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LEHI CITY ORDINANCE NO. 03-2020

LEHI CITY



ENT 9947:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 27 11:50 am FEE 0.00 BY HG
RECORDED FOR LEHI CITY CORPORATION

AN ORDINANCE ADOPTING AN AMENDED MEADOW POINTE COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE REDEVELOPMENT AGENCY OF LEHI CITY, UTAH, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE AMENDED PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUE.

WHEREAS the board of the Redevelopment Agency of Lehi City, Utah (the "Agency"), having prepared an amended Project Area Plan (the "Project Area Plan" or "Plan") for an amended Meadow Pointe Community Reinvestment Project Area (the "Project Area"), attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") 17C-5-105 and having held the required public hearing on the Plan on January 14th, 2020, pursuant to UCA 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area; and,

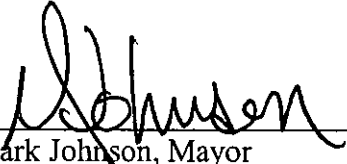
WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the community reinvestment project area plan approved by the agency under UCA 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA 17C-5-109

NOW, THEREFORE, BE IT ORDAINED BY THE LEHI CITY COUNCIL AS FOLLOWS:


1. The Lehi City Council hereby adopts and designates the Project Area Plan, as approved by the Agency, Board, as the official community reinvestment plan for the Project Area (the "Official Plan").
2. City staff and its consultants are hereby authorized to prepare and to publish or cause to be published the notice required by UCA 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA 17C-5-110(2).
3. Pursuant to UCA 17C-5-110(5), the Agency may proceed to carry out the Official Plan upon its adoption.
4. This Ordinance is necessary for the immediate preservation of the peace, health, safety, or welfare of Lehi City and shall become effective upon passage and publication of a summary as provided by law.

PASSED and **APPROVED** by the City Council of Lehi City, State of Utah, this 14th day of January 2020.

LEHI CITY CORPORATION



Mark Johnson, Mayor
ATTEST:



Teisha Wilson, City Recorder

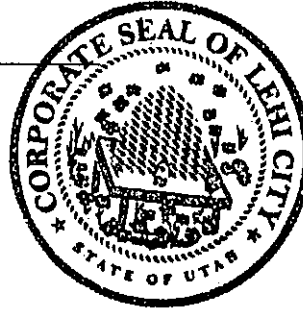


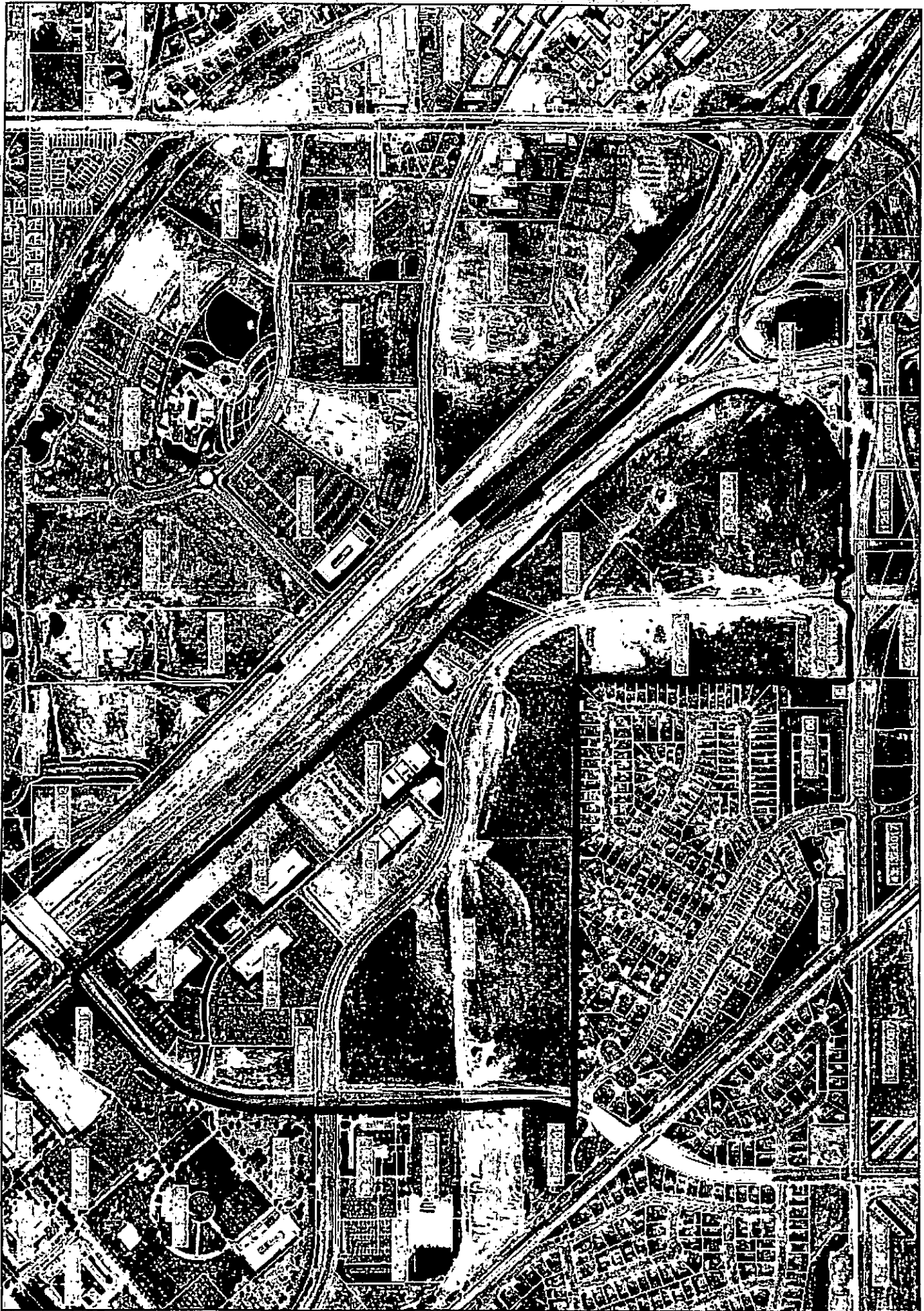
EXHIBIT A – Amended Project Area Legal Description

