter Corner and the Northeast Corner of Section 36, Township 8 South, Range 1 East, Salt Lake Base and Meridian.

Area = 1460.981 Acres

Also

COM N 1.42 CHS & N 89 W 630.13 FT FR SE COR SW 1/4 SEC 5, T9S, R2E, SLM; N 89 W 364.72 FT; N 16'37"E 974.72 FT; S 89 E 367.25 FT; S 974.77 FT TO BEG. AREA 8.27 AC M OR L SUBJ TO R/W.

Area = 8.27 acres
Parcel 300110032

Also

COM. 1.42 CHS & N 89 W 3.78 CHS FR SE COR SW1/4 SEC 5, T9S, R2E, SLM; N 1 12'E 14.77 CHS; N 89 W 383.75 FT; S 974.77 FT; S 89 E 380.65 FT TO BEG. AREA 8.16 AC SUBJ TO R/W.

Area = 8.16 acres
Parcel 300110003

Also

COM. 1.42 CHS N & 1.791/2 CHS N 89 OF SE COR OF SW1/4 OF SEC 5, T 9 S, R 2 E, SLM; N 89 W 1.981/2 CHS; N 1 E 9.93 CHS; S 89 E 1.98 CHS; S 1 12' W 9.93 CHS TO BEG. AREA 1.97 ACRES

Area = 1.97 acres
Parcel 300110004

Also

COM. 1.42 CHS N OF SW COR OF SE1/4 OF SEC 5, T 9 S, R 2 E, SLM; N 89 W 1.795 CHS; N 1 12' E 9.93 CHS; S 89 E 5.22 CHS; S 3/4 W 9.93 CHS; N 89 W 3.425 CHS TO BEG. AREA 5.19 ACRES

Area = 5.19 acres
Parcel 300110005

Also

LOT 3, PLAT B, SPRING CREEK SOUTH SUB. AREA 7.01 AC

Area = 7.01 acres
Parcel 524510003

Also

COM S 1014.78 FT & W 1884.01 FT FR N 1/4 COR. SEC. 7, T9S, R2E, SLB&M.; S 0 DEG 0' 1" E 435.13 FT; S 89 DEG 38' 38" W 272.02 FT; S 89 DEG 26' 54" W 254.27 FT; N 0 DEG 28' 41" W 448.34 FT; S 88 DEG 34' 39" E .74 FT; N .04 FT; S 89 DEG 1' 2" E 529.34 FT TO BEG. AREA 5.350 AC.

Area = 5.35 acres
Parcel 300200059

Also

LOT 2, PLAT B, SPRING CREEK SOUTH SUB. AREA 5.99 AC

Area = 5.99 acres
Parcel 524510002

Also

LOT 1, PLAT B, SPRING CREEK. AREA 7.528 AC. ALSO COM S 1014.8 FT & W 1884.47 FT FR N 1/4 COR. SEC. 7, T9S, R2E, SLB&M.; S 89 DEG 0' 57" E 133.98 FT; S 0 DEG 3' 23" E 8 FT; S 424.15 FT; S 89 DEG 46' 19" W 77.73 FT; S 89 DEG 38' 38" W 56.24 FT; N 435.11 FT TO BEG. AREA 1.333 AC. TOTAL AREA 8.86 AC.

Area = 8.86 acres
Parcel 524510006

Also

LESS AND EXCEPTING COM. 2.55 CHS E FROM SW COR OF SE 1/4 OF SEC 6, T 9 S, R 2 E, SLM; N 1.36 CHS M OR 1 TO COUNTY ROAD; E ALONG SD ROAD 12.025 CHS M OR 1; S 11 3/4 W 2.80 CHS M OR 1; N 89 1/4 W 11.39 CHS; N 1.41 CHS TO BEG. AREA 3.13 ACRES M OR 1.

Area = 3.13 acres
Parcel 300180006

Also

LESS AND EXCEPTING COM. AT PT ON S SIDE OF COUNTY RD 1.49 CHS N & 14.38 CHS W OF SE COR OF SEC 6 T 9 S, R 2 E, SLM; S 89 48' W AONG S SIDE OF COUNTY RD 11.10 CHS; S 11 45' W 9.63 CHS M OR 1 TO COR OF LAND DEEDED TO EDNA T. TWEDE; S 89 1/4 E ALONG N BOUNDARY OF TWEDE LAND 12.50 CHS TO PT S 1 W OF PT OF BEG; N 1 E 9.53 CHS M OR 1 TO S SIDE OF RD, WHICH IS PT OF BEG. AREA 11.30 ACRES.

