



## Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<http://www.co.tooele.ut.us/Building/planning.htm>

VAC 2021-01

# Road Vacation Summary and Recommendation

**Public Body:** Tooele County Planning Commission

**Meeting Date:** December 19, 2018

**Affected Parcel IDs:** 05-033-0-0043, 05-033-0-0034,  
& 05-033-0-0040

**Current Zone:** A-20 (Agricultural, 20 Acre Min)  
& C-G (Commercial General)

**Property Address:** Unaddressed parcels

**Request:** Recommendation of approval for the proposed road vacation for the extension of Center Street  
**Unincorporated:** Stansbury Park/Lake Point

**Planners:** Jeff Miller

**Planning Commission Recommendation:** Not yet received

**Planning Staff Recommendation:** Approval

**Applicant Name:** Tooele County

## PROJECT DESCRIPTION

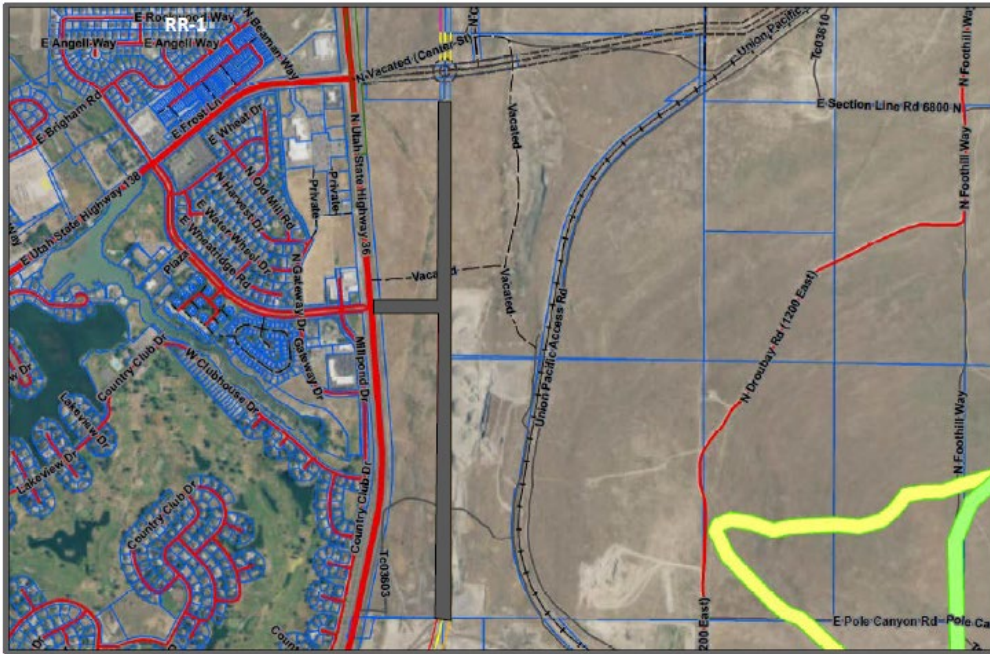
Tooele County is requesting a recommendation of approval for a proposed road vacation for the previously dedicated extension of Center Street (approved in December of 2018). The Center Street extension was located south of the re-aligned intersection of Pole Canyon and Center Street. Part of the road dedication included an extension of Stansbury Parkway between SR-36 and the proposed Center Street extension.

When the Adobe Rock Planned Community was originally proposed by Rio Tinto, the development agreement had included language that would obligate the County to deed back any dedicated right of ways to Rio Tinto, if the development were to be overturned by referendum. With the successful referendum approved by voters last fall, the proposed road vacation (with associated plat and deeds) is a procedural act to fulfill the obligations of the development agreement.

If recommended for approval by the Tooele County Planning Commission, the County Council will hear this item at a future meeting.

\*Continued on the next page.

