

ORDINANCE 09-24

**AN ORDINANCE OF LAYTON CITY ADOPTING THE CORRECTED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

**WHEREAS**, On June 17, 2004, the Council adopted ORDINANCE 04-44, "AN ORDINANCE OF LAYTON CITY ADOPTING THE REVISED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN; and

**WHEREAS**, The legal description contained in section "2" of that ordinance does not accurately describe the boundaries of the Revised South Main/South Fort Lane Redevelopment Project Area, which boundaries are depicted in this Ordinance by Exhibit A, which is attached hereto and incorporated by this reference; and

**WHEREAS**, Minor adjustments to the Legal Description contained herein are proposed for adoption according to the provisions of Section 17C-2-110-(4)(a) U.C.A., to avoid inconsistent boundary lines; and

**WHEREAS**, By adopting this ordinance the Council adopts the corrected legal description and amends Ordinance 04-44 to include the corrected legal description, which is contained in section "1" of this Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:**

1. The Redevelopment Project Area is enclosed by the following description:

Beginning at the center of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°59'25" East 1951.31 feet, thence South 34°49'32" East 1861.38 feet, thence southeasterly 567.10 feet along the arc of a 5818.16 foot radius curve to the left, (long chord bears South 36°23'06" East 566.88 feet, with a central angle of 5°35'05") thence South 42°05'33" East 709.69 feet, thence South 36°32'42" West 105.80 feet, thence South 81°28'09" West 121.34 feet, thence North 89°29'59" West 229.01 feet, thence South 33°27'12" East 67.12 feet, thence North 90°00'00" East 332.57 feet, thence South 74°06'30" East 273.90 feet, thence southeasterly 1762.83 feet along the arc of a 1914.03 foot radius curve to the right, (long chord bears South 21°28'57" East 1701.18 feet, with a central angle of 52°46'10") thence South 84°48'07" East 256.53 feet, thence northwesterly 1828.15 feet along the arc of a 1990.31 foot radius curve to the left, (long chord bears North 19°24'44" West 1764.55 feet, with a central angle of 52°37'39") thence South 89°37'41" East 616.01 feet, thence North 2°37'27" East 240.25 feet, thence North 89°45'20" East 469.00 feet, thence North 0°48'25" East 256.03 feet, thence South 86°47'37" East 313.08 feet, thence North 0°06'37" East 417.51 feet, thence North 89°46'22" East 507.18 feet, thence South 4°06'40" East 876.27 feet, thence South 89°05'26" West 656.39 feet, thence South 0°24'20" West 2780.48 feet, thence South 3°38'27" West 238.39 feet, thence South 31°59'40" West 635.83 feet, thence North 24°52'49" West 608.47 feet, thence North 57°52'14" East 126.68 feet, thence North 40°59'22" West 168.11 feet, thence North 18°46'44" West 124.99 feet, thence North 5°08'59" East 447.81 feet, thence North 13°33'21" East 123.85 feet, thence North 21°01'48" West 244.92 feet, thence North 80°08'17" West 288.37 feet, thence South 3°23'55" West 522.92 feet, thence North 30°16'58" West 779.34 feet, thence North 48°36'10" West 382.59 feet, thence northwesterly 1075.88 feet along the arc of a 5693.11 foot radius curve to the left, (long chord bears North 42°39'40" West 1074.28 feet, with a central angle of 10°49'40") thence North 49°57'40" West 817.65 feet, thence North 42°54'04" West 270.30 feet, thence North 0°33'39" East 305.01 feet, thence North 89°08'08" West 105.00 feet,

thence North 0°4'46" East 718.32 feet, thence North 33°30'43" West 284.36 feet, thence North 51°20'25" East 115.26 feet, thence North 38°41'47" West 244.72 feet, thence North 48°00'46" East 53.81 feet, thence North 38°53'20" West 695.55 feet, thence South 51°26'29" West 278.58 feet, thence South 18°26'31" East 99.15 feet, thence North 89°57'09" West 1359.60 feet, thence North 49°27'25" West 238.20 feet, thence North 0°8'11" East 613.02 feet to the point of beginning.

