

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN
ATTN: PLANNING DEPARTMENT
1600 W TOWNE CENTER DRIVE
SOUTH JORDAN, UT 84095

ORDINANCE 2024-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN,
UTAH, VACATING A SEGMENT OF FLYING FISH DRIVE BETWEEN LAKE
AVENUE AND MEADOW GRASS DRIVE**

WHEREAS, Utah Code §§ 10-9a-608, 609, and 609.5 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the "City") may only be approved by the City Council of the City of South Jordan (the "City Council"); and

WHEREAS, Larry H. Miller Real Estate (the "Applicant"), petitioned the City to vacate the entire segment of Flying Fish Drive (1.511 ac.) between Lake Avenue (11545 S) and Meadow Grass Drive (11695 S); and

WHEREAS, the City Council held a public hearing to consider Applicant's petition to vacate the portion of ROW; and

WHEREAS, pursuant to Utah Code § 10-9a-609.5(3), the City Council finds that there is good cause to vacate the said ROW and that neither the public interest nor any person will be materially injured by vacating the ROW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Grant of Petition to Vacate. The City Council hereby grants the Applicant's petition to vacate the portion of ROW by adopting this Ordinance, more particularly shown on the attached **Exhibit A**.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective upon recordation of this Ordinance or a subdivision plat showing the vacation of ROW.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 16 DAY OF January, 2024 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	X	---	---	---
Kathie Johnson	X	---	---	---
Donald Shelton	X	---	---	---
Tamara Zander	---	---	---	X
Jason McGuire	X	---	---	---

