

REQUEST FOR A FEASIBILITY STUDY

As directed by Utah State Code 10-2a-202: The process to incorporate a contiguous area of a county as a city is initiated by a request for a feasibility study filed with the Office of the Lieutenant Governor.

Date: 9/24/2018

Contact sponsor's name: S. Ryan Sorensen

Name of proposed city: Erda

County in which proposed city is located: Tooele

Description of the contiguous area proposed to be incorporated as a city:

SEE ATTACHED

Sponsor 1 – Contact Sponsor

Printed name of private real property owner: Steven Ryan Sorensen

Telephone Number: 801-717-6271

Residence Address:

4647 NORTH AUTUMN COVE, ERDA, UTAH 84074

Mailing Address:

SAME AS ABOVE

The owners of private real property who have signed this request own property that:

☒ is located within the area proposed to be incorporated.

☒ covers at least 10% of the total private land area within the area

☐ is equal in value to at least 7% of the value of all private real property within the area.

I am an owner of private real property located within the area proposed to be incorporated.

I request the Lieutenant Governor to commission a study to determine the feasibility of incorporating the area as a city.

Signature

Date

9/24/2018

REQUEST FOR A FEASIBILITY STUDY (Utah Code 10-2a-202)

Sponsor 2

Printed name of private real property owner: Denise Martin

Telephone Number: 801-842-7700

Residence Address: 987 Tanglewood Road

Mailing Address: 987 Tanglewood Road Erda UT 84074

I am an owner of private real property located within the area proposed to be incorporated.

I request the Lieutenant Governor to commission a study to determine the feasibility of incorporating the area as a city.

Denise Martin
Signature

9-24-18
Date

Sponsor 3

Printed name of private real property owner: Kalem Sessions

Telephone Number: ~~435 277 0248~~ 435 277 0248

Residence Address: 1752 Brinlee Ct, Erda, UT 84074

Mailing Address: 1752 Brinlee Ct, Erda, UT 84074

I am an owner of private real property located within the area proposed to be incorporated.

I request the Lieutenant Governor to commission a study to determine the feasibility of incorporating the area as a city.

[Signature]
Signature

24 SEP 2018
Date

Sponsor 4

Printed name of private real property owner: Douglas Buss

Telephone Number: 206 817 0389

Residence Address: 918 E Brookfield Ave ERDA UT 84074

Mailing Address: 918 E BROOKFIELD AVE ERDA UT 84074

I am an owner of private real property located within the area proposed to be incorporated.

I request the Lieutenant Governor to commission a study to determine the feasibility of incorporating the area as a city.

[Signature]
Signature

9-24-2018
Date

REQUEST FOR A FEASIBILITY STUDY (Utah Code 10-2a-202)

Sponsor 5

Printed name of private real property owner: MICHAEL BUSS

Telephone Number: 801 - 712 - 8608

Residence Address: 3085 N BRONZEWOOD CIRCLE

Mailing Address: 3085 N BRONZEWOOD CIRCLE

I am an owner of private real property located within the area proposed to be incorporated.

I request the Lieutenant Governor to commission a study to determine the feasibility of incorporating the area as a city.

Michael Buss
Signature

9/24/18
Date

Proposed Boundary Acres 22,397.11
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Total Taxable Value	Total Market Value
\$160,506,488.93	\$312,747,749.00

7% of Total Value <u>\$21,892,342.43</u>

****As per Utah Code 10-2-103 and with respect to the number of private land holders, the Incorporation request will need signatures of private land holders representing at least 1,463.56 Acres and representing at least \$21,892,342.43 in*

***Disclaimer:** These figures are for based on the current values currently in the county tax system (MARCH 20th, 2015) and a private parcel delineations that are currently in the county GIS and values may vary as parcel data is updated.*

FINAL ENTITY PLAT – ERDA TOWNSHIP

SURVEYOR'S NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to describe the boundary of the proposed Final Entity Plat for the Erda Township.

The boundary is based on some field survey data, combined with record bearings and distances of Section lines, road and railroad rights-of-way, subdivision and annexation boundaries, and parcel boundaries.

The basis of bearing for this survey is the line between the found monuments at the West Quarter Corner and the East Quarter Corner of Section 22, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°59'33" East 5272.22 feet.