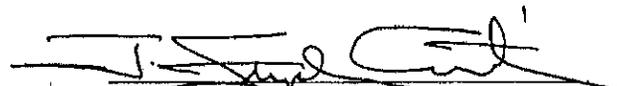
Contains 194.67 acres.

2. That the Davis County Recorder's Office disregard previous legal descriptions and that all notices of the South Main/South Fort Lane Redevelopment Project Area are to be removed from all properties that are not within the area described by the legal description in section "1" of this Ordinance.
3. That the Legal Description described in section "2" of ORDINANCE 04-44, "AN ORDINANCE OF LAYTON CITY ADOPTING THE REVISED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN," be amended to the legal description in section "1" of this Ordinance.
4. That ORDINANCE 04-44 "AN ORDINANCE OF LAYTON CITY ADOPTING THE REVISED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN," be amended as contained in Exhibit B, which is attached hereto and incorporated by this reference.
5. That Layton City Staff is given permission to work with the Davis County Recorder's Office to resolve this matter as needed.

**APPROVED AND ADOPTED** by the City Council of Layton, Utah, this 3rd day of December, 2009.



ATTEST:

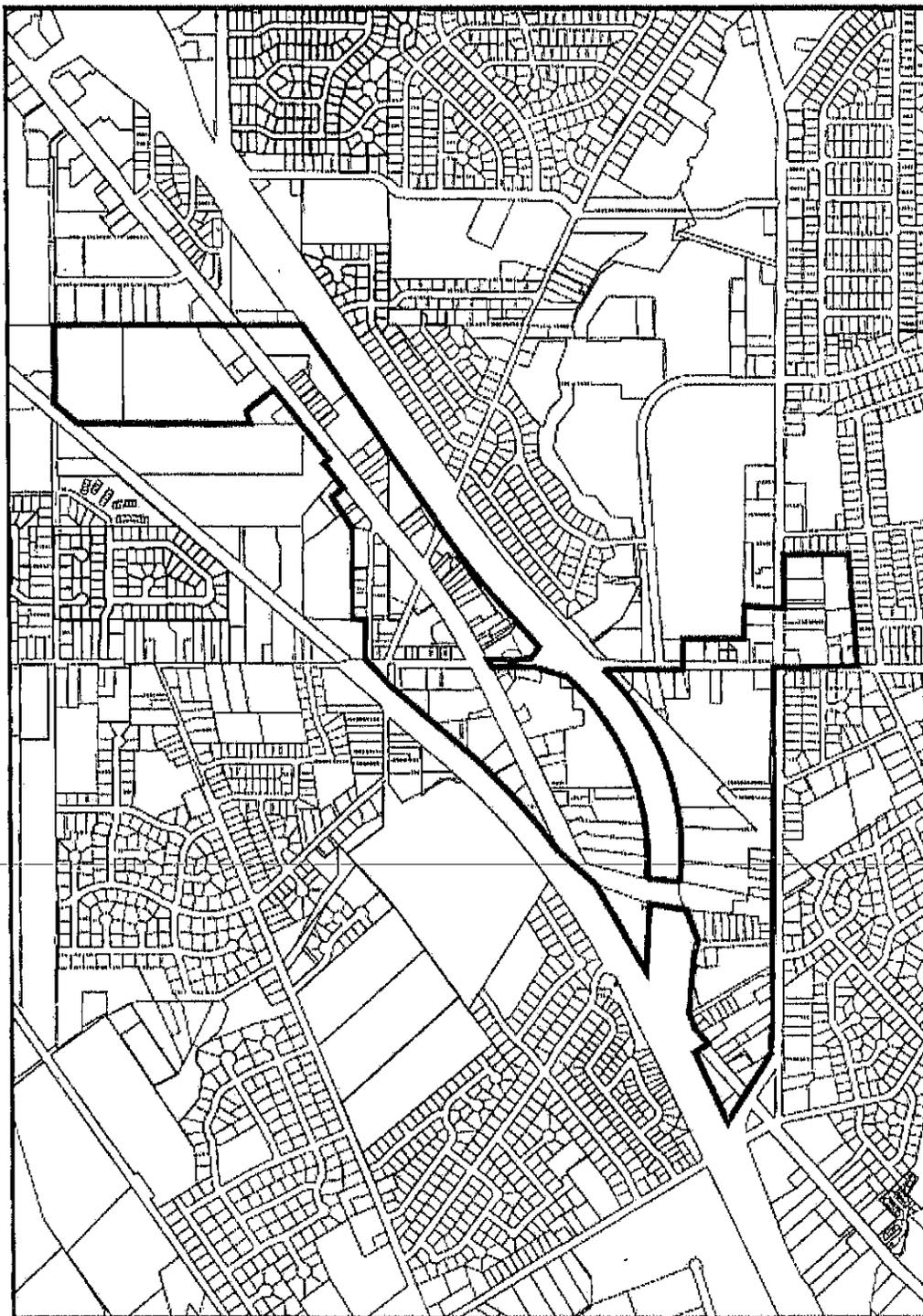
  
STEPHEN CURTIS, Mayor

  
THIEDA WELLMAN, City Recorder

EXHIBIT A

MAP OF THE "SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA"

# RDA PROJECT AREA



## EXHIBIT B

## AMENDED ORDINANCE 04-44

## ORDINANCE 04-44

**AN ORDINANCE OF LAYTON CITY ADOPTING THE REVISED SOUTH MAIN/SOUTH FORT LANE REDEVELOPMENT PROJECT AREA PLAN**

**WHEREAS**, the Redevelopment Agency of Layton City has designated a survey area within Layton City; and

**WHEREAS**, the Redevelopment Agency has designated a revised project area from within the survey area named the Revised South Main/South Fort Lane Redevelopment Project Area; and

**WHEREAS**, the Redevelopment Agency has adopted a revised plan for the South Main/South Fort Lane project area.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:**

1. The revised project area plan is attached hereto, incorporated into this Ordinance and designated as the official revised redevelopment project area plan for the South Main/South Fort Lane project area.
2. The legal description of the Revised South Main/South Fort Lane Project Area is:

