



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

*David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete*

Hurricane City Council Meeting Agenda

November 6, 2025
3:00 PM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation. **THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.**

3:00 p.m. Work Meeting

1. Agenda Summary
2. Joint work meeting with the Planning Commission regarding the City Civic Center
3. Discussion regarding economic development

4:00 p.m. Work Meeting

1. Discussion regarding Zion Regional Medical Center public infrastructure district application

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Presentation and update from St. George Regional Hospital

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of a **Preliminary Plat for Sand Hollow Mesa Neighborhood Six**, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent

NEW BUSINESS

1. Public Hearing to take comments on the following:
 - a. A request for disposal of city property along 850 West, adjacent to parcels #H-3-1-34-3228 and H-PMSD-4-A (approximately around 150 South)
2. Consideration and possible approval of **Resolution 2025-38 disposing of surplus city property** along 850 West
3. Mayor, Council, and staff reports
4. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on November 5, 2025. Cindy Beteag, City Recorder

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Recorder, 435-635-2811 x 106, at least 24 hours in advance if you have special needs.

Agenda Summary for Hurricane City Council November 6, 2025

3:00 p.m. Work Meeting

1. Joint work meeting with the Planning Commission regarding the City Civic Center.
2. Discussion regarding economic development.

4:00 p.m. Work Meeting

1. Discussion regarding Zion Regional Medical Center public infrastructure district application.

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Presentation and update from St. George Regional Hospital

Old Business

1. This item was discussed at length by the Council at its last meeting on October 16, 2025. The Council continued the item to the November 6, 2025 meeting to allow time for additional review of the application by City staff. The item is still under review, and staff request additional time to consider its final recommendation to the Council. Staff recommends that the item be continued to the November 20, 2025 City Council meeting. The deadline for the Council to make a final decision on the item under Utah Code § 10-9a-509.5(2) is November 22, 2025,¹ so final action by the Council on November 20th will comply with the Utah Code. Recommendation: Continue to the November 20, 2025 Council meeting. – Dayton Hall

New Business

1. Public Hearing to take comments on a request for disposal of city property along 850 West, adjacent to parcels H-3-1-34-3228 and H-PMSD-4-A (approximately around 150 South)
2. In 1993 the Pecan Meadows Subdivision - Phase II plat was recorded, establishing the alignment of a portion of 850 West in a straight North direction. In 1995 the Pecan Meadows Subdivision Phase 3 was recorded, extending 850 West in a Northeasterly direction, which created an unused dedicated street parcel. At the present time the

¹ In a letter to the City dated October 8, 2025, the applicant's attorney confirmed that November 22, 2025 is the Council's deadline to take final action on the application.

property owner is working on a development project along the frontage of the unused parcel and is requesting the City abandon it.

The request has been evaluated by Public Works, Planning, and Engineering Staff and have found the following:

- * The parcel in question is not necessary to the City for future roadway improvements.
- * Utilities exist along the back of sidewalk within the boundaries of the subject parcel, so a public utility easement is necessary if the City disposes of the property.

It is recommended that if the City Council disposes of the property, it should be subject to the standard 10-foot wide Public Utility Easement that is required along dedicated streets in subdivisions. As long as this is the case, Staff has no other reservations regarding the proposed disposal. - Arthur LeBaron

3. Mayor, Council, and staff reports.
4. Closed Meeting upon request.



STAFF COMMENTS

Item: Discussion regarding economic development.

Discussion: A possible ordinance to incentivize economic growth in the city. The goal is to attract commercial and retail projects that will boost the local economy and provide local jobs.

The following incentives were chosen:

1. Fast-track approval/review process for commercial projects.
2. Infrastructure cost-sharing between city and developer.
3. Deferral of impact fees not at Building Permit but at CO.
4. Sales tax, and or Property tax agreements.
5. Match successful incentives other cities have used.
6. Identify the areas of the city where such incentives would be provided.

