

ORDINANCE NO. 2012-_____

AN ORDINANCE OF THE NORTH OGDEN CITY COUNCIL VACATING THE FOLLOWING PORTIONS OF ROYLANCE FARMS PHASE II THIRD AMENDMENT EXCLUDING ALL PUBLIC STREETS THEREON.

WHEREAS: the home owners association and lot owners feel the existing design of common space and individual lot ownership do not meet their desires

WHEREAS: North Ogden City agrees and also believes that a redesign of the subdivision both common space and lot area are in the best interest of the owners and the City.

NOW THEREFORE, BE IT ORDAINED the North Ogden City hereby vacate all of the following portions of Roylance Farms Phase II Third Amendment including all public utility easements, but excluding all public streets:

LEGAL DESCRIPTION FOR 4TH AMENDMENT LARGER PARCELS (LOTS 68, 69, 70, 71, 72, 76, 78, 79, 80, 81, 82, 83 & 84)

BEGINNING AT A POINT LOCATED NORTH 89°47'35" EAST 1112.28 FEET ALONG THE NORTH LINE OF SECTION 5 AND SOUTH 01°06'55" WEST ALONG THE WEST LINE OF ROYLANCE FARMS P.R.U.D. – PHASE II 2ND AMENDMENT 290.30 FEET AND NORTH 89°48'30" EAST ALONG THE SOUTH LINE OF SAID 2ND AMENDMENT 391.01 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET 128.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET; THENCE NORTH 88°23'44" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 225.25 FEET TO A POINT ON A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 78.30 FEET THROUGH A CENTRAL ANGLE OF 17°27'24" (WHICH CHORD BEARS NORTH 79°26'30" EAST 78.00 FEET) TO THE NORTHWEST CORNER OF LOT 77, ROYLANDCE FARMS P.R.U.D. – PHASE II 3RD AMENDMENT; THENCE SOUTH 27°29'20" EAST ALONG THE WESTERLY LINE OF SAID LOT 77, A DISTANCE OF 91.87 FEET TO THE SOUTHWST CORNER OF SAID LOT 77; THENCE NORTH 88°41'20" EAST ALONG THE SOUTH LINE OF SAID LOT 77, A DISTANCE OF 58.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 77; THENCE NORTH 27°22'45" WEST ALONG THE EASTERLY LINE OF SAID LOT 77, A DISTANCE OF 114.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTH 62°33'24" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET 51.68 FEET TO THE NORTHWEST CORNER OF LOT 75 OF SAID 3RD AMENDMENT; THENCE SOUTH 27°16'21" EAST ALONG THE WESTERLY LINE OF SAID LOT 75, A DISTANCE OF 102.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 75; THENCE NORTH 59°47'08" EAST ALONG THE SOUTH LINE OF SAID LOT 75 AND LOT 74, A DISTANCE OF 104.82 FEET TO THE SOUTHWEST CORNER OF LOT 73 OF SAID

3RD AMENDMENT; THENCE SOUTH 89°33'53" EAST 42.30 FEET TO THE WEST RIGHT-OF-WAY LINE OF 150 WEST STREET TO A POINT ON THE ARC OF THE CULDESAC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 156.29 FEET THROUGH A CENTRAL ANGLE OF 162°48'53" (WHICH CHORD BEARS SOUTH 80°58'20" EAST 108.77 FEET) TO THE SOUTHWEST CORNER OF LOT 67 OF SAID 3RD AMENDMENT; THENCE SOUTH 72°22'46" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 67, A DISTANCE OF 135.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 67; THENCE SOUTH 02°41'52" WEST 83.27 FEET TO THE SOUTH LINE OF SAID 2ND AMENDMENT; THENCE ALONG SAID SOUTH LINE THE FOLOWING TWO (2) CALLS: SOUTH 85°18'00" WEST 152.73 FEET; THENCE SOUTH 89°48'30" WEST 655.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 13 LOTS AND 101,303.84 SQ/FT OR 2.33 ACRES

LEGAL DESCRIPTION FOR LOT 25 & DETENTION BASIN

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET, SAID POINT BEING NORTH 89°47'35" EAST ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1112.28 FEET AND NORTH 89°47'40" EAST 2088.24 FEET AND NORTH 155.01 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST AND SOUTH LINES OF ROYLANCE FARMS P.R.U.D. – PHASE II 2ND AMENDMENT THE FOLLOWING FOUR (4) COURSES: THENCE SOUTH 52°35'00" EAST 143.00 FEET; THENCE SOUTH 89°14'14" WEST 229.77 FEET; THENCE SOUTH 20°37'00" WEST 75.84 FEET; THENCE SOUTH 55°34'44" WEST 40.16 FEET; THENCE NORTH 34°47'53" WEST 101.52 FEET TO SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: TO A POINT OF A 280.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 13.84 FEET THROUGH A CENTRAL ANGLE OF 02°49'56" (WHICH CHORD BEARS NORTH 51°14'34" EAST 13.84 FEET); THENCE NORTH 49°49'33" EAST 29.82 FEET TO A POINT ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CRUVE 102.09 FEET THROUGH A CENTRAL ANGLE OF 26°35'17" (WHICH CHORD BEARS NORTH 63°07'09" EAST 101.18 FEET); THENCE NORTH 76°24'45" EAST 113.29 FEET TO THE POINT OF BEGINNING.

CONTAINS 2 LOTS AND 24,223.18 SQ/FT OR 0.56 ACRES

LEGAL DESCRIPTION FOR LOTS 38 & 39

BEGINNING AT THE NORTHWEST CORNER OF LOT 39, ROYLANCE FARMS P.R.U.D. – PHASE II 3RD AMENDMENT, SAID POINT BEING NORTH 89°47'35" EAST 1112.28 FEET AND NORTH 89°47'35" EAST 496.64 FEET AND NORTH 64°30'00" EAST 290.40 FEET AND NORTH 82°30'00" EAST 569.05 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 82°30'00" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 92.87 FEET TO THE NORTHEAST CORNER OF LOT 38 OF SAID SUBDIVISION; THENCE SOUTH 00°05'53" WEST ALONG THE EAST LINE OF SAID LOT 38, A DISTANCE OF 145.34 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET; THENCE NORTH 89°21'15" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 93.57 FEET; THENCE NORTH 00°45'03" EAST ALONG THE WEST LINE OF SAID LOT 39, A DISTANCE OF 132.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 2 LOTS AND 12,873.73 SQ/FT OR 0.30 ACRES

This Ordinance shall take effect upon the filing and recording in the office of the Weber County Recorder.

DATED this _____ day of _____, 2012.

BY THE CITY COUNCIL:

Richard G. Harris, Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Bailey:	___	___
Council Member Bigler:	___	___
Council Member Fawson:	___	___
Council Member Hulme:	___	___
Council Member Stoker:	___	___
(In event of a tie vote of the Council):		
Mayor Harris:	___	___

ATTEST:

S. Annette Spendlove, MMC
City Recorder