Mayor: *Dawn R. Ramsey*
 Dawn R. Ramsey

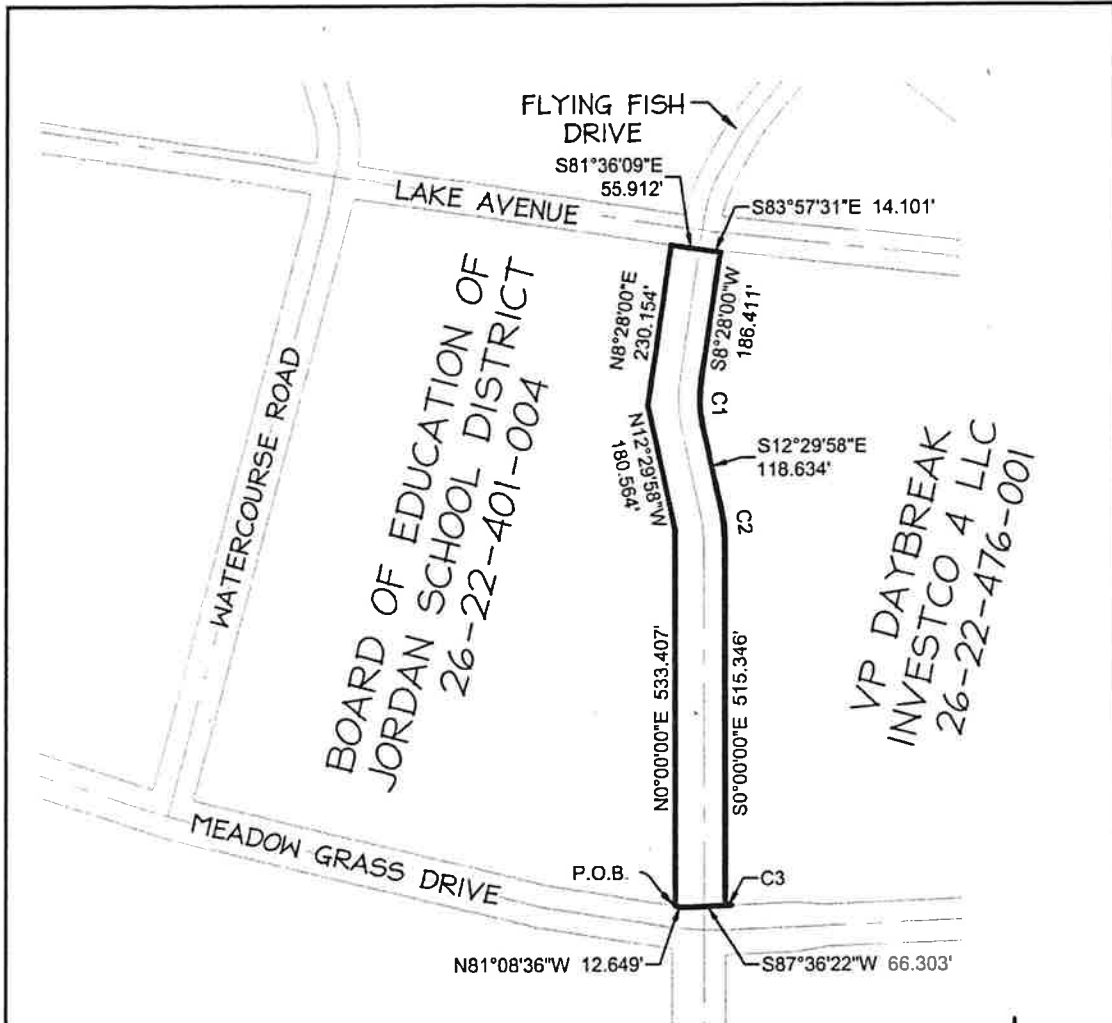
Attest: *Anna Crookston*

Approved as to form:

Gregory Simonson
 Gregory Simonson (Jan 9, 2024 16:33 MST)
 Office of the City Attorney



Exhibit A



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	62.208	170.000	020°57'58"	S02°00'59"E	61.861
C2	50.176	230.000	012°29'58"	S06°14'59"E	50.076
C3	8.748	465.000	001°04'41"	N88°08'43"E	8.748



SCALE 1"=200'

