



Board Meeting Packet

October 30, 2023

North Star Academy
Electronic Board Meeting Agenda
Monday, October 30, 2023



Location: North Star Academy, 2920 W. 14000 S., Bluffdale, UT 84065

Conference Call: This meeting will be held electronically. Please contact 801-444-9378 for login information, or you can attend the meeting at the school.

11:00 AM Call to Order by Sidney Warnick

There will be no public comment.

Business Items

- Discuss and/or Vote on Termination of Property Easement

11:30 AM Adjourn Meeting

School Mission

North Star Academy exists to engage and inspire students to achieve their highest potential through a safe, challenging, and individualized learning environment.

2023-2024 School Wide Improvement Goal

NSA Bears stand up, stand strong, stand together.

In compliance with the Americans with Disabilities Act, persons needing accommodations for this meeting should call 801-444-9378 to make appropriate arrangements before the meeting.

Hello Mrs. Archer,

Attached is the recorded subdivision plat map of the Ivy League Commercial Subdivision. The main road shown is the new 13900 South road.

The 25' easement is the dashed line shown on the bottom(South side) of lots 1 and 2 which extends from 2700 West, and heads West up to the property line of North Star Academy. The Brubaker Group also has a 25' easement along the North side of their property, for a combined 50' roadway easement that extends from 2700 West up to the property line of North Star Academy.

Becky Brown(Wasatch Tramp and Tumbling) purchased lot 2 from Mary and I last December, and we are working together to get the easement removed from our properties.

We have been working with Chris Lambert at Meridian Title Company to prepare a release for everyone to sign to remove the roadway easement.

Please let us know if you have any additional questions or concerns.

Thanks again,

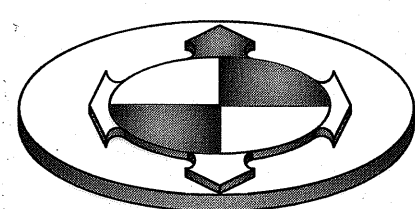
Jeremy



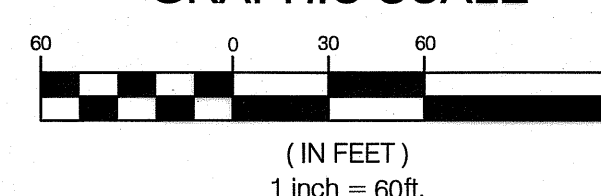
IVY LEAGUE COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTERS OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH

NORTH



GRAPHIC SCALE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	67.09'	1500.00'	2°33'45"	S 89°14'09" W	67.08'
C2	67.09'	1500.00'	2°33'45"	N 89°14'09" E	67.08'
C3	191.01'	335.00'	32°40'10"	S 73°08'53" E	188.44'
C4	23.24'	34.98'	38°04'35"	N 35°06'46" W	22.81'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 16°04'29" W	21.55'

