When recorded return to:
Apple Valley Town,
1777 North Meadowlark Drive
Apple Valley, Utah 84737

TOWN OF APPLE VALLEY
ORDINANCE O-2026-25

AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH, APPROVING THE ABANDONMENT AND VACATION OF PORTIONS OF WILDCAT ROAD PUBLIC RIGHT-OF-WAY

WHEREAS, Utah Code Sections 72-5-105 and 10-20-813 grant the Town authority to abandon and vacate public highways, streets, and roads; and

WHEREAS, the Town has determined that certain portions of the Wildcat Road public right-of-way, as more particularly described in the attached legal descriptions and depicted on the attached exhibits, are no longer necessary for public roadway purposes; and

WHEREAS, the portions of Wildcat Road proposed for vacation are identified as Vacation Parcels 1 through 4, containing approximately 2.28 acres in total; and

WHEREAS, the portions of public right-of-way proposed for vacation are located within Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian, within Apple Valley Town, Washington County, Utah; and

WHEREAS, the Town has provided notice and conducted a public hearing regarding the proposed vacation as required by applicable law; and

WHEREAS, there are no public utilities located within the portions of Wildcat Road proposed for vacation; and

WHEREAS, the Town Council finds that the property proposed for abandonment is surplus property, that good cause exists for the vacation, and that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Town Council has reviewed the legal descriptions and exhibits identifying the portions of Wildcat Road proposed for vacation and finds that the proposed vacation is appropriate and in the best interests of the Town; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road public right-of-way described as Vacation Parcels 1, 2, 3, and 4 in the attached legal descriptions and depicted on the attached exhibits are hereby abandoned and vacated.

BE IT HEREBY ORDAINED FURTHER by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road described herein shall cease to constitute public right-of-way upon the effective date of this Ordinance and shall be disposed of and incorporated into the adjacent properties in accordance with applicable law and the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that the vacation of the portions of Wildcat Road described herein shall not affect any rights or interests in property outside of the areas specifically described in the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that this Ordinance shall become effective upon its passage, approval, and publication or posting as required by law.

DATED this 21 day of October., 2026.

TOWN OF APPLE VALLEY, UTAH

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

TOWN OF APPLE VALLEY SEAL UTAH

VOTE RECORD:

	AYE	NAY	ABSENT	ABSTAIN
Mayor – Michael Farrar				✓
Council Member – Kevin Sair	✓			
Council Member – Scott Taylor	✓			
Council Member – Richard Palmer	✓			
Council Member – Lee Fralish	✓			

EXHIBIT A

WILDCAT ROAD VACATION – PARCEL 1

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT B

WILDCAT ROAD VACATION – PARCEL 2

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT C

WILDCAT ROAD VACATION – PARCEL 3

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT OF THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

EXHIBIT D

WILDCAT ROAD VACATION – PARCEL 4

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.