The proposal would be to adopt a policy for an assigned committee to meet and discuss options and bring the proposal to the city council to review and discuss. – Mayor Billings

Findings:

Recommendation:

**PETITION REQUESTING THE CREATION OF
ZRMC PUBLIC INFRASTRUCTURE DISTRICT
IN WASHINGTON COUNTY, UTAH**

September 23, 2025

City of Hurricane
Cindy Beteag, City Recorder
147 N. 870 W.
Hurricane, UT 84737

The undersigned (the “Petitioner”) hereby requests that the City of Hurricane (“City”) approve the creation of a new public infrastructure district to be known as ZRMC Public Infrastructure District (the “District”) pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “Act”). The Petitioner requests the District in order to assist in the financing of public infrastructure to service and benefit the proposed area of the District and the Annexation Area as described herein.

I. Petitioners

Western Mortgage & Realty Company, a Washington Corporation
6610 W Court St
Pasco, WA 99301
Owner of Parcel Nos. H-3-2-6-1406-GS1; H-3-2-6-1407; H-3-2-6-1408-GS2

ZRMC Operating, LLC, a Utah limited liability company
7533 S Center View Ct. Ste R
West Jordan, UT 84084

Petitioner is signing this Petition as to those properties which are identified in **Exhibit A** hereto. Petitioner is the sponsor of this Petition, and includes Western Mortgage & Realty Company (current property owner), and ZRMC Operating, LLC (which is currently under contract to purchase the property). The contact sponsor is hereby:

Western Mortgage & Realty Co.
c/o Matthew J. Ence
Snow Jensen & Reece, PC
912 W. 1600 S., Ste. B200
St. George, UT 84770
(435) 628-3688
mence@snowjensen.com.

II. Proposed District Boundaries

The Petitioner requests that the initial boundaries for the proposed District (the “District Boundaries”) are intended to include the property described in **Exhibit A** hereto. The proposed

District Boundaries, including a proposed annexation area, are also depicted on the maps attached as Exhibit B hereto.

III. Requested Service

The Petitioner requests that the District be created for the purpose of financing the construction of public infrastructure relating to the project, as permitted under the Act, and as shall be further described in the governing document proposed for the District.

IV. Board of Trustees

The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) members appointed by the City Council who are property owners, their agents, or officers, as follows:

(a) Shawn Porter

Officer or agent of Petitioner
c/o Snow Jensen & Reece, PC
912 W. 1600 S. Ste. B200
St. George, UT 84770

(b) Rob Robinson

Officer or agent of Petitioner
c/o Snow Jensen & Reece, PC
912 W. 1600 S. Ste. B200
St. George, UT 84770

(c) Glen Adams

Officer or agent of Petitioner
c/o Snow Jensen & Reece, PC
912 W. 1600 S. Ste. B200
St. George, UT 84770

V. Petitioner Representations

The Petitioners hereby represents and warrants that:

- (a) Those signing on behalf of entity owners are authorized to do so;
- (b) The Petitioner is the sole owners of the real property included within each of the proposed District Boundaries;
- (c) This Petition is signed by 100% of the surface property owners of real property within each of the District Boundaries;
- (d) There are no registered voters residing within the any of the proposed District Boundaries; and

- (e) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

VI. Petitioner Consent

The Petitioner hereby consents to:

- (a) The creation of a public infrastructure district having the District Boundaries described herein;
- (b) The annexation of any portion of the Annexation Area (if any) into the District upon petition by the owner of such portion and any registered voters residing thereon;
- (c) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17D-4-202(3)(a) of the Act;
- (d) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act, pursuant to Section 17D-4-201(2)(b) of the Act;
- (e) The recording of a notice as required under Section 17B-1-215(2)(a) and 17D-1-209(1)(a) of the Act, which will apply to all real property within the District Boundaries;
- (f) The District levying a property tax of up to \$0.0105 per dollar of assessed value of taxable property within the respective District Boundaries, specifically including the properties of the Petitioners; and
- (g) The issuance by the District of bonds repayable through property taxes, assessments, or other means available by law.