### SITE & VICINITY DESCRIPTION

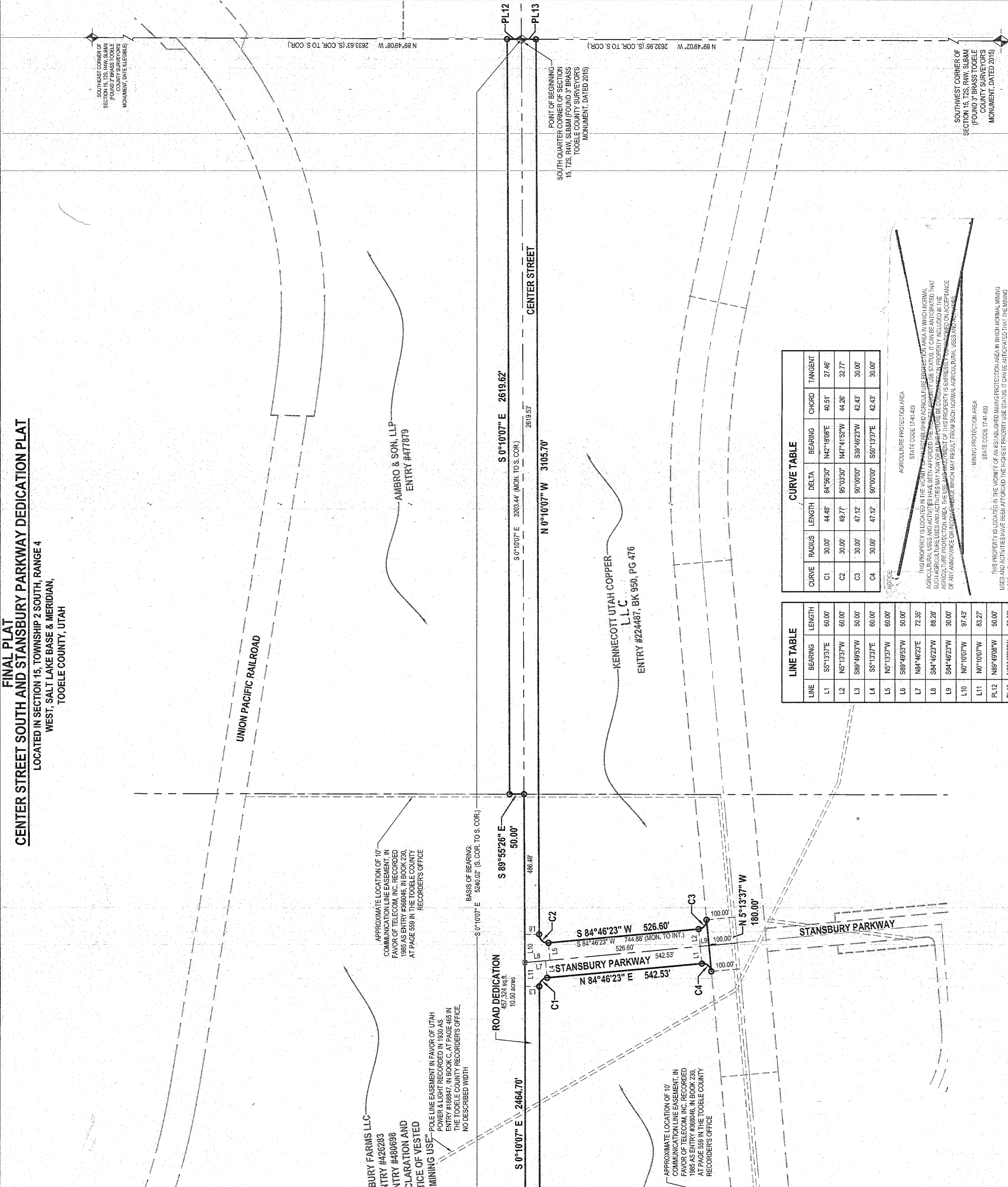