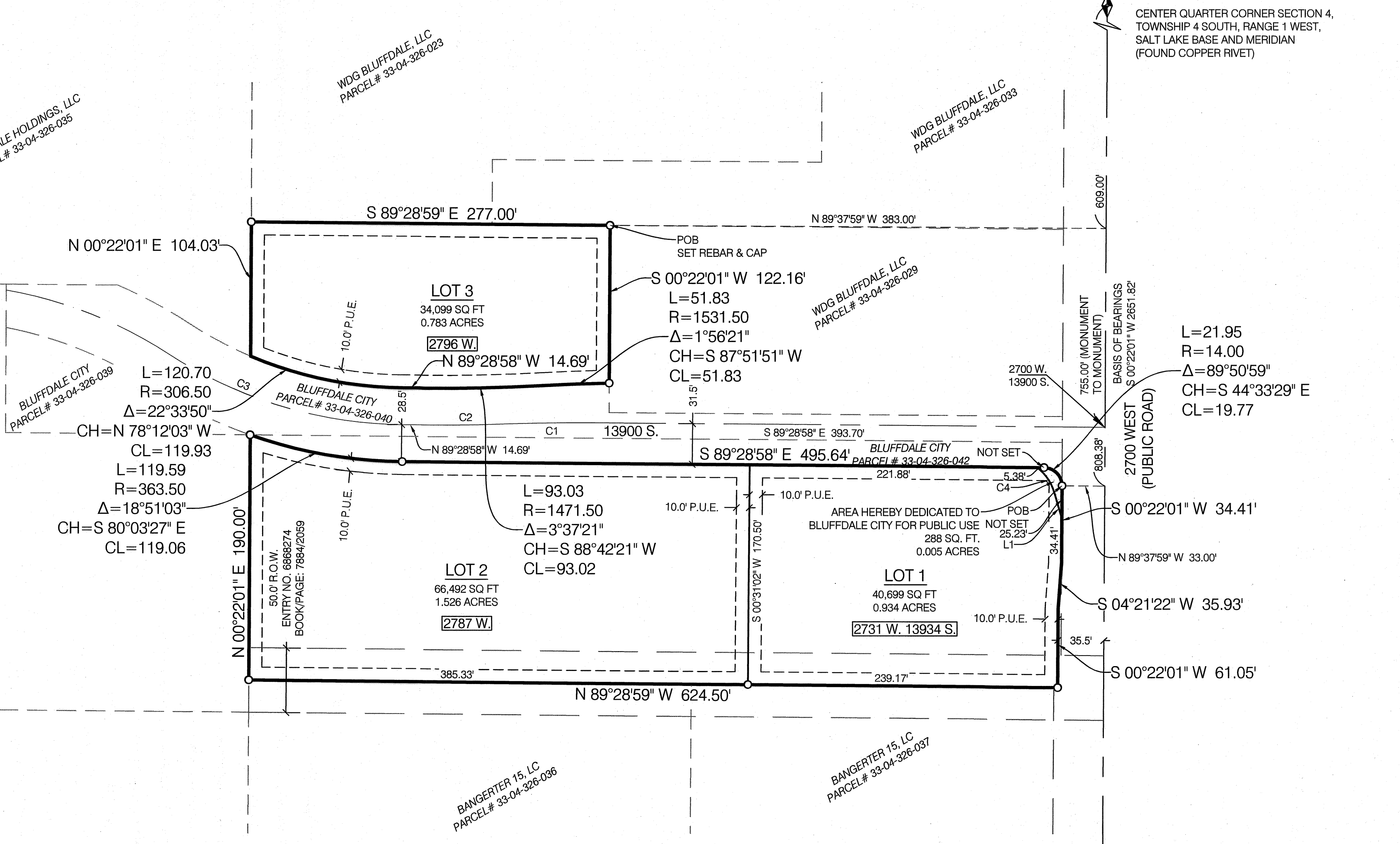
SR BLUFFDALE HOLDINGS, LLC
PARCEL # 33-04-326-035

WOG BLUFFDALE, LLC
PARCEL # 33-04-326-023

WOG BLUFFDALE, LLC
PARCEL # 33-04-326-033

WINTER, LOVI & MAURICE
PARCEL # 33-04-326-005

NORTH STAR ACADEMY, INC.
PARCEL # 33-04-326-007



CENTER QUARTER CORNER SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND COPPER RIVET)

755.00' MONUMENT
TO INCURMENT
BASIS OF BEARINGS
TO MONUMENT
S 00°22'01" W 2851.82'

SOUTH QUARTER CORNER SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND A STREET, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

IVY LEAGUE COMMERCIAL SUBDIVISION
BOUNDARY DESCRIPTION

TWO TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH AREA:
BEGINNING AT A POINT BEING SOUTH 00°22'01" WEST 609.00 FEET, AND NORTH 89°37'59" WEST 383.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°22'01" WEST 122.16 FEET; THENCE SOUTHWESTERLY 51.83 FEET ALONG THE ARC OF A 1531.50 FOOT NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 87°51'51" WEST 51.83 FEET; THENCE SOUTHWESTERLY 93.03 FEET ALONG THE ARC OF A 1471.50 FOOT REVERSE CURVE TO THE RIGHT, CHORD BEARS SOUTH 88°42'21" WEST 93.02 FEET; THENCE NORTH 89°28'58" WEST 14.69 FEET; THENCE NORTHWESTERLY 120.70 FEET ALONG THE ARC OF A 306.50 FOOT CURVE TO THE RIGHT, CHORD BEARS NORTH 78°12'03" WEST 119.93 FEET; THENCE NORTH 00°22'01" EAST 104.03 FEET; THENCE SOUTH 89°28'59" EAST 277.00 FEET TO THE POINT OF BEGINNING.

