

# **SOUTH JORDAN CITY CITY COUNCIL REPORT**

**Meeting Date: 03-07-2023**

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**Issue:** DAYBREAK GRANDVILLE AVENUE AND LAKE AVENUE RIGHT-OF-WAY VACATION  
**Address:** West side of Grandville Ave. between South Jordan Parkway and Lake Avenue and South side of Lake Ave. between Vadania Drive and Lake Run Road  
**File No:** PLPLA202200224 and PLPLA202200166  
**Applicant:** LHM Real Estate

**Submitted by:** Greg Schindler, City Planner  
**Presented by:** Steven Schaefermeyer, Director of Planning

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**Staff Recommendation (Motion Ready):** I move to **Approve** Ordinance 2023-01 vacating a portion of right-of-way along the west side of Grandville Avenue between South Jordan Parkway and a portion of right-of-way along the south side of Lake Avenue between Vadania Drive and Lake Run Road.

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<b>CURRENT LU DESIGNATION</b>	Mixed Use Transit Oriented Development (MU TOD)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Public Street
<b>ADJACENT LAND USES</b>	Currently Vacant–Future Town Center Urban Development

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## **BACKGROUND:**

The applicant, Larry H. Miller Real Estate, petitioned the City to vacate right-of-way (ROW) along the west side of Grandville Avenue between South Jordan Parkway and Lake Avenue and along the south side of Lake Avenue between Vadania Drive and Lake Run Road.

The portions of ROW proposed to be vacated are not part of the roadway, but are the area adjacent to the curb (sidewalk/planter area). Should the City Council approve the proposed vacation, both a public utility easement (PUE) and public sidewalk access easement will be recorded within the vacated area.

When the original rights-of-way for Grandville Avenue and Lake Avenue were platted, the street sections and streetscape for this area had not been designed. As the applicant has refined the look and feel in the urban center, the street section and layout of sidewalk changed. This ROW vacation allows the area to attain a more urban feel. This proposed ROW vacation also helps to maintain continuity regarding the look and feel of previous Town Center projects by allowing future residential and commercial development to be closer to the street

If the City Council approves the ROW vacation, the property will be deeded to the adjacent property owner, Larry H. Miller Real Estate. Currently, there are no improvements located within the part of the ROW proposed to be vacated.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- Utah Code § 10-9a-609.5(3) provides standards of approval for vacating a public easement:  
The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:
  - (a) good cause exists for the vacation; and
  - (b) neither the public interest nor any person will be materially injured by the vacation.
- Staff finds that there is good cause for vacating the right-of-way for the following reasons:
  - When the Lake Avenue East Extension and Daybreak East Town Center roadway dedication plats were recorded in 2017 and 2019 respectively, the streetscape design for both roads had not been determined. As the developer refines the urban design of the area, the layout of sidewalk and planter area proposed moves homes closer to the street as is already in place in the Town Center area of Daybreak.
- No public interest or any person will be materially injured by the vacation of this segment of the right-of-way since it is currently undeveloped and its future development will meet City of South Jordan standards.

**Conclusion:** The proposed vacation of this segment of the right-of-way meets the requirements of Utah Code.

**Recommendation:** Based on the Findings and Conclusions listed above, Staff recommends that the City Council take comments at the public hearing and approve the petition to vacate, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

#### **ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

#### **SUPPORT MATERIALS:**

- Aerial Location Map
- Proposed ROW Vacation Exhibit
- Ordinance 2023-01

Approved by:

Steven Schaefermeyer  
Steven Schaefermeyer (Mar 1, 2023 08:53 MST)