BOUNDARY DESCRIPTION

A parcel of land, containing all of the Erda Township, the boundary of which is more particularly described as follows:

Beginning at the Southeast Corner of Section 35, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which is located South 38°54'12" East 16,948.15 feet from the West Quarter Corner of Section 22, Township 2 South, Range 4 West, SLB&M, and running:

thence South 89°39'31" West 154.90 feet along the Section line, to the westerly line of the L.A. & S.L. Railroad, which is a 70-foot half-width;

thence Southwesterly 561.90 feet along the arc of a 1,840.08-foot radius curve to the right (center bears North 68°27'49" West, and the long chord bears South 30°17'05" West 559.72 feet, through a central angle of 17°29'46"), along said westerly line;

thence Southwesterly 323.90 feet along the arc of a 5423.40-foot radius curve to the right (center bears North 49°26'21" West, and the long chord bears South 42°16'18" West 323.85 feet, through a central angle of 3°25'19" [this curve is actually a spiral curve, of which the described curve is an approximation]), along said westerly line;

thence South 43°58'58" West 2833.19 feet along said westerly line, to the north-south Quarter Section line of Section 2, Township 3 South, Range 4 West, SLB&M;

thence South 0°28'23" East 28.56 feet along said Quarter Section line and the westerly line of said railroad, which transitions at this point from a 70-foot half-width to a 50-foot half-width;

thence South 43°58'58" West 3517.62 feet along said westerly line, to the south line of said Section 2;

thence North 89°46'08" West 185.56 feet along said Section line, to the Southeast Corner of Section 3, of said Township and Range;

thence South 89°40'25" West 2641.33 feet along the south line of said Section 3, to the South Quarter Corner thereof;

thence South 89°40'25" West 2544.13 feet along the Section line to the easterly line of State Road 36;

thence Northeasterly 731.18 feet along the arc of an 8,100.00-foot radius curve to the left (center bears North 85°14'40" West, and the long chord bears North 2°10'10" East 730.94 feet, through a central angle of 5°10'19"), along said easterly line;

thence North 0°24'59" West 3581.76 feet along said easterly line;

thence South 89°35'01" West 200.00 feet to the westerly line of said State Road 36;

thence South 0°24'59" East 66.62 feet along said westerly line and the extended boundary of Lot 15 of the 'Lakeview Ranchettes' subdivision, as recorded under Entry no. 067791, in the Tooele County Recorder's Office;

thence Southwesterly 79.78 feet along the arc of a 50.00-foot radius tangent curve to the right (center bears South 89°35'01" West, and the long chord bears South 45°17'31" West 71.58 feet, through a central angle of 91°25'01"), along the boundary of said Lot 15;

thence North 88°59'58" West 571.88 feet along the extended boundary of said Lot 15 and Lot 16 of said subdivision;

thence Southwesterly 230.87 feet along the arc of a 1,454.00-foot radius tangent curve to the left (center bears South 1°00'02" West, and the long chord bears South 86°27'06" West 230.63 feet, through a central angle of 9°05'51"), along the boundaries of said Lots, to the original boundary of said 'Lakeview Ranchettes' subdivision and the northerly line of the abandoned railroad right-of-way;

thence South 81°54'11" West 1298.06 feet along said boundary and railroad right-of-way;

thence Southwesterly 848.64 feet along the arc of a 6,300.00-foot radius tangent curve to the right (center bears North 8°05'49" West and the long chord bears South 85°45'43" West 848.00 feet, through a central angle of 7°43'05"), along said boundary lines;

thence South 89°37'16" West 7162.97 feet along said boundary lines, to, along, and past the end of the boundary of the 'Silver Spur Ranchettes Phase 2' subdivision, as recorded under Entry no. 077195, in the Tooele County Recorder's Office;

thence Northwesterly 354.13 feet along the arc of a 6,300.00-foot radius tangent curve to the right (center bears North 0°22'44" West, and the long chord bears North 88°46'07" West 354.08 feet, through a central angle of 3°13'14"), along the north line of said abandoned railroad right-of-way, to the east line of Section 6, Township 3 South, Range 4 West, SLB&M;

thence South 0°23'21" East 1333.56 feet along said Section line, to the East Quarter Corner of said Section 6;

thence South 0°18'01" East 2631.23 feet along the Section line to the Northeast Corner of Section 7, Township 3 South, Range 4 West;

thence South 89°40'23" West 2644.40 feet along the common section line between section 6 and 7;

thence South 89°40'23" West 2652.35 feet along the common section line between section 6 and 7, to the northeast corner of Section 12, T3S, R5W SLB&M;

thence South 0°20'45" East 2640.84 feet along the Section line to the East Quarter Corner of said Section 12;

thence South 0°20'45" East 2640.84 feet along the Section line to the Southeast Corner of said Section 12;

thence South 89°31'00" West 2651.90 feet along the Section line to the South Quarter Corner of said Section 12;

thence South 89°31'00" West 1988.09 feet along the Section line to the Grantsville City Limits;

thence North 0°07'40" West 748.11 feet along said city limits;

