

ORDINANCE NO. 2002-22

AN ORDINANCE OF WEBER COUNTY, AMENDING THE WEBER COUNTY ZONING MAP BY REZONING A 174.582 ACRE PARCEL FROM AV-3 TO RESIDENTIAL RE-15 AND OPEN SPACE O-1 AND

THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY, STATE OF UTAH, ORDAINS THAT THE FOLLOWING DESCRIBED PROPERTY BE REZONE FROM AGRICULTURAL AV-3 TO RESIDENTIAL RE-15 AND OPEN SPACE O-1

Section 1. The Zoning Map of Weber County is hereby amended by reclassifying the following described parcel of land, in unincorporated Weber County, from Agricultural Valley AV-3 to Open Space O-1, and Residential RE-15.

Sun Valley Meadows Overall Property Description

1st
22-021-0103, 0061

Beginning at the East Quarter Corner of Section 27, T.7N., R.1E., S.L.B.& M. and running thence S 0°22'02"W 650.86 ft. along the Section Line; thence N 89°37'27"W 1,784.92 ft.; thence N 16°33'00"W 368.09 ft.; thence North 530.00 ft.; thence West 752.22 ft. to a point which is N 0°16'53"E 223.16 ft. along the Quarter Section Line from the center of said Section 27; thence N 0°16'53"E 2,260.99 ft. along said Section Line to a point which is S 0°16'53"W 162.04 ft. along said Quarter Section Line from the North Quarter Corner of said Section 27; thence S 89°07'48"E 2,655.32 ft. to a point which is S 0°27'53"W 163.52 ft. along the Section Line from the Northeast Corner of said Section 27; thence S 0°27'53"W 2,464.42 ft. along said Section Line to the point of beginning. Containing 174.582 Acres

The above described parcel of ground is hereby Rezone to Residential RE-15 except those parcels of ground described as follows are hereby Rezoned Open Space O-1:

Parcel A (68.006 Acres)

Being a part of the Northeast Quarter of Section 27, T.7N., R.1E., S.L.B.& M. described as follows: Beginning at a point which is S 0°16'53"W 162.04 ft. along the Quarter Section Line from the North Quarter Corner of Section 27, T.7N., R.1E., S.L.B.& M. and running thence S 89°07'48"E 1,848.59 ft. to the Southeast Corner of Lot 28 of Elkhorn Subdivision Phase 2; thence Southeasterly 201.17 ft. along the arc of a 230.00 ft. radius curve to the left through a central angle of 50°06'49" (chord bears S 24°56'36"E 194.82 ft.); thence Southeasterly 76.18 ft. along the arc of a 170.00 ft. radius curve to the right through a central angle of 25°40'27" (chord bears S 37°09'47"E 75.54 ft.); thence S 60°00'00"W 115.66 ft.; thence S 24°15'29"W 236.16 ft.; thence S 72°00'00"E 414.38 ft.; thence N 81°00'00"E 483.42 ft. to a point which is S 0°27'53"W 713.70 ft. along the Section Line from the Northeast Corner of said Section 27; thence S 0°27'53"W 781.76 ft. along said Quarter Section Line; thence S 85°00'00"W 728.00 ft.; thence S 47°36'28"W 124.06 ft.; thence N 62°00'00"W 347.28 ft.; thence Northwesterly 93.24 ft. along the arc of a 220.00 ft. radius curve to the right through a central angle of 24°17'03" (chord bears N 49°51'29"W 92.55 ft.); thence Northwesterly 239.60 ft. along the arc of a 310.00 ft. radius curve to the left through a

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REC FOR: WEBER.COUNTY.CLERK

central angle of $44^{\circ}17'03''$ (chord bears $N 59^{\circ}51'28''W 233.68$ ft.); thence $N 8^{\circ}00'00''E 174.00$ ft.; thence $N 77^{\circ}00'00''W 852.75$ ft.; thence $S 6^{\circ}00'00''W 368.50$ ft.; thence $S 9^{\circ}00'00''W 221.74$ ft.; thence $S 18^{\circ}00'00''W 396.78$ ft.; thence $S 57^{\circ}00'00''E 55.98$ ft.; thence $S 33^{\circ}00'00''W 166.00$ ft.; thence Southwesterly 105.39 ft. along the arc of a 230.00 ft. radius curve to the left through a central angle of $26^{\circ}15'12''$ (chord bears $S 19^{\circ}52'24''W 104.47$ ft.); thence Southwesterly 233.72 ft. along the arc of a 170.00 ft. radius curve to the right through a central angle of $78^{\circ}46'17''$ (chord bears $S 46^{\circ}07'56''W 215.74$ ft.); thence Northwesterly 33.08 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of $94^{\circ}45'48''$ (chord bears $N 47^{\circ}06'01''W 29.44$ ft.); thence $N 0^{\circ}16'53''E 2,175.43$ ft. along said Quarter Section Line to the point of beginning. Containing 68.006 Acres

Parcel B (10.099 Acres)

