



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Holladay City Council will hold two public hearings on **Thursday, July 17, 2025 as close to 6:00 P.M. as possible**, in the Holladay City Council Chambers, 4580 S 2300 E, Holladay UT.

The purpose of the hearing is to consider a partial vacation and realignment of the public right-of-way in accordance with ordinance §13.10a.150(B) of the Holladay City Code. The recommendation to vacate a portion (3,891 square feet) of Arbor Lane, located approximately at 2000 East 5320 South, was deemed acceptable due to the completion of right-of-way realignment improvements that benefit public access to current redevelopment projects at this intersection.

The proposed amendment is available for public inspection on the City's website www.holladayut.gov and at the Community Development Dept during normal business hours.

The public can watch the live video stream of the meeting remotely at https://www.holladayut.gov/government/agendas_and_minutes.php To make a public comment or to provide input during any public hearing, you can do so in the following ways:

1. In-person attendance at Holladay City Hall.
2. Email your comments by 5:00 PM on the meeting date to scarlson@holladayut.gov or call 801-527-3890.

CERTIFICATE OF POSTING

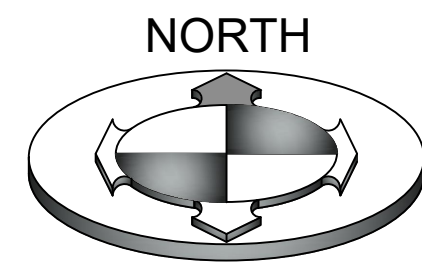
I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website www.holladayut.gov, the Utah Public Notice website www.utah.gov/pmn, and was emailed to the Salt Lake Tribune, Deseret News and others who have indicated interest.

DATE POSTED: Thursday, July 3, 2025 @ 10:00 am

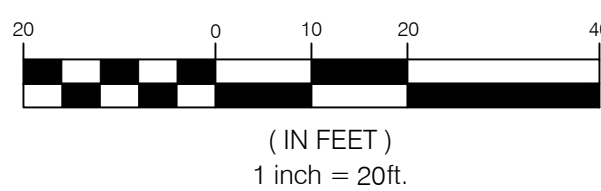
*Stephanie N. Carlson MMC,
City Recorder, City of Holladay*

ARBOR PLAZA SUBDIVISION - P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND
THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF HOLLADAY, SALT LAKE COUNTY, UTAH
ZONE: C-2



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

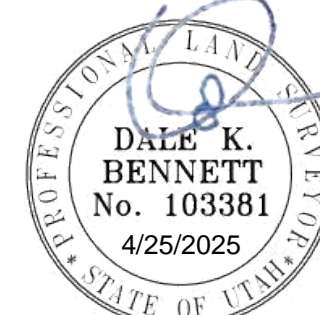
I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 103381, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED 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 STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ARBOR PLAZA SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 01°10'23" WEST 15.00 FEET ALONG THE MONUMENT LINE FROM THE WITNESS CORNER FOR THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 2, SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°10'23" WEST 106.15 FEET ALONG THE MONUMENT LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 13°16'07" WEST 33.90 FEET; 2) NORTHWESTERLY 76.25 FEET ALONG THE ARC OF A NON-TANGENT ARC TO THE LEFT, CHORD BEARS NORTH 09°48'51" WEST 75.82 FEET; 3) NORTH 20°23'50" WEST 59.86 FEET; 4) NORTH 23°48'07" WEST 65.53 FEET; THENCE NORTH 08°53'19" WEST 5.39 FEET; THENCE NORTH 05°23'29" EAST 5.36 FEET; THENCE NORTH 23°48'07" WEST 1.65 FEET TO A POINT ON A 16.00' RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG SAID CURVE 23.56 FEET THROUGH CENTRAL ANGLE OF 84°21'27" (CHORD BEARS NORTH 18°22'36" EAST 21.49 FEET); THENCE NORTH 30°36'23" WEST 3.43 FEET; THENCE NORTH 60°31'01" EAST 67.42 FEET TO A POINT ON A 18.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG SAID CURVE 17.63 FEET THROUGH A CENTRAL ANGLE OF 56°06'46" (CHORD BEARS NORTH 88°34'24" EAST 16.93 FEET); THENCE SOUTH 63°22'13" EAST 104.07 FEET; THENCE SOUTH 85°24'37" EAST 163.98 FEET; THENCE SOUTH 05°21'10" WEST 147.99 FEET TO THE NORTHEAST CORNER OF COTTONWOOD COVE CONDOMINIUMS OF HOLLADAY PHASE 4 ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 85°23'07" WEST 252.96 FEET ALONG SAID NORTHERLY LINE, TO THE POINT OF BEGINNING.

CONTAINS: 50,791 SQ FT OR 1.166 ACRES, MORE OR LESS
5 LOTS



FOR REVIEW
ONLY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO 5 LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

ARBOR PLAZA SUBDIVISION - P.U.D.