Steven Schaefermeyer.  
Director of Planning

March 1, 2023

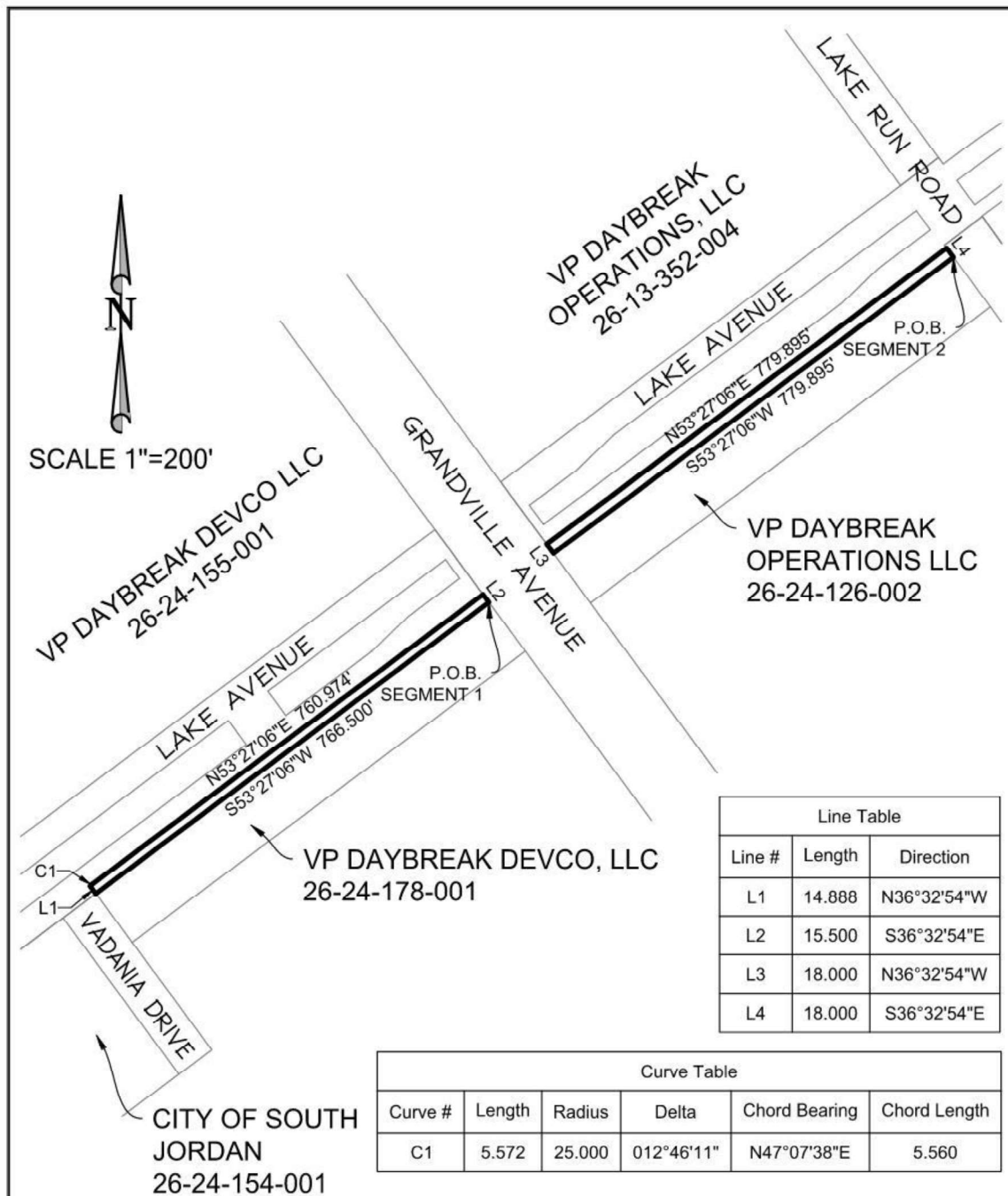
Date





Location Map





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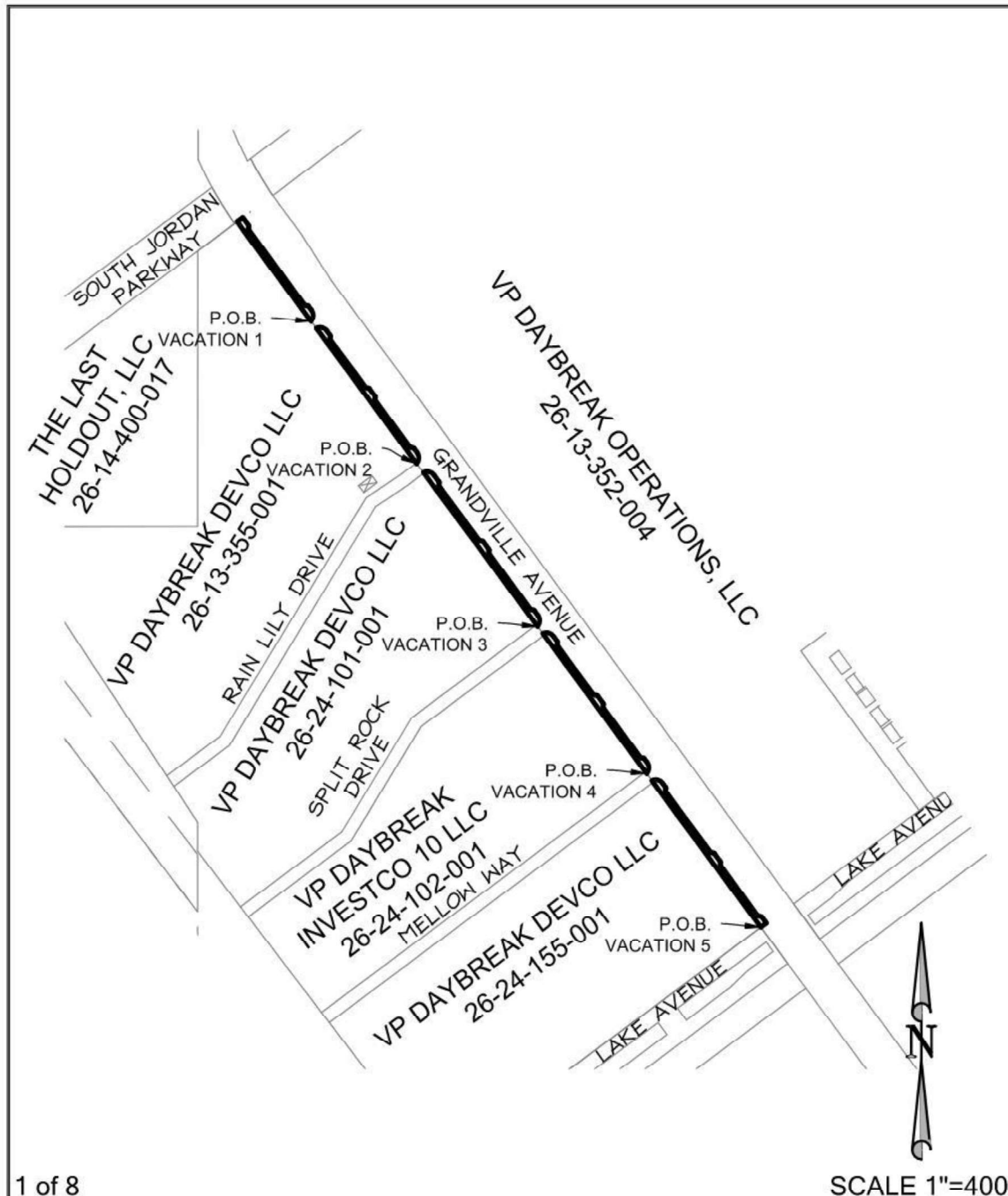
6608 SOUTH 1080 WEST, SUITE 100  
001088.0004 TEL 801.880.8811 FAX

WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

## RIGHT-OF-WAY VACATION EXHIBIT LAKE AVENUE EAST

PREPARED FOR: MILLER FAMILY REAL ESTATE





1 of 8

SCALE 1"=400'



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## RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE

PREPARED FOR: MILLER FAMILY REAL ESTATE

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN  
ATTN: PLANNING DEPARTMENT  
1600 W TOWNE CENTER DRIVE  
SOUTH JORDAN, UT 84095

**ORDINANCE 2023-01**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PORTION OF RIGHT-OF-WAY ALONG THE SOUTH SIDE OF LAKE AVENUE BETWEEN VADANIA DR AND LAKE RUN ROAD AND A PORTION OF RIGHT-OF-WAY ALONG THE WEST SIDE OF GRANDVILLE AVENUE BETWEEN SOUTH JORDAN PARKWAY AND LAKE AVENUE.**

**WHEREAS**, Utah Code §§ 10-9a-608, 609, and 609.5 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

**WHEREAS**, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate a 25,918 sq. ft. portion of Lake Avenue and a 40,530 sq. ft. portion of Grandville Avenue, existing Rights-of-Way (“ROW”) that run adjacent to the Applicant’s property; and

**WHEREAS**, the City Council held a public hearing to consider Applicant’s petition to vacate the portion of ROW; and

**WHEREAS**, pursuant to Utah Code § 10-9a-609.5(3), the City Council finds that there is good cause to vacate the said ROW and that neither the public interest nor any person will be materially injured by vacating the ROW.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Grant of Petition to Vacate.** The City Council hereby grants the Applicant’s petition to vacate the portion of ROW by adopting this Ordinance, more particularly shown on the attached **Exhibit A**.

**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 sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 3. Effective Date.** This Ordinance shall become effective upon recordation of this Ordinance or a subdivision plat showing the vacation of ROW along the south side of the existing road.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_

Approved as to form:

Gregory M. Simonson  
Gregory M. Simonson (Mar 1, 2023 10:58 MST)

\_\_\_\_\_  
Office of the City Attorney

## **Exhibit A**

### **GRANDVILLE AVENUE RIGHT-OF-WAY VACATION**

#### **Vacation 1**

**Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 357.368 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5930.086 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue the following (2) courses: 1) North 36°32'54" West 353.762 feet to a point on a 1263.500 foot radius tangent curve to the right, (radius bears North 53°27'06" East, Chord: North 35°43'17" West 36.477 feet); 2) along the arc of said curve 36.478 feet through a central angle of 01°39'15" to the Southeasterly Right- of-Way Line of South Jordan Parkway; thence along an extension of said South Jordan Parkway North 53°27'06" East 21.012 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 44°12'11" West, Chord: South 40°27'05" East 5.217 feet); thence along the arc of said curve 5.225 feet through a central angle of 10°41'27" to a point of reverse curvature with a 1242.000 foot radius tangent curve to the left, (radius bears North 54°53'39" East, Chord: South 35°40'57" East 25.000 feet); thence along the arc of said curve 25.000 feet through a central angle of 01°09'12" to a point of reverse curvature with a 4.500 foot radius non tangent curve to the right, (radius bears South 53°54'22" West, Chord: South 13°48'53" East 3.412 feet); thence along the arc of said curve 3.500 feet through a central angle of 44°33'30"; thence South 08°27'52" West 6.483 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'08" East, Chord: South 14°02'31" East 4.211 feet); thence along the arc of said curve 4.321 feet through a central angle of 45°00'47"; thence South 36°32'54" East 294.536 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.**

**Property contains 0.136 acres, 5940 square feet.**



## Vacation 2

Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 689.258 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5482.790 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 528.798 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 15.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 184.730 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 183.030 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.

Property contains 0.187 acres, 8131 square feet.

### **Vacation 3**

**Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1069.529 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4970.290 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 602.042 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 25.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 209.910 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 217.093 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 19.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.**

**Property contains 0.213 acres, 9261 square feet.**

#### **Vacation 4**

**Beginning at a point on the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1412.539 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4508.008 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 547.470 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 19.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 189.098 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 193.334 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 15.000 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 01°44'24" West 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36" to the point of beginning.**

