

July 14, 2023

Via Federal Express

Bowen Investments, LLC

Attn: Ryan Bowen

254 S 2nd Street

Tooele, Utah 84074

NOTICE OF PUBLIC MEETING

To: Bowen Investments, LLC,

Pursuant to Utah Code Ann. § 78B-6-504, a public meeting will be held in the Sandy City Hall, City Council Chambers, 10000 Centennial Parkway (170 West), Sandy, Utah, before the Sandy City Council on July 25, 2023 at approximately 5:15 p.m. to consider authorizing the use of eminent domain to take property located at approximately 462 West 9400 South, Parcel No. 27-01-376-007-000, Sandy, UT 84070, more particularly described in Exhibit A attached hereto (the “Property”). The purpose of the proposed condemnation is for the installation of signals at the intersection of 500 West 9400 South. See Exhibit B attached.

You are receiving this notice because you are listed in the records of Salt Lake County as the owner of the Property. The Sandy City Council, the governing body, may take a final vote at this public meeting approving the filing of an eminent domain action to take the Property. You will have an opportunity at the meeting to address the Sandy City Council before a final vote is taken.

For additional meeting information, including the agenda or minutes, please see www.sandyutah.legistar.com/calendar.aspx. Questions or comments may be directed to Ryan Kump, Sandy City Engineer at (801) 568-2962 or Rkump@sandy.utah.gov.

Thank You

Posted

July 14, 2023

Sandy City Hall

Sandy Parks & Recreation

Salt Lake County Library – Sandy

Sandy City Website (<http://www.sandy.utah.gov>)

Utah Public Notice Website (<http://pmn.utah.gov>)

WHEN RECORDED, MAIL TO:
Sandy City
10000 S Centennial Parkway
Sandy, UT 84070

Warranty Deed

Salt Lake County

Affecting Tax ID No. 27-01-376-007

BOWEN INVESTMENTS LLC, Grantor, of Sandy, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to **SANDY CITY**, a municipal corporation of the State of Utah, at 10000 South Centennial Parkway, Sandy, Utah 84070, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, upon part of an entire tract of property situate in the Southwest Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the northerly right of way line of 9400 South Street, said point is 1029.43 feet N.89°48'00"W. along the section line and 83.33 feet North from the South Quarter Corner of said Section 1, said point is also 290.10 feet N.89°53'54"E. along the monument line of 9400 South Street and 33.00 feet North from a found monument at the intersection of 9400 South Street and Sandy Parkway (500 West) (Basis of Bearing is N.89°48'00"W. along the section line between the found monuments representing the South Quarter Corner and the Southwest Quarter Corner of said Section 1); and running thence along said northerly right of way line the following five (5) courses: 1) S.89°53'54"W. 28.70 feet to the beginning of a non-tangent 463.50 foot radius curve to the right, 2) easterly along the arc of said curve 3.38 feet through a central angle of 00°25'06" (note: chord for said curve bears N.81°49'23"W. for a distance of 3.38 feet), 3) N.81°35'04"W. 107.85 feet to the beginning of a non-tangent 586.50 foot radius curve to the left, 4) westerly along the arc of said curve 90.32 feet through a central angle of 08°49'26" (note: chord for said curve bears N.86°32'15"W. for a distance of 90.23 feet) to the beginning of a 21.00 foot radius reverse curve to the right and 5) westerly along the arc of said curve 29.27 feet through a central angle of 79°51'03" (note: chord for said curve bears N.51°01'27"W. for a distance of 26.96 feet); thence S.45°16'32"E. 15.68 feet; thence S.86°57'39"E. 97.07 feet to the beginning of a 106.00 foot radius curve to the right; thence easterly along the arc of said curve 11.49 feet through a central angle of 06°12'31" (note: chord for said curve bears S.83°51'23"E. for a distance of 11.48 feet); thence S.80°45'08"E. 131.99 feet to the point of beginning.

The above described parcel of land contains 1,186 square feet or 0.03 acre in area, more or less.

Continued on Page 2

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, said **BOWEN INVESTMENTS LLC** has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20_____.