Area = 11.3 acres
Parcel 300180013

Also

LESS AND EXCEPTING COM .83 CH E & 1.37 CHS S & S 89 DEG 15' E 3.40 CHS FR N 1/4 COR SEC 7, T9S, R2E, SLM; S 2 DEG 20' E 6.97 CHS; N 89 DEG 15' W 3.70 CHS; S 1 RD; S 89 DEG 15' E 11.45 CHS; N 13 DEG 36" E 39.44 FT; N 11 DEG 45' E 6.75 CHS; N 89 DEG 15' W 9.57 CHS TO BEG. AREA 6.326 ACRES

Area = 6.33 acres
Parcel 300210010

Also

LESS AND EXCEPTING COM S 537.76 FT & E 818.024 FT FR N 1/4 COR. SEC. 7, T9S, R2E, SLB&M.; S 13 DEG 36' 0" W 39.436 FT; S 18 DEG 15' 0" E 2.69 FT; S 88 DEG 44' 5" E 17.27 FT; S 19 DEG 23' 4" E 931.43 FT; S 19 DEG 42' 30" E 78.04 FT ALONG A FENCE LINE; S 19 DEG 2' 21" E 85.55 FT ALONG A FENCE LINE; S 15 DEG 21' 18" E 104.01 FT ALONG A FENCE LINE; N 89 DEG 32' 0" W 34.45 FT; S 18 DEG 15' 0" E 133.16 FT; S 23 DEG 45' 0" E 11.6 CH; S 89 DEG 0' 0" E .27 CH; N 23 DEG 45' 0" W 11.61 CH; N 87 DEG 10' 0" E 41.64 FT; N 23 DEG 15' 29" W 2.95 FT ALONG A FENCE TO A FENCE COR.; N 84 DEG 37' 47" E 399.8 FT ALONG A FENCE & ITS EXTENTION; N 4 DEG 30' 0" W 384.72 FT; N 0 DEG 31' 26" W 13.09 CH; N 89 DEG 15' 0" W 12.5 CH TO BEG. AREA 18.381 AC.

Area = 18.38 acres
Parcel 300210057

Also

LESS AND EXCEPTING COM N 95.08 FT & E 2335.95 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 89 DEG 56' 10" E 328.8 FT; S 35 DEG 50' 52" W 578.21 FT; N 1 DEG 12' 0" E 469.16 FT TO BEG. AREA 1.770 AC.

Area = 1.77 acres
Parcel 300110067

Also

LESS AND EXCEPTING COM N 95.3 FT & E 2133.64 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 0 DEG 19' 24" W 739.78 FT; N 36 DEG 1' 4" E 334.44 FT; N 1 DEG 12' 0" E 469.14 FT; N 89 DEG 56' 10" W 202.32 FT TO BEG. AREA 2.746 AC.

Area = 2.75 acres
Parcel 300110066

Also

LESS AND EXCEPTING COM N 95.37 FT & E 1998.99 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 89 DEG 58' 32" E 134.64 FT; S 0 DEG 19' 24" W 739.78 FT; S 35 DEG 54' 14" W 231.4 FT; N 0 DEG 19' 24" E 927.28 FT TO BEG. AREA 2.576 AC.

Area = 2.58 acres
Parcel 300110056

Also

LESS AND EXCEPTING COM N 1 DEG 16' 27" W 95.41 FT ALONG SEC. LINE & E 1917.48 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 0 DEG 47' 6" W 259.07 FT; S 89 DEG 46' 4" W 84.57 FT; S 0 DEG 47' 6" W 912.98 FT; N 35 DEG 54' 14" E 302.45 FT; N 0 DEG 19' 24" E 927.28 FT; N 89 DEG 58' 32" W 81.97 FT TO BEG. AREA 3.609 AC.