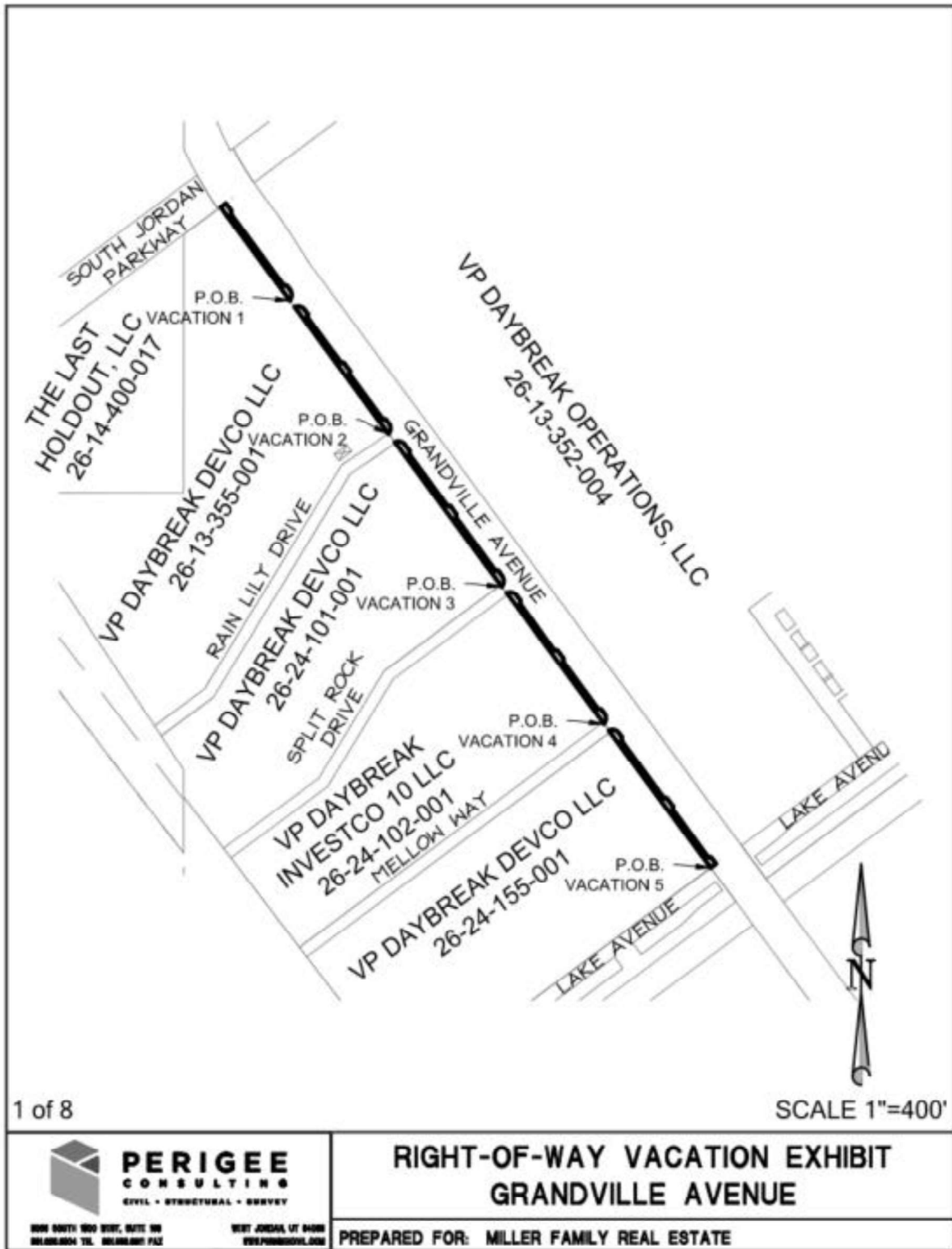
**Property contains 0.193 acres, 8422 square feet.**

## **Vacation 5**

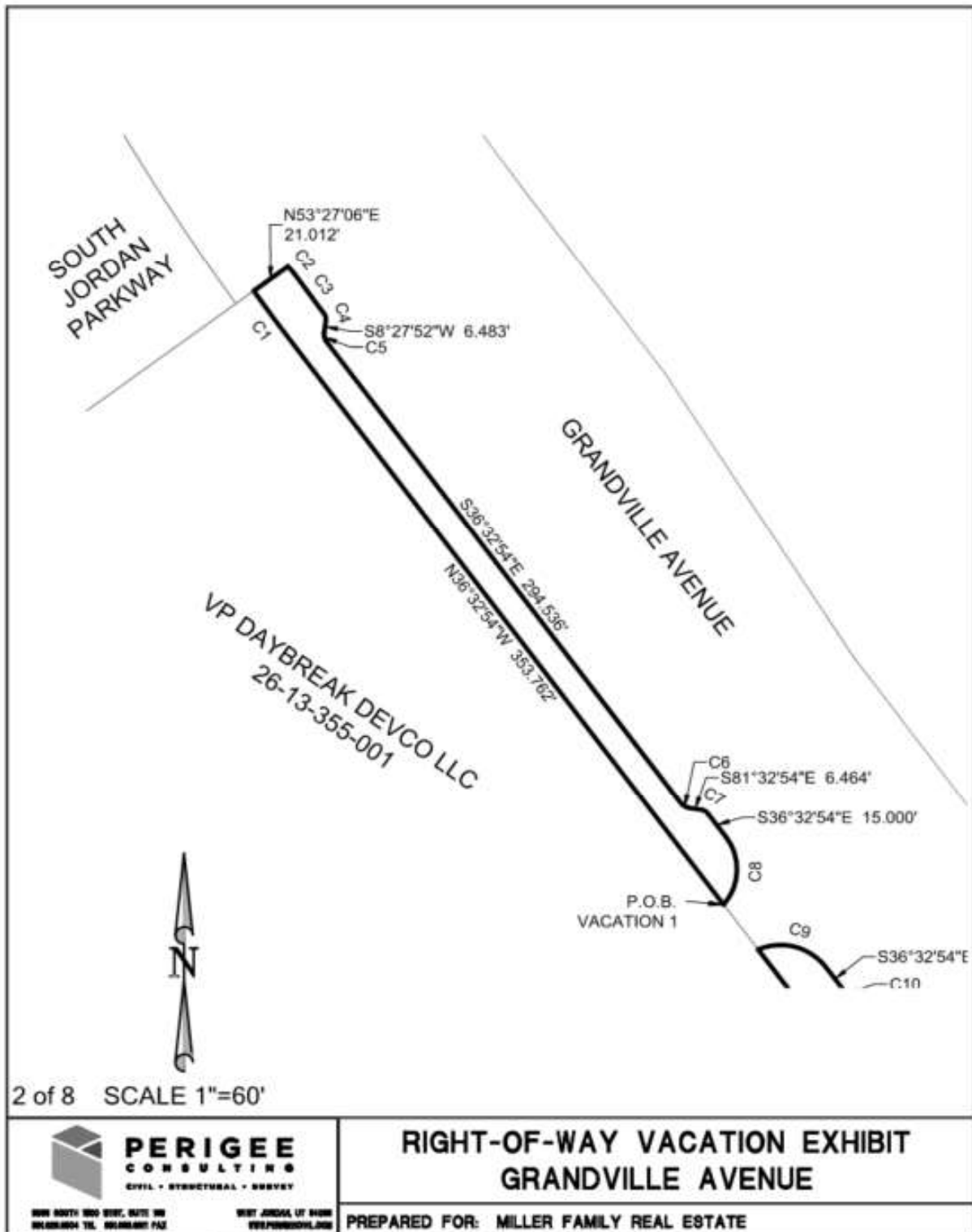
**Beginning at the intersection of the Northwestern Right-of-Way Line of Lake Avenue and the Southwesterly Right-of-Way Line of Grandville Avenue, said point lies South 89°55'30" East 1771.189 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4024.647 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Grandville Avenue North 36°32'54" West 573.735 feet to a point on a 28.000 foot radius non tangent curve to the right, (radius bears South 23°07'31" East, Chord: South 74°50'13" East 34.699 feet); thence along the arc of said curve 37.422 feet through a central angle of 76°34'36"; thence South 36°32'54" East 15.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 234.635 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve**

