

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL AUTHORIZING
THE RELEASE OF A RIGHT OF WAY OVER A PORTION OF REAL
PROPERTY LOCATED AT APPROXIMATELY 12424 SOUTH 1130 EAST
AND 12460 SOUTH 1130 EAST, DRAPER, UTAH

RECITALS

A. Ivory Homes is working with several real property owners (the “Owners”) to develop several parcels of real property in Draper, Utah, more particularly described as Parcel Nos. 28-29-452-016, 28-29-452-009, and 28-29-452-010, with the address of 12424 South 1130 East and 12460 South 1130 East, Draper, Utah (the “Property”).

B. The Property is adjacent to two parcels of land owned by Salt Lake County (the “County”), identified as Parcel Nos. 28-29-478-011 and 28-29-452-028 (the “County Property”).

C. When it acquired the County Property, the County also became one of several beneficiaries of a recorded Right of Way Agreement, dated February 16, 1981, encumbering the Property with a right-of-way access easement (the “Easement”).

D. Owners have asked the County to release any interest it may have in the Easement.

E. The County Property is currently accessed by using 1135 East Road, and the County has determined that it has no current or future need of the Easement.

F. Owners have agreed to pay \$150.00 for the release of the County’s interest in the Easement.

G. It has been determined that the best interests of the County and the general public will be served by releasing the Easement. The release of the Easement will be in compliance with all applicable state statutes and county ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Easement is unused by the County and is hereby be declared surplus property available for

disposition.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the County’s interest in the Easement shall be released as provided in the Release of Easement attached hereto as Exhibit A. The Mayor and County Clerk are hereby authorized to execute these documents, and to deliver the fully executed documents to the Salt Lake County Real Estate Section for recording with the Salt Lake County Recorder’s Office.

APPROVED and ADOPTED this _____ day of _____, 2023.

SALT LAKE COUNTY COUNCIL

By: _____
Amie Winder Newton, Chair

ATTEST:

Lannie Chapman
Salt Lake County Clerk

Council Member Alvord voting	_____
Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Granato voting	_____
Council Member Harrison voting	_____
Council Member Stewart voting	_____
Council Member Stringham voting	_____
Council Member Theodore voting	_____
Council Member Winder Newton voting	_____

REVIEWED AS TO FORM AND LEGALITY:

R. Christopher Preston
Deputy District Attorney

EXHIBIT A
Release of Easement

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

*Tax Serial No.28-29-452-028,
28-29-478-011*

**RELEASE OF EASEMENT
SALT LAKE COUNTY**

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, Grantor, for good and valuable consideration, hereby releases and relinquishes to the owners of record all of Grantor's right, title, and interest in that certain Right of Way Agreement dated March 16, 1981, and recorded March 17, 1981, in the office of the Salt Lake County Recorder as Entry No. 3544583, in Book 5225, at Page 976, to wit:

See Exhibit A for the legal description and Exhibit B for a depiction of the Right of Way Agreement area affected by this Release, attached.

IN WITNESS WHEREOF, Grantor has caused this Release of Easement to be signed and its official seal to be affixed hereto by its duly authorized officer this ___ day of _____, 20__.

SALT LAKE COUNTY

By: Exhibit Only, Do Not Sign
Mayor or Designee

By: _____
Salt Lake County Clerk or Designee

[Acknowledgments on Following Page]

[Acknowledgments continued from previous Page]

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 20____, personally appeared before me _____,
who being duly sworn, did say that ___he is the _____ of Salt Lake
County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by
authority of law.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____
My Commission Expires: _____
Residing in: _____

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this ____ day of _____, 20____, personally appeared before me _____, who
being duly sworn, did say that ___he is the _____ CLERK of Salt Lake County, and that the
foregoing instrument was signed by him/her on behalf of Salt Lake County, by authority of a Resolution
of the SALT LAKE COUNTY COUNCIL.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____
My Commission Expires: _____
Residing in: _____

EXHIBIT A
[legal description]

A nonexclusive common right of way, for the sole purpose of ingress and egress, disclosed in that Right of Way Agreement recorded March 17, 1981, as Entry No. 3544583 in Book 5225, at Page 976 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the Southeast Quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Beginning at a point on the South boundary line of 12400 South Street, said point being S. 0°07'25" W. 1.75 feet and S. 89°59'55" W 1429.24 feet and S. 89°51'01" W. 128.28 feet and N. 0°35'07" W. 1007.66 feet from the Southeast corner of said Section 29; thence N. 89°33'38" W. along said South boundary line 24 feet; thence S. 0°35'07" E. 755.62 feet; thence N. 89°51'01" E. 24 feet; thence N. 0°35'07" W. 755.62 feet, more or less, to the **Point of Beginning**.

The above-described parcel of land contains 18,131 square feet in area or 0.416 acre more or less.

EXHIBIT "B": By this reference, made a part hereof,

BASIS OF BEARING: S. 89°59'55" W. along the Section line between the Southeast Corner and the South Quarter Corner of said Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

EXHIBIT "B"

12400 SOUTH STREET

LEGEND

-  R.O.W. AGREEMENT
-  ADJOINING PARCEL

LINE TABLE		
LINE #	LENGTH	BEARING
L1	24.00'	N 89° 33' 38" W
L2	24.00'	N 89° 51' 01" E

DRAPER CITY
28-29-452-029

IVORY LAND CORP.
28-29-452-030

IVORY LAND CORP.
28-29-452-010

IVORY LAND CORP.
28-29-452-012

POB

SALT LAKE COUNTY
28-29-478-011

RIGHT OF WAY AGREEMENT
ENT. # 3544583
BK: 5225, PG: 976
MARCH 17, 1981

SALT LAKE COUNTY
28-29-452-028



Scale in Feet
1" = 100'

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Prepared: March 3, 2023



BAINBRIDGE SUBDIVISION RELEASE OF EASEMENT

Prepared for:
Salt Lake County Real Estate

Section 29, T.3 S., R.1 E., S.L.B.&M.
Work Order No. W022423031

Drawn by: CJL
Checked by: SVK

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor

2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240