

**MAGNA METRO TOWNSHIP
ORDINANCE**

ORDINANCE NO. _____, 2022

AN ORDINANCE VACATING PUBLIC INTEREST IN A PORTION OF PLATTED
STREETS WITHIN THE GATEWAY TO LITTLE VALLEY ROAD DEDICATION
PLAT LOCATED WITHIN MAGNA METRO TOWNSHIP.

The legislative body of Magna Metro Township, State of Utah, ordains as follows:

Section I: (1) A portion of the platted streets, which are more fully described in Exhibit A and Exhibit B attached hereto and incorporated herein by reference, are hereby vacated.

(2) The purpose of the vacation is to allow D.R Horton Inc. and Little Valley Gateway Owners Association, Inc. to incorporate the land into their existing parcels.

(3) This ordinance is based upon a determination by the Magna Township Legislative Body following a public hearing on October 25, 2022 that due and proper notice of the hearing to vacate the platted street segments were duly given according to law; that no objection was made to the proposed vacation; that good cause exists for the vacation; and that neither the public interest nor any person will be materially injured by the vacation; that fair and adequate consideration shall be provided; and that Magna has no present or foreseeable future public need for the portion of the streets being vacated, or for any other public purpose.

(4) Pursuant to Section 14.48.030 of the Magna Township Code of Ordinances, the vacation of these streets are adequate compensation for Magna's interest.

(5) All right, title, and interest in and to the specified portions of the street being vacated on Hallsville Drive, more fully described in Exhibit A, are to revert or otherwise be conveyed, by operation of state law, Magna ordinances, to the abutting property owner, D.R. Horton, Inc.

(6) All right, title, and interest in and to the specified portions of the street being vacated on Bowie Drive, more fully described in Exhibit B, are to revert or otherwise be conveyed, by operation of state law, Magna ordinances, to the abutting property owner, Little Valley Gateway Owners Association,

Inc.

(7) This ordinance shall have no force or effect to impair any other existing easements or rights-of-way for public utilities, public franchises, irrigation, storm drainage, or other such easements, as presently exist under, over, or upon the vacated portions of said streets, or as are or may be shown on the official plats and records of the County.

(8) The Salt Lake County Recorder is hereby directed to record this ordinance and accompanying exhibits, and to make the necessary changes on the official plats and records of the County to reflect said ordinance.

SECTION II: This ordinance is effective upon posting as required by law.

IN WITNESS WHEREOF, the Magna Council has approved, passed and adopted this ordinance this _____ day of _____, 2022.

MAGNA TOWNSHIP COUNCIL

By: _____
Dan Peay
Mayor

ATTESTED:

Rori Andreason, Township Administrator

Approved as to Form:

Date: _____

ORDINANCE HISTORY

Council Member Prokopis _____
Council Member Barney _____
Council Member Peay _____
Council Member Hull _____
Council Member Pierce _____

Exhibit A – Hallsville Drive

The Property to be vacated is specifically described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST VALLEY CITY BOUNDARY LINE AS DEFINED ON HERCULES ANNEXATION TO WEST VALLEY CITY, RECORDED AS ENTRY NO. 4603394 IN BOOK 88-3 AT PAGE 21 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°01'06" EAST 38.11 FEET ALONG THE SECTION LINE AND WEST 916.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE NORTH 89°40'50" WEST 164.66 FEET ALONG SAID WEST VALLEY CITY BOUNDARY LINE;

THENCE NORTHWESTERLY 160.38 FEET ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 29°47'01" EAST AND THE CHORD BEARS NORTH 52°00'42" WEST 159.83 FEET WITH A CENTRAL ANGLE OF 16°24'34");

THENCE NORTH 43°48'25" WEST 26.22 FEET;

THENCE NORTH 00°05'37" EAST 13.99 FEET;

THENCE NORTHWESTERLY 137.92 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 89°54'23" WEST AND THE CHORD BEARS NORTH 21°51'24" WEST 134.57 FEET WITH A CENTRAL ANGLE OF 43°54'02");

THENCE SOUTH 43°48'25" EAST 161.11 FEET;

THENCE SOUTHEASTERLY 288.61 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 46°11'35" EAST AND THE CHORD BEARS SOUTH 60°20'35" EAST 284.62 FEET WITH A CENTRAL ANGLE OF 33°04'19") TO THE POINT OF BEGINNING.

CONTAINS 16,987 SQUARE FEET OR 0.390 ACRES

Exhibit B – Bowie Drive

The Property to be vacated is specifically described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°01'06" WEST 911.55 FEET ALONG THE SECTION LINE AND WEST 578.00 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE SOUTH 00°01'06" WEST 5.82 FEET;

THENCE SOUTHEASTERLY 22.68 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°58'54" EAST AND THE CHORD BEARS SOUTH 43°17'27" EAST 20.58 FEET WITH A CENTRAL ANGLE OF 86°37'05");

THENCE NORTHWESTERLY 20.09 FEET ALONG THE ARC OF A 1,680.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 03°24'01" EAST AND THE CHORD BEARS NORTH 86°15'26" WEST 20.09 FEET WITH A CENTRAL ANGLE OF 00°41'07");

THENCE NORTHWESTERLY 14.46 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 56°52'25" EAST AND THE CHORD BEARS NORTH 16°33'14" WEST 14.26 FEET WITH A CENTRAL ANGLE OF 33°08'41");

THENCE NORTH 00°01'06" EAST 5.82 FEET;

THENCE SOUTH 89°58'54" EAST 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 220 SQUARE FEET