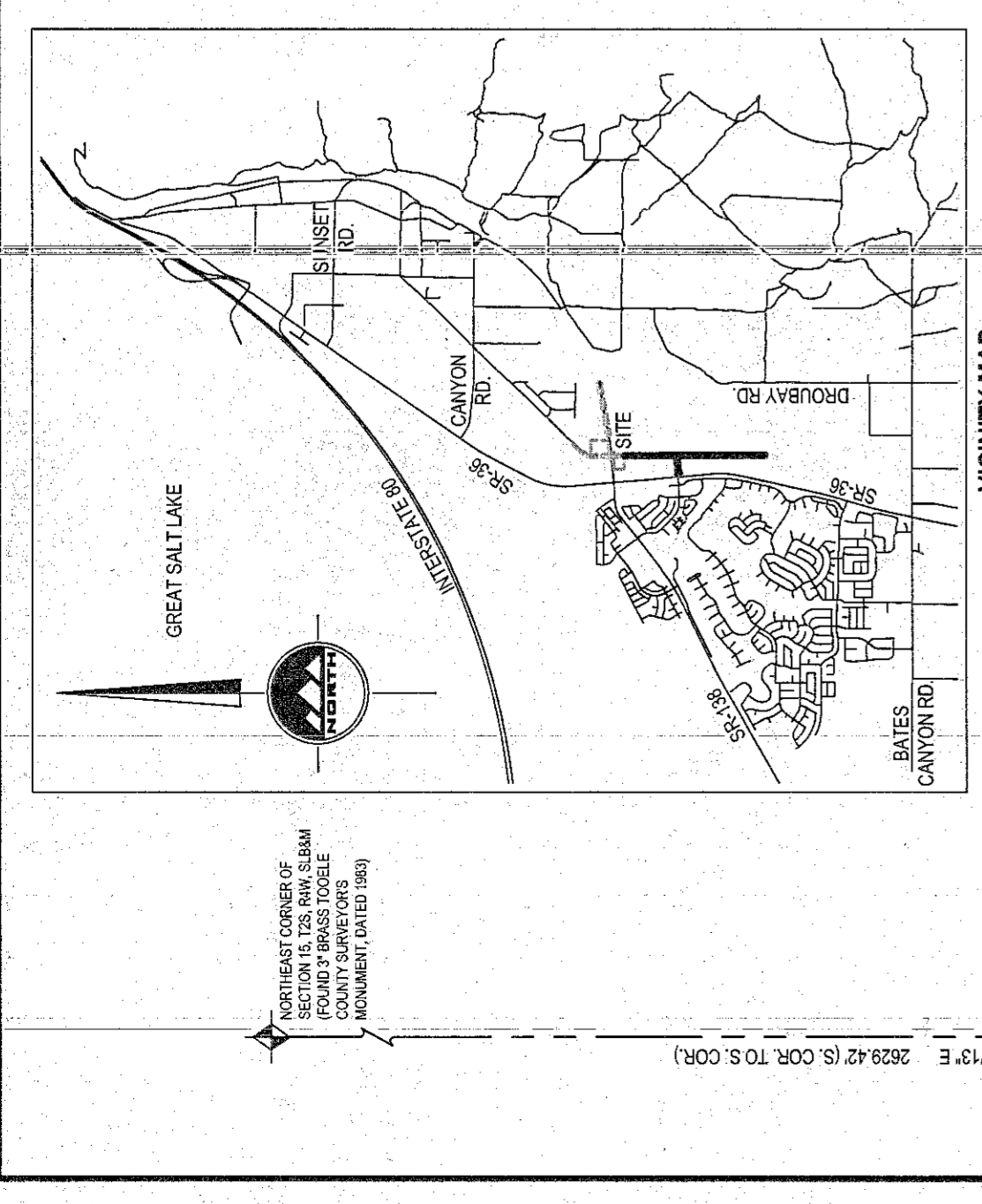