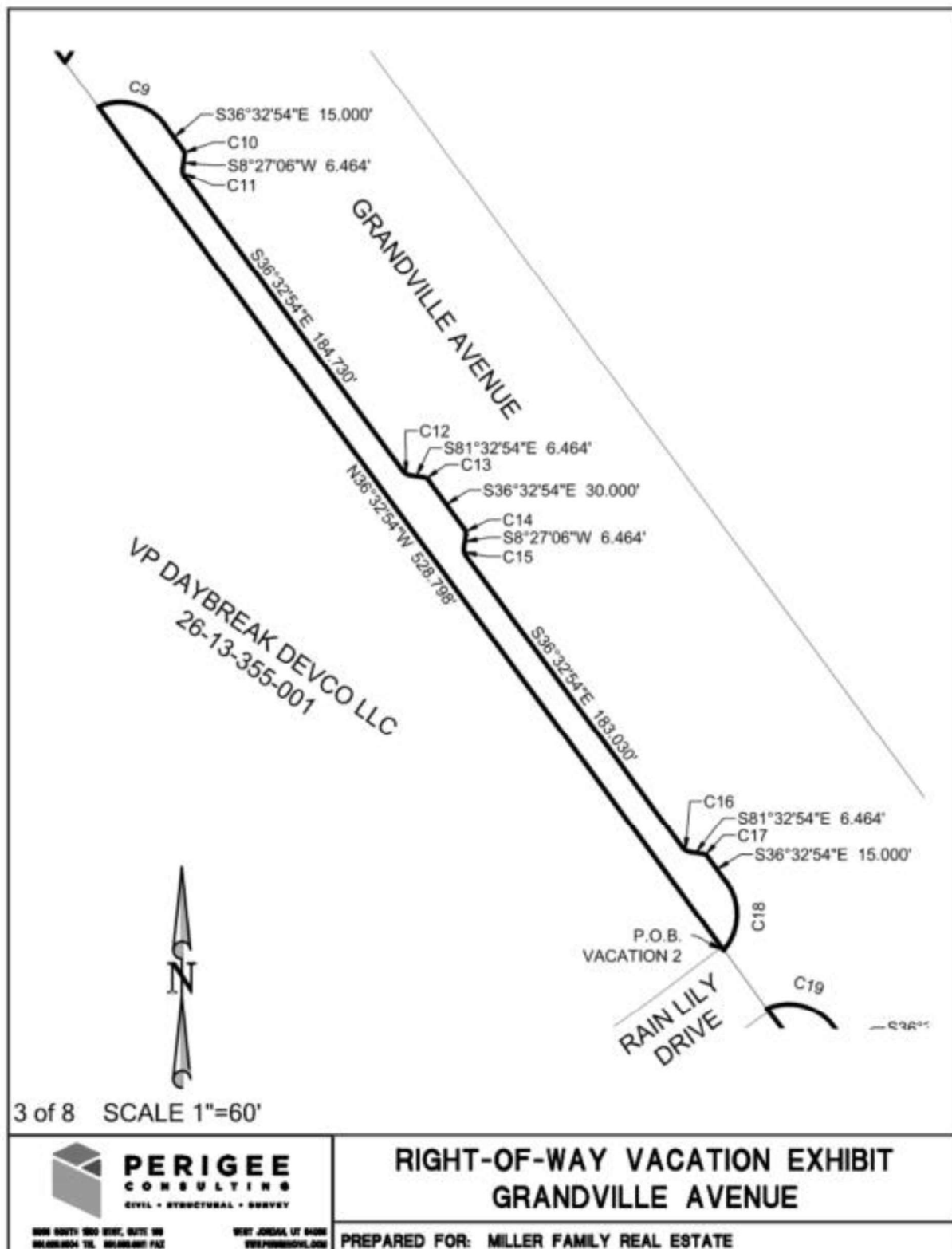
**3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 30.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 36°32'54" East 195.798 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 59°02'54" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 81°32'54" East 6.464 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 08°27'06" West, Chord: South 59°02'54" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 36°32'54" East 18.999 feet to a point on a 28.000 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 30°53'04" East 5.527 feet); thence along the arc of said curve 5.536 feet through a central angle of 11°19'42" to a point on an extension of said Northwestern Right-of-Way Line of Lake Avenue; thence along said extended Lake Avenue South 53°27'06" West 20.955 feet to the point of beginning.**

