

ORDINANCE 23-26

REZONE OF PART OF PARCEL #03-007-0019, LOCATED AT 2352 S HWY 89/91 AND CONTAINING APPROXIMATELY 25.6 ACRES, FROM RESIDENTIAL (R-2) TO COMMERCIAL(C)

BE IT ORDAINED BY THE NIBLEY CITY COUNCIL LOCATED AT NIBLEY, UTAH, THAT:

Part of Parcel 03-007-0019, more particularly described below, is hereby rezoned from Residential (R-2) To Commercial(C).

Beginning at a point on the Northerly right of way line of the future 2600 South right of way, said point being North 89°47'28" West 1818.81 feet and North 00°12'32" East 229.16 feet from the South Quarter corner of said Section 17; and running thence along said Northerly right of way line the following three (3) courses and distances: 1) North 53°19'30" West 473.25 feet; 2) North 47°36'52" West 120.60 feet; 3) North 53°19'30" West 150.96 feet to the Easterly and Southerly right of way line of US Highway 89/91; thence North 36°37'09" East 1201.07 feet along said highway right of way; thence South 74°36'12" East 252.95 feet; thence South 36°40'30" West 274.87 feet; thence Southerly 15.71 feet along the arc of a 10.00 foot radius tangent curve to the left (center bears South 53°19'30" East and the long chord bears South 08°19'30" East 14.14 feet with a central angle of 90°00'00"); thence South 53°19'30" East 74.51 feet; thence Southeasterly 96.55 feet along the arc of a 300.00 foot radius tangent curve to the left (center bears North 36°40'30" East and the long chord bears South 62°32'40" East 96.13 feet with a central angle of 18°26'21"); thence South 71°45'51" East 87.06 feet; thence South 00°15'51" East 31.63 feet; thence North 71°45'51" West 97.10 feet; thence Westerly 7.03 feet along the arc of a 330.00 foot radius tangent curve to the right (center bears North 18°14'09" East and the long chord bears North 71°09'14" West 7.03 feet with a central angle of 01°13'13"); thence Southwesterly 15.92 feet along the arc of a 10.00 foot radius curve to the left (center bears South 19°27'22" West and the long chord bears South 63°50'46" West 14.29 feet with a central angle of 91°13'13"); thence South 18°14'09" West 171.95 feet; thence Southwesterly 106.20 feet along the arc of a 330.00 foot radius tangent curve to the right (center bears North 71°45'51" West and the long chord bears South 27°27'20" West 105.74 feet with a central angle of 18°26'21"); thence South 36°40'30" West 95.58 feet; thence Southerly 9.42 feet along the arc of a 6.00 foot radius tangent curve to the left (center bears South 53°19'30" East and the long chord bears South 08°19'30" East 8.49 feet with a central angle of 90°00'00"); thence South 53°19'30" East 1.83 feet; thence Easterly 4.71 feet along the arc of a 3.00 foot radius tangent curve to the left (center bears North 36°40'30" East and the long chord bears North 81°40'30" East 4.24 feet with a central angle of 90°00'00"); thence North 36°40'30" East 13.50 feet; thence South 53°19'30" East 211.00 feet; thence South 36°40'30" West 13.50 feet; thence Southerly 4.71 feet along the arc of a 3.00 foot radius tangent curve to the left (center bears South 53°19'30" East and the long chord bears South 08°19'30" East 4.24 feet with a central angle of 90°00'00"); thence South 53°19'30" East 4.83 feet; thence Easterly 4.71 feet along the arc of a 3.00 foot radius tangent curve to the left (center bears North 36°40'30" East and the long chord bears North 81°40'30" East 4.24 feet with a central angle of 90°00'00"); thence North 36°40'30" East 29.90 feet; thence Northeasterly 74.09 feet along the arc of an 80.00 foot radius tangent curve to the right (center bears South 53°19'30" East and the long chord bears North 63°12'20" East 71.47 feet with a central angle of 53°03'39"); thence North 89°44'09" East 6.70 feet; thence South 00°15'51" East 30.00 feet; thence South 89°44'09" West 6.70 feet; thence Southwesterly 46.30 feet along the arc of a 50.00 foot radius tangent curve to the left (center bears South 00°15'51" East and the long chord bears South 63°12'20" West 44.67 feet with a central angle of 53°03'39"); thence South 36°40'30" West 655.90 feet to the point of beginning.

Inclusive of the future Lot 1, Wesley Nelson Farms Subdivision.

Part of Parcel No.: 03-007-0019

PASSED BY THE NIBLEY CITY COUNCIL THIS 8 day of June, 2023.

LARRY JACOBSEN

Larry Jacobsen, Mayor



ATTEST:

Cheryl Bodily
Cheryl Bodily, City Recorder