thence North 85°36'36" East 111.94 feet along said city limits;
 thence North 0°22'13" West 3520.49 feet along said city limits, being also the easterly line of Sheep Lane;
 thence Northwesterly 1286.65 feet along the arc of a 3,050.00-foot radius tangent curve to the left (center bears South 89°37'47" West, and the long chord bears North 12°27'20" West 1277.13 feet, through a central angle of 24°10'13"), along said limits and easterly line;
 thence North 24°32'26" West 450.87 feet along said limits and easterly line;
 thence Northwesterly 1229.27 feet along the arc of a 2,950.00-foot radius tangent curve to the right (center bears North 65°27'34" East, and the long chord bears North 12°36'10" West 1220.40 feet, through a central angle of 23°52'31"), along said limits and easterly line;
 thence North 0°39'55" West 450.40 feet along said limits and easterly line;
 thence North 89°40'28" East 1505.87 feet along said city limits;
 thence North 0°19'32" West 1065.00 feet along said city limits;
 thence South 89°40'28" West 1512.18 feet along said city limits, to the easterly line of Sheep Lane;
 thence North 0°39'55" West 1707.68 feet along said limits and easterly line to the north line of the abandoned railroad right-of-way;
 thence North 84°23'36" West 2188.65 feet along said limits and north line, to the south line of Section 35, Township 2 South, Range 5 West, SLB&M;
 thence South 89°41'01" West 534.79 feet along said limits and the Section line to the South Quarter Corner of said Section 35;
 thence South 89°40'35" West 2661.02 feet along said limits and Section line to the Southeast Corner of Section 34;
 thence South 89°40'35" West 2661.22 feet along said limits and the Section line to the South Quarter Corner of said Section 34;
 thence South 89°40'35" West 2661.22 feet along said limits and the Section line to the Southeast Corner of Section 33;
 thence South 89°40'35" West 2640.96 feet along said limits and the Section line to the South Quarter Corner of said Section 33;
 thence South 89°41'08" West 649.15 feet along said limits and the Section line, to the east line of Sun Valley Ranchettes Subdivision Phase 1, as recorded under Entry no. 81737, in the Tooele County Recorder's Office;
 thence South 0°04'10" East 411.05 feet along said limits and said Sun Valley Ranchettes Subdivision;
 thence South 89°14'00" East 374.05 feet along said limits and said Sun Valley Ranchettes Subdivision;
 thence North 0°02'45" West 3058.38 feet along said limits, along the west line of Phase 1, to and along the west line of Phases 2 of the 'Sun Valley Ranchettes' subdivisions, as recorded under Entry no. 86551, in the Tooele County Recorder's Office, to the Quarter Section line of said Section 33;
 thence North 0°11'41" West 2657.82 feet along said city limit line to the north line of said Section 33;
 thence North 0°54'06" West 5289.32 feet along said limit line to the north line of Section 28, Township 2 South, Range 5 West;

thence North 89°44'05" East 1023.00 feet along the Section line to the North Quarter Corner of said Section 28;

thence North 89°44'05" East 2736.72 feet along the Section line to the Northwest Corner of Section 27;

thence North 89°44'05" East 5306.45 feet along the Section line to the Northeast Corner of said Section 27;

thence North 89°44'05" East 5295.84 feet along the Section line to the Northeast Corner of Section 26;

thence North 89°44'16" East 4718.96 feet along the north line of Section 25, to the southeasterly line of State Road 138;

thence North 56°37'22" East 7016.34 feet along said southeasterly line, to the west line of Section 20, Township 2 South, Range 4 West;

thence South 0°13'40" East 1169.14 feet along the Section line to the West Quarter Corner of said Section 20;

thence North 89°23'06" East 2640.29 feet along the Quarter Section line to the Center Quarter Corner of said Section 20;

thence South 0°18'18" East 2656.04 feet along the Quarter Section line to the South Quarter Corner of said Section 20;

thence North 89°33'45" East 2643.82 feet along the Section line to the Northwest Corner of Section 28;

thence North 89°39'29" East 2642.66 feet along the Section line to the North Quarter Corner of said Section 28;

thence North 89°39'29" East 1258.26 feet along the Section line;

thence South 0°18'21" East 371.98 feet along the boundary of the Perry Homes parcel;

thence South 0°27'39" East 952.78 feet along said boundary;

thence South 0°20'42" East 1250.02 feet along said boundary;

thence North 89°54'19" East 692.44 feet along said boundary;

thence North 0°08'09" East 93.24 feet;

thence North 89°44'45" East 532.90 feet along said boundary, to the westerly line of State Road 36;

thence Northeasterly 155.73 feet along the arc of a 3,100.00-foot radius curve to the right (center bears South 80°05'35" East, and the long chord bears North 11°20'46" East 155.72 feet, through a central angle of 2°52'42"), along said westerly line;

thence North 12°47'07" East 366.94 feet along said westerly line;