This description is for Meadow Pointe CRA

NOTE: The legal Description should include the same elements, parcels and roads as referenced in the 2011 Development Agreement and its Exhibit A and B and should include the land south of Thanksgiving Point. This would replace the current Appendix B legal description

Beginning at a point being North 00°03'00" East, along the section line, 621.37 feet and North 89°57'00" West, 1288.57 feet from the East Quarter Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; said point also being the point of curvature on a 578.01 foot radius curve to the right; said curve also being the same curve described in Special Warranty Deed Entry No. 47975:2010, and running thence 730.88 feet along said curve through a central angle of 72°26'57" (chord bears: South 33°23'18" West, 683.15 feet) to a point on the north line of a public right-of-way; said right-of-way being more particularly described in Quit-Claim Deed Entry No. 38879 in Book: 2653 at Page: 8; and running thence along said public right-of-way the following three (3) courses: South 89°35'51" West, 320.78 feet; thence South 88°30'37" West, 100.80 feet; thence South 00°38'04" East, 21.05 feet to a point on a public right-of-way; said right-of-way being more particularly described in Special Warranty Deed Entry No. 47976:2010; and running thence along said public right-of-way the following three (3) courses: West, 60.64 feet; thence North 48°22'56" West, 77.23 feet; thence South 89°51'52" West, 96.87 feet; thence South 38°17'31" West, 75.20 feet; thence North 89°33'19" West, 303.29 feet; thence South 89°12'12" West, 22.43 feet to a point on the easterly line of "Pointe Meadows Phase I" (Entry No. 34925:2003, Map# 9918) and running thence along said subdivision line together with the easterly boundaries of the "Pointe Meadows Phase XXIV" (Entry No. 138458:2004, Map# 10232) and the "Pointe Meadows Phase IX" (Entry No. 66086:2003, Map# 10208) for the following two (2) courses: North 00°05'58" West, 809.19 feet; thence South 87°38'50" East, 19.97 feet to a point on an existing fence line corner; and continuing thence along said fence, and along said subdivision the following two (2) courses: North 00°04'44" West, 513.81 feet to an existing fence corner; thence North 89°44'51" West, 1993.71 feet along the North line of Pointe Meadows Subdivision and the Northwest corner of said subdivision Phase II; Thence North 89°44'51" West 87.97 feet to the East line of "Pointe Meadows Subdivision Phase 26" (Entry No. 29420:2013, Map #13850); said point is also on a 760.08' radius non-tangent curve to the left; thence Northeasterly along said curve and East line 270.86 feet (Chord Bears North 09°14'10" East 269.43 feet); Thence North 00°58'26" West 277.70 feet along said East line to the East line of Thanksgiving Point Business Park Plat "A" Amended (Entry No. 34202:2002, Map #9461); thence North 00°58'24" West 608.97 feet along said East line; thence North 00°59'15" West 102.04 feet to the East line of Thanksgiving Point Plat "G" Amended (Entry No. 91822:2018, Map #16249); thence along said East line the following three (3) calls; (1) North 00°58'24" West 261.31 feet to a point on a 802.00 foot radius curve to the right; (2) thence Northeasterly 707.82 feet along said curve (Chord Bears North°24'18'37" East 685.07 feet); (3) North 49°35'38" East 446.38 feet to a point on the westerly right of way line of Thanksgiving point Way; thence along said westerly right of way line the following three (3) courses: South 41°46'23" East, 1586.61 feet to a point on a 2540 foot radius curve to the left; thence 120.73 feet along said curve through a central angle of 02°43'24" (chord bears South 43°08'05" East 120.72 feet); thence South 44°29'47" East, 1031.87 feet; thence North 18°00'26" East, 24.02 feet to a point on the southwesterly side of a public right-of-way, said right-of-way being more particularly described in Special Warranty Deed Entry No. 8600 in Book: 876 at Page: 192; and running thence along said right-of-way the following two (2) courses: South 44°57'22" East, 264.46 feet; thence South 44°36'09" East, 186.33 feet to a point on the Northwesterly corner of a UDOT property; said UDOT property being more particularly described in Special Warranty Deed Entry No. 47975:2010, and running thence along said UDOT property the following two (2) courses: South 40°19'32" East, 555.50 feet; thence South 30°51'51" East, 501.73 feet to the point of beginning.

Contains: 128.82 Acres or 5,611,388 Sqft. More or Less.



Date: 1/8/2020

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Utah County Parcel Map

DA Land Map