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

8000 SOUTH BOND STREET, SUITE 101
MILLIS, MA 01946 TEL: 508.949.1011 FAX: 508.949.1012

100 WEST ZENITH, 01103
WINDHAM, VT 05093
802.338.8888 WWW.PERIGEECONSULTING.COM

**RIGHT-OF-WAY VACATION EXHIBIT
VILLAGE 15 PLAT 1**

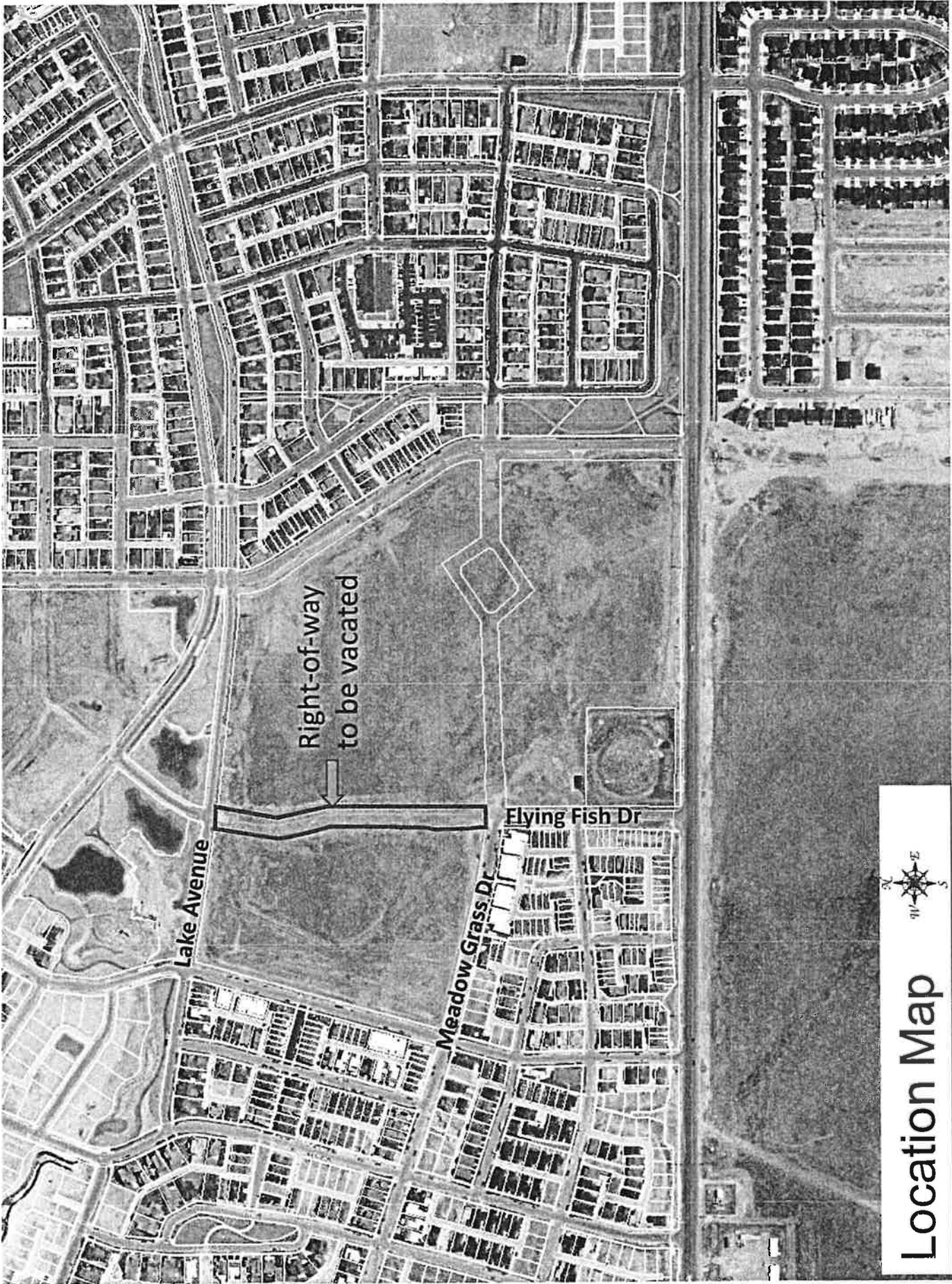
PREPARED FOR: MILLER FAMILY REAL ESTATE

N:\00182 Daybreak\Cadd\Survey\Master\V15P1\Exhibit\2023-10-10 V15P1 ROW Vacation Exhibit.dwg, 11/13/2023 3:28:06 PM, DWG To PDF.pc3

Village 15 Plat 1 Right-of-Way Vacation Description

Beginning at the Southeast Corner of Lot C-102 of the Daybreak Village 8, Village 9 & Village 13 School Sites Subdivision, said point also being the intersection of the Northerly Right-of-Way Line of Meadow Grass Drive and the Westerly Right-of-Way Line of Flying Fish Drive, said point lies South $89^{\circ}56'37''$ East 3901.887 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 712.560 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Flying Fish Drive the following (3) courses: 1) North 533.407 feet; 2) North $12^{\circ}29'58''$ West 180.564 feet; 3) North $08^{\circ}28'00''$ East 230.154 feet to the Southerly Right-of-Way Line of Lake Avenue; thence along Lake Avenue the following (2) courses: 1) South $81^{\circ}36'09''$ East 55.912 feet; 2) South $83^{\circ}57'31''$ East 14.101 feet to the Easterly Right-of-Way Line of said Flying Fish Drive; thence along said Flying Fish Drive the following (5) courses: 1) South $08^{\circ}28'00''$ West 186.411 feet to a point on a 170.000 foot radius tangent curve to the left, (radius bears South $81^{\circ}32'00''$ East, Chord: South $02^{\circ}00'59''$ East 61.861 feet); 2) along the arc of said curve 62.208 feet through a central angle of $20^{\circ}57'58''$; 3) South $12^{\circ}29'58''$ East 118.634 feet to a point on a 230.000 foot radius tangent curve to the right, (radius bears South $77^{\circ}30'02''$ West, Chord: South $06^{\circ}14'59''$ East 50.076 feet); 4) along the arc of said curve 50.176 feet through a central angle of $12^{\circ}29'58''$; 5) South 515.346 feet to the Northerly Right-of-Way Line of said Meadow Grass Drive and a point on a 465.000 foot radius non tangent curve to the left, (radius bears North $01^{\circ}18'57''$ West, Chord: North $88^{\circ}08'43''$ East 8.748 feet); thence along said Meadow Grass Drive and the arc of said curve 8.748 feet through a central angle of $01^{\circ}04'41''$; thence South $87^{\circ}36'22''$ West 66.303 feet; thence North $81^{\circ}08'36''$ West 12.649 feet to the point of beginning.

