

Legal Descriptions (undeveloped land)

THANKSGIVING POINT 2023 AREA PLAN UPDATE DESCRIPTIONS



TP LAND HOLDINGS LLC TAX ID: 53:333:0004

LOT 4, PLAT C, THANKSGIVING POINT BUSINESS PARK SUBDIVISION.

TPARK TOD ONE LLC TAX ID: 53:485:0005

LOT 5, PLAT F, THANKSGIVING PARK SUBDIVISION.

WHISTLE STOP DEVELOPMENT CORP TAX ID: 53:573:0001

LOT 1, PLAT G, THANKSGIVING POINT AMENDED SUBDIVISION.

WHISTLE STOP DEVELOPMENT CORP TAX ID: 53:573:0016

LOT 16, PLAT G, THANKSGIVING POINT AMENDED SUBDIVISION.

UTAH COUNTY TAX ID: 53:573:0015

LOT 15, PLAT G, THANKSGIVING POINT AMENDED SUBDIVISION.

THANKSGIVING POINT DEVELOPMENT COMPANY LLC TAX ID: 53:573:0002

A portion of Lot 2, Plat G, Thanksgiving Point Amended Subdivision described as follows:

Beginning at the Southeastery corner Lot 1 of said Subdivision, which is South 00°01'25" East 1242.93 feet along the section line and West 180.36 feet from the East Quarter corner of Section 36; thence North 41°44'04" West 530.39; thence North 48°19'51" East 100.58 feet; thence North 19°51'19" East 133.79 feet; thence South 41°14'04" East 165.86 feet; thence North 76°01'07" East 15.03 feet; South 41°44'30" East 199.50 feet; thence North 48°15'31" East 45.67 feet; thence South 53°05'44" East 233.57 feet to the North corner Lot 4 of said subdivision; thence South 49°35'06" West 321.90 feet along said Lot 4 to the point of beginning.

UTAH TRANSIT AUTHORITY SPECIAL WARRANTY DEED ENTRY NO. 102490:2007 TAX ID: 53:264:0021

SURVEYED BOUNDARY:

A parcel of land located in the Southeast Quarter of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Including all of Lot 4, Lot 5 and a portion of Lot 6, Thanksgiving Point Business Park Plat "A" Amended, as recorded in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at the common corner of said Lot 4 and Lot 3 of said plat, which is 299.22 feet South 00°01'17" East along the section line and 2370.75 feet North 89°58'00" West from the East Quarter corner of said Section 36 (the basis of bearing is South 00°01'17" East 2638.95 feet measured between the Utah County Survey monuments found marking the East Quarter corner and Southeast corner of said Section 36); and running thence Easterly 380.42 feet along the arc of a 530.00 foot radius curve to the left, through a central angle of 41°07'32" (chord bears South 69°24'14" East 372.31 feet) to a tangent line: thence South 89°58'00" East 285.00 feet to a point o curvature with a 32.00 foot radius curve to the right; thence Southeastly 49.43 feet along the arc of said curve through a central angle of 88°30'01" (chord bears South 45°42'59" East 44.66 feet) to a tangent line; thence South 01°27'59" East 427.15 feet; thence South 50°41'45" West 479.97 feet; thence North 39°18'15" West 877.39 feet; thence North 49°27'46" East 329.95 feet to the point of beginning.

THANKSGIVING PARK FIVE LLC TAX ID: 12:028:0069

Commencing at a point South 00°14'20" East 178.34 feet along the Section line and East 689.01 feet from the Northwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the right-of-way line of Ashton Blvd. the next three courses: East 285.83 feet; thence North 00°00'03" West 11.0 feet; thence 540.88 feet along the arc of a non-tangent 635 foot radius curve to the right (chord bears: South 65°35'55" East 524.68 feet); thence South 41°11'49" East 211.15 feet; thence 658.90 feet along the arc of 715 foot radius curve to the left (chord bears: South 67°35'49" East 635.83 feet); thence 973.52 feet along the arc of 735 foot radius curve to the right (chord bears: South 56°03'08" East 903.90 feet); thence 22.83 feet along the arc of 960 foot radius curve to the right (chord bears: South 17°24'17" East 22.83 feet) to Meadow Pointe Plat "B" Subdivision; thence along said Subdivision the following four courses 1) North 89°59'08" West 13.21 feet; 2) South 21°58'38" West 30.23 feet; 3) North 89°59'08" West 249.58 feet; 4) South 00°05'17" East 0.52 feet; thence North 89°44'51" West 1987.26 feet along the following Subdivisions Pointe Meadows Phase IX, Pointe Meadows Phase VIII, Pointe Meadows Phase III and Pointe Meadows Phase II; thence 16.43 feet along the arc of a 26 foot radius curve to the right (chord bears North 16°02'00" West 16.16 feet); thence 253.73 feet along the arc of a 840 foot radius curve to the left (chord bears North 07°40'06" East 252.77 feet); thence North 00°59'06" West 280.96 feet; thence North 00°58'24" West 606.37 feet to the point of beginning.