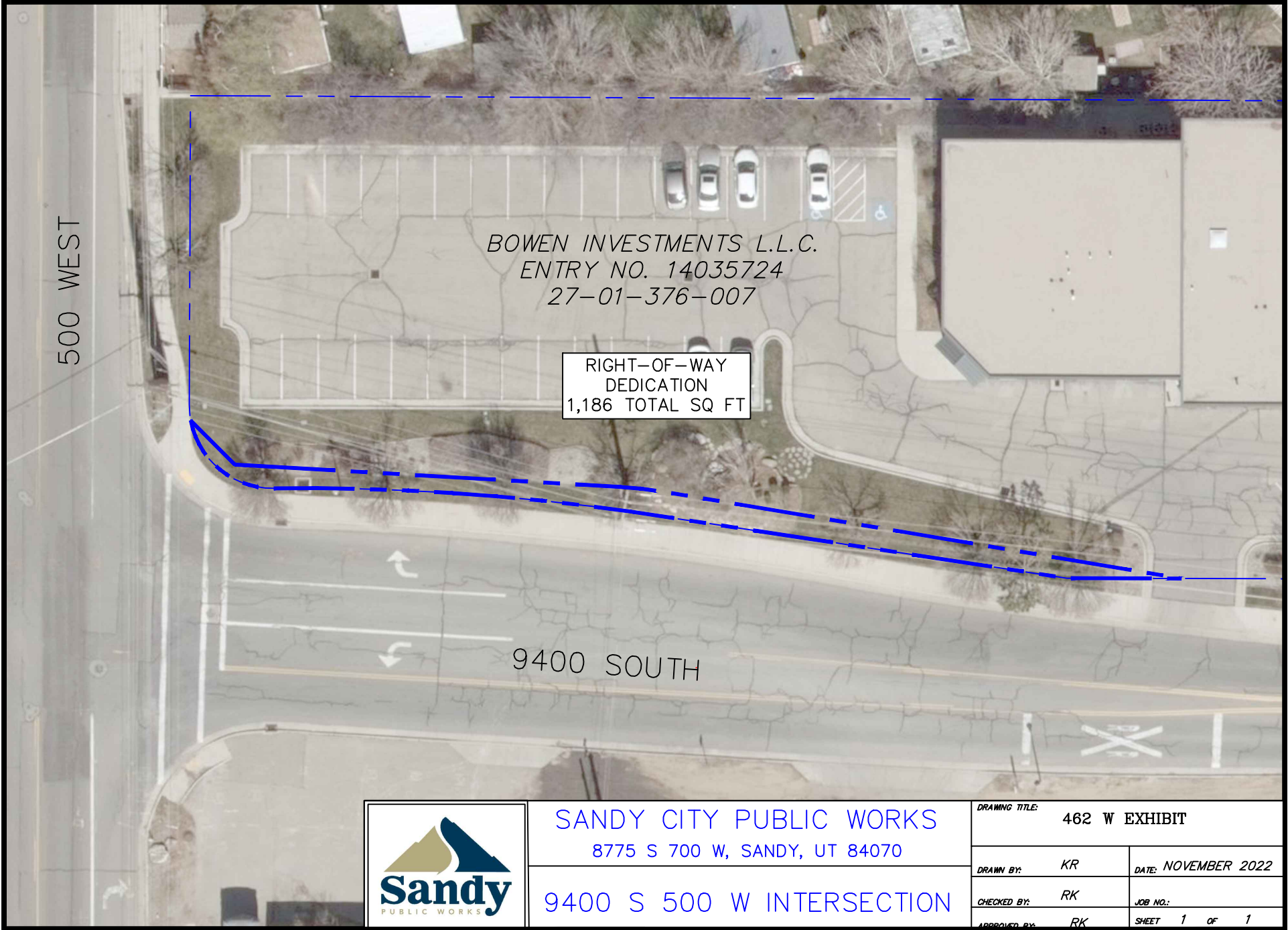
Bowen Investments LLC

STATE OF UTAH)	By _____
) ss.	
COUNTY OF SALT LAKE)	Title _____

On the date first above written personally appeared before me _____, who, being by me duly sworn, says that __he__ is the _____ of **BOWEN INVESTMENTS LLC**, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by Authority of its _____, and said _____ acknowledged to me that said company executed the same.

WITNESS my hand and official seal:

Notary Public for the State of Utah

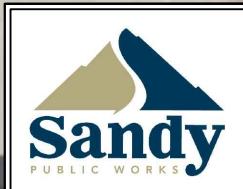


500 WEST

BOWEN INVESTMENTS L.L.C.
ENTRY NO. 14035724
27-01-376-007

RIGHT-OF-WAY
DEDICATION
1,186 TOTAL SQ FT

9400 SOUTH



SANDY CITY PUBLIC WORKS
8775 S 700 W, SANDY, UT 84070

9400 S 500 W INTERSECTION

DRAWING TITLE:		462 W EXHIBIT
DRAWN BY:	KR	DATE: NOVEMBER 2022
CHECKED BY:	RK	JOB NO.:
APPROVED BY:	RK	SHEET 1 OF 1