

CERTIFICATE OF PASSAGE AND POSTING

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

CITY OF BLUFFDALE

I, Teddie K. Bell, the duly chosen, qualified and acting Recorder of Bluffdale City, County of Salt Lake, State of Utah, do hereby certify as follows:

1. On the 28th day of February, 2006, the Bluffdale City Council adopted Ordinance No. 2006-02.

2. On the 6th day of March 2006, I caused to be posted in three (3) public and conspicuous places within said City, certified copies of Ordinance No. 2006-02 of said City entitled:

AN ORDINANCE AMENDING THE BLUFFDALE CITY ZONE DISTRICT MAP BY CHANGING THE ZONING OF APPROXIMATELY THIRTY-NINE ACRES OF LAND LOCATED WITHIN BLUFFDALE CITY, STATE OF UTAH, FROM SG-1 TO R-1-43, OTHERWISE KNOWN AS THE SHEA DEVELOPMENT ZONE CHANGE.

3. The places in said City where such certified copies of Ordinance No. 2006-02 were posted are as follows:

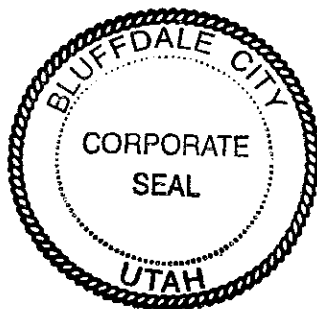
One at Bluffdale City Fire Station -- 14350 South 2200 West;

One at Bluffdale City Hall -- 14175 South Redwood Road;

One at The Bluffs Apartments -- 14035 S. Marketview Drive and;

4. Attached hereto is a full, true and correct copy of Ordinance No. 2006-02 so posted.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed the seal of the City of Bluffdale, Utah, Salt Lake County, this 6th day of February, 2006.





Teddie K. Bell, City Recorder

**BLUFFDALE CITY, UTAH
ORDINANCE NO. 2006-02**

**AN ORDINANCE AMENDING THE BLUFFDALE CITY ZONE
DISTRICT MAP BY CHANGING THE ZONING OF APPROXIMATELY
THIRTY-NINE ACRES OF LAND LOCATED WITHIN BLUFFDALE
CITY, STATE OF UTAH, FROM SG-1 TO R-1-43, OTHERWISE KNOWN
AS THE SHEA DEVELOPMENT ZONE CHANGE**

WHEREAS, the City has received an application from Shea Development to amend the Bluffdale City Zone District Map regarding zoning of approximately 38.79 acres of property located at approximately 1200 West 14600 South, within Bluffdale City, to rezone such property from SG-1 to R-1-43; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change and amendments to the Zone District Map of Bluffdale City pursuant to the Bluffdale City Zoning Ordinance, and the City Council has found the proposed zoning change and amendments to be consistent with the City General Plan; and

WHEREAS, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zone District Map and ordinance.

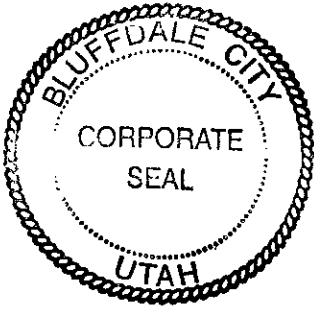
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
BLUFFDALE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Zoning Map Amendment. The Bluffdale City Zone District Map is hereby amended to change the zoning of approximately 38.79 acres of property located at approximately 1200 West 14600 South, within Bluffdale City, as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference, from SG-1 to R-1-43.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all section, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY,
STATE OF UTAH, THIS 28th DAY OF FEBRUARY, 2006.**



BLUFFDALE CITY

By: *[Signature]*
Mayor

ATTEST:

Jeddie K. Bee

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Briggs	<u>X</u>	_____
Councilmember Kelley	<u>X</u>	_____
Councilmember Lord	<u>X</u>	_____
Councilmember Maxwell	<u>X</u>	_____
Councilmember Speed	<u>X</u>	_____

EXHIBIT A

BLUFFDALE BLACK PROPERTY BOUNDARY:

BEGINNING AT THE WEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°28'13" EAST ALONG THE QUARTER SECTION LINE 5.66 FEET; THENCE NORTH 00°26'37" WEST 112.00 FEET; THENCE NORTH 89°47'13" EAST 524.00 FEET; THENCE SOUTH 22°45'13" WEST 118.78 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°28'13" EAST ALONG SAID QUARTER SECTION LINE 811.22 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED TO SALT LAKE CITY AS ENTRY NUMBER 2524699 IN BOOK 3278 AT PAGE 23; THENCE ALONG SAID PROPERTY CONVEYED TO SALT LAKE CITY CORPORATION THE FOLLOWING THREE (3) COURSES: SOUTH 00°00'02" EAST ALONG SAID LINE 171.61 FEET, SOUTH 85°58'00" EAST 261.59 FEET, AND NORTH 71°00'00" EAST 487.03 FEET TO A POINT ON THE WESTERLY LINE OF THE D&RGW RAILROAD PROPERTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES: SOUTH 28°20'27" WEST 213.07 FEET, NORTH 61°39'33" WEST 50.00 FEET, SOUTH 28°20'27" WEST 1040.00 FEET, SOUTH 89°45'27" WEST 56.94 FEET, SOUTH 28°20'27" WEST 547.76 FEET, SOUTH 61°39'33" EAST 50.00 FEET, AND SOUTH 28°20'27" WEST 416.33 FEET; THENCE NORTH 51°11'51" WEST 172.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 1300 WEST STREET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: NORTH 14°24'13" WEST 4.05 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A 614.63 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°27'09" A DISTANCE OF 305.22 FEET, NORTH 29°06'11" WEST 466.81 FEET, NORTH 28°13'15" WEST 386.53 FEET TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF A 2025.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°05'52" A DISTANCE OF 356.88 FEET; NORTH 38°19'06" WEST 141.18 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 0°03'41" WEST ALONG SAID SECTION LINE 410.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF LAND LYING WITHIN THE SALT LAKE CITY CANAL PROPERTY.