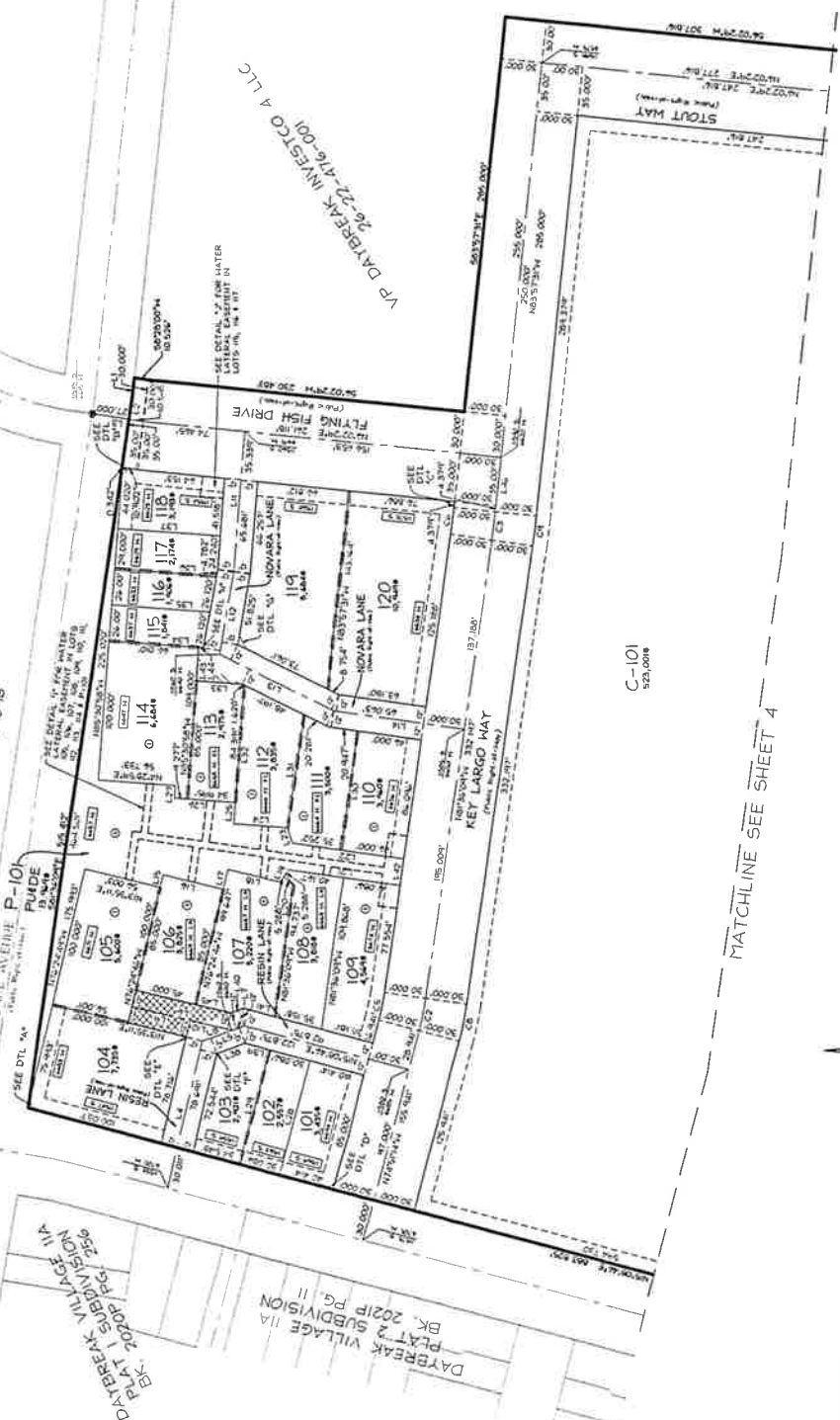
Property contains 1.511 acres.



