

ORDINANCE NO 4-2024

AN ORDINANCE TO VACATE THE PUBLIC STREET KNOWN AS THE EASTERN ALLEY OF THE SUMMERWILD ADDITION THAT LIES BETWEEN 600 SOUTH AND 700 SOUTH IN RIVER HEIGHTS, UTAH

WHEREAS, on or about January 4, 2024, the City of River Heights received a petition from Jason Orlee Sipes to vacate the whole of a public street known as the eastern alley of the Summerwild Addition that lies between 600 S. and 700 S., River Heights, Utah, and is more particularly described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8 THENCE; SOUTH 01°29'41" WEST A DISTANCE OF 436.09 MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°18'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 16.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 436.03 FEET; THENCE SOUTH 88°30'19" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES.

WHEREAS River Heights City held a public hearing on this date; and

WHEREAS, notice was given of this action, and of the hearing thereon by publication in a manner prescribed by Utah Code 10-9a-208 et seq, and by mailing said notice to the record owners of each parcel that is accessed by said public street along with notice to each such affected entity and by publication on the Utah Public Notice Website; and,

WHEREAS, the River Heights City Council, as the legislative body for River Heights City, has now conducted the public hearing to vacate some of the City Street and has determined that good cause exists for the vacation, and neither the public interest nor any person will be, materially injured by the proposed vacation.

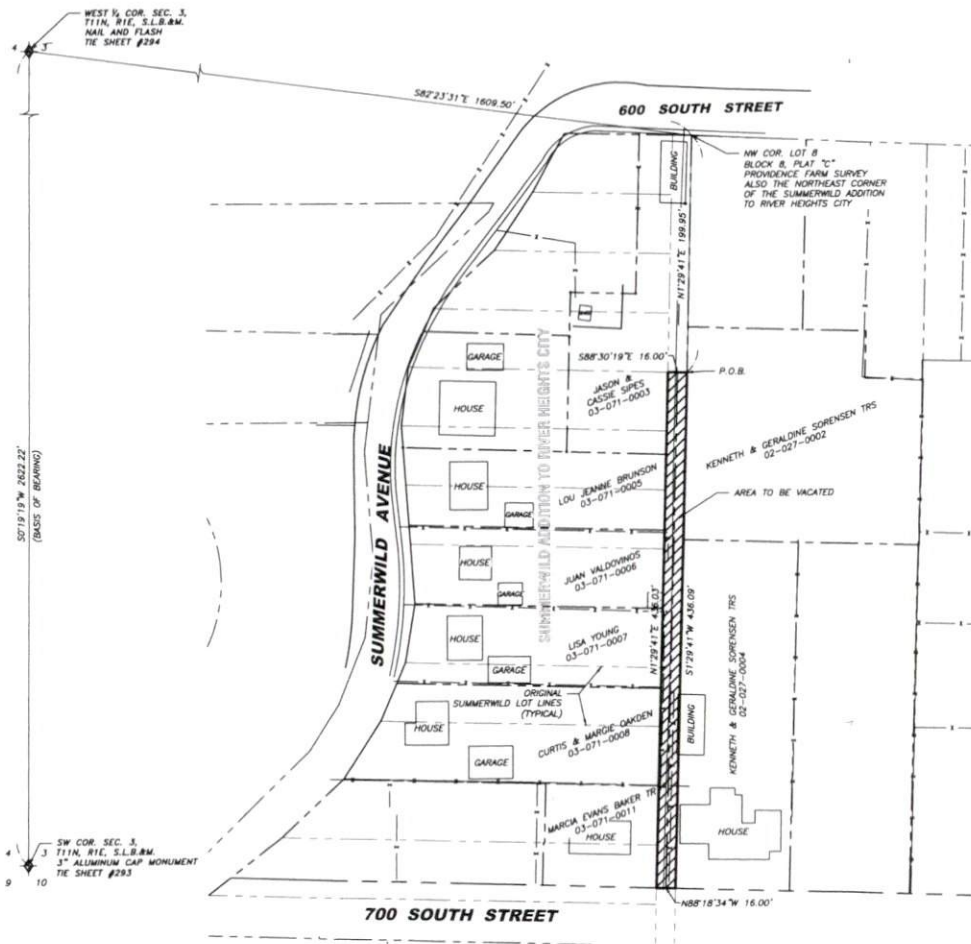
NOW, THEREFORE,

Be it, and it is hereby ordained by the City of River Heights that the following described City Street in River Heights, Utah, to-wit:

