

RESOLUTION NO. _____

DATE _____

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING
SURPLUS REAL PROPERTY AND AUTHORIZING THE RELEASE OF AN
EASEMENT OVER CERTAIN REAL PROPERTY LOCATED AT
APPROXIMATELY 4500 SOUTH CONSTITUTION BOULEVARD, WEST
VALLEY CITY, UTAH

RECITALS

A. The Utah Department of Transportation, as Grantor, executed and delivered an Easement, dated March 27, 1979, in favor of Salt Lake County (“County”) across property located at approximately 4500 South Constitution Boulevard (2700 West), West Valley City, Utah (the “Property”).

B. The easement was granted for the purpose of constructing and maintaining storm drain, sewer, and water lines.

C. Storm drain, sewer, and water lines have been constructed within the easement.

D. The storm drain line is now owned and maintained by West Valley City, and the sewer and water lines are now owned by Taylorsville Bennion Improvement District (“TBID”).

E. Villages at 27th, LLC (the “Owner”), currently owns the Property.

F. Paul Ranstrom, on behalf of Brad Reynolds Construction, acting on behalf of the Owner has asked the County to release any interest it may have in the easement.

G. The existing sewer and storm drain lines will be re-routed and new easements will be provided at the new location of those lines by the affected owners.

H. The existing water line will remain in place, but a new easement in favor of TBID will be created.

I. Both West Valley City and TBID have approved the relocation of the sewer and storm drain lines and the creation of the new easements.

J. 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 be declared surplus property.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the easement shall be released as provided in the Release of Easement attached hereto as Exhibit A (“Release”), which is hereby approved. The Mayor and County Clerk are hereby authorized to execute the original Release, and to deliver the fully executed document to the Salt Lake County Real Estate Section for recording with the Salt Lake County Recorder’s Office.

APPROVED and ADOPTED this _____ day of _____, 2019.

SALT LAKE COUNTY COUNCIL


By: _____
Richard Snellgrove, Chair

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Ghorbani voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Newton voting	_____
Council Member Snelgrove voting	_____

APPROVED AS TO FORM:

 Digitally signed by Robert Preston
Date: 2019.03.01 10:03:34 -07'00'

R. Christopher Preston
Deputy District Attorney

EXHIBIT A

Release of Easement

WHEN RECORDED RETURN TO:

Brad Reynolds Construction
P.O. Box 17958
Salt Lake City, Utah 84117

Space above for County Recorder's use

*Real Estate Parcel No.: 3800
Tax Serial No. 21-04-329-029
Surveyor WO: W022819069*

RELEASE OF EASEMENT

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 the Grantor's right, title and interest in that certain Easement (the "Easement") dated March 27, 1979, and recorded April 13, 1979, in the office of the Salt Lake County Recorder as Entry No. 3264034, in Book 4844, at Page 516, to wit:

See Exhibit A for the legal description and Exhibit B for a depiction of the Easement 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 _____, 2019.

SALT LAKE COUNTY

By: _____
Mayor or Designee

By: _____
Sherrie Swensen, Salt Lake County Clerk

APPROVED AS TO FORM

Salt Lake County
District Attorney's Office

R. Christopher Preston
Digitally signed by Robert
Preston
Date: 2019.03.01 09:57:31
-07'00'

[Acknowledgments on Following Page]

Real Estate Parcel No.: 3800
Tax Serial No. 21-04-329-029
Surveyor WO: W022819069

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

On this ____ day of _____, 2019, 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.

[SEAL]

NOTARY PUBLIC
Residing in Salt Lake County

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

On this ____ day of _____, 2019, personally appeared before me Sherrie Swensen, who being duly sworn, did say that she is the Clerk of Salt Lake County and that the foregoing Quit Claim Deed was signed by her on behalf of Salt Lake County, by authority of a Resolution of the Salt Lake County Council.

[SEAL]

NOTARY PUBLIC
Residing in Salt Lake County

(EXHIBIT A)

A release of an entire easement described in that Easement recorded April 13, 1979 as Entry No. 3264034 in Book 4844, at Page 516 in the Office of the Salt Lake County Recorder. Said easement is located in the Southwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said entire easement is described as follows:

Beginning on the north boundary line of said entire tract at a point 50.0 ft. west from the center of said Section 4; thence West 610.0 ft.; thence South 146.5 ft.; thence N. 65°00'00" E. 182.11 ft.; thence East 400 ft.; thence S. 80°00'00" E. 45.7 ft., more or less, to the west right of way line of 2700 West Street; thence North 77.47 ft. along the right of way line to the point of beginning, containing 1.12 acres, more or less.


The above described entire easement contains 48,951 Square Feet in area or 1.124 acres more or less.

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

BASIS OF BEARING: The basis of bearing for the above described easement is West between the Center of Section and the West Quarter Corner of said Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT "B"

LEGEND

- SECTION LINE
- ADJACENT PARCEL LINE
-  RELEASE OF EASEMENT AREA

NW 1/4
SECTION 4

NE 1/4
SECTION 4

BRIARGATE NO. 2

SE1/4
SECTION 4

RE# 3800

ROXBOROUGH
P.U.D. PH. 1

VILLAGES AT THE
27TH, LLC
21-04-329-029

CONSTITUTION BLVD

SW 1/4
SECTION 4

ROXBOROUGH
P.U.D. PH. 3

UDOT
21-04-329-014



0' 100 200 400

Scale in Feet

1"=200'

PAGE 4 OF 4
FEBRUARY 28, 2019



SALT LAKE COUNTY
Release of Easement

Prepared for:
Salt Lake County Real Estate

Sec. 4, T.2S, R.1W, S.L.B.&M.
Work Order No. W022819069

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