Area = 3.6 acres
Parcel 300110085

Also

LESS AND EXCEPTING COM N 2 DEG 4' 22" W 139.26 FT ALONG 1/4 SEC. LINE & S 87 DEG 55' 38" W 102.81 FT FR SE COR. OF NW 1/4, SEC. 5, T9S, R2E, SLB&M.; N 35 DEG 46' 24" E 195.17 FT; N 0 DEG 22' 15" E 28.45 FT; ALONG A CURVE TO R (CHORD BEARS: S 58 DEG 42' 22" W 65.01 FT, RADIUS = 586.09 FT); S 61 DEG 53' 7" W 50.67 FT; ALONG A TANGENT CURVE TO LEFT (RADIUS = 135.69, ARC = 146.95 FT); S 0 DEG 10' 1" E 8.39 FT; S 89 DEG 18' 30" E 57.69 FT TO BEG. AREA 0.308 AC.

Area = 0.31 acres
Parcel 300120507

Also

LESS AND EXCEPTING COM N 89 DEG 23' 0" E 3343.53 FT & S 965.6 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 0 DEG 19' 9" W 326.61 FT; N 89 DEG 41' 31" W 341.77 FT; W 71.67 FT; S 89 DEG 55' 38" W 162.56 FT; N 88 DEG 27' 26" W 115.79 FT; N 0 DEG 45' 0" E 325.59 FT; S 89 DEG 41' 31" E 689.31 FT TO BEG. AREA 5.182 AC. ALSO COM N 89 DEG 23' 0" E 3343.53 FT & S 965.6 FT FR W 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; S 89 DEG 41' 31" E 7.01 FT; S 0 DEG 9' 6" W 326.6 FT; N 89 DEG 41' 31" W 7.97 FT; N 0 DEG 19' 9" E 326.61 FT TO BEG. AREA 0.056 AC. TOTAL AREA 5.238 AC.

Area = 5.24 acres
Parcel 300140072

Also

LESS AND EXCEPTING COM W 242.96 FT & N 1700.17 FT FR S 1/4 COR. SEC. 5, T9S, R2E, SLB&M.; N 0 DEG 45' 0" E 326.08 FT; N 89 DEG 42' 33" E 692.94 FT; S 0 DEG 28' 35" W 333.31 FT; N 89 DEG 41' 31" W 694.44 FT TO BEG. AREA 5.250 AC.

Area = 5.25 acres
Parcel 300140070

Also

LESS AND EXCEPTING COM N 140.53 FT & W 616.7 FT FR SE COR. SEC. 7, T9S, R2E, SLB&M.; N 0 DEG 35' 29" E 448.91 FT; N 88 DEG 35' 32" W 147.62 FT; N 0 DEG 1' 43" W 211.35 FT; S 88 DEG 37' 50" W 33.69 FT; N 88 DEG 22' 33" W 99.13 FT; N 85 DEG 56' 19"

W 46.71 FT; S 1 DEG 5' 5" W 201.6 FT; S 1 DEG 40' 17" E 99.02 FT; S 0 DEG 38' 12" W 371.45 FT; N 89 DEG 30' 42" E 327.48 FT TO BEG. AREA 4.290 AC.

Area = 4.29 acres
Parcel 300180044

Also

LESS AND EXCEPTING COM N 140.53 FT & W 616.7 FT FR SE COR. SEC. 7, T9S, R2E, SLB&M.; N 0 DEG 35' 29" E 448.91 FT; N 88 DEG 35' 32" W 147.62 FT; N 0 DEG 1' 43" W 211.35 FT; S 88 DEG 37' 50" W 33.69 FT; N 88 DEG 22' 33" W 99.13 FT; N 85 DEG 56' 19" W 46.71 FT; S 1 DEG 5' 5" W 201.6 FT; S 1 DEG 40' 17" E 99.02 FT; S 0 DEG 38' 12" W 371.45 FT; N 89 DEG 30' 42" E 327.48 FT TO BEG. AREA 4.290 AC.