The immediate vicinity surrounding the proposed road dedication is generally comprised of large parcels in the A-20 (Agricultural, 20 Acre Minimum) Zone, with a few parcels zoned C-G (Commercial General) at the southern end of the area being dedicated for the proposed roadway. There are some gravel pits in operation in the general vicinity. There is a large parcel in the MG-EX, east across the railroad tracks.

### PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval to the Tooele County Council for the proposed road vacation.

**FINAL PLAT  
CENTER STREET SOUTH AND STANSBURY PARKWAY DEDICATION PLAT  
LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4  
WEST, SALT LAKE BASE & MERIDIAN,  
TOOELE COUNTY, UTAH**



**SURVEYOR'S CERTIFICATE**  
I, Douglas J. Kistner, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into streets hereinafter to be known as CENTER STREET SOUTH AND STANSBURY PARKWAY DEDICATION PLAT, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all the street frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land, situated in Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian, also located in Tooele County, Utah, more particularly described as follows:  
Beginning at the found 3' Brass Tooele County Surveyor's monument, dated 2015, at the South Quarter Corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:  
thence North 89°49'53" West 50.00 feet along the Section Line  
thence North 0°10'07" West 3105.70 feet, turning parallel with said 50.00 foot radius tangent curve to the left (center bears North 89°49'53" West, and the long chord bears North 42°13'07" West 44.26 feet, through a central angle of 89°10'39");  
thence South 89°49'53" West 50.00 feet;  
thence South 0°10'07" East 2619.62 feet, through a central angle of 89°10'07", to the Eastern line of State Road 36, as established by found right-of-way markers;  
thence North 5°13'37" West 180.00 feet along said Eastern line;  
thence South 89°49'53" West 50.00 feet, through a central angle of 89°10'07", to the Eastern line of State Road 36, as established by found right-of-way markers;  
thence North 89°49'53" West 50.00 feet, through a central angle of 89°10'07", to the Eastern line of State Road 36, as established by found right-of-way markers;  
thence North 0°10'07" East 49.51 feet, through a central angle of 89°10'07", to the Eastern line of State Road 36, as established by found right-of-way markers;  
thence North 89°49'53" East 542.53 feet;  
thence North 0°10'07" East 30.00 feet, through a central angle of 89°10'07", to the Eastern line of State Road 36, as established by found right-of-way markers;  
thence North 89°49'53" East 50.00 feet, to the Quarter Section Line, to the Center Quarter Corner of said Section 15;  
thence South 89°49'53" East 50.00 feet along the Quarter Section Line;  
thence South 0°10'07" East 2619.62 feet, turning parallel with said 50.00 foot radius tangent curve to the left (center bears North 89°49'53" West, and the long chord bears North 42°13'07" West 44.26 feet, through a central angle of 89°10'39");  
thence North 89°49'53" West 50.00 feet, to the Point of Beginning.

Contains 457,224 square feet, or 10.39 acres.

Date: MAY 10, 2019  
By: Douglas J. Kistner  
License No. 334575

**OWNERS' DEDICATION**  
Know all men by these presents that the undersigned are the owners of the herein described tract of land and hereby cause said described tract to be dedicated as a portion of Center Street, as shown herein, hereinafter to be known as:

**CENTER STREET SOUTH AND STANSBURY PARKWAY  
DEDICATION PLAT**

The undersigned owners hereby dedicate to Tooele County all those tracts of land designated on this plat as streets, the same to be used as public thoroughfares hereafter.

In witness whereof, I, we have hereunto set my (our) hand this 17 day of July, A.D. 2019  
By: Mark R. Brennan  
By: George Stewart  
By: RT 1941

STATE OF UTAH  
County of SALT LAKE, I.S.S.

On the 17 day of July, A.D. 2019,  
I, the undersigned Notary Public, in and for said County of SALT LAKE, State of UTAH, do hereby certify that the above and foregoing is the true and correct copy of the Declaration of Dedication of the Board of Directors for the purposes therein mentioned and acknowledged to be that said Corporation executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

NOTARY PUBLIC

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH,  
County of SALT LAKE,  
On the 17 day of July, A.D. 2019,  
I, the undersigned Notary Public, in and for said County of SALT LAKE, State of UTAH, do hereby certify that the above and foregoing is the true and correct copy of the Declaration of Dedication of the Board of Directors for the purposes therein mentioned and acknowledged to be that said Corporation executed the same.

MY COMMISSION EXPIRES: November 20, 2019 NOTARY # 686010  
By: Jaydawn Mann RESIDING IN SALT LAKE COUNTY,  
Jaydawn Mann PUBLIC

STATE OF UTAH,  
County of SALT LAKE, I.S.S.  
On the 13 day of August, A.D. 2019,  
I, the undersigned Notary Public, in and for said County of SALT LAKE, State of UTAH, do hereby certify that the above and foregoing is the true and correct copy of the Declaration of Dedication of the Board of Directors for the purposes therein mentioned and acknowledged to be that said Corporation executed the same.