SOUTH AREA:
BEGINNING AT A POINT BEING SOUTH 00°22'01" WEST 808.38 FEET, AND NORTH 89°37'59" WEST 33.00 FEET FROM THE CENTER QUARTER CORNER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°22'01" WEST 59.64 FEET; THENCE SOUTH 04°21'22" WEST 35.93 FEET; THENCE SOUTH 00°22'01" WEST 61.05 FEET; THENCE NORTH 89°28'59" WEST 624.50 FEET; THENCE NORTH 00°22'01" EAST 190.00 FEET; THENCE SOUTHEASTERLY 119.59 FEET ALONG THE ARC OF A 383.50 FOOT NON-TANGENT CURVE TO THE LEFT, CHORD BEARS SOUTH 80°03'27" EAST 119.06 FEET; THENCE SOUTH 89°28'58" EAST 495.64 FEET; THENCE SOUTHEASTERLY 21.95 FEET ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 44°33'29" EAST 19.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.249 ACRES, MORE OR LESS
3 LOTS



OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, TO BE HEREAFTER KNOWN AS

IVY LEAGUE COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY, I HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF Oct, 2022.

JEREMY & MARY BITNER FAMILY LLC
JEREMY BITNER
JEREMY BITNER

LLC ACKNOWLEDGMENT
ON THE 21st DAY OF October, A.D. 2022, Jeremy Bitner, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE owner OF IVY LEAGUE COMMERCIAL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF IVY LEAGUE COMMERCIAL, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: June 15, 2025 COMMISSION NUMBER: 718819

Allison Wilcox
Allison Wilcox

LLC ACKNOWLEDGMENT
ON THE 27th DAY OF October, A.D. 2022, Jeremy Bitner, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE owner OF JEREMY & MARY BITNER FAMILY, LLC, A UTAH LIMITED LIABILITY COMPANY, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF JEREMY & MARY BITNER FAMILY, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: June 15, 2025 COMMISSION NUMBER: 718819

Allison Wilcox
Allison Wilcox

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LOCATED IN THE SOUTHWEST QUARTERS OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF BLUFFDALE, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER # 14043421
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Ivy League Commercial LLC DATE 11/17/2022 TIME 3:46 PM, BOOK 2022 PAGE 289
\$ 56.00
FEE \$
Amy D. DeWitt Deputy
DEPUTY SALT LAKE COUNTY RECORDER

