

Item: _____
Fiscal Impact: _____ None
Funding Source: _____ N/A
Account No: _____ N/A

Budget Opening Required:

Issue:

Special Warranty Deed.

Synopsis:

Acceptance of a Special Warranty Deed from TyP Company for a portion of property located at 4071 South 4000 West (parcel 15-32-354-030).

Background:

TyP Company has signed a Special Warranty Deed for right-of-way on 4000 West. TyP Company is the owner of the property for the proposed BKP Dental Development. The description for the subject property currently extends to the centerline of 4000 West. As the right-of-way had not been previously dedicated or conveyed to the City, conveyance of right-of-way to a 40 foot half width was required as a condition of building permit approval. The West Valley City Major Street Plan shows 4000 West as an 80 foot right-of-way (40 foot each side of the section line/centerline).

Recommendation:

Accept Special Warranty Deed, and authorize City Recorder to record said Special Warranty Deed.

Submitted By:

Steven J. Dale, P.L.S., Right-of-Way and Survey Section Manager