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE

PARCEL VACATION

VACATING A PORTION OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY
 A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B.&M.
 RIVER HEIGHTS, CACHE COUNTY, UTAH



LEGEND:
 - - - - - VACATION BOUNDARY
 - - - - - ADJACENT PROPERTY LINE
 - - - - - FENCE LINE
 - - - - - EATCH
 - - - - - SECTION MONUMENT

PARCEL VACATION
 KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVER HEIGHTS HEREBY VACATES THE PUBLIC INTEREST IN THE PORTION OF LAND DEPICTED AND DESCRIBED HEREON. THE PARCEL IS HEREBY VACATED IN FAVOR OF THE ADJUTING PROPERTY OWNERS.
 IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES

Date _____ Jason Thompson (Mayor)

CORPORATE ACKNOWLEDGMENT
 STATE OF UTAH) S.S.
 COUNTY OF CACHE)
 THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS _____ DAY OF _____, 2024, BY _____ WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE _____ AND IS SAID PERSON WHOSE NAME IS OF SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS.
 WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____
 A "NOTARY PUBLIC" COMMISSIONED IN UTAH (PRINT NAME) _____
 COMMISSION NUMBER - EXPIRES _____ (SEAL)

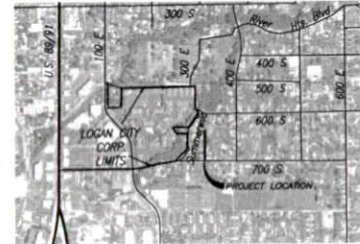
SURVEY CERTIFICATE
 I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

Vacation Boundary
 A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST A DISTANCE OF 436.09 MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°18'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 16.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 436.03 FEET; THENCE SOUTH 88°30'19" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.16 ACRES.

March 14, 2024

GRAPHIC SCALE

5152661
 JEFF C. NIELSEN
 LAND SURVEYOR
 STATE OF UTAH



Vicinity Map
 River Heights,
 Cache County, Utah

FORESIGHT
 LAND SURVEYING
 2005 North 600 West, Logan, Utah
 435-753-1910
 Project No. 24-003 Prepared by JH, 3/14/24

COUNTY RECORDER'S NO.
 STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
 AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ FEE: _____
 ABSTRACTED _____
 INDEXED _____
 FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

RIVER HEIGHTS CITY ENGINEER'S APPROVAL
 I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

CITY ATTORNEY'S CERTIFICATE OF APPROVAL
 I HAVE REVIEWED THE ABOVE PLAT AND APPROVE IT FOR ACCEPTANCE BY RIVER HEIGHTS CITY.

MAYOR'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 2024
 BY THE RIVER HEIGHTS CITY MAYOR.

 MAYOR

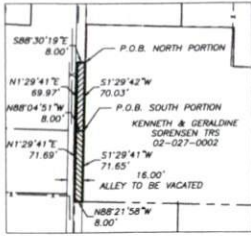
RIVER HEIGHTS CITY PLANNING COMMISSION
 THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 2024.
 DATED THIS _____ DAY OF _____, 2024.

PARCEL VACATION

VACATING A PORTION OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY
A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE S.L.B.&M.
RIVER HEIGHTS, CACHE COUNTY, UTAH

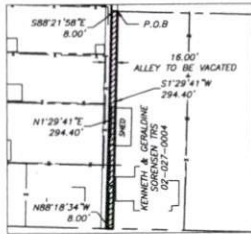
ALSO FOR PARCEL 02-027-0002 NORTH PORTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 70.03 FEET; THENCE NORTH 88°04'51" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 69.97 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF PARCEL 03-071-0003; THENCE SOUTH 88°30'19" EAST, ALONG SAID LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES



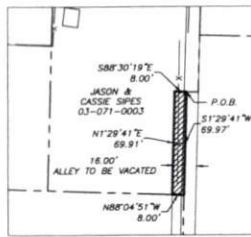
ALSO FOR PARCEL 02-027-0002 SOUTH PORTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 288.88 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 71.65 FEET MORE OR LESS TO THE NORTH LINE OF PARCEL 02-027-0004; THENCE NORTH 88°21'58" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 71.69 FEET; THENCE SOUTH 88°04'51" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES



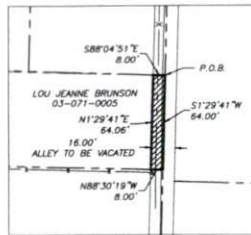
ALSO FOR PARCEL 02-027-0004

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 02-027-0002 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 341.63 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 294.40 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°18'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 294.40 FEET MORE OR LESS TO SAID SOUTH LINE OF PARCEL 02-027-0002; THENCE SOUTH 88°21'58" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.05 ACRES



ALSO FOR PARCEL 03-071-0003

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 02-027-0002 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 69.97 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 03-071-0003; THENCE NORTH 88°04'51" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 69.97 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0007; THENCE SOUTH 88°30'19" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES

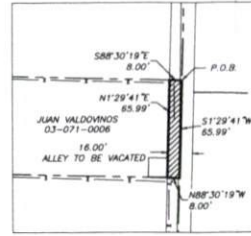


ALSO FOR PARCEL 03-071-0005

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 03-071-0003 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 64.00 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 03-071-0006; THENCE NORTH 88°30'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 64.06 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0003; THENCE SOUTH 88°04'51" EAST, ALONG SAID SOUTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES

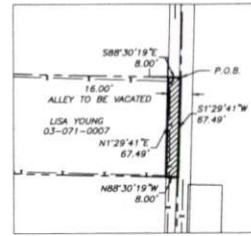
ALSO FOR PARCEL 03-071-0006

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 03-071-0005 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET AND SOUTH 01°29'41" WEST, A DISTANCE OF 153.97 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 65.99 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 03-071-0008; THENCE NORTH 88°30'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 65.99 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0008; THENCE SOUTH 88°30'19" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES



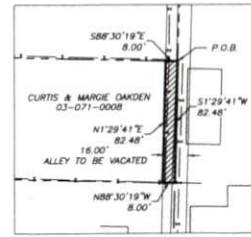
ALSO FOR PARCEL 03-071-0007

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 03-071-0006 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET AND SOUTH 01°29'41" WEST, A DISTANCE OF 198.96 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 67.49 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 03-071-0008; THENCE NORTH 88°30'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 67.49 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0007; THENCE SOUTH 88°30'19" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRES



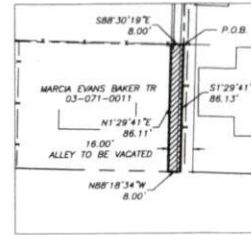
ALSO FOR PARCEL 03-071-0008

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 03-071-0007 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET AND SOUTH 01°29'41" WEST, A DISTANCE OF 287.44 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 82.48 FEET MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 03-071-0011; THENCE NORTH 88°30'19" WEST, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 82.48 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0007; THENCE SOUTH 88°30'19" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES



ALSO FOR PARCEL 03-071-0011

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 03-071-0008 LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET AND NORTH 88°30'19" WEST, A DISTANCE OF 8.00 FEET AND SOUTH 01°29'41" WEST, A DISTANCE OF 349.93 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 86.13 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°18'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 8.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 86.11 FEET MORE OR LESS TO THE SOUTH LINE OF PARCEL 03-071-0008; THENCE SOUTH 88°30'19" EAST, ALONG SAID SOUTH LINE OF SAID PARCEL A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES

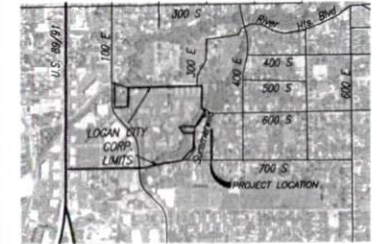


SURVEY CERTIFICATE

I, Jeff C. Nielsen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152661 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

Vacation Boundary

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN ALSO A PART OF THE WEST HALF OF BLOCK 8, PLAT "C" PROVIDENCE FARM SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 01°29'41" WEST, A DISTANCE OF 199.95 FEET FROM THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 8; THENCE SOUTH 01°29'41" WEST, A DISTANCE OF 438.08 MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET; THENCE NORTH 88°18'34" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 16.00 FEET; THENCE NORTH 01°29'41" EAST, A DISTANCE OF 438.03 FEET; THENCE SOUTH 88°30'19" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES.



Utility Map
River Heights,
Cache County, Utah

FORESIGHT
LAND SURVEYING

2005 North 600 West, Logan, Utah
435-753-1910

Project No. 24-003 Prepared by Jht, 3/14/24

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED
AT THE REQUEST OF: _____
DATE: _____ TIME: _____ FEE: _____
ABSTRACTED _____
INDEXED _____ FILED IN: FILE OF PLATS _____ COUNTY RECORDER