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ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 24 1:50 pm FEE 0.00 BY AS  
RECORDED FOR AMERICAN FORK CITY

**ORDINANCE NO. 2021-05-24**

**AN ORDINANCE VACATING A PORTION OF THE RIGHT OF WAY ON 900 WEST FROM APPROXIMATELY 350 SOUTH TO 620 SOUTH, AMERICAN FORK, UTAH**

**WHEREAS**, the City of American Fork has reduced the right-of-way width requirement for the TOD – Neighborhood Collector road from 89 feet to 79 feet, and

**WHEREAS**, the City of American Fork received as part of annexation a right-of-way for a total of 89 feet, and

**WHEREAS**, the City of American Fork received a request to vacate ten (10) feet of the road right-of-way located on 900 West from approximately 350 South to 620 South to vacate a portion of said street, and

**AND WHEREAS**, all utility facilities present in the proposed vacation area will remain, and

**AND WHEREAS**, the City gave advance public notice of its intent to vacate a portion of said street and public hearing was held on May 25, 2021, regarding such intent and carefully considered the comments of the public thereof.

**THEREFORE BE IT ORDAINED** by the City Council of American Fork City, as follows:

**SECTION I:** Vacation of a portion of right of way on 900 West from approximately 350 South to 620 South, American Fork.

- A. The City Council of American Fork City finds and declares that there is good cause for vacating a portion of the right of way on 900 West from approximately 350 South to 620 South and that vacating it will not be detrimental to the public interest.
- B. Legal Descriptions:

*Parcel #1:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1691.65 feet and West 333.62 feet from the South Quarter corner said Section 22; and running:

thence North 00°46'05" East 815.39 feet; thence along the arc of a 20.00 foot radius curve to the left a distance of 31.47 feet (curve having a central angle of 90°08'41" and a long chord bearing N44°18'43"W 28.32 feet); thence North 89°23'31" West 191.12 feet; thence North 00°53'51" East 4.50 feet; thence South 89°23'31" East 191.55 feet; thence along the arc of a 20.00 foot radius curve to the right a distance of 30.55 feet (curve having a central angle of 87°21'13" and a long chord bearing S45°40'37"E 27.67 feet); thence South 00°46'02" West 16.30 feet; thence South 06°04'09" East 42.00 feet; thence South 00°46'05" West 762.82 feet; thence North 89°13'03" West 5.44 feet to the point of beginning.

The above described parcel contains 5,236 square feet in area or 0.12 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

*Parcel #2:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1690.43 feet and West 244.66 feet from the South Quarter corner said Section 22; and running:

thence North 00°46'05" East 730.43 feet; thence North 89°15'29" West 4.54 feet; thence South 00°46'05" West 730.43 feet; thence South 89°13'03" East 4.54 feet to the point of beginning.

The above described parcel contains 3,314 square feet in area or 0.08 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

*Parcel #3:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1194.53 feet and West 582.59 feet from the South Quarter corner said Section 22; and running:

thence North  $57^{\circ}57'04''$  East 108.16 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 329.85 feet (curve having a central angle of  $57^{\circ}10'58''$  and a long chord bearing  $N29^{\circ}21'35''E$  316.33 feet); thence North  $00^{\circ}46'05''$  East 164.04 feet; thence South  $89^{\circ}13'03''$  East 5.44 feet; thence South  $00^{\circ}46'05''$  West 164.55 feet; thence along the arc of a 335.50 foot radius curve to the right a distance of 334.84 feet (curve having a central angle of  $57^{\circ}10'58''$  and a long chord bearing  $S29^{\circ}21'35''W$  321.11 feet); thence South  $57^{\circ}57'04''$  West 107.51 feet; thence North  $39^{\circ}27'15''$  West 5.71 feet to the point of beginning.

The above described parcel contains 3,366 square feet in area or 0.08 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of  $N 00^{\circ}10'41'' E$  along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

*Parcel #4:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 990.81 feet and West 653.54 feet from the South Quarter corner said Section 22; and running:

thence along the arc of a 330.50 foot radius curve to the right a distance of 176.50 feet (curve having a central angle of  $30^{\circ}35'52''$  and a long chord bearing  $N42^{\circ}39'09''E$  174.41 feet); thence North  $57^{\circ}57'04''$  East 108.16 feet; thence along the arc of a 419.50 foot radius curve to the left a distance of 418.68 feet (curve having a central angle of  $57^{\circ}10'59''$  and a long chord bearing  $N29^{\circ}21'35''E$  401.51 feet); thence North  $00^{\circ}46'05''$  East 164.02 feet; thence North  $89^{\circ}13'03''$  West 4.56 feet; thence South  $00^{\circ}46'05''$  West 164.53 feet; thence along the arc of a 414.50 foot radius curve to the right a distance of 413.68 feet (curve having a central angle of  $57^{\circ}10'58''$  and a long chord bearing  $S29^{\circ}21'35''W$  396.73 feet); thence South  $57^{\circ}57'04''$  West 108.16 feet; thence along the arc of a 335.50 foot radius curve to the left a distance of 178.28 feet (curve having a central angle of  $30^{\circ}26'48''$  and a long chord bearing  $S42^{\circ}43'40''W$  176.19 feet); thence South  $54^{\circ}25'22''$  East 4.42 feet to the point of beginning.

The above described parcel contains 3,820 square feet in area or 0.09 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of

N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

*Parcel #5:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 838.47 feet and West 774.05 feet from the South Quarter corner said Section 22; and running:

thence South 00°00'09" West 93.64 feet; thence along the arc of a 83.00 foot radius curve to the right a distance of 30.20 feet (curve having a central angle of 20°50'59" and a long chord bearing S10°25'38"W 30.04 feet); thence North 00°00'09" East 123.70 feet; thence along the arc of a 419.50 foot radius curve to the right a distance of 424.28 feet (curve having a central angle of 57°56'57" and a long chord bearing N28°58'36"E 406.43 feet); thence South 39°28'16" East 5.72 feet; thence South 57°57'04" West 0.65 feet; thence along the arc of a 414.50 foot radius curve to the left a distance of 419.22 feet (curve having a central angle of 55°56'55" and a long chord bearing S28°58'36"W 401.58 feet) to the point of beginning.

The above described parcel contains 2,985 square feet in area or 0.07 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

*Parcel #6:*

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 719.26 feet and West 690.49 feet from the South Quarter corner said Section 22; and running:

thence North 00°00'09" East 119.70 feet; thence along the arc of a 330.50 foot radius curve to the right a distance of 157.76 feet (curve having a central angle of 27°20'57" and a long chord bearing N13°40'36"E 156.27 feet); thence North 54°25'22" West 4.42 feet; thence along the arc of a 335.50 foot radius curve to the left a distance of 161.04 feet (curve having a central angle of 27°30'07" and a long chord bearing S13°45'12"W 159.50 feet); thence South 00°00'09" West

bearing S09°10'08"E 28.69 feet) to the point of beginning.

The above described parcel contains 1,213 square feet in area or 0.03 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)

**SECTION II. SEVERABILITY**

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance.

**SECTION III. EFFECTIVE DATE**

This Ordinance shall take effect immediately upon its passage and first publication as provided by law. PASSED AND ADOPTED by the City Council of American Fork City this 25 day of May, 2021.

AMERICAN FORK CITY

*Bradley J. Frost*  
Bradley J. Frost, Mayor

ATTEST:

*Terilyn Lurker*  
Terilyn Lurker, City Recorder

