CITY OF LOGAN, UTAH
ORDINANCE NO. 12-21

AN ORDINANCE AMENDING THE ZONING MAP OF LOGAN CITY, UTAH

BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF LOGAN,
STATE OF UTAH AS FOLLOWS:

SECTION 1: That certain map or maps entitled “Zoning Map of Logan City, Utah” is hereby amended and the following property(s) are hereby zoned from Resource Conservation (RC) to Neighborhood Residential Eastside (NRE)

TIN #06-099-0001

Also identified as, 203 South Winding Way and more particularly described as Exhibit A attached hereto.

SECTION 2: This ordinance shall become effective upon publication.

PASSED BY THE LOGAN MUNICIPAL COUNCIL, STATE OF UTAH, THIS DAY OF April, 2012.

AYES:
Dean Quayle, Chair

NAYS: none

ABSENT: Daines

ATTEST:
Teresa Harris, City Recorder

PRESENTATION TO MAYOR

The foregoing ordinance was presented by the Logan Municipal Council to the Mayor for approval or disapproval on the 3 day of April, 2012.

MAYOR’S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this 3 day of April, 2012.

Randy Watts, Mayor
EXHIBIT A
62.71 Acres
Legal Description
------- 2012 -------

BEG S 0°41'19" E 1814 FT & E 13.5 FT FROM NW COR SEC 36 T 12N R 1E & TH E 1009 FT TH N 482.01 FT TO N LN SW/4 NW/4 SD SEC TH S 89°37'39" E 267.99 FT TO E LN W/2 NW/4 SD SEC TH S TO S LN OF NW/4 SD SEC TH E 280 FT M/L TO DEER FENCE TH SW'LY ALG DEER FENCE TO PT S 75°55'02" E 148.26 FT FROM NE COR LT 38 QUAILBLUFF HEIGHTS PHASE 3 TH N 75°55'02" W 148.26 FT TO SD COR TH N 14°04'58" E 276.57 TO NE COR LT 92 SD SUBD TH NW'LY ALG N LN OF SD SUBD TO THE W LN OF SD SEC 36 TH NLY TO S 0°56'31" E 758.14 FT OF PT S 0°30'57" E 836.72 FT FROM BEG TH N 0°56'31" W 758.14 FT TH N 0°30'57" W 836.72 FT TO BEG LESS: THAT PT OF ABOVE WITHIN QUAILBLUFF MEADOW SUBD CONT 62.27 AC ALSO: BEGS 0°41'19" E 1814 FT FROM NW COR SD SEC & TH E 13.5 FT TH S 0°30'57" E 836.72 FT TH S 0°56'31" E 766.52 FT TH S 88°28'01" W 13.04 FT TO W LN OF SEC TH N 0°46'54" W 766.97 FT ALG E LN OF QUAILBLUFF UNITS 9 & 10 TO W/4 SD SEC 36 TH N 0°41'19" W 836.62 FT ALG W LN OF SEC TO BEG 0.44 AC CONT 62.71 AC IN ALL
WARRANTY DEED

DROGHEDA, L.C., a Utah limited liability company, Grantor of Logan, County of Cache, State of Utah, hereby CONVEYS AND WARRANTS to DROGHEDA, L.C., a Utah limited liability company, Grantee of 1480 East 231 North, Logan, Utah 84323, for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the following described tracts of land in Cache County, State of Utah:

Parcel No. 06-099-0001

Beginning at a point South 0°41'19" East 1814 feet and East 13.5 feet from the Northwest Corner of Section 36, Township 12 North, Range 1 East and thence East 1009 Feet; thence North 482.01 Feet to the North line of the Southwest Quarter, of the Northwest Quarter of said Section; thence South 89°37'39" East 267.99 feet to East line of the West Half of the Northwest Quarter of said Section; thence South to South line of the Northwest Quarter of said Section; thence East 280 feet, more or less, to Deer Fence; thence Southwesterly along Deer Fence to a point South 75°55'02" East 148.26 feet from the Northeast Corner of Lot 38, Quailbluff Heights Phase 3; thence North 75°55'02" West 148.26 feet to said Corner; thence North 14°04'58" East 276.57 to Northeast Corner of Lot 92 of said Subdivision; thence Northwesterly along North Line of said Subdivision to the West line of said Section 36; thence Northwesterly South 0°56'31" East 758.14 feet of a Point South 0°30'57" East 836.72 feet from Beginning; thence N 0°56'31" W 758.14 feet; thence North 0°30'57" West 836.72 feet to Beginning; Less: That part of above within Quailbluff Meadow Subdivision. Containing 62.27 acres. Also: Beginning South 0°41'19" East 1814 feet from Northwest Corner of said Section and thence East 13.5 feet; thence South 0°30'57" East 836.72 feet; thence South 0°56'31" East 766.52 feet; thence South 88°28'01" West 13.04 feet to West line of Section; thence North 0°46'54" West 766.97 feet along East line of Quailbluff Units 9 and 10 to the West Quarter of said Section 36; thence North 0°41'19" West 836.62 feet along West line of Section to Beginning. 0.44 acres. Containing 62.71 acres in all (the Property).