VII. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IN WITNESS WHEREOF, the Petitioner has executed and consented to this Petition as of the date indicated on the signature pages attached.

(signature pages to follow)

By: Tim Tippet
Its: Authorized Signer

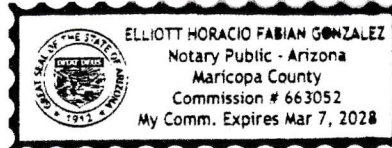
On this 23rd day of September, 2025, personally appeared before me Tim Tippet, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is an authorized signer for Western Mortgage & Realty Company, that he/she was duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.

A circular notary seal for Danielle Silva Cleaver, a Notary Public in the State of Washington. The seal features the text "DANIELLE SILVA CLEAVER" at the top, "22010158" in the center, "NOTARY PUBLIC" below the center, and "COMMISSION EXPIRES 01-10-26" at the bottom. The outer ring of the seal reads "STATE OF WASHINGTON".

ZRMC Operating, LLC


By: Shawn Porter
Its: Authorized Signer

STATE OF Arizona)
~~UTAH~~)
COUNTY OF Maricopa)
SS:



On this 24th day of September, 2025, personally appeared before me Shawn Porter, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is an authorized signer for ZRMC Operating, LLC, that he/she was duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.


NOTARY PUBLIC

EXHIBIT A

Parcels and Legal Description

The following parcels located in Washington County, State of Utah:

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 952.90 FEET; THENCE SOUTH 34.90 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 367.67 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 332.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 206.81 FEET, HAVING A RADIUS OF 856.00 FEET AND A RADIAL BEARING OF S24°42'00"E, THROUGH A CENTRAL ANGLE OF 13°50'34" (LONG CHORD BEARS: S58°22'43"W 206.31 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 2300.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 450.12 FEET, THROUGH A CENTRAL ANGLE OF 11°12'47", (LONG CHORD BEARS: S57°03'50"W 449.41 FEET); THENCE S62°40'14"W 545.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY LINE OF SAID SAND HOLLOW EAST ROAD THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A 2350.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, THROUGH A CENTRAL ANGLE OF 12°06'09", (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1218.87 FEET; THENCE N67°41'06"E 137.79 FEET; THENCE N72°21'52"E 82.63 FEET; THENCE N73°55'20"E 127.33 FEET; THENCE N76°00'01"E 153.43 FEET TO THE BOUNDARY OF A UTAH DEPARTMENT OF TRANSPORTATION (UDOT) PARCEL; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S15°13'38"E 202.15 FEET; (2) N74°48'22"E 500.00 FEET; (3) N15°13'38"W 203.70 FEET; THENCE N73°42'00"E 508.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,655,924 SQUARE FEET OR 38.015 ACRES.

Parcel Nos.:

