

# North Salt Lake City Redevelopment Agency Eaglewood Village CDA 2009-1 Transmittal Document

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On behalf of the North Salt Lake City Redevelopment Agency, for whom Lewis Young Robertson & Burningham, Inc (LYRB), acts as financial advisor and consultant, we are transmitting this document in conjunction with the creation of the 2009-1 CDA within the City of North Salt Lake. Should questions arise relating to this document, contact Cody Deeter with LYRB at (801) 596-0700 or [cody@lewisyoung.com](mailto:cody@lewisyoung.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

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The North Salt Lake City Redevelopment Agency adopted a resolution on February 3, 2009 which adopted the Eaglewood Village Community Development Project Area Plan.

## Eaglewood Village CDA 2009-1

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### **Legal Descriptions of Land within the CDA**

The following described real property is located in Davis County, Utah:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST EAGLE RIDGE DRIVE AS MONUMENTED, SAID POINT BEING ON THE ARC OF A 290.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 17°40'02" EAST), SAID POINT ALSO BEING NORTH 00°07'13" WEST ALONG THE SECTION LINE 932.04 FEET AND WEST 593.62 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (2) COURSES: (1) EASTERLY ALONG THE ARC OF SAID 290.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°55'11" A DISTANCE OF 196.99 FEET (CHORD BEARS NORTH 88°12'26" EAST 193.23 FEET), (2) NORTH 68°44'35" EAST 68.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 67.45 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'39" A DISTANCE OF 40.97 FEET (CHORD BEARS NORTH 86°08'39" EAST 40.34 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 41.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°36'30" A DISTANCE OF 32.05 FEET (CHORD BEARS SOUTH 54°09'35" EAST 31.25 FEET) TO A POINT ON THE EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89°16'09" EAST ALONG SAID SOUTHERLY LINE AND LINE EXTENDED 75.34 FEET TO A POINT ON THE ARC OF A 121.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 87°37'26" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID 121.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 52°15'19" A DISTANCE OF 110.36 FEET (CHORD BEARS NORTH 28°30'13" EAST 106.57 FEET); THENCE NORTH 54°37'50" EAST 59.40 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING ON THE ARC OF A 333.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 35°12'57" WEST); THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (9) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID 333.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°01'31" A DISTANCE OF 69.88 FEET (CHORD BEARS NORTH 48°46'18" EAST 69.76 FEET) TO A POINT OF REVERSE CURVATURE, (2) NORTHEASTERLY ALONG THE ARC OF A 267.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57°14'46" A DISTANCE OF 266.77 FEET (CHORD BEARS NORTH 71°22'56" EAST 255.81 FEET), (3) SOUTH 79°59'41" EAST 517.66 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 467.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°45'00" A DISTANCE OF 169.13 FEET (CHORD BEARS SOUTH 69°37'11" EAST 168.20 FEET), (5) SOUTH 59°14'41" EAST 413.32 FEET TO A POINT OF CURVATURE, (6) SOUTHEASTERLY ALONG THE ARC OF A 424.00 FOOT RADIUS



CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°48'40" A DISTANCE OF 257.61 FEET (CHORD BEARS SOUTH 41°50'21" EAST 253.67 FEET) TO A POINT OF COMPOUND CURVATURE, (7) SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°50'54" A DISTANCE OF 29.62 FEET (CHORD BEARS SOUTH 17°59'26" WEST 26.98 FEET, (8) SOUTH 60°24'53" WEST 141.72 FEET, (9) SOUTH 29°35'07" EAST 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF EAGLEPOINTE ENTRY SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTHERLY ALONG SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) SOUTH 60°24'53" WEST 15.00 FEET, (2) SOUTH 01°52'57" EAST 250.43 FEET, (3) SOUTH 11°55'35" WEST 213.60 FEET TO THE MOST WESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY LINE EXTENSION OF EAGLE POINT ESTATES PHASE 1 SUBDIVISION; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING (8) COURSES: (1) SOUTH 16°58'10" EAST 437.38 FEET, (2) NORTH 78°19'03" EAST 121.13 FEET TO A POINT ON THE ARC OF A 1067.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 76°33'55" WEST), (3) SOUTHEASTERLY ALONG THE ARC OF SAID 1067.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 05°26'22" A DISTANCE OF 101.30 FEET (CHORD BEARS SOUTH 10°42'54" EAST 101.26 FEET, (4) SOUTH 82°00'01" WEST 120.85 FEET, (5) SOUTH 10°57'41" EAST 100.17 FEET, (6) SOUTH 06°47'08" WEST 193.69 FEET, (7) SOUTH 16°00'19" WEST 202.66 FEET, (8) SOUTH 03°45'19" WEST 118.36 FEET TO A POINT ON THE NORTHERLY LINE OF THE BELLA VIDA AT EAGLEWOOD P.U.D., AS RECORDED WITH THE OFFICE OF THE DAVIS COUTH RECORDER; THENCE WESTERLY ALONG SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) NORTH 70°16'51" WEST 372.12 FEET, (2) NORTH 89°58'09" WEST 210.07 FEET, (3) SOUTH 75°30'47" WEST 463.87 FEET; THENCE NORTH 18°27'36" WEST 518.12 FEET; THENCE NORTH 13°37'45" WEST 581.57 FEET TO SAID EAST QUARTER CORNER OF SECTION 11; THENCE SOUTH 00°09'22" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 933.00 FEET; THENCE SOUTH 89°53'31" WEST 871.86 FEET; THENCE NORTH 00°09'22" WEST 192.95 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL; THENCE ALONG SAID PARCEL THE FOLLOWING (3) COURSES: (1) NORTH 89°53'31" EAST 26.43 FEET, (2) NORTH 12°37'11" EAST 219.19 FEET, (3) NORTH 70°56'36" WEST 201.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 89; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING (10) COURSES: (1) NORTH 12°37'11" EAST 182.41 FEET, (2) NORTH 27°09'02" EAST 280.35 FEET, (3) NORTH 00°06'29" WEST 33.00 FEET, (4) NORTH 27°18'44" E 169.99 FEET, (5) NORTH 69°15'22" WEST 96.21 FEET TO A POINT ON THE ARC OF A 3245.04 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°11'32" EAST), (6) NORTHEASTERLY ALONG THE ARC OF SAID 3245.04 RADIUS CURVE THROUGH A CENTRAL ANGLE OF 04°18'32" A DISTANCE OF 244.04 FEET (CHORD BEARS NORTH 12°57'44" EAST 243.98 FEET), (7) NORTH 17°59'21" EAST 160.99 FEET, (8) NORTH 23°00'19" EAST 161.89 FEET, (9) NORTH 66°59'41" WEST 20.00 FEET, (10) NORTH 23°00'19" EAST 218.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4,140,929 SQ.FT. OR 95.063 ACRES (5 LOTS)



# Map Indicating the Boundaries of CDA

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COMPASS  
DEVELOPMENT GROUP



Eagleridge  
Drive

Orchard Drive

Highway-89

EAGLE WOOD VILLAGE  
North Salt Lake, Utah



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# City of North Salt Lake's Ordinance Adopting Project Area Plan

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**ORDINANCE NO. 09-6**

**AN ORDINANCE ADOPTING THE EAGLEWOOD VILLAGE PROJECT AREA PLAN, AS APPROVED BY THE NORTH SALT LAKE REDEVELOPMENT AGENCY BOARD, AS THE OFFICIAL COMMUNITY DEVELOPMENT PROJECT AREA PLAN FOR THE EAGLEWOOD VILLAGE COMMUNITY DEVELOPMENT PROJECT AREA #2009-01, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.**

**WHEREAS** the North Salt Lake City Redevelopment Agency Board (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Eaglewood Village Community Development Project Area #2009-01 (the "Project Area"), the legal description is attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") §§ 17C-3-109, and having held the required public hearing on the Plan on February 3, 2009, 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 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

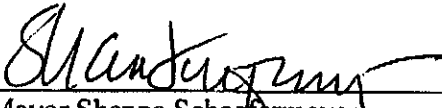
**WHEREAS** the Act also requires that notice is to be given by the community legislative body upon its adoption of a community development project area plan under UCA § 17C-4-106.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE AS FOLLOWS:**

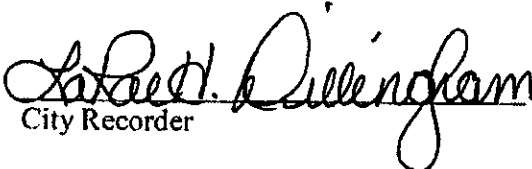
1. The City of North Salt Lake hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community development plan for the Project Area (the "Official Plan").
2. City staff and consultants is hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-3-106, 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 as soon as it becomes effective.