Beginning at a point lying N 89-53-25 W 687.06 feet from the west quarter corner of Section 21, Township 4 North Range 1 West Salt Lake Base and Meridian and running thence N 89-30-34 W 830.756 ft; thence S 00-03-17 W 632.081; thence S 49-12-19 E 200.938; thence S 89-31-30 E 1,353.513; thence N 18-04-53 W 109.309; thence N 51-47-29 E 281.724; thence S 38-29-02 E 352.316; thence S 39-59-19 W 351.360; thence S 48-03-03 W 53.939; thence S 35-48-42 E 244.883; thence S 51-58-43 W 103.821; thence S 39-10-46 E 135.817; thence S 31-31-21 E 149.796; thence S 29-25-52 W 17.608; thence S 00-25-18 W 709.821; thence S 89-05-46 E 105.011; thence S 00-53-48 W 303.574; thence S 29-24-40 E 77.38; thence S 49-22-52 E 670.059; thence S 49-27-02 E 285.248; thence S 00-22-47 E 263.979; thence SE along the arc of a 5,120.37 ft radius curve to the right. Arc length 802.105 ft, Delta angle 8-58-31; thence N 83-44-18 E 232.814; thence S 48-05-19 E 383.298; thence S 29-59-05 E 778.341; thence N 03-42-15 E 522.413; thence S 80-03-26 E 315.099; thence S 03-12-00 E 49.266; thence S 17-50-27 E 186.043; thence S 06-47-41 W 105.65; thence S 06-17-25 W 470.026; thence S 05-56-11 E 36.258; thence S 20-14-41 E 76.941; thence S 40-38-36 E 170.795; thence S 61-09-29 W 95.037; thence S 49-34-19 W 32.841; thence S 24-30-34 E 609.251; thence N 29-48-17 E 219.039; thence N 40-38-02 E 86.374; thence N 33-03-08 E 336.21; thence N 09-33-10 E 192.817; thence N 00-02-36 W 660.699; thence S 87-43-48 W 49.138; thence N 00-50-54 N 52.328; thence N 1-9-49 E 2,117.61; thence N 89-40-43 E 677.537; thence N 67-01-28 E 63.828; thence N 00-48-51 E 943.28; thence N 89-40-43 E 573.87; thence N 03-46-42 W 876.358; thence N 89-48-21 W 506.990; thence S 00-36-59 W 418.219; thence N 78-21-30 W 80.530; thence N 89-11-01 W 232.518; thence S 01-05-28 W 255.988; thence N 89-59-33 W 468.863; thence S 01-20-38 W 239.929; thence N 89-11-25 W 624.669; thence Along the arc of a 2000 ft radius curve to the right, angle bearing S 19-08-32 E Chord distance 1,767.178 ft, arc length 1,830.392; thence N 84-62-02 W 258.974; thence Along the arc of a 1,920 ft radius curve to the left, chord bearing N 21-09-36 W, chord distance 1,700.562 ft, arc length 1,761.716 ft; thence N 74-12-23 W

