

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL AUTHORIZING
EXECUTION OF AN AMENDED CONSERVATION EASEMENT
AFFECTING REAL PROPERTY OWNED BY DRAPER CITY FOR THE
BENEFIT OF SALT LAKE COUNTY

RECITALS

A. Draper City (the “City”) owns several parcels of real property in an area known as the Traverse Range.

B. In 2018, the City granted Salt Lake County (the “County”) a conservation easement over a large portion of the property owned by the City in the Traverse Range (the “Original Conservation Easement”). The Original Conservation Easement was recorded in the office of the Salt Lake County Recorder on October 12, 2018, as Entry No. 12866677.

C. The City and the County would like to amend the Original Conservation Easement to extend the easement over an additional 255.539 acres of land owned by the City (the “Traverse Range Addition”).

D. To achieve this joint goal, the City and the County have prepared an Amendment to Deed of Conservation Easement, attached hereto as Exhibit 1 (the “Amended Conservation Easement”).

E. The terms and conditions of the Amended Conservation Easement will contribute to the prosperity, moral well-being, peace, and comfort of Salt Lake County residents.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the attached Amended Conservation Easement is approved in substantially the form attached hereto as Exhibit 1, and that the Mayor is authorized to execute the same.

APPROVED and ADOPTED this _____ day of _____, 2024.

SALT LAKE COUNTY COUNCIL

By: _____
Laurie Stringham, 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 1
(Amendment to Deed of Conservation Easement)

**When Recorded Return to:
Salt Lake County Real Estate
2001 South State Street, S3-110
Salt Lake City, UT 84190**

**Traverse Range Open Space
AMENDMENT TO
DEED OF CONSERVATION EASEMENT**

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Draper City (“Grantor”) having an address of 1020 East Pioneer Road, Draper, UT 84020, and Salt Lake County, a body corporate and politic of the State of Utah (“Grantee”) having an address of 2001 State Street S4-700, Salt Lake City, Utah 84190, hereby agree to amend and modify that certain Deed of Conservation Easement (“Easement”) dated August 28, 2018, and recorded in the office of the Salt Lake County Recorder on October 12, 2018, as Entry No. 12866677, according to the terms set forth in this Amendment to Deed of Conservation Easement (“Amendment”). This Amendment shall be effective on and after the last dated signature on the signature pages below (“Effective Date”). Collectively Grantor and Grantee are referred to as the “Parties”.

1. Expansion of Easement Area. In order to add an additional 255.539 acres of land owned by Grantee (“Traverse Range Addition”) into the Traverse Range Open Space, the Parties agree that the legal descriptions contained in Exhibit A to the Easement shall be supplemented to include the legal description contained in Exhibit A-1 attached to this Amendment and incorporated herein by this reference. In addition, the map contained in Exhibit B to the Easement shall be supplemented by the map of the Traverse Range Addition contained in Exhibit B-1 attached to this Amendment and incorporated herein by this reference.

2. Baseline Documentation. In the third “WHEREAS” clause of the Easement, reference is made to the Baseline Documentation dated November 28, 2017 (“Original Baseline Documentation”). The Parties agree that the Original Baseline Documentation shall be supplemented by the Baseline Documentation dated April ____, 2024, related to the Traverse Range Addition (“2024 Baseline Documentation”), attached hereto as Exhibit C and incorporated herein by this reference. The 2024 Baseline Documentation is intended only to apply to the Traverse Range Addition. The Original Baseline Documentation shall remain effective for the original Traverse Range Open Space identified in Exhibit A to the Easement.

3. Scope of Amendment. Except as expressly modified by this Amendment, all terms and conditions of the Easement shall remain in full force and effect. In the event of any conflict between the provisions of the Easement and the provisions of this Amendment, this Amendment will control.

[Signatures on following pages]

IN WITNESS WHEREOF, the Parties have executed this Amendment to Deed of Conservation Easement on the dates set out below.