Area = 4.29 acres
Parcel 300180044

Also

LESS AND EXCEPTING COM N 93.45 FT & W 617.05 FT FR NE COR. SEC. 7, T9S, R2E, SLB&M.; S 0 DEG 49' 34" W 241.96 FT; S 0 DEG 35' 58" W 215.04 FT; S 0 DEG 30' 58" W 224.3 FT; S 0 DEG 50' 3" W 218.84 FT; S 0 DEG 37' 12" W 216.97 FT; S 0 DEG 28' 1" W 223.84 FT; N 89 DEG 11' 39" E 175.58 FT; S 35 DEG 52' 41" W 722.85 FT; S 87 DEG 45' 50" W 77.86 FT; N 86 DEG 50' 4" W 11.52 FT; N 1 DEG 5' 21" E 88.53 FT; N 0 DEG 34' 17" E 297.88 FT; N 0 DEG 41' 36" E 611.09 FT; N 0 DEG 30' 42" E 458.84 FT; N 0 DEG 34' 5" E 464.84 FT; N 89 DEG 3' 38" E 331.78 FT TO BEG. AREA 14.114 AC.

Area = 14.11 acres
Parcel 300210069

Also

LESS AND EXCEPTING COM N 12.57 CH & N 89 DEG 0' 0" W 88 LK FR SE COR. OF SW 1/4, SEC. 31, T8S, R2E, SLB&M.; N 89 DEG 0' 0" W 647.34 FT; N 1 DEG 15' 0" E 6 FT; N 89 DEG 0' 0" W 12 FT; N 1 DEG 15' 0" E 850.68 FT; S 89 DEG 0' 0" E 9.99 CH; S 1 DEG 15' 0" W 12.98 CH TO BEG. AREA 12.957 AC.

Area = 12.96 acres
Parcel 250460001

Also

LESS AND EXCEPTING COM S 580.26 FT & E 28.42 FT FR W 1/4 COR. SEC. 31 T8S R2E, SLB&M.; N 89 DEG 20' 0" E 1892.74 FT; S 1 DEG 18' 29" W .1 FT; S 1 DEG 18' 28" W 1344.01 FT; S 89 DEG 22' 0" W 1858.21 FT; N 0 DEG 14' 0" W 696.93 FT; N 89 DEG 7' 33" E 247.86 FT; S 0 DEG 52' 27" E 139.31 FT; N 89 DEG 7' 33" E 275 FT; N 0 DEG 52' 27" W 149.31 FT; S 89 DEG 7' 33" W 522.75 FT; N 0 DEG 14' 0" W 636.14 FT TO BEG. AREA 56.839 AC.

Area = 56.84 acres
Parcel 250460021

Also

LESS AND EXCEPTING COM N 1434.95 FT & W 163.77 FT FR SW COR SEC 31, T8S, R2E, SLM; N 89-07'33"E 525 FT; S 52'27"E 149.31 FT; S 89-07'33"W 275 FT; N 52'27"W 139.31 FT; S 89-07'33"W 250 FT; N 52'27"W 10 FT TO BEG. AREA 1.00 ACRES.

Area = 1 acres
Parcel 250460012

LESS AND EXCEPTING COM E 24.42 FT FR W 1/4 COR. SEC. 31T8SR2E; N 89 DEG 15' 0" E 1913.36 FT; S 1 DEG 37' 45" W .03 FT; S 1 DEG 37' 46" W 555.68 FT; S 89 DEG 20' 0" W 1894.26 FT; N 0 DEG 14' 0" W 554.4 FT TO BEG. AREA 24.200 AC.

Area = 24.2 acres
Parcel 250460019

Also

LESS AND EXCEPTING COM N 1.92 CH & S 89 DEG 15' 0" E .88 CH FR SW COR. OF NE 1/4 SEC. 7, T9S, R2E, SLB&M.; S 89 DEG 15' 0" E 306.19 FT; N 0 DEG 30' 5" W 819.34 FT; S 89 DEG 34' 12" E 17.45 FT; N 0 DEG 30' 5" W 32.08 FT; N 89 DEG 15' 0" W 19.18 RD; S 12.9 CH TO BEG. AREA 5.921 AC.

Area = 5.92 acres
Parcel 300210002

Also LESS AND EXCEPTING

All portions of County roads located within the approved Agriculture Protection Area more particularly described as follows:

A strip of land 106 feet wide, being 53 feet on each side of the center line of 9600 South and 8400 South;

A strip of land 84 feet wide, being 42 feet on each side of the center line of 4400 West, 4050 West, 4350 West, 4800 West, 9200 South, 4500 West;

A strip of land 56 feet wide, being 28 feet on each side of the center line of 3950 West, Dixon RD, Willow Grove, 8800 South.