217.584; thence N 84 47 30 W 200.699; thence N 89 27 01 W 185.629; thence N 32 53 02 W 65.393; thence S 89 10 16 E 229.018; thence N 83 46 12 E 60.481; thence N 37 11 59 E 105.027; thence N 41 47 29 W 711.036; thence N 37 27 50 W 212.685; thence N 34 24 45 W 618.658; thence N 88 16 31 W 55.023; thence N 32 38 02 W 428.347; thence N 53 20 17 E 13.713; thence N 34 09 58 W 1,138.246 To Point of Beginning.  
Contains 199.71 acres

*Beginning at the center of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running*

*thence North 89°59'25" East 1951.31 feet, thence South 34°49'32" East 1861.38 feet, thence southeasterly 567.10 feet along the arc of a 5818.16 foot radius curve to the left, (long chord bears South 36°23'06" East 566.88 feet, with a central angle of 5°35'05") thence South 42°05'33" East 709.69 feet, thence South 36°32'42" West 105.80 feet, thence South 81°28'09" West 121.34 feet, thence North 89°29'59" West 229.01 feet, thence South 33°27'12" East 67.12 feet, thence North 90°00'00" East 332.57 feet, thence South 74°06'30" East 273.90 feet, thence southeasterly 1762.83 feet along the arc of a 1914.03 foot radius curve to the right, (long chord bears South 21°28'57" East 1701.18 feet, with a central angle of 52°46'10") thence South 84°48'07" East 256.53 feet, thence northwesterly 1828.15 feet along the arc of a 1990.31 foot radius curve to the left, (long chord bears North 19°24'44" West 1764.55 feet, with a central angle of 52°37'39") thence South 89°37'41" East 616.01 feet, thence North 2°37'27" East 240.25 feet, thence North 89°45'20" East 469.00 feet, thence North 0°48'25" East 256.03 feet, thence South 86°47'37" East 313.08 feet, thence North 0°06'37" East 417.51 feet, thence North 89°46'22" East 507.18 feet, thence South 4°06'40" East 876.27 feet, thence South 89°05'26" West 656.39 feet, thence South 0°24'20" West 2780.48 feet, thence South 3°38'27" West 238.39 feet, thence South 31°59'40" West 635.83 feet, thence North 24°52'49" West 608.47 feet, thence North 57°52'14" East 126.68 feet, thence North 40°59'22" West 168.11 feet, thence North 18°46'44" West 124.99 feet, thence North 5°08'59" East 447.81 feet, thence North 13°33'21" East 123.85 feet, thence North 21°01'48" West 244.92 feet, thence North 80°08'17" West 288.37 feet, thence South 3°23'55" West 522.92 feet, thence North 30°16'58" West 779.34 feet, thence North 48°36'10" West 382.59 feet, thence northwesterly 1075.88 feet along the arc of a 5693.11 foot radius curve to the left, (long chord bears North 42°39'40" West 1074.28 feet, with a central angle of 10°49'40")*  
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~~thence North 89°57'09" West 1359.60 feet, thence North 49°27'25" West 238.20 feet,~~  
~~thence North 0°8'11" East 613.02 feet to the point of beginning.~~  
Contains 194.67 acres.

