

Dixie Springs

D I X I E S P R I N G S

ANNEXATION TO
HURRICANE CITY
PROPOSAL.

JULY 8, 1993

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ANNEXATION REQUEST

The Property owners of the "Dixie Springs Subdivision" do hereby request the City of Hurricane to annex the Dixie Springs subdivision as part of the City of Hurricane.

Description of Property:

Beginning at the NW corner of Sec. 18 Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence -

North 89 degrees 53 minutes East, a distance of 652.55 feet thence South 982.72 feet, thence, East 660.00 feet, thence, South 2640.00 feet, thence, West 330.00 feet, thence, South 660.00 feet, thence, West 330.00 feet, thence, South 660.00, thence, West 330.00 feet, thence, South 352.39 feet, thence South 89 degrees 51 minutes 20 seconds West 330.50 feet, to the South-west corner of said Section 18, thence; North 89 degrees 34 minutes West 2640.34 feet, thence North 0 degrees 01 minute East 2643.25 feet, to the corner of Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence, North 89 degrees 39 minutes 30 seconds West 2644.55 feet to the West 1/4 corner of said Section 13, thence, South 89 degrees 48 minutes West 1326.83 feet, thence, North 0 degrees 02 minutes West 1968.86 feet, thence, East 2652.47 feet, thence, South 330.00 feet, thence, East 660.00 feet, thence, South 1320.00 feet, thence, East 1320.00 feet, thence North 1320.00 feet, thence, East 660.00 feet, thence, North 660.00 feet, thence, East 1320.00 feet, thence, North 321.49 feet, thence, South 89 degrees 43 minutes East 7.45 feet to the Point of Beginning, containing 533.03 Acres.

UNDERSTANDING

Street Width

The streets in the project are 50 feet wide according to the county requirements. The Hurricane City requirements are for 58 feet in width. The lot owners are willing to donate 4 feet from each side of the streets to conform to the City's requirements.

Street Names

The project streets are all named. Dixie Springs agrees to conform to Hurricane City's requirements of numbered streets with no street names.

Off-Site Improvements

Dixie Springs agrees to pay for all off-site improvement costs - sewer lines, water lines, power.

Dixie Springs agrees to chip and seal the roadway from the Dixie Springs project to the existing paved Flora-Tech road.

HISTORY

The Dixie Springs project was recorded with the Washington County Recorders office on May 18, 1967. The recorded plat was plat A, divided into sections A, B, C, D, E and F. The plat was subdivided into 2 1/2 acre lots. As the lots were sold they were sold with the understanding that the 2 1/2 acre lots would be divided in to approximately 1/4 acre lots. Sections A, B, C and D have been divided in to the 1/4 acre lots. Sections E and F are still the larger lots. The total project is 533.03 acres. There are currently about 150 lot owners. Many of the lot owners have been paying their taxes with the hopes of building on their lots, selling their lots or being able to do something with their lots. The cash bond of \$50,000 posted with the County was released to the original developers. The lot owners have been stranded for years not being able to do anything and would be pleased to be annexed to Hurricane City so that the project can move forward.