MY COMMISSION EXPIRES: November 3, 2021 NOTARY # 1616861  
By: Uma A. Norton RESIDING IN SALT LAKE COUNTY,  
Uma A. Norton PUBLIC

**TOOELE COUNTY ENGINEER**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY ENGINEER,  
Paul M. Cleop  
TOOELE COUNTY ENGINEER

**COUNTY TREASURER**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY TREASURER,  
Quinn Leavelle  
TOOELE COUNTY TREASURER

**TOOELE COUNTY SURVEY DEPARTMENT**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY SURVEY DEPARTMENT,  
Mark R. Brennan  
RECORD OF SURVEY FILE # 2019-00761  
Mark R. Brennan CHIEF DEPUTY

**TOOELE COUNTY ATTORNEYS**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY ATTORNEYS,  
Stef  
TOOELE COUNTY ATTORNEY

**TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES,  
Robynne Cantor  
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

**TOOELE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY HEALTH DEPARTMENT,  
Dr. J. J. J.  
TOOELE COUNTY HEALTH DEPT.

**TOOELE COUNTY PLANNING COMMISSION**  
APPROVED THIS 23 DAY OF May, 2019  
BY THE TOOELE COUNTY PLANNING COMMISSION,  
Wendy J. J.  
CHAIR, TOOELE COUNTY PLANNING COMMISSION

**NORTH TOOELE FIRE DISTRICT**  
APPROVED THIS 16 DAY OF May, 2019  
BY THE NORTH TOOELE COUNTY FIRE DISTRICT,  
Wendy J. J.  
NORTH TOOELE COUNTY FIRE DISTRICT, CHIEF

**ROCKY MOUNTAIN POWER COMPANY**  
APPROVED THIS 15 DAY OF May, 2019  
BY THE ROCKY MOUNTAIN POWER COMPANY,  
Wendy J. J.  
ROCKY MOUNTAIN POWER

LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	S 30.00°	44.48'	S 84°46'23" W	46.51'	27.46'			
C2	S 30.00°	49.77'	S 84°46'23" W	41.26'	32.77'			
C3	S 30.00°	47.12'	S 89°49'53" W	42.43'	30.00'			
C4	S 30.00°	47.12'	S 89°49'53" W	42.43'	30.00'			
L1	S 89°55'26" E	50.00'						
L2	S 84°46'23" W	526.60'						
L3	N 84°46'23" E	542.53'						
L4	S 89°49'53" W	50.00'						
L5	S 89°49'53" W	50.00'						
L6	N 84°46'23" E	72.85'						
L7	S 84°46'23" W	88.28'						
L8	S 84°46'23" W	50.00'						
L9	S 84°46'23" W	50.00'						
L10	N 0°10'07" W	97.43'						
L11	N 0°10'07" W	63.27'						
PL12	N 89°49'52" E	2632.96'						
PL13	N 89°49'52" E	2632.96'						

**ENSIGN**  
SALT LAKE CITY  
1500 WEST 1000 SOUTH  
PH: 435.843.3900  
FAX: 435.878.0108  
WWW.ENSIGN.COM

**TOOELE COUNTY ENGINEER**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY ENGINEER,  
Paul M. Cleop  
TOOELE COUNTY ENGINEER

**COUNTY TREASURER**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY TREASURER,  
Quinn Leavelle  
TOOELE COUNTY TREASURER

**TOOELE COUNTY SURVEY DEPARTMENT**  
APPROVED THIS 19 DAY OF May, 2019  
BY THE TOOELE COUNTY SURVEY DEPARTMENT,  
Mark R. Brennan  
RECORD OF SURVEY FILE # 2019-00761  
Mark R. Brennan CHIEF DEPUTY

**TOOELE COUNTY ATTORNEYS**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY ATTORNEYS,  
Stef  
TOOELE COUNTY ATTORNEY

**TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES,  
Robynne Cantor  
DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

**TOOELE COUNTY HEALTH DEPARTMENT**  
APPROVED THIS 19 DAY OF MAY, 2019  
BY THE TOOELE COUNTY HEALTH DEPARTMENT,  
Dr. J. J. J.  
TOOELE COUNTY HEALTH DEPT.