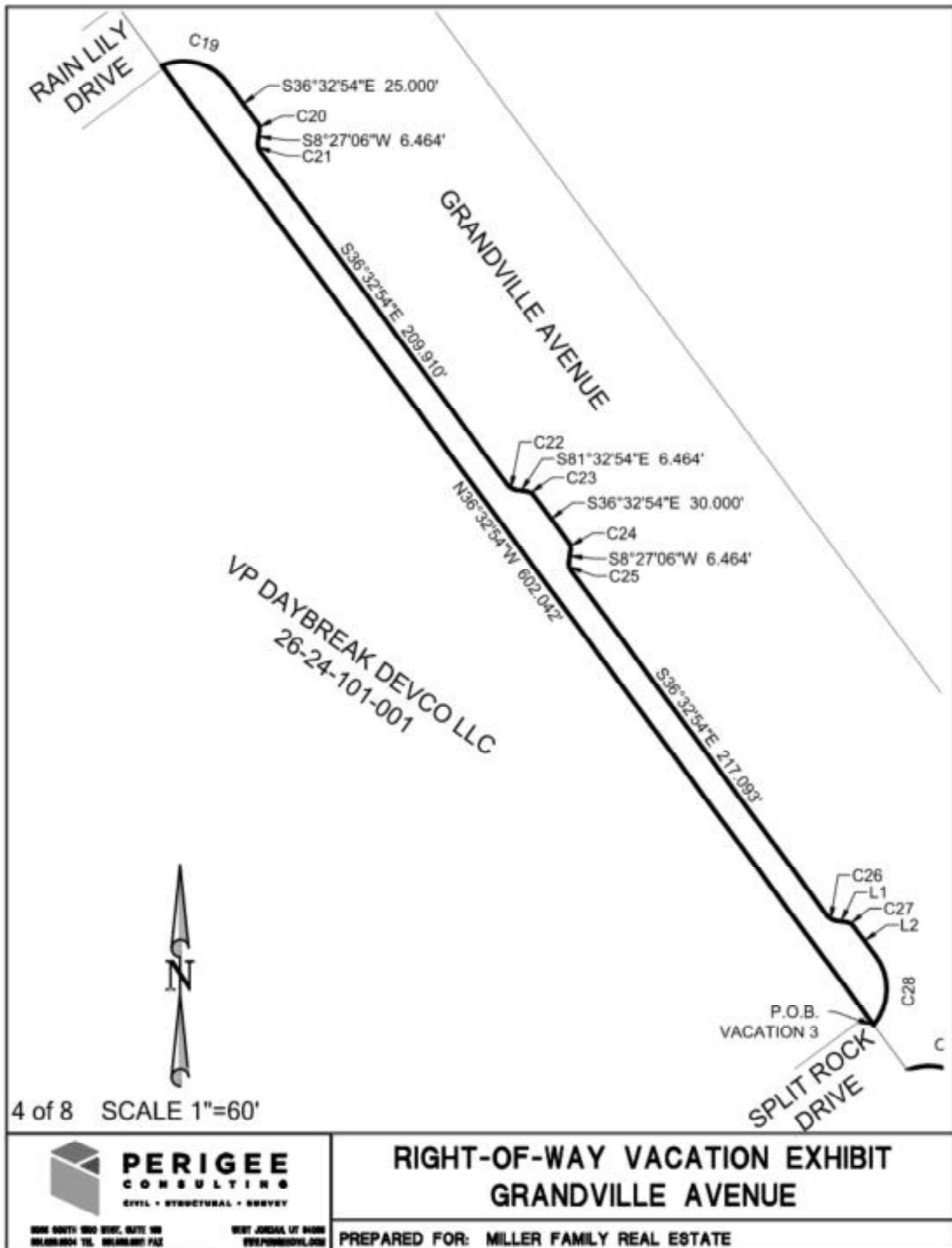
**Property contains 0.201 acres, 8776 square feet.**

