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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HERRIMAN  
13011 S PIONEER ST  
HERRIMAN UT 84096  
BY: SSA, DEPUTY - MA 6 P.

April 27, 2016

NOTICE OF ADOPTION OF HERRIMAN CITY ORDINANCE ADOPTING THE  
HERRIMAN BUSINESS CENTER COMMUNITY DEVELOPMENT AMENDED PROJECT  
AREA PLAN

Salt Lake County Recorder  
2001 S. State St., N1600  
Salt Lake City, UT 84190

On April 13, 2016, the City Council of Herriman City formally adopted by Ordinance a community development project area plan entitled "Herriman Business Center Community Development Amended Project Area Plan," dated March 2016 (the "Project Area Plan"), as authorized by the Utah Community Development and Renewal Agencies Act, Title 17C, Chapters 1 through 4, Utah Code Annotated, 1953, as amended (the "Act"). Pursuant to the requirements of the Act, the Community Development and Renewal Agency of Herriman City forwards to you and files with you the following documentation as required by Section 17C-4-107 of the Act:

1. A copy of the legal description of the land within said Project Area.
2. A map indicating the boundaries of the Project Area.
3. A copy of Ordinance No. 2016-12 of the City Council of Herriman City adopting the Project Area Plan.

Among other things, the Project Area Plan allows for funding for the Project Area Plan from property tax increment, through voluntary agreements negotiated with and agreed to by each taxing entity from which funds are sought.



Enclosures

Very truly yours,

By Cindy M. Quick  
Cindy M Quick, Secretary for the Community  
Development and Renewal Agency of Herriman City



## APPENDIX B: LEGAL DESCRIPTION

### Property Owners within Project Area:

Rosecrest Communities, LLC  
4393 Riverboat Road #450  
Salt Lake City, UT 84123

Salt Lake Community College  
4600 South Redwood Road  
Taylorsville, UT 84123

Herriman City  
13011 S Pioneer St  
Herriman, UT 84096

### Legal Description of CDA:

All of Lot D, Lot E, Lot F, Lot G, Lot H, Lot J, and Lot K of the South Herriman subdivision plat as recorded on May 7<sup>th</sup>, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77.

All of Parcels ID# 33-08-151-001 and 33-07-200-011, described as follows:

A parcel of land located in the East Half of Section 7 and the West Half of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°55'01" East 1,647.29 feet along the north line of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and South 1,979.31 feet from the North Quarter Corner of said Section 7, and thence North 38°24'00" East 2,150.89 feet; thence North 85°56'02" East 202.12 feet to a point of tangency of a 167.31 foot radius curve to the right; thence Easterly 41.02 feet along said curve through a central angle of 14°02'50" and a long chord of South 87°02'33" East 40.92 feet; thence South 80°01'08" East 275.05 feet to a point of tangency of a 210.31 foot radius curve to the right; thence Southeasterly 172.49 feet along said curve through a central angle of 46°59'31" and a long chord of South 56°31'23" East 167.69 feet; thence South 33°01'37" East 262.36 feet to a point of tangency of a 862.31 foot radius curve to the right; thence Southeasterly 306.99 feet along said curve through a central angle of 20°23'53" and a long chord of South 22°49'40" East 305.38 feet; thence South 12°37'44" East 241.98 feet to a point of tangency of a 934.69 foot radius curve to the left; thence Southerly 229.37 feet along said curve through a central angle of 14°03'36" and a long chord of South



19°39'32" East 228.79 feet; thence South 26°41'20" East 252.50 feet; thence South 29°06'35" East 52.63 feet to a point on the arc of a 1,085.00 foot radius non-tangent curve to the left, the center of which bears South 45°39'42" East; thence Southwesterly 112.45 feet along said curve through a central angle of 05°56'17" and a long chord of South 41°22'09" West 112.40 feet; thence South 38°24'00" West 1,713.86 feet; thence North 51°36'00" West 1,761.87 feet to the POINT OF BEGINNING. Said parcel contains 3,920,400 square feet or 90.00 acres, more or less.

AND

All of Parcel ID# 33-08-326-001, described as follows:

A parcel of land located in the Southwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 00°33'20" West 637.35 feet along the east line of the Southwest Quarter of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and North 89°26'40" West 33.00 feet from the Center Quarter Corner of said Section 8, and thence parallel to said east line South 00°33'20" West 663.07 feet to a point 33.00 feet perpendicularly distant northerly of the south line of the Northeast Quarter of said Southwest Quarter; thence parallel to said south line South 89°40'12" West 657.02 feet; thence parallel to said east line North 00°33'20" East 663.07 feet; thence parallel to said south line North 89°40'12" East 657.02 feet to the POINT OF BEGINNING. Said parcel contains 435,600 square feet or 10.00 acres, more or less.

AND

Lot C of the South Herriman subdivision plat as recorded on May 7<sup>th</sup>, 2013 in the office of the Salt Lake County Recorders as Entry #11635733 on Book 2013P at Page 77.

LESS AND EXCEPT

Beginning South 00°26'18" West 857.93 feet and South 89°33'42" East 387.82 feet from the monument located at the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and on the West Right of Way line of Autumn Crest Boulevard as dedicated on the South Herriman Plat as recorded in the office of the Salt Lake County Recorder in Book 2013P on page 77 and running:

Thence South 86°16'38" East 34.94 feet;

Thence South 41°56'51" East 795.94 feet;



Thence South 48°03'09" West 5.00 feet;  
Thence South 51°43'15" West 117.94 feet;  
Thence South 60°22'16" West 81.00 feet;  
Thence South 65°25'58" West 59.24 feet;  
Thence South 69°48'12" West 59.18 feet;  
Thence South 73°48'32" West 59.08 feet;  
Thence South 78°34'32" West 56.90 feet;  
Thence South 81°41'30" West 388.11 feet;  
Thence South 60°17'08" West 103.00 feet to a point of curvature;  
Thence 19.37 feet along the arc of 533.00 foot radius curve to the left through a central angle 02°04'58" (Long Chord Bears North 28°40'24" West 19.37 feet) to a point of tangency;  
Thence South 62°22'05" West 223.52 feet;  
Thence South 37°56'56" West 254.19 feet;  
Thence North 52°03'04" West 266.57 feet;  
Thence North 46°19'06" West 223.74 feet;  
Thence North 39°47'40" West 429.30 feet;  
Thence North 47°20'29" East 170.06 feet to a point of curvature;  
Thence 513.64 feet along the arc of a 755.00 foot radius curve to the right through a central angle 38°58'45" (Long Chord Bears North 66°49'51" East 503.79 feet) to a point of tangency;  
Thence North 86°19'13" East 91.67 feet to a point of curvature;  
Thence 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle 90°00'00" (Long Chord Bears South 48°40'47" East 28.28 feet) to a point of tangency;  
Thence North 86°19'13" East 66.00 feet to a point of curvature;  
Thence 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle 90°00'00" (Long Chord Bears North 41°19'13" East 28.28 feet) to a point of tangency;



Thence North  $86^{\circ}19'13''$  East 24.46 feet to a point of curvature;  
Thence 544.61 feet along the arc of a 845.00 foot radius curve to the left through a central angle of  $36^{\circ}55'39''$  (Long Chord Bears North  $67^{\circ}51'24''$  East 535.23 feet) to the point of beginning.



# APPENDIX A: PROJECT AREA MAP AND LAYOUT OF PRINCIPAL STREETS