THANKSGIVING STATION LLC TAX ID: 11:032:0481 & 11:032:0488 WARRANTY DEED ENTRY 139479:2019

Beginning at a point which is South 76.34 feet and East 688.04 feet from the Southwest Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°58'24" West 262.72 feet; thence Northeasterly 434.86 feet along the arc of a 722.00 foot radius curve to the right, through a central angle of 34°30'34", the chord of which bears North 16°16'53" East 428.32 feet; thence Northeasterly 75.28 feet along the arc of a non-tangent 652.50 foot radius curve to the right, through a central angle of 06°36'39", the chord of which bears North 38°20'57" East 75.24 feet along Warranty Deed Entry No. 5212:2018; thence South 57°24'34" East 121.26 feet; thence Southwesterly 109.94 feet along the arc of a non-tangent 199.00 foot radius curve to the left, through a central angle of 31°39'15", the chord of which bears South 16°43'39" West 108.55 feet; thence South 00°54'02" West 54.92 feet; thence Westerly 13.22 feet along the arc of a non-tangent 425.00 foot radius curve to the right, through a central angle of 01°46'58", the chord of which bears North 87°37'40" West 13.22 feet; thence South 00°16'42" West 402.88 feet; thence East 181.87 feet; thence South 126.07 feet; thence Westerly 111.99 feet along the arc of a non-tangent 715.00 foot radius curve to the left, through a central angel of 08°58'26", the chord of which bears North 85°30'48" West 111.87 feet; thence North 00°00'03" East 11.00 feet; thence West 287.54 feet to the point of beginning.

Basis of Bearing: North 00°01'25" West along the section line from the Southwest Corner to the West Quarter Corner of Section 31, Township 4 South Range 1 East Salt Lake Base and Meridian.

THANKSGIVING STATION LLC TAX ID: 12:029:0050 & 12:029:0023

Beginning at the intersection of the southwesterly highway right of way line of the southwesterly frontage road of 1-15 as per Quit Claim Deed Entry No. 19286:2020 which point is 696.47 feet South 00°14'20" East along the section line and 2876.11 feet South 89°59'34" East from the Northwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 44°29'21" East 298.01 feet along said Quit Claim; thence South 18°00'25" West 322.21 feet along Meadow Pointe Plat "B" Subdivision; thence along ASTON BLVD. ROAD DEDICATION PLAT the following five courses 1) Northwestly 405.88 feet along the arc of a non-tangent 815.00 foot radius curve to the left, through a central angle of 28°32'02", the chord of which bears North 36°04'02" West 401.70 feet 2) Northerly 21.57 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 82°23'25", the chord of which bears North 09°08'21" West 19.76 feet 3) North 32°03'22" East 170.80 feet 4) Northeasterly 35.13 feet along the arc of a 160.00 foot radius curve to the right, through a central angle of 12°34'46", the chord of which bears North 38°20'45" East 35.06 feet 5) Northeasterly 19.51 feet along the arc of a 15.00 foot radius curve to the right, through a central angle of 74°32'18", the chord of which bears North 81°54'17" East 18.17 feet to the point of beginning.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TJT
CHECK BY:	TGT
DATE:	10/18/2022
COGO FILE:	

TRANE ENGINEERING, P.C.
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LEHI, UTAH

THANKSGIVING POINT
AREA PLAN DESCRIPTIONS

AREA PLAN UPDATE

JOB TGP AP
SHEET NO. 1