# ORDINANCE NO. 2021-04

## AN ORDINANCE OF IVINS CITY, UTAH, VACATING A PORTION OF GUY LANE TO MATCH THE ALIGNMENT OF THE MOJAVE FLATS SUBDIVISION

**WHEREAS,** the Mojave Flats subdivision is working on installing various street and other public improvements that differ from the way Guy Lane is currently platted; and

**WHEREAS,** the right-of-way, abutting Parcel Nos. I-6-2-6-334 and I-6-2-6-32401 owned by Teancum Properties LLC, is proposed to be vacated (shown on Exhibit "A" and described on Exhibit "B" attached hereto); and

**WHEREAS,** the proposed rights-of-way to be vacated are no longer needed by the City; and

**WHEREAS,** the abutting property owner, Teancum Properties LLC, has consented to the proposed vacation of right-of-way and having it added to its abutting property; and

**WHEREAS,** there are no other properties accessed exclusively by the potion of Guy Lane proposed to be vacated; and

**WHEREAS,** the Ivins City Council finds that vacating said portion of Guy Lane will not impact the rights of any public utility or property owners, will not be detrimental to the public interest and good cause exists for vacating this portion of right-of-way;

**NOW, THEREFORE, BE IT ORDAINED** by the Ivins City Council that the portion of Guy Lane shall be vacated and added to abutting property owned by Teancum Properties LLC.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

**PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF APRIL, 2021 BY THE FOLLOWING VOTE:**

| | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Dennis Mehr | ____ | ____ | ____ | ____ |
| Cheyne McDonald | ____ | ____ | ____ | ____ |
| Jenny Johnson | ____ | ____ | ____ | ____ |
| Sue Gordhammer | ____ | ____ | ____ | ____ |
| Derek Larsen | ____ | ____ | ____ | ____ |

ATTEST: _____ Chris Hart, Mayor

_____
Kari Jimenez, City Recorder

EXHIBIT "A"


LOT 33
8,652 SQ. FT.
0.199 ACRES
LOT 34
8,45[illegible] SQ. FT.
0.194 ACRES
LOT 35
8,989 SQ. FT.
0.206 ACRES
L=56.67
R=331.00
Δ=9°48'31"
L=116.[illegible]
R=369.00
Δ=18°06'52"
L=38.00
R=25.00
Δ=87°05'[illegible]
S37° 28' 31"W
110.51'
78.02'
N35° 04' 41"W
N44° 31' 16"W
85.49'
N38° 16' 00"W
112.58'
S37° 28' 31"W
C37
C38
C39
Sun Lk
Sun Lk
Sun Lk

EXHIBIT "B"

ABANDONMENT PARCEL

BEGINNING AT A POINT BEING NORTH 89°38'59" WEST 772.38 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°38'23" WEST 60.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°23'49", HAVING A RADIUS OF 680.00 FEET (RADIUS POINT BEARS SOUTH 84°55'18" EAST), AND WHOSE CHORD BEARS NORTH 21°16'37" EAST 379.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 384.49 FEET; THENCE NORTH 37°28'31" EAST 178.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 82°41'51", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 52°31'29" WEST), AND WHOSE CHORD BEARS NORTH 03°52'24" WEST 33.03 FEET; THENCE ALONG THE ARC OF SAID CURVE 36.08 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°44'02", HAVING A RADIUS OF 369.01 FEET (RADIUS POINT BEARS NORTH 44°46'39" EAST), AND WHOSE CHORD BEARS SOUTH 45°35'22" EAST 4.73 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.73 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83°25'55", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 44°02'36" WEST), AND WHOSE CHORD BEARS SOUTH 04°14'27" EAST 33.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 36.40 FEET; THENCE SOUTH 37°28'31" WEST 84.83 FEET; THENCE SOUTH 52°31'29" EAST 50.00 FEET; THENCE NORTH 37°28'31" EAST 71.24 FEET; THENCE NORTH 37°28'33" EAST 0.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'55", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS SOUTH 52°31'24" EAST), AND WHOSE CHORD BEARS NORTH 82°28'33" EAST 35.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET; THENCE SOUTH 53°03'14" EAST 9.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°56'30", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS SOUTH 36°25'01" WEST), AND WHOSE CHORD BEARS SOUTH 81°56'46" WEST 42.03 FEET; THENCE ALONG THE ARC OF SAID CURVE 46.57 FEET; THENCE SOUTH 37°28'31" WEST 159.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°56'21", HAVING A RADIUS OF 620.00 FEET (RADIUS POINT BEARS SOUTH 52°31'29" EAST), AND WHOSE CHORD BEARS SOUTH 21°30'21" WEST 341.16 FEET; THENCE ALONG THE ARC OF SAID CURVE 345.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.656 ACRES