**TOOELE COUNTY PLANNING COMMISSION**  
APPROVED THIS 23 DAY OF May, 2019  
BY THE TOOELE COUNTY PLANNING COMMISSION,  
Wendy J. J.  
CHAIR, TOOELE COUNTY PLANNING COMMISSION

**NORTH TOOELE FIRE DISTRICT**  
APPROVED THIS 16 DAY OF May, 2019  
BY THE NORTH TOOELE COUNTY FIRE DISTRICT,  
Wendy J. J.  
NORTH TOOELE COUNTY FIRE DISTRICT, CHIEF

**ROCKY MOUNTAIN POWER COMPANY**  
APPROVED THIS 15 DAY OF May, 2019  
BY THE ROCKY MOUNTAIN POWER COMPANY,  
Wendy J. J.  
ROCKY MOUNTAIN POWER

**DOMINION ENERGY UTAH**  
APPROVED THIS 23 DAY OF MAY, 2019  
BY Chadi Haggard  
PRE-CONSTRUCTION

**SECTION CORNER**  
EXISTING STREET MONUMENT  
PROPOSED STREET MONUMENT  
SET 5" REBAR WITH YELLOW PLASTIC CAP OR WALL STAMPED "ENGINEER'S & LAND SURVEYOR'S" SHALL BE SET AT ALL RIGHT-OF-WAY CORNERS, AND RIGHT-OF-WAY WILL BE SET IN CONCORD WITH LINE EXTENSIONS  
PUBLIC UTILITY & DRAINAGE EASEMENT

**SECTION LINE**  
CENTERLINE OF ROAD  
ADJACENT RIGHT-OF-WAY  
ADJACENT PROPERTY LINE  
ADJACENT LOT LINE  
ADJACENT CENTERLINE

**LEGEND**  
EASEMENT  
UNDESIGNED

**DOMINION ENERGY COMPANY**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, ABANDONMENT OR WAIVER OF ANY OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS' INSTRUMENT. FOR MORE INFORMATION, CONTACT DOMINION ENERGY'S REGISTRATION DEPARTMENT AT 1-800-368-8833.  
APPROVED THIS 23 DAY OF MAY, 2019 BY THE DOMINION ENERGY COMPANY.  
Chadi Haggard sdp nmp  
TITLE

**WHEN RECORDED RETURN TO:**

KENNECOTT UTAH COPPER LLC  
4700 Daybreak Parkway  
South Jordan, UT 84009  
Attn: Jeff Stephenson

**ROAD VACATION DEED**

THIS ROAD VACATION DEED (“Deed”) is made by TOOELE COUNTY, a political subdivision of the State of Utah, as Grantor, to KENNECOTT UTAH COPPER LLC, a Utah limited liability company, as Grantee, whose address is 4700 Daybreak Parkway, South Jordan, UT 84009.

WHEREAS, Grantor and Grantee are parties to that certain Master Development Agreement for Adobe Rock Ranch (“MDA”), dated December 18, 2018; and

WHEREAS, pursuant to Section 38.2 of the MDA, Grantee dedicated to Grantor certain real property for a road right of way (“Right of Way Property”) for the Center Street & Pole Canyon Realignment project located in Tooele County, Utah, and more particularly described on attached Exhibit A; and

WHEREAS, Proposition 2 of the 2020 General Election resulted in the nullification of Ordinance 2018-15 adopted by the Tooele County Commission for the Adobe Rock Ranch Project; and

WHEREAS, Section 38 of the MDA provides that “if the MDA is terminated or the Property is no longer zoned P-C Zone, whether by referendum or otherwise, then [Grantee’s] obligations under this Section shall terminate and be of no further force or effect and any property previously dedicated by [Grantee] (or its affiliates) hereunder shall immediately revert to [Grantee] (or the affiliate making such dedication) and all instruments of transfer or dedication shall provide for such reversion”; and

WHEREAS, on December 15, 2020, Grantor repealed Ordinance 2018-15 and terminated the MDA by adopting Ordinance 2020-37; and

WHEREAS, in accordance with applicable law, Grantor has adopted Ordinance No. 2021-XX vacating the road dedication associated with the Right of Way Property; and

WHEREAS, pursuant to Section 38 of the MDA, Grantor delivers this Deed for the purpose of conveying the Right of Way Property back to Grantee;

NOW, THEREFORE, for the sum of Ten Dollars and other good and valuable consideration, Grantor hereby conveys to Grantee the Right of Way Property free and clear of any right, title and interest of Grantor and the public.