Being a part of the Northeast Quarter of Section 27, T.7N., R.1E., S.L.B. & M. described as follows: Beginning at a point which is $N 0^{\circ}27'53''E 594.59$ ft. along the Section Line and West 180.00 ft. from the East Quarter Corner of Section 27, T.7N., R.1E., S.L.B. & M. and run thence $S 0^{\circ}27'53''W 117.21$ ft.; thence Southwesterly 286.20 ft. along the arc of a 220.00 ft. radius curve to the right through a central angle of $74^{\circ}32'07''$ (chord bears $S 37^{\circ}43'57''W 266.44$ ft.); thence $S 75^{\circ}00'00''W 287.10$ ft.; thence $N 15^{\circ}00'00''W 114.80$ ft.; thence $N 70^{\circ}00'00''W 108.89$ ft.; thence $N 50^{\circ}00'00''W 820.55$ ft.; thence $N 11^{\circ}18'29''W 183.93$ ft.; thence North 148.44 ft.; thence $S 82^{\circ}00'00''W 221.08$ ft.; thence Northeasterly 369.20 ft. along the arc of a 250.00 ft. radius curve to the right through a central angle of $84^{\circ}36'56''$ (chord bears $N 78^{\circ}28'14''E 336.56$ ft.); thence $S 10^{\circ}00'00''W 161.72$ ft.; thence $S 50^{\circ}00'00''E 91.67$ ft.; thence $S 62^{\circ}00'00''E 795.50$ ft.; thence $S 83^{\circ}00'00''E 385.51$ ft. to the point of beginning. Containing 10.099 Acres

Parcel C (9.679 Acres)

Being a part of the East Half of Section 27, T.7N., R.1E., S.L.B. & M described as follows: Beginning at a point which is $N 0^{\circ}16'53''E 223.16$ ft. along the Quarter Section Line and East 6.42 ft. from the center of Section 27, T.7N., R.1E., S.L.B. & M. and running thence Northeasterly 13.93 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of $39^{\circ}55'00''$ (chord bears $N 67^{\circ}28'02''E 13.65$ ft.); thence Northeasterly 323.87 ft. along the arc of a 230.00 ft. radius curve to the left through a central angle of $80^{\circ}40'44''$ (chord bears $N 47^{\circ}05'10''E 297.77$ ft.); thence Northeasterly 77.90 ft. along the arc of a 170.00 ft. radius curve to the right through a central angle of $26^{\circ}15'12''$ (chord bears $N 19^{\circ}52'24''E 77.22$ ft.); thence $N 33^{\circ}00'00''E 166.00$ ft.; thence $S 57^{\circ}00'00''E 121.17$ ft.; thence $S 84^{\circ}43'31''E 412.23$ ft.; thence $S 57^{\circ}00'00''E 890.99$ ft.; $S 19^{\circ}00'00''E 83.64$ ft.; thence $S 71^{\circ}00'00''W 230.76$ ft.; thence $N 19^{\circ}00'00''W 96.38$ ft.; thence $N 70^{\circ}00'00''W 679.55$ ft.; thence West 745.80 ft. to the point of beginning. Containing 9.679 Acres

Parcel D (11.314 Acres)

Being a part of the East Half of Section 27, T.7N., R.1E., S.L.B. & M. described as follows: Beginning at a point which is $S 0^{\circ}22'02''W 650.87$ ft. along the Section Line and $N 89^{\circ}37'27''W 520.00$ ft. from the East Quarter Corner of Section 27, T.7N., R.1E., S.L.B. & M. and running thence $N 89^{\circ}37'27''W 940.05$ ft.; thence $N 20^{\circ}00'00''W 138.87$ ft.; thence $N 19^{\circ}16'15''E 123.03$ ft.; thence $N 65^{\circ}00'00''E 243.66$ ft.; thence $N 10^{\circ}52'12''W 133.05$ ft.; thence $N 71^{\circ}00'00''E 153.29$ ft.; thence $S 25^{\circ}00'00''E 158.98$ ft.; thence $S 80^{\circ}00'00''E 141.07$ ft.; thence $N 75^{\circ}00'00''E 142.38$ ft.; thence $N 57^{\circ}00'00''E 343.93$ ft.; thence $N 38^{\circ}07'48''E 150.00$ ft.; thence $N 15^{\circ}00'00''W 120.00$ ft.; thence $N 75^{\circ}00'00''E 72.86$ ft.; thence Southeasterly 28.97


ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 83°00'00" (chord bears S 63°30'00"E 26.51 ft.); thence S 22°00'00"E 103.23 ft.; thence Southeasterly 179.90 ft. along the arc of a 330.00 ft. radius curve to the left through a central angle of 31°14'07" (chord bears S 37°37'03"E 177.68 ft.); thence S 40°53'02"W 546.42 ft.; thence S 9°00'00"E 185.58 ft. to the point of beginning. Containing 11.314 Acres

Passed, Adopted and Ordered published this 8th day of October 2002 by the Board of County Commissioners of Weber County, Utah,

Commissioner Burton	Voting	<u>Abstained</u>
Commissioner Cain	Voting	<u>Aye</u>
Commissioner Bischoff	Voting	<u>Aye</u>


Glen H. Burton, Chair

ATTEST:


Linda G. Lunceford, CPO
Weber County Clerk/Auditor



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