GRANTOR:
DRAPER CITY

By _____
MAYOR

Date _____

STATE OF UTAH)
 : ss.
County of Salt Lake)

On this ____ day of _____, 2024, _____, who is known to me to be the _____ of Draper City Corporation, and the person whose name is subscribed to the instrument set forth above, personally appeared before me, _____, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Draper City Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

(SEAL)

Notary Public for the State of Utah
Residing at _____

My commission expires _____

ATTEST:

By: _____
City Recorder

GRANTEE:
SALT LAKE COUNTY

By: Exhibit Only, Do Not Sign
MAYOR or Designee

Date: _____

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this ___ day of _____, 2024, personally appeared before me _____,
who being duly sworn, did say that (s)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.

NOTARY PUBLIC
Residing in Salt Lake County, Utah

Reviewed as to form and legality for
Salt Lake County:

By: _____
Deputy District Attorney

Exhibit A-1
Traverse Range Conservation Easement
Property Description

ADDITIONAL CONSERVATION EASEMENT

A conservation easement being a part of that entire tract of land known as Parcel 1, conveyed to Draper City per that Special Warranty Deed recorded November 9, 2012, as Entry No. 99032:2012, in the Office of the Utah County Recorder; Special Warranty Deed recorded May 19, 1998, as Entry No. 50237, in Book 4640, at Page 776 in the Office of the Salt Lake County Recorder; & Special Warranty Deed recorded July 20, 2001, as Entry No. 7954429, in Book 8481, at Page 2244 in the Office of said Salt Lake County Recorder, located in both Salt Lake & Utah Counties, being portions of Sections 16 & 17, Township 4 South, Range 1 East, Salt Lake Base & Meridian. The boundary of said easement is described as follows:

Commencing at the Southeast Corner of said Section 17; thence North 89°46'12" West 354.46 feet along the section line to the POINT OF BEGINNING;

thence continuing North 89°46'12" West 1205.51 feet along the section line to the North Quarter Corner of Section 20, T4S, R1E, SLB & M;

thence North 89°46'24" West 197.73 feet along the section line to the Easterly boundary line of Parcel G (Open Space 6) per that Special Warranty Deed Recorded November 9, 2012, as Entry No. 99032:2012 in the Office of said Utah County Recorder and That Special Warranty Deed recorded February 7, 2003, as Entry No. 8523796, in Book 8735, at Page 4556 in the Office of the Salt Lake County Recorder;

thence along the boundary of said Parcel G through the following seven (7) parcels, to-wit:

- 1- North 12°10'43" West 618.17 feet;
- 2- thence North 58°48'23" West 131.91 feet;
- 3- thence North 07°16'22" West 343.87 feet;
- 4- thence North 28°53'28" East 343.08 feet;
- 5- thence North 45°23'16" West 145.81 feet;
- 6- thence North 03°47'41" West 183.99 feet;
- 7- thence North 88°48'59" West 580.27 feet;

thence North 01°11'01" East 98.59 feet to a point on the Salt Lake County and Utah County Boundary line per Record of Survey S2007-07-0613, as filed in the Office of the Salt Lake County Surveyor;

thence North 15°02'24" West 1351.58 feet to the Southwesterly corner of the Revised Open Space Parcel 5, per that Special Warranty Deed recorded February 7, 2003, as Entry No. 8523796, in Book 8735, at Page 4556 in the Office of said Salt Lake County Recorder;

thence along the boundary of said Revised Open Space Parcel 5 through the following nine (9) calls, to-wit:

- 1- South 74°42'15" East 1537.64 feet;
- 2- thence North 00°35'11" East 335.07 feet;
- 3- thence North 15°40'06" East 362.50 feet;
- 4- thence North 57°23'22" East 246.10 feet;
- 5- thence North 03°10'13" East 368.83 feet;
- 6- thence North 74°53'30" East 427.01 feet;
- 7- thence North 44°21'22" East 171.39 feet;

- 8- thence North 03°00'06" East 374.98 feet;
- 9- thence North 19°53'46" West 318.81 feet to the northwesterly corner of said Revised Open Space Parcel 5;

thence North 76°30'01" East 585.33 feet to a point in the boundary of Deer Ridge No. 2 at SunCrest Subdivision recorded May 5th, 2002, as Entry No. 8242797, in Book 2002P, at Page 120 in the Office of said Salt Lake County Recorder;

thence along the boundary of said Deer Ridge No. 2 at SunCrest Subdivision through the following twelve (12) calls: to-wit:

- 1- South 27°57'54" East 190.07 feet;
- 2- thence South 45°20'01" East 157.26 feet;
- 3- thence continuing South 45°20'01" East 64.45 feet;
- 4- thence South 29°48'54" East 52.66 feet to the Southwest corner of Lot 21, said subdivision;
- 5- thence North 81°54'53" East 140.39 feet to the Southeast corner of Lot 21, said subdivision;
- 6- thence South 08°05'07" East 17.55 feet to a curve to the right having a radius of 687.00 feet, a central angle of 05°45'32" and a chord that bears South 05°12'21" East 69.02 feet;
- 7- thence southerly along said curve, an arc distance of 69.05 feet;
- 8- thence North 87°40'25" East 36.00 feet to the Southwest corner of Lot 70, said subdivision;
- 9- thence North 81°21'26" East 146.71 feet to the Southwest corner of Lot 76, said subdivision;
- 10- thence North 89°20'49" East 131.24 feet to the Northwest corner of Lot 81, said subdivision;
- 11- thence South 06°52'06" West 159.66 feet to the Northwest corner of Lot 82, said subdivision;
- 12- thence South 19°44'27" East 150.74 feet to the Southwest corner of Lot 82, said subdivision;

thence South 23°35'39" East 150.31 feet;

thence South 61°43'58" East 53.39 feet;

thence South 12°18'48" East 333.21 feet;

thence South 13°18'33" West 76.64 feet;

thence South 37°02'47" East 98.31 feet;

thence South 61°57'45" East 239.52 feet to a point on a non-tangent curve to the left having a radius of 275.00 feet, a central angle of 31°16'56" and a chord that bears North 07°52'27" East 148.29 feet;

thence northerly along said curve, an arc distance of 150.14 feet;

thence North 37°53'13" West 67.88 feet;

thence North 12°33'30" West 136.39 feet to a point on the Southerly right of way line of Deer Ridge Drive per that right of way dedication plat recorded March 5, 2001, as Entry No. 20269:2001, map file #8964 in the Office of said Utah County Recorder and on a non-tangent curve to the right having a radius of 175.00 feet, a central angle of 59°37'03" and a chord that bears North 44°54'39" East 173.99 feet;

thence along said Southerly right of way through the following five (5) calls, to-wit:

- 1- northeasterly along said curve, an arc distance of 182.09 feet;
- 2- thence South 15°16'49" East 1.00 foot to a point on a non-tangent curve to the right having a radius of 174.00 feet, a central angle of 11°44'35" and a chord that bears North 80°35'26" East 35.60 feet;
- 3- thence easterly along said curve, an arc distance of 35.66 feet;
- 4- thence North 86°27'41" East 240.77 feet to a curve to the left having a radius of 306.00 feet, a central angle of 40°35'30" and a chord that bears North 66°09'56" East 212.28 feet;
- 5- thence northeasterly along said curve, an arc distance of 216.79 feet;

thence South 30°11'42" East 760.92 feet;