**NOTICE: This Deed provides notice that Grantor has vacated the roadways set forth in the Center Street South and Stansbury Parkway Dedication Plat, recorded with the Tooele County Recorder’s Office on August 7, 2019, as Entry No. 491295. This Notice shall be effective upon the recording of this Road Vacation Deed in the Office of the Tooele County Recorder.**

Dated this \_\_\_\_ day of April, 2021.

TOOELE COUNTY, GRANTOR:

\_\_\_\_\_  
By: Tom Tripp  
Chair, Tooele County Council

Approved as to form:

Attest:

\_\_\_\_\_  
Colin R Winchester  
Deputy Tooele County Attorney

\_\_\_\_\_  
Marilyn K. Gillette  
Tooele County Clerk

STATE OF UTAH            )  
  ) ss:  
COUNTY OF TOOELE    )

The foregoing ROAD VACATION DEED was acknowledged before me this \_\_\_\_ day of April, 2021,  
by Tom Tripp, Chair of the Tooele County Council.

\_\_\_\_\_  
NOTARY PUBLIC

Draft - Kennecott Utah Copper LLC

**EXHIBIT A**

**(Legal Description of Right of Way Property)**

A PARCEL OF LAND, SITUATE IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, ALSO LOCATED IN TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FOUND 3" BRASS TOOELE COUNTY SURVEYOR'S MONUMENT, DATED 2015, AT THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 89°49'02" WEST 50.00 FEET ALONG THE SECTION LINE;  
THENCE NORTH 0°10'07" WEST 3,105.70 FEET, RUNNING PARALLEL WITH AND 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM, THE QUARTER SECTION LINE;  
THENCE NORTHWESTERLY 49.77 FEET ALONG THE ARC OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 89°49'53" WEST, AND THE LONG CHORD BEARS NORTH 47°41'52" WEST 44.26 FEET, THROUGH A CENTRAL ANGLE OF 95°03'30");  
THENCE SOUTH 84°46'23" WEST 526.60 FEET;  
THENCE SOUTHWESTERLY 47.12 FEET ALONG THE ARC OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 5°13'37" EAST AND THE LONG CHORD BEARS SOUTH 39°46'23" WEST 42.43 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"), TO THE EASTERLY LINE OF STATE ROAD 36, AS ESTABLISHED BY FOUND RIGHT-OF-WAY MARKERS;  
THENCE NORTH 5°13'37" WEST 180.00 FEET ALONG SAID EASTERLY LINE;  
THENCE SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 84°46'23" EAST, AND THE LONG CHORD BEARS SOUTH 50°13'37" EAST 42.43 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00");  
THENCE NORTH 84°46'23" EAST 542.53 FEET;  
THENCE NORTHEASTERLY 44.48 FEET ALONG THE ARC OF A 30-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 05°13'37" WEST, AND THE LONG CHORD BEARS NORTH 42°18'08" EAST 40.51 FEET, THROUGH A CENTRAL ANGLE OF 84°56'30");  
THENCE NORTH 0°10'07" WEST 1,797.52 FEET, RUNNING PARALLEL WITH AND 50.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM, THE QUARTER SECTION LINE;  
THENCE NORTH 89°49'53" EAST 50.00 FEET TO THE QUARTER SECTION LINE;  
THENCE SOUTH 0°10'07" EAST 2,464.70 FEET ALONG THE QUARTER SECTION LINE, TO THE CENTER QUARTER CORNER OF SAID SECTION 15;  
THENCE SOUTH 0°10'07" EAST 2,619.62 FEET ALONG THE QUARTER SECTION LINE, TO THE POINT OF BEGINNING.