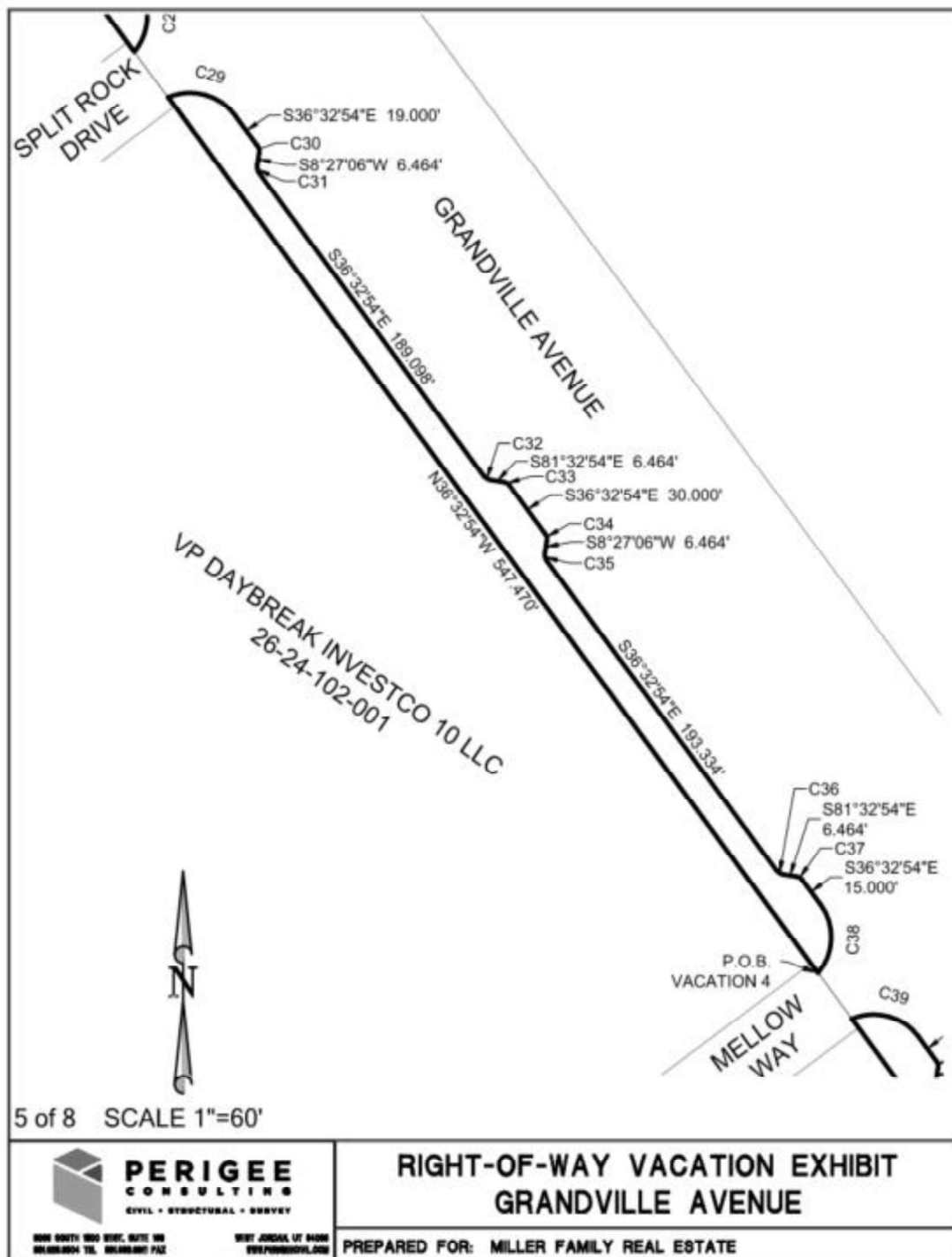












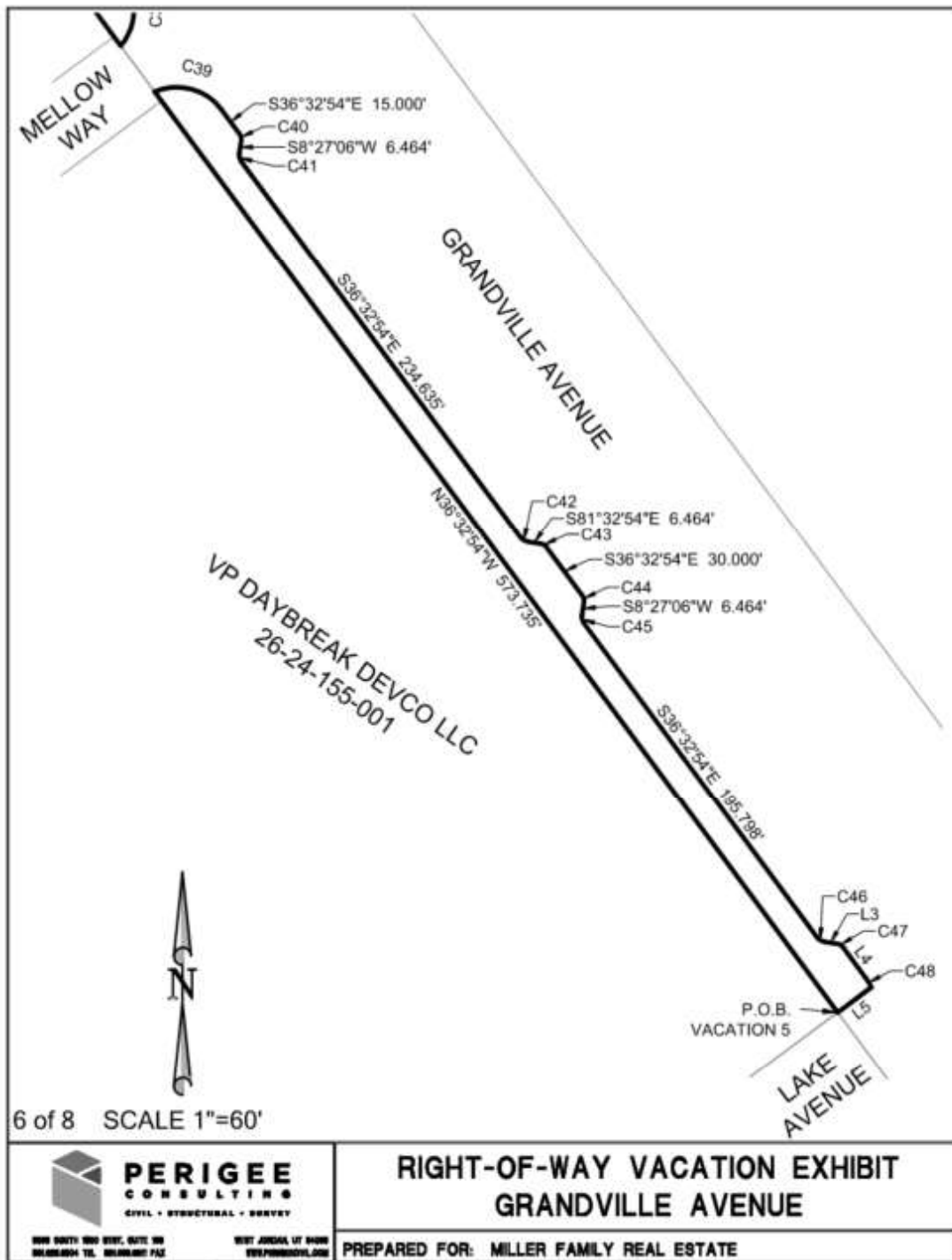
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 OREM, UT 84058  
 801.225.1111

## RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE

PREPARED FOR: MILLER FAMILY REAL ESTATE





Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	36.478	1263.500	001°39'15"	N35°43'17"W	36.477
C2	5.225	28.000	010°41'27"	S40°27'05"E	5.217
C3	25.000	1242.000	001°09'12"	S35°40'57"E	25.000
C4	3.500	4.500	044°33'30"	S13°48'53"E	3.412
C5	4.321	5.500	045°00'47"	S14°02'31"E	4.211
C6	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C7	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C8	37.422	28.000	076°34'36"	S01°44'24"W	34.699
C9	37.422	28.000	076°34'36"	S74°50'13"E	34.699
C10	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C11	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C12	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C13	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C14	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C15	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C16	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C17	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C18	37.422	28.000	076°34'36"	S01°44'24"W	34.699
C19	37.422	28.000	076°34'36"	S74°50'13"E	34.699
C20	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C21	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C22	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C23	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C24	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C25	4.320	5.500	045°00'00"	S14°02'54"E	4.210

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## RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE

PREPARED FOR: MILLER FAMILY REAL ESTATE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C27	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C28	37.422	28.000	076°34'36"	S01°44'24"W	34.699
C29	37.422	28.000	076°34'36"	S74°50'13"E	34.699
C30	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C31	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C32	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C33	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C34	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C35	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C36	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C37	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C38	37.422	28.000	076°34'36"	S01°44'24"W	34.699
C39	37.422	28.000	076°34'36"	S74°50'13"E	34.699
C40	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C41	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C42	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C43	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C44	3.534	4.500	045°00'00"	S14°02'54"E	3.444
C45	4.320	5.500	045°00'00"	S14°02'54"E	4.210
C46	4.320	5.500	045°00'00"	S59°02'54"E	4.210
C47	3.534	4.500	045°00'00"	S59°02'54"E	3.444
C48	5.536	28.000	011°19'42"	S30°53'04"E	5.527

Line Table		
Line #	Length	Direction
L1	6.464	S81°32'54"E
L2	19.000	S36°32'54"E
L3	6.464	S81°32'54"E
L4	18.999	S36°32'54"E
L5	20.955	S53°27'06"W

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## RIGHT-OF-WAY VACATION EXHIBIT GRANDVILLE AVENUE

PREPARED FOR: MILLER FAMILY REAL ESTATE

## LAKE AVENUE RIGHT-OF-WAY VACATION

## **Segment 1**

**Beginning at the intersection of the Southwesterly Right-of-Way Line of Grandville Avenue and the Southeasterly Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 1855.751 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3910.682 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Southeasterly Right-of-Way Line of Lake Avenue South 53°27'06" West 766.500 feet to the intersection of said Southeasterly Right-of-Way Line of Lake Avenue and the Northeasterly Right-of-Way Line of Vadania Drive; thence along the extension of said Northeasterly Right-of-Way Line of Vadania Drive North 36°32'54" West 14.888 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 49°15'27" East, Chord: North 47°07'38" East 5.560 feet); thence along the arc of said curve 5.572 feet through a central angle of 12°46'11" to a point lying 15.500 feet perpendicularly distant Northwesterly of said Southeasterly Right-of-Way Line of Lake Avenue; thence along said 15.500 feet perpendicularly distant Northwesterly line North 53°27'06" East 760.974 feet to said Southwesterly Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue South 36°32'54" East 15.500 feet to the point of beginning.**

**Property contains 0.273 acres, 11880 square feet.**

## **Segment 2**

**Beginning at the intersection of the Southwesterly Right-of-Way Line of Lake Run Road and the Southeasterly Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 2583.415 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4452.899 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Southeasterly Right-of-Way Line of Lake Avenue South 53°27'06" West 779.895 feet to the Northeasterly Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue North 36°32'54" West 18.000 feet to a point lying 18.000 feet perpendicularly distant Northwesterly of said Southeasterly Right-of-Way Line of Lake Avenue; thence along said 18.000 feet perpendicularly distant Northwesterly line North 53°27'06" East 779.895 feet to said Southwesterly Right-of-Way Line of Lake Run Road; thence along said Lake Run Road South 36°32'54" East 18.000 feet to the point of beginning.**

**Property contains 0.322 acres, 14038 square feet.**