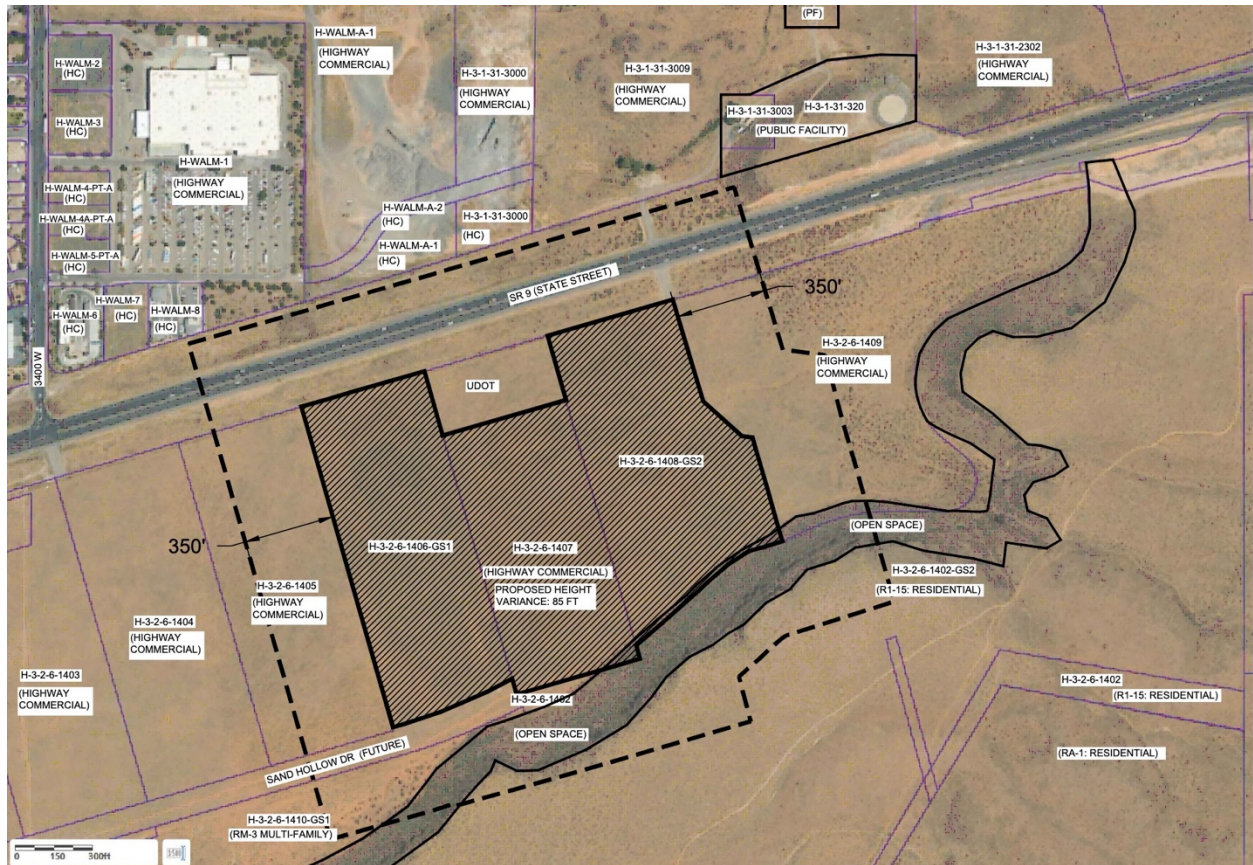
H-3-2-6-1406-GS1

H-3-2-6-1407

H-3-2-6-1408-GS2

EXHIBIT B

Proposed Initial Boundaries



SNOW JENSEN & REECE

A PROFESSIONAL LAW CORPORATION

V. LOWRY SNOW
CURTIS M. JENSEN
LEWIS P. REECE
J. GREGORY HARDMAN
MATTHEW J. ENCE*
CAMERON M. MORBY*
JONATHAN P. WENTZ
JEFF R. MILES
KATHRYN LUSTY
DEVON J. HERRMANN
SEAN J. ROMNEY
TREVOR EVERETT*
J. TYLER KING*
JOHN GODWIN§
BRIAN G. SHEIDE†
ZACHARY A. BURGOYNE

*Licensed in Utah and Nevada

§Licensed in Utah and Georgia

‡Licensed in Utah, Nevada, Montana, and Wyoming

†Licensed in Utah and Arizona

TONAQUINT BUSINESS PARK, BLDG. B
912 WEST 1600 SOUTH, SUITE B-200
ST. GEORGE, UT 84770

TELEPHONE (435) 628-3688

FACSIMILE (435) 628-3275

EMAIL: sjl@snowjensen.com

[OFFICES IN ST. GEORGE, CEDAR CITY AND KANAB](#)