Location Map

DAYBREAK UPPER VILLAGES
WATERCOURSE
BK. 2022P PG. 048

LANE AVENUE P-101
PRUDE
CONDUIT

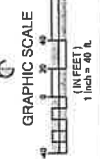


C-101
523,008

MATCHLINE SEE SHEET 4

LEGEND

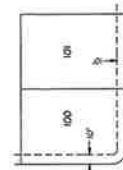
- ◆ FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET TOWERPOST
- EXISTING STREET TOWERPOST
- ADDRESS WITH ABREVIATION OF STREET OR LANE
- DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- ▨ PUBLIC RIGHT-OF-WAY, LOT PROPOSED FOR REMOVAL AND STREET WIDENING OR ADJACENT LOT BARRERS GANESSE THROUGH PORTION OF THE ADJACENT LANE OR STREET
- ▩ PRIVATE RIGHT-OF-WAY



DRAINAGE EASEMENTS

- IF HIDE DRAINAGE EASEMENT IN FAVOR OF LOT LINES FOR SAID LOTS

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)



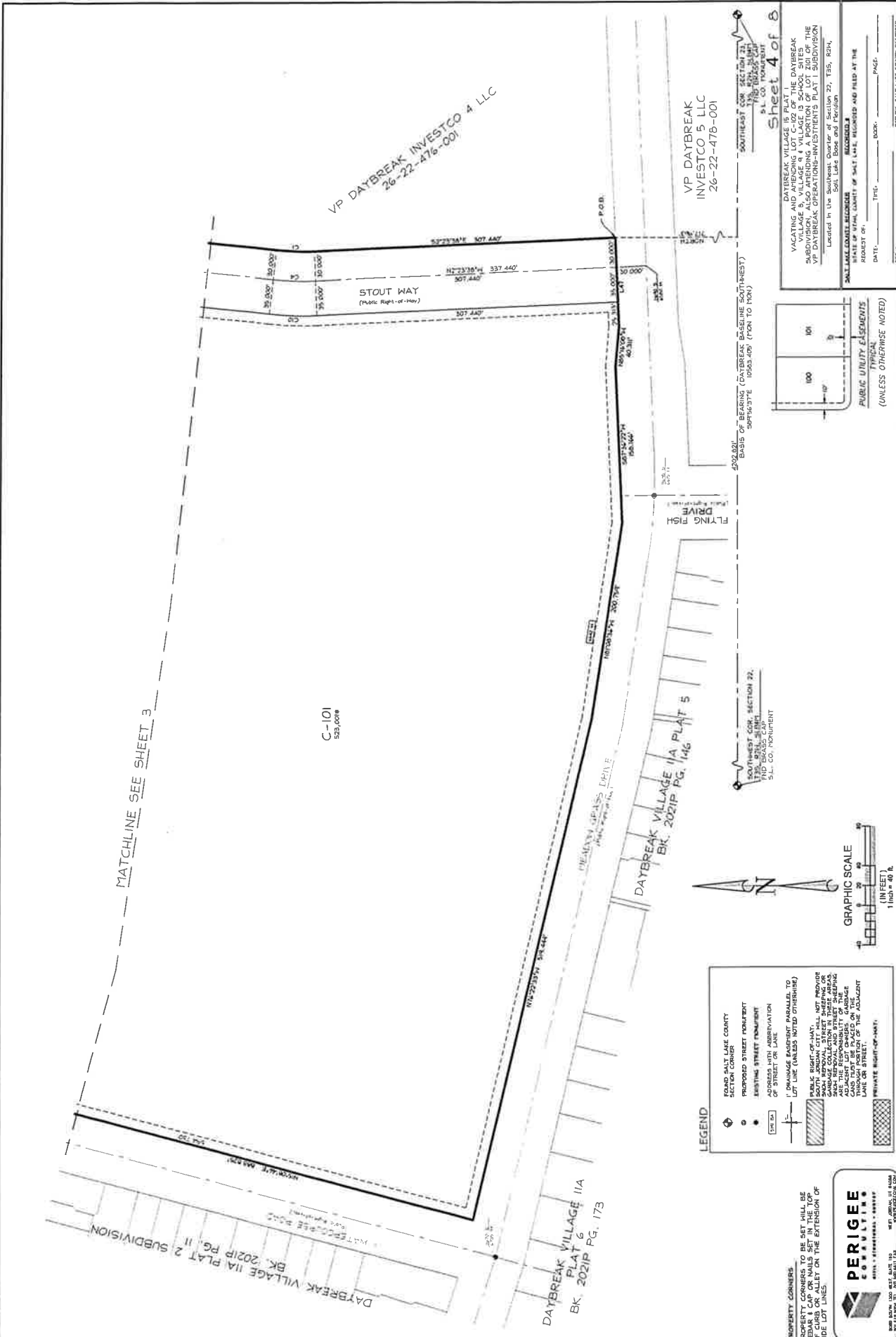
Sheet 3 of 8

DAYBREAK VILLAGE IS PLAT 1
VACATING AND ATTENDING LOT C-002 OF THE DAYBREAK
SUBDIVISION, ALSO ATTENDING A PORTION OF LOT 201 OF THE
VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION
Located in the Southeast Quarter of Section 22, T35N, R24W,
Soil Lake Merced National Forest

STATE OF UTAH, COUNTY OF SALT LAKE, UNREGISTERED AND FILED AT THE
CLERK'S OFFICE, THIS _____ DAY OF _____, 2022.
DATE _____ TIME _____ BOOK _____ PAGE _____
FILE # _____ DEPTV. SALT LAKE COUNTY RECORDER