Water History

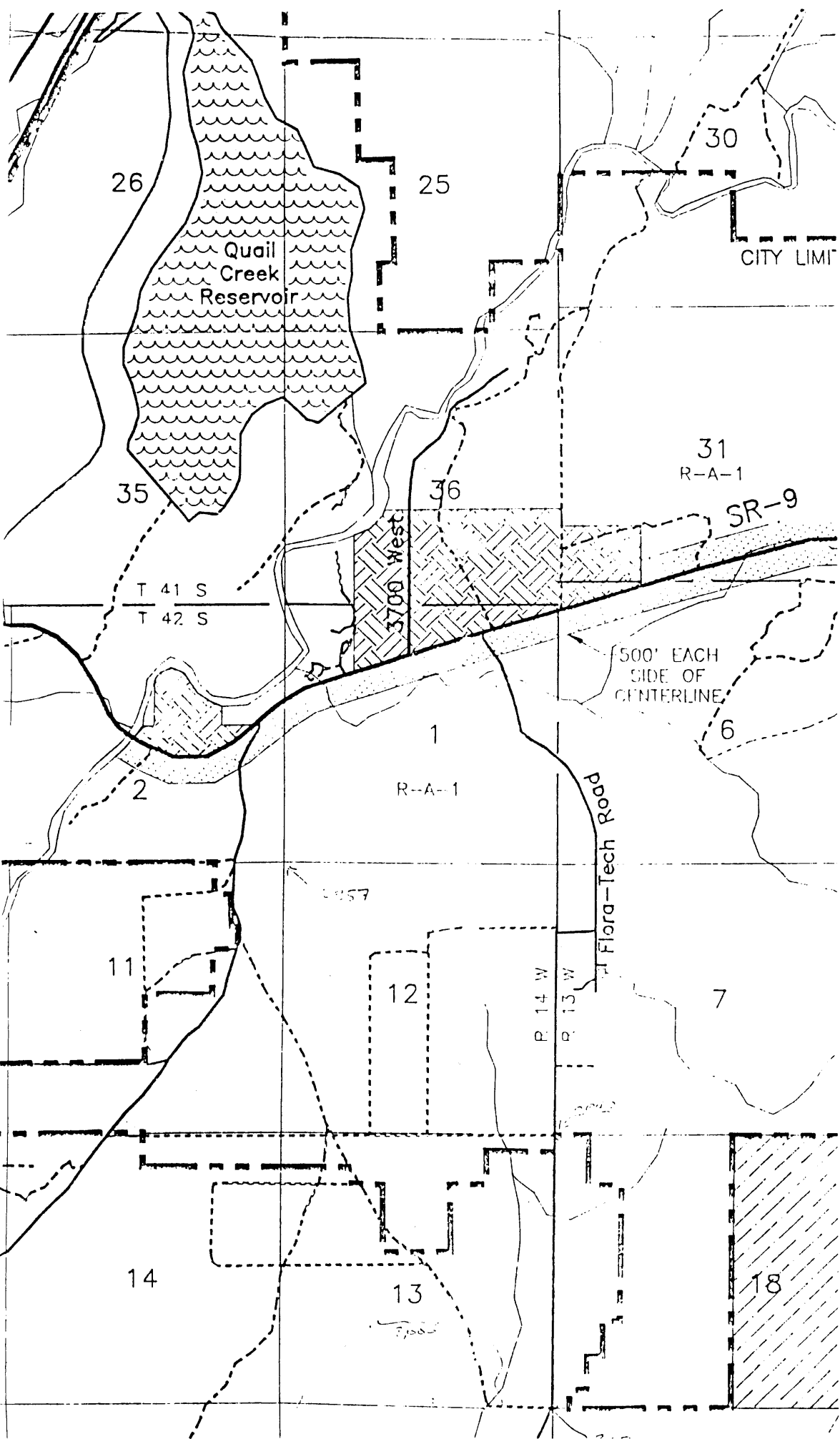
Dixie Springs owned the permit and water rights to 2. Second feet of water. Due to non-use the water rights are, in the words of the previous state engineer Dee Hanson, in jeopardy. As of February 1993, Mr. Hanson still holds firm to his opinion of 1-17-85 that "the cloud on the title is for non-use. Beneficial use of the water is the best way to overcome that cloud." We have purchased 42 acre feet and had them transferred to our existing well. On May 27, 1993 we filed again to have our original water rights re-instated. This application is in the advertising state at this time.

We have met several times with Ron Thompson, the District Director of the Washington County Water Conservancy District. He has stated that an allocation is available and could be allocated to Hurricane City for our use in Dixie Springs.

1,500 lots

EASEMENTS

Mr. Bud Cannon of Winding River Co. has been very cordial and helpful. He has verbally agreed to allow us the necessary easements for water, power and sewer.