3. The purpose and intent of this plan is to help guide the growth and development of the area and at the same time insures that the infrastructure is upgraded to accommodate that growth.
4. The board made a finding of blight on February 21, 2002 and passed Resolution 01-06. No new finding of blight has been made.
5. The board finds and determines that:

- (a) there is a need to effectuate a public purpose;
  - (b) there is a public benefit under the analysis described in Subsections 17B-4-403(1)(t) and (2);
  - (c) it is economically sound and feasible to adopt and carry out the revised project area plan;
  - (d) the revised project area plan conforms to the community's general plan; and
  - (e) carrying out the revised project area plan will promote the public peace, health, safety, and welfare of the City of Layton.
6. The board further finds and determines that: (a) the use of eminent domain is or may be necessary to the execution of the revised redevelopment project area plan however, eminent domain will not be used in the area added to the project area by this revised plan; and adequate provisions have been made for just compensation for property acquired by eminent domain; (b) the plan does not plan on the displacement of any residential occupants in the project area but if the project area plan may result in the temporary or permanent displacement of any residential occupants in the project area the agency has a feasible method for the relocation of families and persons displaced from the project area and comparable dwellings exist or will be provided to the families and persons and the board is satisfied that permanent housing facilities will be available within three years from the time occupants of the project area are displaced and, pending the development of these housing facilities, there will be available to the displace occupants adequate temporary housing facilities at rents comparable to those in the community a the time of their displacement

**APPROVED AND ADOPTED** by the City Council of Layton, Utah this **17th day of June, 2004**.

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JERRY STEVENSON, Mayor

ATTEST:

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THIEDA WELLMAN, City Recorder

BK 4920 PG 1173

100700001	100700117	100780025	100890017	100890064	100910024
100700002	100700119	100780026	100890018	100890067	100910028
100700004	100700120	100780026	100890019	100890069	100910032
100700005	100700137	100870021	100890021	100890070	100910039
100700006	100780001	100890002	100890027	100890070	100910063
100700007	100780003	100890003	100890028	100890071	100910070
100700008	100780004	100890003	100890029	100890072	100910071
100700026	100780007	100890005	100890030	100890073	100910071
100700030	100780008	100890005	100890031	100890074	100910076
100700033	100780009	100890006	100890032	100890075	100910077
100700037	100780009	100890007	100890034	100890075	100910086
100700041	100780021	100890008	100890035	100890075	102430001
100700044	100780022	100890009	100890036	100890076	102430002
100700051	100780023	100890009	100890039	100890079	102430003
100700052	100780023	100890011	100890057	100900001	102430004
100700088	100780024	100890012	100890061	100900002	102430005
100700095	100780024	100890013	100890062	100900009	102430006
100700097	100780025	100890015	100890063	100900019	102430007

BK 4920 PG 1174

102430008	110610055	110610158	111950002	113750007	113750030
102710004	110610061	110610161	111950003	113750008	113750030
102870002	110610062	110610166	111950004	113750009	113750030
110610016	110610063	110610172	111950005	113750010	113750030
110610022	110610064	110610178	111950006	113750011	113750030
110610024	110610079	110610181	111950007	113750012	<del>GAP</del>
110610028	110610080	110610182	111950008	113750013	<del>GAP</del>
110610029	110610082	110610184	111950009	113750014	
110610034	110610100	110610192	111950010	113750015	
110610036	110610130	110640002	111950011	113750016	
110610043	110610146	110640003	111950012	113750017	
110610044	110610146	110640004	111950016	113750018	
110610045	110610147	110640005	113750001	113750019	
110610046	110610151	110640006	113750002	113750020	
110610047	110610152	110640125	113750003	113750028	
110610048	110610155	110640132	113750004	113750029	
110610049	110610156	110640134	113750005	113750030	
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