PROPERTY CORNERS TO BE SET SHALL BE
BY THE SURVEYOR AND SHALL BE SHOWN ON
THE CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES

PERIGEE
CONSULTANTS
INC. • 1000 EAST 1000 SOUTH
SALT LAKE CITY, UTAH 84143 • TEL: 801.488.1111 • FAX: 801.488.1112
WWW.PERIGEECONSULTANTS.COM



MATCHLINE SEE SHEET 3

C-101
525,000

VP DAYBREAK INVESTCO 4 LLC
26-22-478-001

VP DAYBREAK
INVESTCO 5 LLC
26-22-478-001

Sheet 4 of 8

DAYBREAK VILLAGE IIA
VACATING AND ATTENDING LOT C-102 OF THE DAYBREAK
VILLAGE IIA, VILLAGE IIA & VILLAGE IIA SCHOOL SITES
SUBDIVISION AND ATTENDING LOT C-102 OF THE
VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION
Located in the southwest quarter of Section 22, T35N, R24W,
Salt Lake Base and Meridian.

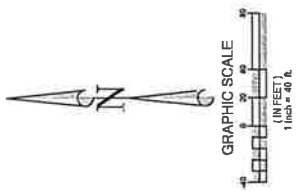
SUBDIVISION RECORD
RECORDED IN
BOOK 27, PAGE 108
DATE: _____

SMALL LOTS/UNITS RECORD
RECORDED IN
BOOK 27, PAGE 108
DATE: _____

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY (NOT PROVIDE SPAN APPROVAL STREET SHEETING OR SIGN APPROVAL AND STREET SHEETING ADJACENT LOT OWNERS GARAGE THROUGH PORTION OF THE ADJACENT LANE OR DRIVE)
- PRIVATE RIGHT-OF-WAY



PROPERTY CORNERS TO BE SET WILL BE SET WITH IRON PIPES OR CONCRETE OR CURB OR ALLY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTANTS, INC.
SALT LAKE CITY, UT 84143-1174
801-487-8888