2950 WEST
(PUBLIC ROAD)

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

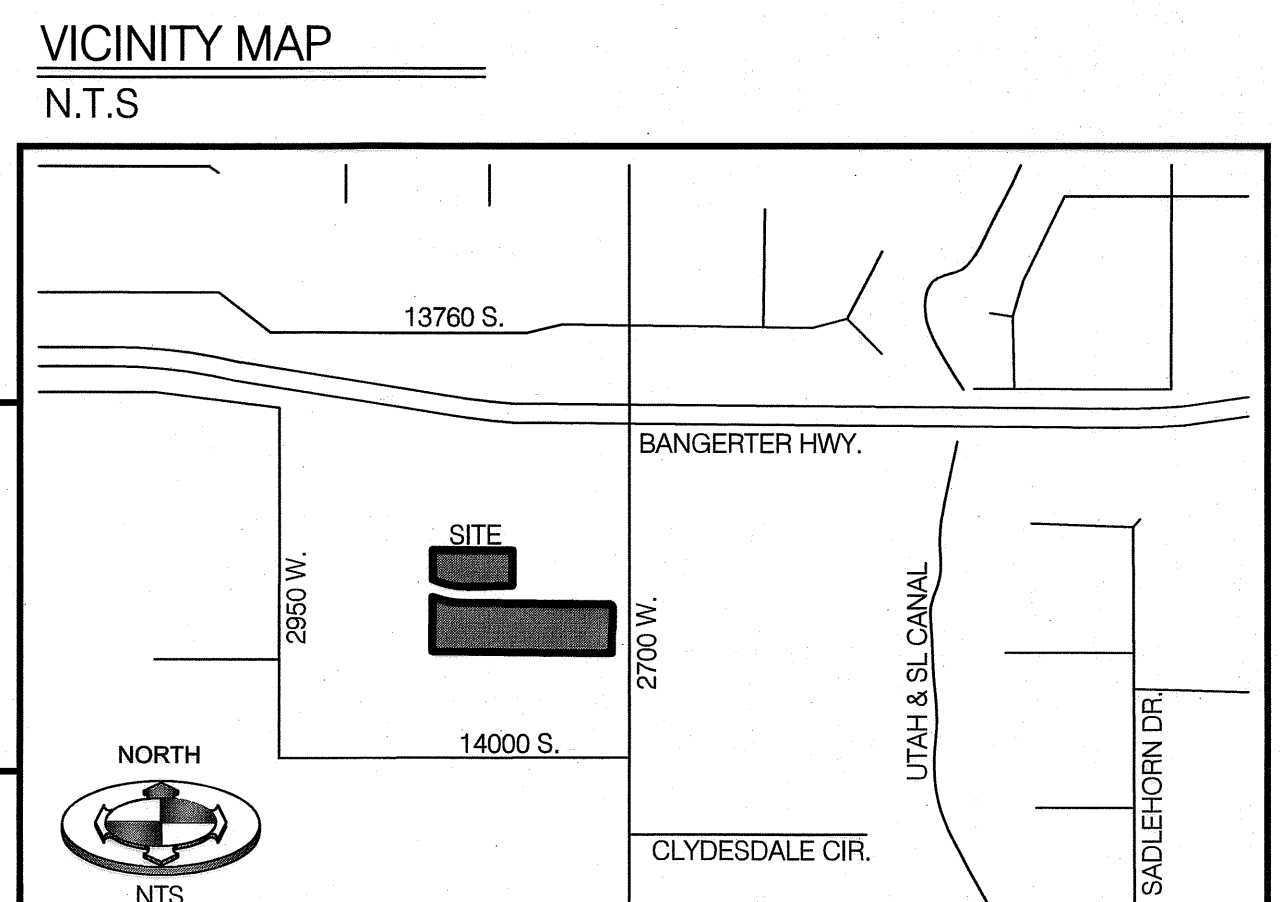
UTILITY APPROVAL

Brian 7/21/22
DOMINION ENERGY DATE

Aaron 7/19/22
ROCKY MOUNTAIN POWER DATE

Paul Bieing 7-22-2022
CENTURY LINK DATE

Stephan 7-21-22
COMCAST DATE



LEGEND

- SECTION CORNER
- BOUNDARY CORNER (FOUND 3/4 REBAR AND CAP)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EXISTING RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- FIRE HYDRANT (EXISTING)

NOTE:
THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

DEVELOPER/OWNER:
NAME: IVY LEAGUE HOMES
ADDRESS: 2938 WEST COUNTRY CLASSIC DR.
BLUFFDALE CITY, UT 84065
EMAIL ADDRESS: JEREMYBITNER@HOTMAIL.COM

SALT LAKE COUNTY SURVEYOR
ROS# S2021-03-0141
PLAT REVIEWER DATE

SOUTH VALLEY SEWER IMPROVEMENT DISTRICT
APPROVED THIS 24 DAY OF Oct, A.D. 2022. BY SOUTH VALLEY SEWER.
SOUTH VALLEY SEWER REPRESENTATIVE