26

25

30

Quail
Creek
Reservoir

CITY LIMIT

35

31
R-A-1

36

SR-9

T 41 S
T 42 S

3700 West

500' EACH
SIDE OF
CENTERLINE

1

6

R-A-1

2

Flora-Tech Road

11

R 14 W
R 13 W

12

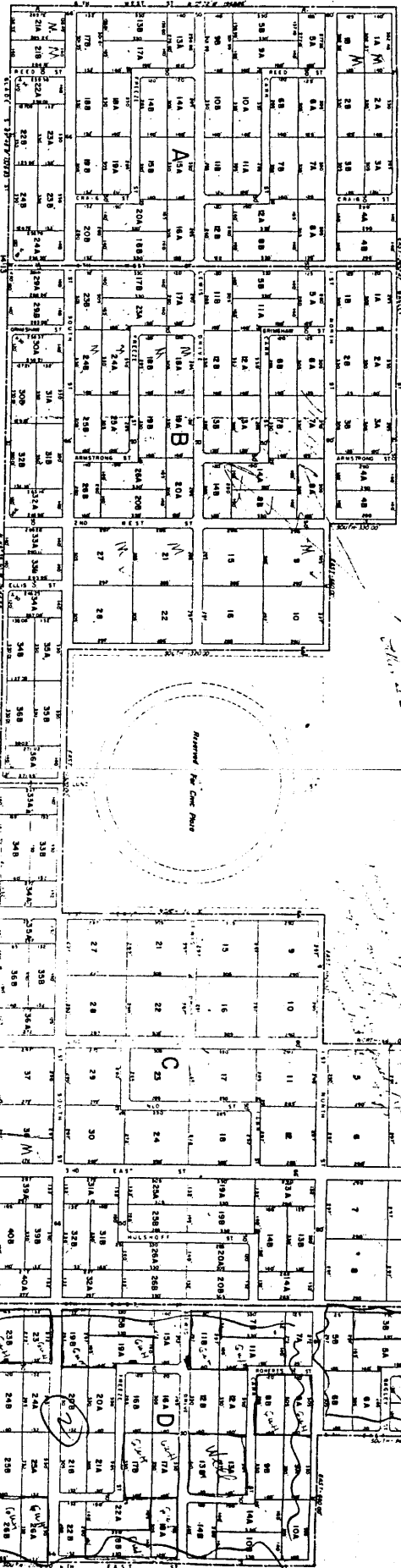
7

14

13

18

PLAT BLOCKS A THRU F
 DIXIE SPRINGS PROJECT



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, hereby certify that the same is as shown on the above described plat, and that the same is as shown on the above described plat, and that the same is as shown on the above described plat.

Joseph P. [Signature]
 REAL ESTATE BROKER, INC.

CERTIFICATE OF APPROVAL

I, the undersigned, being the duly qualified and authorized representative of the Board of Commissioners of the City of Dixie Springs, do hereby certify that the above described plat has been approved by the Board of Commissioners of the City of Dixie Springs.

[Signature]
 Mayor

SHIRAZIUM CERTIFICATE

I, the undersigned, being the duly qualified and authorized representative of the Board of Commissioners of the City of Dixie Springs, do hereby certify that the above described plat has been approved by the Board of Commissioners of the City of Dixie Springs.