4. This ordinance shall take effect immediately upon publication and recording.

**APPROVED AND ADOPTED** this 3<sup>rd</sup> day of February, 2009.

  
\_\_\_\_\_  
Mayor Shanna Schaefermeyer

Attest:

  
\_\_\_\_\_  
City Recorder



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## EXHIBIT A

## PROJECT AREA LEGAL DESCRIPTION

The following described real property is located in Davis County, Utah:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST EAGLE RIDGE DRIVE AS MONUMENTED, SAID POINT BEING ON THE ARC OF A 290.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 17°40'02" EAST), SAID POINT ALSO BEING NORTH 00°07'13" WEST ALONG THE SECTION LINE 932.04 FEET AND WEST 593.62 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (2) COURSES: (1) EASTERLY ALONG THE ARC OF SAID 290.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°55'11" A DISTANCE OF 196.99 FEET (CHORD BEARS NORTH 88°12'26" EAST 193.23 FEET), (2) NORTH 68°44'35" EAST 68.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 67.45 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'39" A DISTANCE OF 40.97 FEET (CHORD BEARS NORTH 86°08'39" EAST 40.34 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 41.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°36'30" A DISTANCE OF 32.05 FEET (CHORD BEARS SOUTH 54°09'35" EAST 31.25 FEET) TO A POINT ON THE EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89°16'09" EAST ALONG SAID SOUTHERLY LINE AND LINE EXTENDED 75.34 FEET TO A POINT ON THE ARC OF A 121.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 87°37'26" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID 121.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 52°15'19" A DISTANCE OF 110.36 FEET (CHORD BEARS NORTH 28°30'13" EAST 106.57 FEET); THENCE NORTH 54°37'50" EAST 59.40 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE, SAID POINT ALSO BEING ON THE ARC OF A 333.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 35°12'57" WEST); THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (9) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID 333.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°01'31" A DISTANCE OF 69.88 FEET (CHORD BEARS NORTH 48°46'18" EAST 69.76 FEET) TO A POINT OF REVERSE CURVATURE, (2) NORTHEASTERLY ALONG THE ARC OF A 267.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57°14'46" A DISTANCE OF 266.77 FEET (CHORD BEARS NORTH 71°22'56" EAST 255.81 FEET), (3) SOUTH 79°59'41" EAST 517.66 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 467.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°45'00" A DISTANCE OF 169.13 FEET (CHORD BEARS SOUTH 69°37'11" EAST 168.20 FEET), (5) SOUTH 59°14'41" EAST 413.32 FEET TO A POINT OF CURVATURE, (6) SOUTHEASTERLY ALONG THE ARC OF A 424.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°48'40" A DISTANCE OF 257.61 FEET (CHORD BEARS SOUTH 41°50'21" EAST 253.67 FEET) TO A POINT OF COMPOUND CURVATURE, (7) SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°50'54" A DISTANCE OF 29.62 FEET (CHORD BEARS SOUTH 17°59'26" WEST 26.98 FEET, (8) SOUTH 60°24'53" WEST 141.72 FEET, (9) SOUTH 29°35'07" EAST 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF EAGLEPOINT ENTRY SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTHERLY ALONG SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) SOUTH 60°24'53" WEST 15.00 FEET, (2) SOUTH 01°52'57" EAST 250.43 FEET, (3) SOUTH 11°55'35" WEST 213.60 FEET TO THE MOST WESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE WESTERLY LINE EXTENSION OF EAGLE POINT ESTATES PHASE 1 SUBDIVISION; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND LINE EXTENDED THE FOLLOWING (8) COURSES: (1) SOUTH 16°58'10" EAST 437.38 FEET, (2) NORTH 78°19'03" EAST 121.13 FEET TO A POINT ON THE ARC OF A 1067.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 76°33'55" WEST), (3) SOUTHEASTERLY ALONG THE ARC OF SAID 1067.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 05°26'22" A DISTANCE OF 101.30 FEET (CHORD BEARS SOUTH 10°42'54" EAST 101.26 FEET, (4) SOUTH 82°00'01" WEST 120.85 FEET, (5) SOUTH 10°57'41" EAST 100.17 FEET, (6) SOUTH 06°47'08" WEST 193.69 FEET, (7) SOUTH 16°00'19" WEST 202.66 FEET, (8) SOUTH 03°45'19" WEST 118.36 FEET TO A POINT ON THE NORTHERLY LINE OF THE BELLA VIDA AT EAGLEWOOD P.U.D., AS RECORDED WITH THE OFFICE OF THE DAVIS COUTH RECORDER; THENCE WESTERLY ALONG SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) NORTH 70°16'51" WEST 372.12 FEET, (2) NORTH 89°58'09" WEST 210.07 FEET, (3) SOUTH 75°30'47" WEST 463.87 FEET; THENCE NORTH 18°27'36" WEST 518.12 FEET; THENCE NORTH 13°37'45" WEST 581.57 FEET TO SAID EAST QUARTER CORNER OF SECTION 11; THENCE SOUTH 00°09'22" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 933.00 FEET; THENCE SOUTH 89°53'31" WEST 871.86 FEET; THENCE NORTH 00°09'22" WEST 192.95 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL; THENCE ALONG SAID PARCEL THE FOLLOWING (3)

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