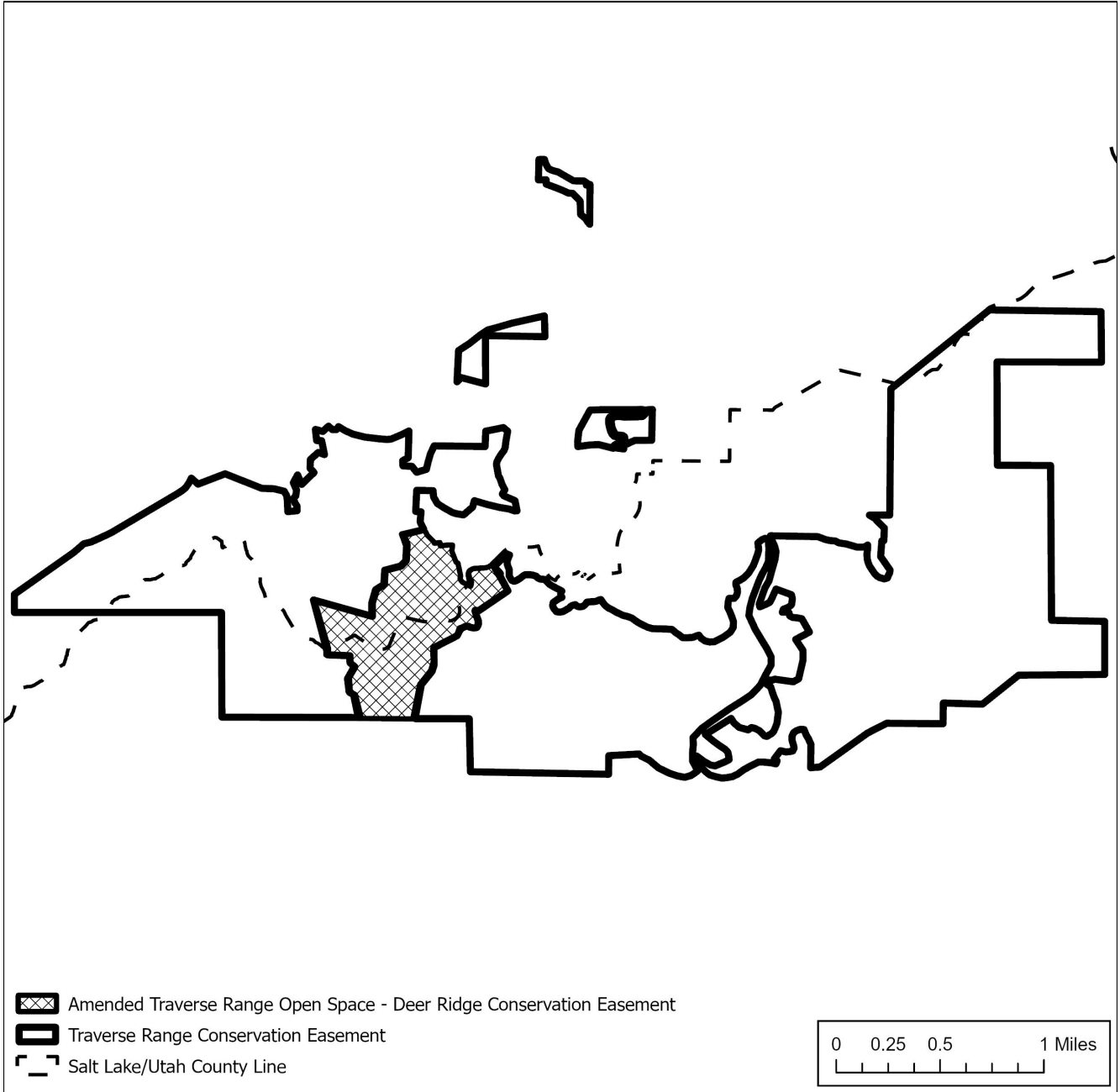
thence South 55°33'55" West 925.65 feet to the westerly boundary line of that parcel of land described in that Special Warranty Deed recorded September 2, 2004, as Entry No. 101313:2004 in the Office of said Utah County Recorder;

thence along said Westerly boundary through the following thirteen (13) calls, to-wit:

- 1- South 15°17'27" West 17.66 feet;
- 2- thence North 71°32'27" West 69.50 feet;
- 3- thence South 17°42'13" East 281.00 feet;
- 4- thence South 04°19'18" West 114.90 feet;
- 5- thence South 55°40'20" West 133.37 feet;
- 6- thence North 70°35'58" West 201.26 feet;
- 7- thence South 70°11'42" West 156.60 feet;
- 8- thence South 19°30'42" West 208.38 feet;
- 9- thence South 62°18'50" West 682.34 feet;
- 10- thence South 02°27'54" East 356.31 feet;
- 11- thence South 16°07'55" West 223.98 feet;
- 12- thence South 38°04'09" West 452.66 feet;
- 13- thence South 11°00'37" West 898.27 feet to the POINT OF BEGINNING.

Contains 11,131,278 square feet or 255.539 acre

Exhibit B-1
Amended Traverse Range Open Space - Deer Ridge Conservation Easement



The Amended Traverse Range Open Space – Deer Ridge Addition includes all or portions of the following parcels:

Salt Lake County Parcels : 34-16-104-017 and 34-17-200-012
Utah County Parcels: 11:011:0013, 11:010:0055, and 11:010:0049

Legal Description found in Exhibit A-1 to the Traverse Range Open Space Amendment to Deed of Conservation Easement

Exhibit C
Traverse Range Conservation Easement
New Baseline Documentation