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Grantor hereby declares that all of the above Property shall be held, sold, conveyed, and occupied subject to the following covenants, conditions and restrictions (CCRs). These (CCRs) are for the purpose of protecting the value and desirability of the Property. These (CCRs) shall be construed as covenants of equitable servitude, shall run with the Property and be binding on all...
2. The Property may be subdivided consistent with Logan City Zoning Ordinances.

3. A maximum of twelve single family dwellings (houses) may be built on the Property; such lots and configurations of lots, subdivision or other development shall be in accord with then existing Logan City Ordinances, and lots may not be resubdivided to create or allow for more than twelve (12) single family dwellings.

4. There is no limit on accessory buildings or amenities to be built in the future on the Property, so long as it is in accord with then existing Logan City Ordinances.

5. If, in the future, the Property is rezoned from the Neighborhood Residential East (NRE) Zone to a lesser density zone of no more than one dwelling per acre, then these CCRs shall be null and void.

6. Absent a change in zoning as provided in paragraph 5, only Logan City and Grantor (or its successors and assigns), jointly, can change or alter these CCRs.

7. Grantor has agreed to these CCRs in consideration of Logan City’s approval of a rezone of the Property from Resource Conservation (RC) to NRE, which is the closest zone to one dwelling per one acre, which the Property was zoned from 2000 to 2011.

DATED this 29 day of March, 2012.

DROGHEDA, L.C.

Witness

By: Robert Harris, Manager
STATE OF UTAH        )
                    : ss.
County of Cache     )

Ent 1061640 Bk 1707 Pg 407

On the 29th day of March, 2012, personally appeared before me ROBERT HARRIS, the signer of the within instrument, who duly acknowledged to me that he is the Manager for DROGHEDA, L.C., and that in that capacity he executed the same.
The Logan City Planning Commission will hold a public hearing to receive input on the following:

**PC 12-015 Drogheda Zone Change.** Request to rezone property along the east bench from Resource Conservation (RC) to Neighborhood Residential Eastside (NRE); TIN 06-099-0001.

The Municipal Council is tentatively scheduled to hold a workshop on these items on Tuesday, March 20, 2012, and tentatively scheduled to hold a public hearing on Tuesday, April 3, 2012. Both meetings will be held in the Logan City Municipal Council Chambers at 290 North 100 West and will not begin before 5:30 pm.

Contact the Department of Community Development at 716-9021 for more information or www.loganutah.org
Summary of an Ordinance

ORD.12-21. An ordinance was adopted and approved April 3, 2012 amending the Zoning Map of Logan City to rezone approximately 62.71 acres at 203 South Winding Way (East Bench, North of Dry Canyon) from Resource Conservation (RC) to Neighborhood Residential Eastside (NRE). TIN#08-099-0001.

The ordinance is effective immediately upon publication. Full text of the ordinance may be reviewed at the Office of the Logan City Recorder, City Hall, 290 North 100 West, Logan, Utah during regular business hours.

Teresa Harris
City Recorder

Publication Date: April 8, 2012
Civil
PROOF OF PUBLICATION

STATE OF UTAH
COUNTY OF CACHE, ss

On this 9th day of April , A.D. 2012 personally appeared
before me Monica Christensen who being first being duly sworn, deposes and says that
she is the Assistant to the Finance Director of the Cache Valley Publishing Co., publishers of The Herald Journal
a daily newspaper published in Logan City, Cache County Utah, and that the
Legal Notice, a copy of which is hereto attached was published in said
newspaper for 1 issue(s) and that said notice also published on utahlegals.com
on the same days(s) as publication in said newspaper
Commencing on the following days:
04/08/2012

___________________________________________, Assistant to the Finance Director
Subscribed and sworn to before me on this 9th day of April , A.D. 2012

___________________________________________, Notary Public
Commissioned in the State of Utah
My Commission expires August 1, 2015

LEGAL NOTICE
LOGAN MUNICIPAL COUNCIL

SUMMARY OF AN ORDINANCE passed by the Logan
Municipal Council, Logan, Utah is as follows:
ORD.12-21. An ordinance was adopted and approved April 3,
2012 amending the Zoning Map of Logan City to rezone
approximately 62.71 acres at 203 South Winding Way (East
Bench, North of Dry Canyon) from Resource Conservation
(RC) to Neighborhood Residential Eastside (NRE).
TIN#06-099-0001.

The ordinance is effective immediately upon publication. Full
text of the ordinance may be reviewed at the Office of the
Logan City Recorder, City Hall, 290 North 100 West, Logan,
Utah during regular business hours.

Teresa Harris
City Recorder
Publication Date: April 8, 2012