Parcel No. 05-033-0-00R1

**WHEN RECORDED RETURN TO:**

AMBRO & SON, LLP  
3737 West 2100 South  
West Valley City, UT 84120  
Attn: Mark Brennan

**ROAD VACATION DEED**

THIS ROAD VACATION DEED (“Deed”) is made by TOOELE COUNTY, a political subdivision of the State of Utah, as Grantor, to AMBRO & SON, LLP, as Grantee, whose address is 3737 West 2100 South, West Valley City, UT 84120.

WHEREAS, Grantor and Kennecott Copper LLC are parties to that certain Master Development Agreement for Adobe Rock Ranch (“MDA”), dated December 18, 2018; and

WHEREAS, pursuant to Section 38.2 of the MDA, Grantee dedicated to Grantor certain real property for a road right of way (“Right of Way Property”) for the Center Street & Pole Canyon Realignment project located in Tooele County, Utah, and more particularly described on attached Exhibit A; and

WHEREAS, Proposition 2 of the 2020 General Election resulted in the nullification of Ordinance 2018-15 adopted by the Tooele County Commission for the Adobe Rock Ranch Project; and

WHEREAS, Section 38 of the MDA provides that “if the MDA is terminated or the Property is no longer zoned P-C Zone, whether by referendum or otherwise, then [Kennecott Copper LLC’s] obligations under this Section shall terminate and be of no further force or effect and any property previously dedicated by [Grantee] hereunder shall immediately revert to [Grantee] and all instruments of transfer or dedication shall provide for such reversion”; and

WHEREAS, on December 15, 2020, Grantor repealed Ordinance 2018-15 and terminated the MDA by adopting Ordinance 2020-37; and

WHEREAS, in accordance with applicable law, Grantor has adopted Ordinance No. 2021-XX vacating the road dedication associated with the Right of Way Property; and

WHEREAS, pursuant to Section 38 of the MDA, Grantor delivers this Deed for the purpose of conveying the Right of Way Property back to Grantee;

NOW, THEREFORE, for the sum of Ten Dollars and other good and valuable consideration, Grantor hereby conveys to Grantee the Right of Way Property free and clear of any right, title and interest of Grantor and the public.

**NOTICE: This Deed provides notice that Grantor has vacated the roadways set forth in the Center Street South and Stansbury Parkway Dedication Plat, recorded with the Tooele County Recorder’s Office on August 7, 2019, as Entry No. 491295. This Notice shall be effective upon the recording of this Road Vacation Deed in the Office of the Tooele County Recorder.**

Dated this \_\_\_\_ day of April, 2021.

TOOELE COUNTY, GRANTOR:

\_\_\_\_\_  
By: Tom Tripp  
Chair, Tooele County Council

Approved as to form:

Attest:

\_\_\_\_\_  
Colin R Winchester  
Deputy Tooele County Attorney

\_\_\_\_\_  
Marilyn K. Gillette  
Tooele County Clerk

STATE OF UTAH            )  
  ) ss:  
COUNTY OF TOOELE    )

The foregoing ROAD VACATION DEED was acknowledged before me this \_\_\_\_ day of April, 2021,  
by Tom Tripp, Chair of the Tooele County Council.

\_\_\_\_\_  
NOTARY PUBLIC

Draft - Ambro & Son, LLP

**EXHIBIT A**

(Legal Description of Right of Way Property)

A PARCEL OF LAND, SITUATE IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, ALSO LOCATED IN TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FOUND 3" BRASS TOOELE COUNTY SURVEYOR'S MONUMENT, DATED 2015, AT THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH  $0^{\circ}10'07''$  WEST 2,619.62 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH  $89^{\circ}55'26''$  EAST 50.00 FEET ALONG THE QUARTER SECTION LINE;

THENCE SOUTH  $0^{\circ}10'07''$  EAST 2,619.62 FEET RUNNING PARALLEL WITH AND 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM, THE QUARTER SECTION LINE, TO THE SECTION LINE;

THENCE NORTH  $89^{\circ}49'08''$  WEST 50.00 FEET ALONG THE SECTION LINE, TO THE POINT OF BEGINNING.

Parcel No. 05-033-0-00R1

Draft - Ambro & Son, LLP