[Signature]
 Mayor

CERTIFICATE OF RECORDING

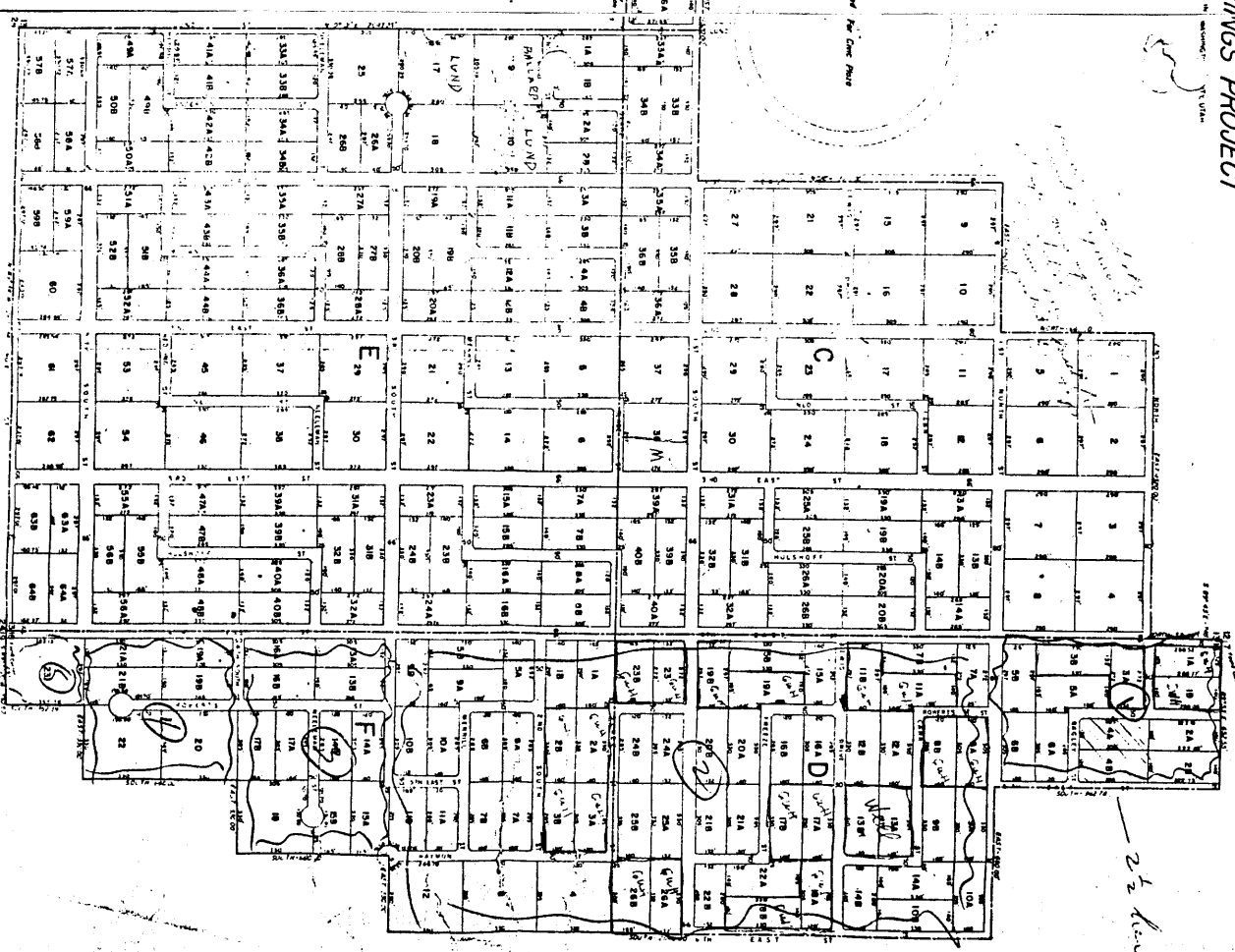
I, the undersigned, being the duly qualified and authorized representative of the Board of Commissioners of the City of Dixie Springs, do hereby certify that the above described plat has been approved by the Board of Commissioners of the City of Dixie Springs.