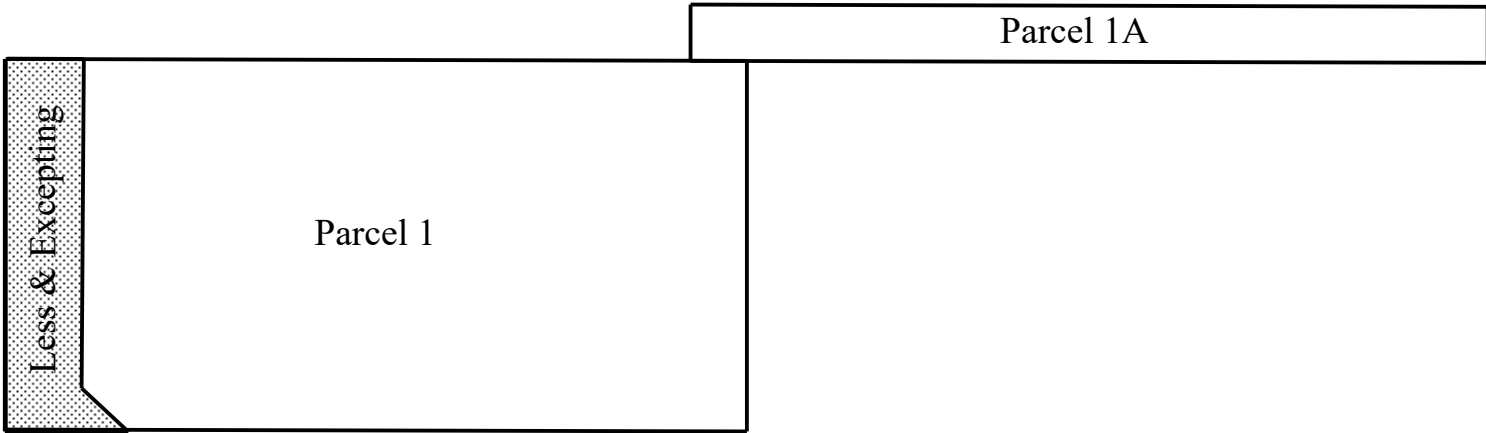
SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS 27 DAY OF October, A.D. 2022.
Rick Jellison REPRESENTATIVE

CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.
15 NOV 22
Michael Harris CITY ENGINEER

APPROVAL AS TO FORM
APPROVED THIS 15th DAY OF November, A.D. 2022.
Bluffdale City Attorney

LAND USE AUTHORITY
APPROVED THIS 15th DAY OF November, A.D. 2022.
Bluffdale City Engineer - Attest
Land Use Authority

SALT LAKE COUNTY RECORDER # 14043421
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Ivy League Commercial LLC DATE 11/17/2022 TIME 3:46 PM, BOOK 2022 PAGE 289
\$ 56.00
FEE \$
Amy D. DeWitt Deputy
DEPUTY SALT LAKE COUNTY RECORDER



10/13/2023

Scale: 1 inch= 171 feet

File:

Tract 1: 5.0000 Acres (217799 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1980 ft.
 Tract 2: 0.8150 Acres (35500 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1520 ft.
 Tract 3: 0.5359 Acres (23345 Sq. Feet), Closure: n84.5003e 2.15 ft. (1/400), Perimeter=859 ft.

- | | |
|-------------------|----------------------|
| 01 /s0w 990.0 | 15 /s0w 303.06m |
| 02 /n89.51w 660.0 | 16 /n89.51w 403.804m |
| 03 s0w 330.0 | 17 s89.51e 20.726m |
| 04 n89.51w 660.0 | 18 s00.2209w 89.365m |
| 05 n0e 330.0 | 19 s46.5502e 17.318m |
| 06 s89.51e 660.0 | 20 n89.51w 33.451m |
| 07 @0 | 21 n0e 101.1m |
| 08 /s0w 940.0 | |
| 09 s0w 50.0 | |
| 10 n89.51w 710.0 | |
| 11 n0e 50.0 | |
| 12 s89.51e 710.0 | |
| 13 @0 | |
| 14 e6.27 n4.48 | |