September 26, 2025

Via email only kaden@cityofhurricane.com

City of Hurricane
District Advisory Committee
c/o Kaden C. Demille, City Manager
147 N. 870 W.
Hurricane, UT 84737

Re: Letter of Intent for Creation of ZRMC Public Infrastructure District

To Whom It May Concern:

This letter sets forth certain proposed terms for the approval by Hurricane, Utah (the “City”) of a Public Infrastructure District (the “PID”) on behalf of ZRMC Operating, LLC (the “Developer”) with Western Mortgage & Realty Company as the current owner of the property and Developer to become part of the proposed district, and in connection with the Zion Regional Medical Center project (the “Development”).

Developer requests that the City approve the creation of a new PID in the boundaries of the City as more particularly set forth herein. This letter constitutes a letter of intent from Developer to request approval by the City of a new PID as follows:

1. **DESCRIPTION OF PID.** The proposed PID shall be as follows:
 - a. Size of area included in PID: Approximately 39.5 acres for the Initial PID boundaries.
 - b. Location of PID: The proposed Initial District Boundary of the PID will cover and include Washington County parcel numbers: H-3-2-6-1406-GS1; H-3-2-6-1407; H-3-2-6-1408-GS2.

- c. Area Context: The land within the Initial District Boundary is located partially within each of the Gateway at Sand Hollow Public Infrastructure District Nos. 1 and 2, with one additional parcel currently pending annexation into District No. 2.
 - d. Development history: The land within the Initial District Boundary is currently undeveloped.
 - e. Proposed use of area within PID: The Developer intends to construct a hospital campus complete with new public infrastructure and improvements within the proposed PID. The term “public infrastructure and improvements” shall include all those forms of infrastructure, utilities, improvements, facilities, buildings, or remediation as defined by Utah Code Annotated Title 17D, Chapter 4, Part 1, Section 102(14).
 - f. Annexation Area Boundaries: No Annexation Area is anticipated to be part of this PID.
2. **SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES, AND FACILITIES.**
The Developer envisions the proposed PID being utilized for the following development, infrastructure, services, and facilities:
- a. Current proposed development of PID area: As described in paragraph 1.e. and 2.c.
 - b. Local infrastructure and facilities to be provided by Developer: All infrastructure and related improvements required to be provided by Developer under applicable City ordinances to develop a hospital campus.
 - c. Regional and Local infrastructure and facilities to be provided by PID: Infrastructure is proposed to be provided as required by City ordinances, to include all “public infrastructure and improvements” as defined in Utah Code §17D-4-102, including but not limited to improvements that are (a) for the benefit of the public and are owned by a public entity or a public or private utility, and/or publicly maintained or operated by a public entity; and (b) that are privately owned and are expressly permitted to be acquired or financed by the PID’s governing document. This includes all infrastructure and facilities reasonably required to follow through on the Site Plan, as set forth in **Exhibit 1** to this Letter of Intent. Please note that the Site Plan is subject to change.

- d. Estimated construction costs for the improvements by the proposed PID: Estimated total development costs for the planned project are estimated to total approximately \$946,000,000, of which hard costs are estimated to be approximately \$390,000,000. Developer proposes utilizing the District to finance a significant portion of required infrastructure and development costs, of which a portion will be from a Limited Tax Bond, and a portion from a Special Assessment Area Bond.
- e. Construction phasing based on current development plan: Construction is expected to be phased over a 7 year period, but is subject to change.
- f. Plan for finance depicting possible sources and uses of PID funds:
 - i. Developer is requesting the City authorize the PID to impose a mill levy of not to exceed 0.0105 per dollar of taxable value of taxable property in the PID (the “Mill Levy”).
 - ii. The proposed PID will issue bonds repayable from revenues generated by the Mill Levy.
 - iii. The primary use of the bond proceeds will be for the proposed infrastructure, with portions also used to pay costs of issuance, administrative costs, and other customary uses.
 - iv. The property within the PID boundaries is located in Tax Area 064 and 068. As of 2024, the final adopted tax rates for those Tax Areas is as follows:

Tax	Final Adopted Tax Rate
Washington	0.000512
Multicounty Assessing & Collecting Levy	0.000015
County Assessing & Collecting Levy	0.000230
Washington County School District	0.004825
Hurricane City	0.000861
The Washington County Water Conservancy District	0.000412

Southwest Mosquito Abatement & Control District	0.000022
Hurricane Valley Fire District	0.000699
Gateway at Sand Hollow PID #1	0.002750 (maximum up to 0.0045)
Total for Tax Area 064	0.010326

Tax	Final Adopted Tax Rate
Washington	0.000512
Multicounty Assessing & Collecting Levy	0.000015
County Assessing & Collecting Levy	0.000230
Washington County School District	0.004825
Hurricane City	0.000861
The Washington County Water Conservancy District	0.000412
Southwest Mosquito Abatement & Control District	0.000022
Hurricane Valley Fire District	0.000699
Gateway at Sand Hollow PID #2	0.000000 (maximum up to 0.0045)
Total for Tax Area 068	0.007576

- v. The property within the proposed PID is subject to Gateway at Sand Hollow Public Infrastructure Districts 1 and 2. It is anticipated that, in 2026, the property will be subject to a mill levy rate of 0.0045 within each of the aforementioned districts.
3. **PROPOSED TIMELINE FOR PID CREATION:** Developer anticipates creating the PID by as early as November 1, 2025, subject to approval of creation by the City Council.
4. **DEVELOPER'S ACKNOWLEDGEMENTS:** Developer hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the PID by all property owners and registered voters, if any, within the proposed PID, which signed consent

approves of the creation of the proposed PID and the issuance of debt in an amount sufficient for the proposed plan of financing.

5. **CONFLICTS OF INTEREST:** Developer is presently unaware of any conflicts of interest existing between Developer and any employees or officers of the City.
6. **ATTORNEY FEES:** Developer is willing to enter an agreement with the law offices of Gilmore & Bell, P.C. for the payment of legal fees incurred by the firm on the City's behalf for the review of this letter and negotiation and preparation of the required documents.

Very truly yours,

SNOW JENSEN & REECE

A handwritten signature in blue ink, appearing to read 'Matthew J. Ence', with a long horizontal flourish extending to the right.

Matthew J. Ence
J. Tyler King

Signed as duly authorized by Developer, and on its behalf

MJE/JTK
Exhibit A – Proposed site plan
Enclosure – Petition for Creation of PID
cc: Cindy Beteag, Hurricane City Recorder

PROPOSED CONCEPT SITE PLAN



ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SCHEDULE B, PART II

TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY SOUTHERN UTAH TITLE COMPANY, ISSUING OFFICE
FILE NUMBER: 234153, COMMITMENT DATE: FEBRUARY 28, 2025.
SCHEDULE B, PART II - EXCEPTIONS (FROM TITLE REPORT), SPECIAL EXCEPTIONS ARE AS FOLLOWS:

11. TAXES FOR THE CURRENT YEAR 2025 WHICH ARE LIENS, BUT NOT YET DUE OR PAYABLE. (NOTE: TAXES FOR THE YEAR 2024, IN THE FOLLOWING AMOUNT(S), ARE PAID:

\$0.93 UNDER TAX SERIAL NO. H-3-2-6-1406-GS1, ACCOUNT NO. 0881585 (AFFECTS A PORTION AND OTHER PROPERTY);

\$0.55 UNDER TAX SERIAL NO. H-3-2-6-1407, ACCOUNT NO. 0882658 (AFFECTS A PORTION AND OTHER PROPERTY);

\$0.68 UNDER TAX SERIAL NO. H-3-2-6-1408-GS2, ACCOUNT NO. 0883598 (AFFECTS THE REMAINDER AND OTHER PROPERTY);