[Signature]
 Mayor

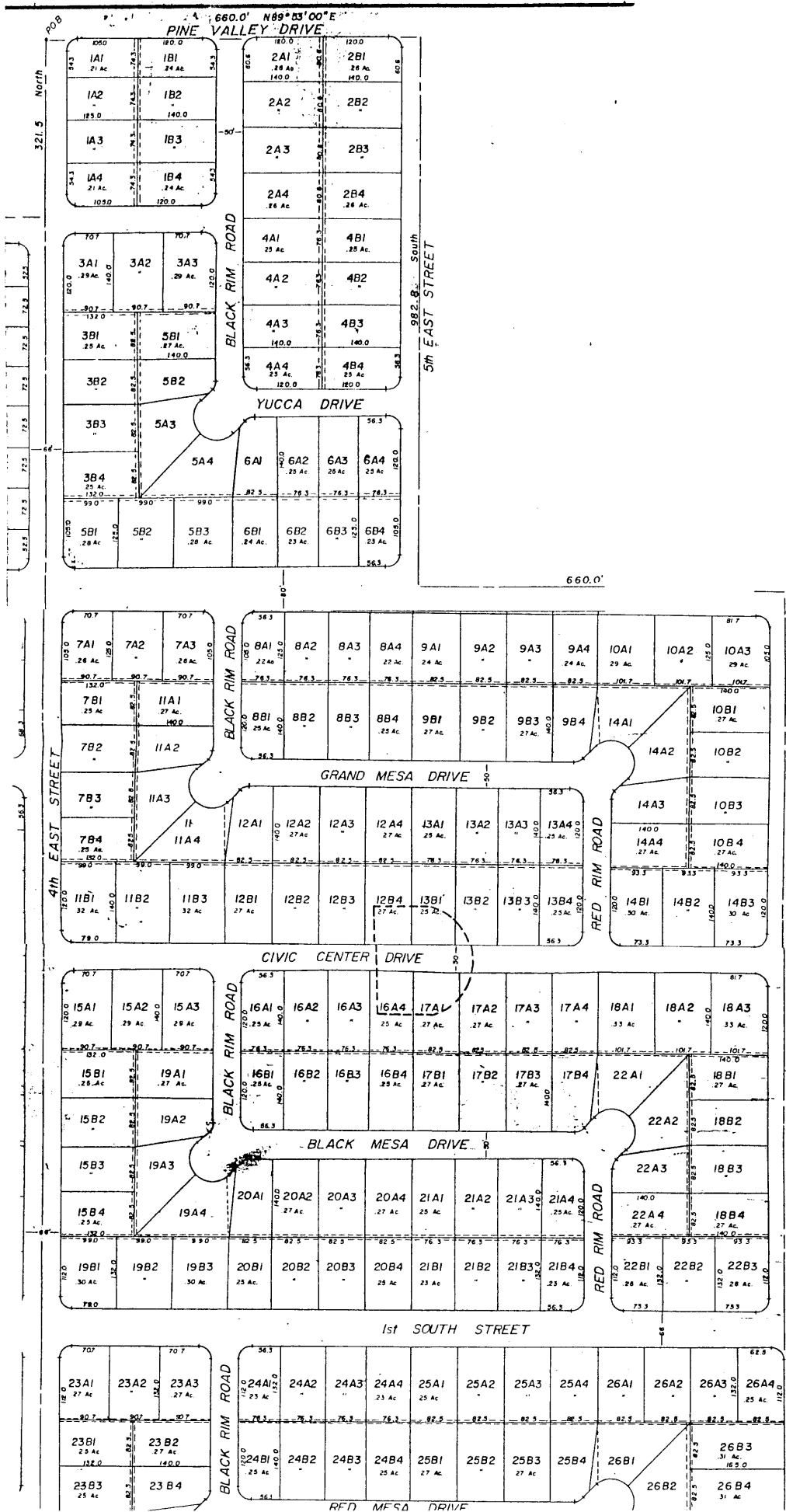
LEGAL DESCRIPTION

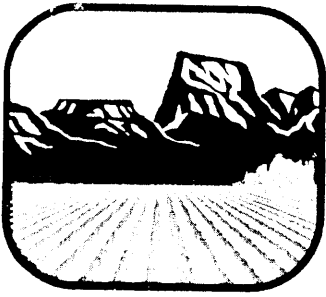
SECTION 18, TOWNSHIP 10 NORTH, RANGE 12 WEST, COUNTY OF DIXIE, MISSISSIPPI.

ALL THAT PART OF THE LAND DESCRIBED AS LOTS 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z.



2/3





WASHINGTON COUNTY
197 East Tabernacle • St. George, Utah 84770
FAX No. (801) 634-5718
June 22, 1993

GAYLE M. ALDRED
Chairman

JERRY B. LEWIS
RUSSELL J. GALLIAN

533 ans

CLINTON D. PERKINS
County Assessor

ERIC A. LUDLOW
County Attorney

E. ROYDEN CHRISTIAN
County Clerk/Auditor

RUSSELL SHIRTS
County Recorder

GLENWOOD HUMPHRIES
County Sheriff

ALIS M. RITZ
County Treasurer

Mr. Clarence Jolley
2265 East 4800 South
Salt Lake City, Utah

Dear Mr. Jolley:

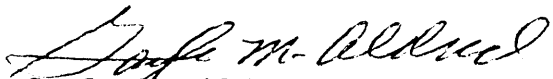
The Washington County Commission appreciated the recent opportunity to visit with you regarding the development of the Dixie Springs area of the County. It is good that someone is willing to spend the time and effort to begin to bring this project together. Hopefully, your efforts will be successful.

As it relates to development, the Commission strongly encourages you to work with the City of Hurricane to determine if annexation is feasible. Because of the need for services which include water, sewer, power, police & fire protection, etc., it would make much sense to be a part of the City with which you share a common boundary than it would for the County, which has none of those services except for police protection from the Sheriffs office, to try to accommodate your needs.

The Commission would hope that you would be able to sit down with Hurricane City officials and work out any problems that might prevent annexation and thereby be able to develop the Dixie Springs area as a part of the Hurricane City area.

We wish you success in your efforts.

Sincerely,


Gayle M. Aldred, Chairman
Washington County Commission

c.c. Mayor Dell Stout