thence Northeasterly 548.88 feet along the arc of a 9,900.00-foot radius tangent curve to the left (center bears North 77°12'53" West, and the long chord bears North 11°11'49" East 548.81 feet, through a central angle of 3°10'36"), along said westerly line;

thence North 9°36'31" East 483.93 feet along said westerly line;

thence Northeasterly 440.53 feet along the arc of a 10,100.00-foot radius tangent curve to the right (center bears South 80°23'29" East, and the long chord bears North 10°51'30" East 440.49 feet, through a central angle of 2°29'57"), along said westerly line;

thence North 12°06'28" East 541.78 feet along said westerly line, to the south line of Section 22;

thence North 89°39'29" East 204.82 feet along the Section line, to the easterly line of State Road 36;

thence North 12°06'28" East 926.20 feet along said easterly line;
 thence Northeasterly 933.57 feet along the arc of a 13,900.00-foot radius tangent curve to the right (center bears South 77°53'32" East, and the long chord bears North 14°01'55" East 933.39 feet, through a central angle of 3°50'53"), along said easterly line;
 thence North 15°57'21" East 185.07 feet along said easterly line;
 thence North 89°54'32" East 271.68 feet;
 thence South 0°29'39" East 1985.05 feet to the south line of said Section 22;
 thence North 89°39'29" East 230.22 feet along the Section line;
 thence North 33°20'53" East 594.92 feet;
 thence North 89°39'29" East 214.50 feet;
 thence South 0°20'31" East 495.00 feet to the Section line;
 thence North 89°39'39" East 544.50 feet along the Section line;
 thence North 0°31'20" West 1767.04 feet along the Quarter Section line and boundary of the 'Ironwood Subdivision, Phase 2', as recorded under Entry no. 152923, in the Tooele County Recorder's Office;
 thence North 89°30'40" East 49.11 feet along said subdivision boundary;
 thence North 68°00'36" East 1394.73 feet along said boundary;
 thence Northeasterly 267.48 feet along the arc of a 1,150.00-foot radius tangent curve to the left (center bears North 21°59'24" West, and the long chord bears North 61°20'49" East 266.88 feet, through a central angle of 13°19'35"), along said boundary;
 thence North 37°24'25" West 232.92 feet;
 thence North 52°28'54" East 413.97 feet;
 thence South 37°24'25" East 271.37 feet to the Quarter Section line;
 thence North 89°59'33" East 651.62 feet along the Quarter Section line, to the west line of Droubay Road;
 thence North 0°10'17" West 989.96 feet along said west line;
 thence West 1002.00 feet;
 thence North 1089.16 feet to the westerly line of the L.A. and S.L. railroad;
 thence North 57°49'02" West 63.29 feet along said line;
 thence Northwesterly 469.63 feet along the arc of a 2,923.03-foot radius non-tangent curve to the right (center bears North 30°44'17" East, and the long chord bears North 54°39'34" West 469.12 feet, through a central angle of 9°12'19" [this curve is actually a spiral curve, of which the described curve is an approximation]), along said line;
 thence Northwesterly 313.03 feet along the arc of a 1,557.69-foot radius curve to the right (center bears North 41°10'58" East, and the long chord bears North 43°03'37" West 312.51 feet, through a central angle of 11°30'51"), along said line;
 thence North 20°44'00" East 16.83 feet along said line, to the north line of Section 22;
 thence South 89°49'04" East 1670.22 feet along the Section line to the Northwest Corner of Section 23;
 thence South 89°38'34" East 2635.17 feet along the Section line to the North Quarter Corner of said Section 23;
 thence South 89°38'36" East 2635.20 feet along the Section line to the Northwest Corner of Section 24;

thence South 89°01'45" East 2658.38 feet along the Section line to the North Quarter Corner of said Section 24;

thence South 89°25'24" East 2536.08 feet along the Section line to the Northeast Corner of said Section 24;

thence northerly to the Northwest Corner of Section 19, Township 2 South, Range 3 West, SLB&M;

thence easterly along the north lines of Sections 19, 20, and 21 of Township 2 South, Range 3 West, to the County Line;

thence south-southeasterly along the County Line, which follows the high ridgeline of the Oquirrh Mountains, to its intersection with the south line of Section 34, Township 2 South, Range 3 West;

thence westerly along the south lines of Sections 34, 33, 32, and 31 of said Township and Range, to the Southeast Corner of Section 36, Township 2 South, Range 4 West, from which the Northeast Corner of Section 24, Township 2 South, Range 4 West, bears North 0°46'55" West 15,679.36 feet;

thence South 89°39'31" West 5280.00 feet along the south line of said Section 36, to the Point of Beginning,

Parcel contains approximately 22,415 acres

