



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING THE FILING AT THE OFFICE OF THE WASHINGTON COUNTY RECORDER OF DIXIE SPRINGS SUBDIVISION, THIRD AMENDMENT AND EXTENSION, PLAT C, LOCATED IN HURRICANE, UTAH.

WHEREAS a subdivision plat for Dixie Springs Subdivision, Second Amendment and Extension, Plat C, located in Hurricane, Utah was previously filed at the office of the Washington County Recorder in St. George, Utah on May 1, 1998 at Book 1208 Page 886 as entry number 006001291; and

WHEREAS a petition has been received by the Hurricane City Council requesting approval for the filing of a third amended plat for said subdivision, including therein the vacation of a portion of 2370 South Street; and

WHEREAS said petition was duly considered by said City Council at a public hearing on May 5, 2011, held in accordance with Section 10-9a-208 Utah Code Annotated, 1953, as amended; and

WHEREAS said City Council finds that there is good cause for the amendment and vacation, and, further, that neither the public interest nor any person will be materially injured by the approval of said third amended plat and vacation,

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah, as follows:

- 1. That the following portion of 2370 South Street in Hurricane, Utah is hereby vacated:

Beginning at a point on the NE Corner of Lot 165, Dixie Springs Subdivision Third Amendment and Extension Plat C, thence N0°05'52"E, 119.63 feet to the point of a Curve; thence 23.49 feet along the arc of a 15.00 foot Radius Curve to the Left, with a Delta Angle of 89°44'26", (Chord - N44°46'21"W, 21.17 feet); thence N89°38'34"W, 283.17 feet to the point of a Curve; thence 28.76 feet along the arc of a 23.00 foot Radius Curve to the Left, with a delta Angle of 71°38'06", (Chord - S54°32'23"W, 26.92 feet) to the point of a Curve; thence 219.59 feet along the arc of a 50.00 foot Radius Curve to the Right, with a Delta Angle of 251°38'06", (Chord - N35°27'37"W, 81.09 feet); thence S89°38'34"E, 352.09 feet to the point of a Curve; Thence 23.63 feet along the arc of a 15.00 foot Radius Curve to the Left, with a Delta Angle of 90°15'34", (Chord - N45°13'39"E, 21.26 feet); thence N0°05'52"E, 96.93 feet to a point on the North Property line of Said Subdivision; thence S89°38'34"E, 50.00 feet along the North Property Line of Said Subdivision; thence S0°05'52"W, 97.07 feet to the point of a

Curve; Thence 23.49 feet along the arc of a 15.00 foot Radius Curve to the Left, with a Delta Angle of 89°44'26", (Chord - S44°46'21"E, 21.17 feet); thence S89°38'34"E, 470.26 feet to the point of a non-tangent Curve, said point being a point of curve of a Cul-de-sac in the Said Subdivision; Thence 78.54 feet along the arc of a 50.00 foot Radius Curve to the Left, with a Delta Angle of 90°00'00". (Chord - S45°21'26"W, 70.71 feet); thence N89°38'34"W, 419.90 feet to the point of a Curve; thence 23.63 feet along the arc of a 15.00 foot Radius Curve to the Left, with a Delta Angle of 90°15'34", (Chord - S45°13'39"W, 21.26 feet); Thence S0°05'52"W, 120.62 feet; thence N88°21'07"W, 50.02 feet to the point of Beginning.

Containing 1.42 Acres.

2. That the amended plat attached hereto and incorporated herein as if fully set forth as Dixie Springs Subdivision, Third Amendment and Extension, Plat C, located in Hurricane, Utah, shall be, and is hereby, approved for filing and recording at the office of the Washington County Recorder in St. George, Utah.

3. That upon the filing at the office of the Washington County Recorder of said Dixie Springs Subdivision, Third Amendment and Extension, Plat C, all aspects of Dixie Springs Subdivision, Second Amendment and Extension, Plat C, previously recorded at the office of the Washington County Recorder on May 1, 1998, at Book 1208 Page 886 as entry number 006001291, shall remain in full force and effect except as may be contained in or otherwise modified by said third amended plat.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon recordation at the office of the Washington County Recorder and publication or posting, as required by law.

PASSED AND APPROVED this 18<sup>th</sup> day of August, 2011.



[Seal]  
Attest

*Kaden DeMille*  
Kaden DeMille, City Recorder

*Thomas B. Hirschi*  
Thomas B. Hirschi, Mayor