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.
THIS _____ DAY OF _____, A.D. 20____.

ORANGE PROPERTIES, LLC CITY OF HOLLADAY ET AL

SIGNATURE

SIGNATURE

(PRINT NAME):

(PRINT NAME):

TITLE:

TITLE:

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D. 2025, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF _____ IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE _____ OF ORANGE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF ORANGE PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

NOTARY PUBLIC
COMMISSIONED IN UTAH

ARBOR PLAZA SUBDIVISION - P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE
SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CITY OF HOLLADAY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

CITY NOTES:
1) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED OF THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MIGHT BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2) AS PER PANNED UNIT DEVELOPMENT APPROVED BY THE CITY OF HOLLADAY PLANNING COMMISSION #PZ 23-2-03.
3) SITE SUBJECT TO STORM WATER MANAGEMENT AGREEMENT SEE FILE 23-2-03.
4) NO CITY MANTANCE ON PRIVATE ACCESS EASEMENT.

DEVELOPER: ORANGE PROPERTIES, LLC
CONTACT: BRET LAUGHLIN
PHONE: 801-244-7161
EMAIL: BRETLEAUGHLIN-CAPITAL.COM

LEGEND

- SECTION CORNER (FOUND)
- STREET MONUMENT (FOUND)
- WITNESS CORNER (FOUND)
- BOUNDARY CORNER (SET 1/2" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- FIRE HYDRANT
- UTILITY POLE

UNIFIED FIRE DEPARTMENT

APPROVED THIS _____ DAY
OF _____, A.D. 20____

RECORD OF SURVEY

R.O.S. NO. S2021-10-0663

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ BY _____

(SIGNATURE)

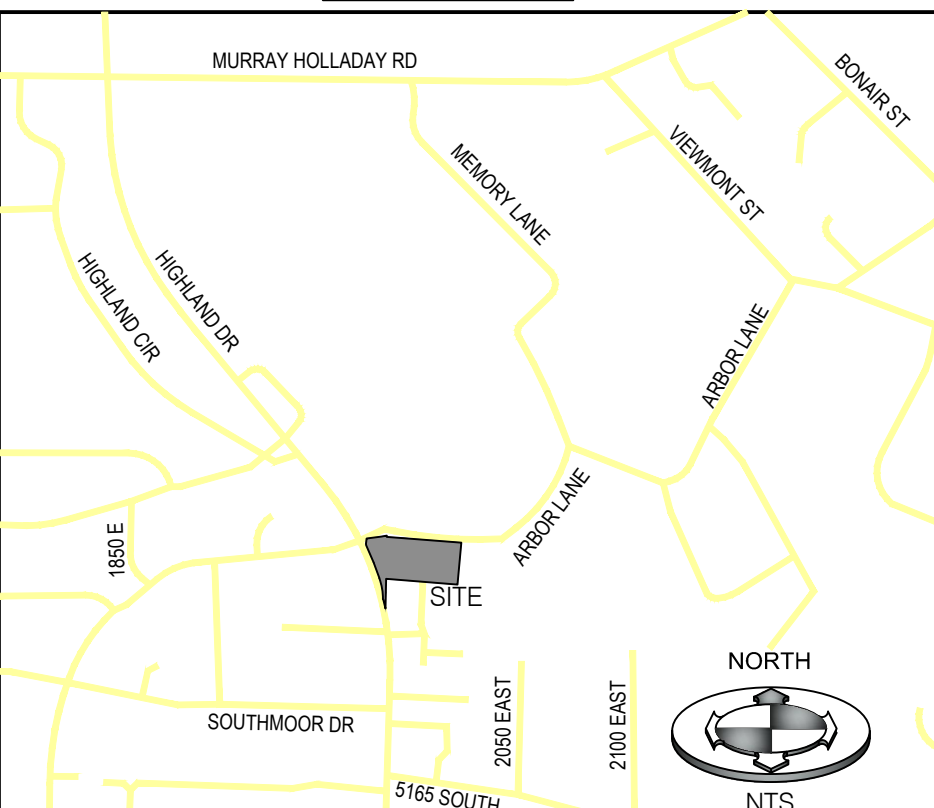
NOTARY PUBLIC NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP



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

PLANNING COMMISSION

APPROVED THIS _____ DAY
OF _____, A.D. 20____

PLANNING COMMISSION CHAIR

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF
_____, A.D. 20____

SALT LAKE COUNTY HEALTH DEPARTMENT

CITY OF HOLLADAY ENGINEER

APPROVED THIS _____ DAY
OF _____, A.D. 20____

CITY OF HOLLADAY ENGINEER

COMMUNITY ECONOMIC DEVELOPMENT

APPROVED THIS _____ DAY
OF _____, A.D. 20____

COMMUNITY ECONOMIC DEVELOPMENT DIRECTOR

CITY OF HOLLADAY

APPROVED AND ACCEPTED THIS _____ DAY
OF _____, A.D., 20____

ATTEST: _____ RECORDER _____ CITY MANAGER _____

CITY ATTORNEY

APPROVED THIS _____ DAY
OF _____, A.D., 20____

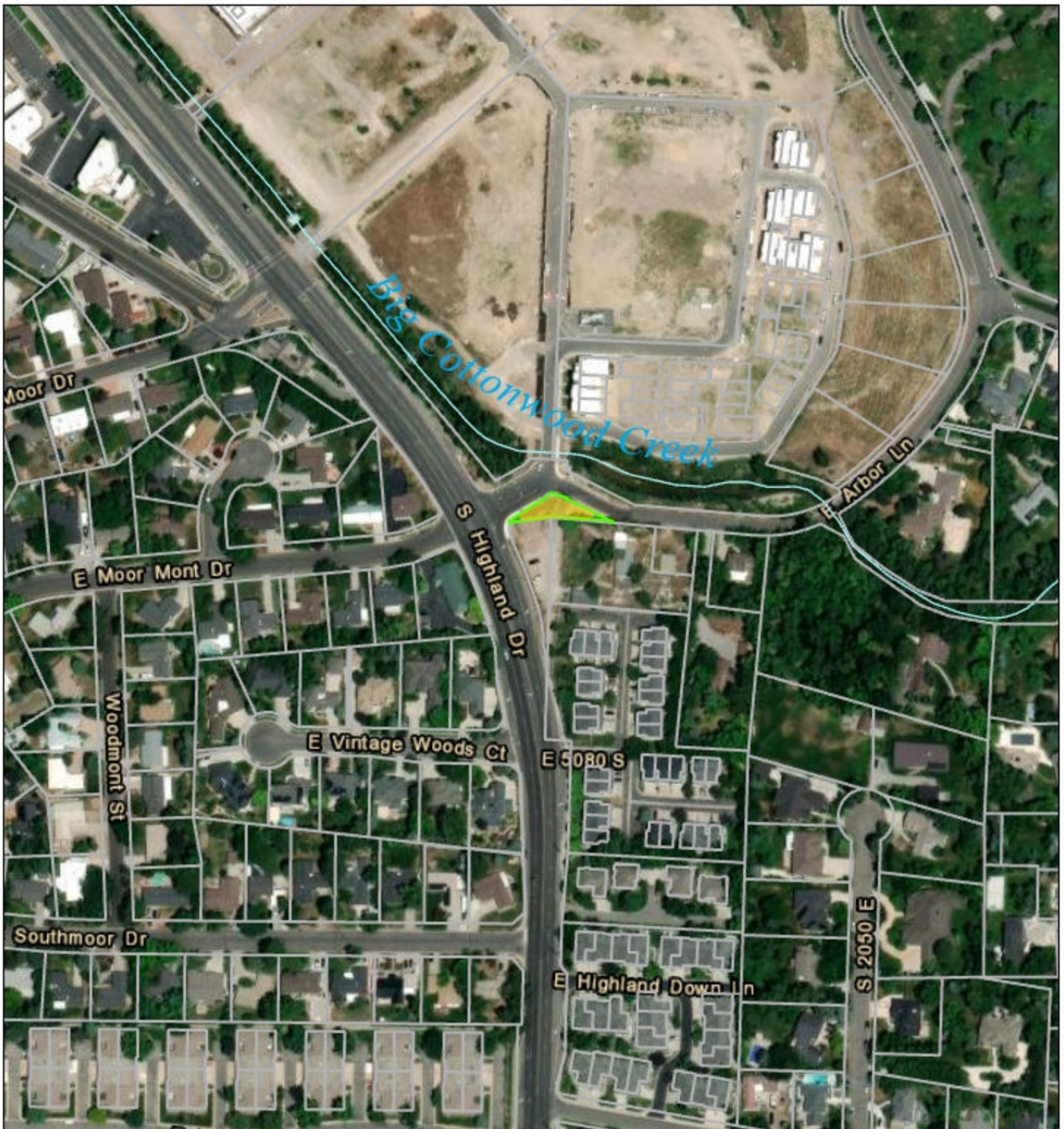
CITY OF HOLLADAY ATTORNEY

SALT LAKE COUNTY RECORDER

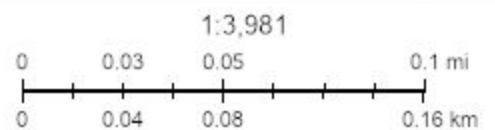
RECORDER NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST
OF _____ DATE _____
TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

Arbor Partial Vacation



June 11, 2025



Murray City GIS, County of Salt Lake, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Esri, HERE, IPC, Maxar

This map was created by the office of the Salt Lake County Assessor, in The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field Survey of, nor establish