12. SUBJECT TO ANY RESERVATIONS, EXCEPTIONS AND EASEMENTS AS SET FORTH ON STATE OF UTAH BY PATENT NO. 16440 RECORDED MAY 19, 1943, AS ENTRY NO. 60185, IN BOOK U-10, AT PAGE 246, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

13. SUBJECT TO ANY RESERVATIONS, EXCEPTIONS AND EASEMENTS AS SET FORTH ON PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 19, 1952, AS ENTRY NO. 82529, IN BOOK U-12, AT PAGES 154-155, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

14. LIABILITY TO ASSESSMENTS LEVIED BY THE ASH CREEK SPECIAL SERVICE DISTRICT, AS DISCLOSED BY INSTRUMENT RECORDED OCTOBER 16, 1985, AS ENTRY NO. 283078, IN BOOK 390, AT PAGES 907-916, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

15. SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS, FOR A PERPETUAL EASEMENT, RIGHT-OF-WAY AND RIGHT ON, OVER UNDER, ABOVE AND ACROSS SAID LAND FOR THE INSTALLATION OF ELECTRIC TRANSMISSION AND/OR ELECTRIC DISTRIBUTION LINES AND/OR COMMUNICATION SYSTEMS, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 13, 1995, AS ENTRY NO. 489474, IN BOOK 879, AT PAGES 430-431, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OF THIS OTHER PROPERTY)

16. SUBJECT TO AN EASEMENT AGREEMENT, DATED AUGUST 26, 2000, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR, AND WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AS GRANTEE, FOR A NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT FOR THE INSTALLATION OF THE WATER PIPELINES AND A NON-EXCLUSIVE EASEMENT FOR THE CONTINUED MAINTENANCE AND REPAIR OF THE WATER PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN EASEMENT AGREEMENT RECORDED SEPTEMBER 11, 2000, AS ENTRY NO. 696150, IN BOOK 1379, AT PAGES 2063-2104, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OF THIS AND OTHER PROPERTY)

17. SUBJECT TO ROADWAY EASEMENT AGREEMENT DATED JANUARY 10, 2003, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, AND SUN REALTY CORPORATION, A UTAH CORPORATION, FOR A NON-EXCLUSIVE, PERPETUAL EASEMENT TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER ACCESS, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A ROADWAY, SUBJECT TO AND CONDITIONED UPON THE PROVISIONS OF THIS AGREEMENT, AND RIGHTS INCIDENTAL THERETO, RECORDED JANUARY 15, 2003, AS ENTRY NO. 798975, IN BOOK 1515, AT PAGES 1379-1395, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS PORTIONS OF THIS AND OTHER PROPERTY)

18. SUBJECT TO A SEWER EASEMENT AGREEMENT DATED AUGUST 8, 2003, BY AND BETWEEN WINDING RIVER ASSOCIATES, LLC, A UTAH LIMITED LIABILITY COMPANY, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF UTAH, ASH CREEK SPECIAL SERVICE DISTRICT, A UTAH SPECIAL SERVICE DISTRICT, AND SUN REALTY CORPORATION, A UTAH CORPORATION, FOR A NON-EXCLUSIVE, PERPETUAL EASEMENT, TO ERECT, CONSTRUCT, INSTALL, LAY AND THEREAFTER ACCESS, USE, OPERATE,

INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A SEWER LINE, SUBJECT TO THE PROVISIONS THEREIN, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN INSTRUMENT RECORDED AUGUST 11, 2003, AS ENTRY NO. 834390, IN BOOK 1571, AT PAGES 2435-2454, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS PORTIONS OF THIS AND OTHER PROPERTY)

19. SUBJECT TO THE FACT THAT SAID PROPERTY ABUTS LIMITED ACCESS HIGHWAY SR-9, CONTROLLED ACCESS AS MAY BE CONTEMPLATED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005, AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS AFFECTING SAID HIGHWAY.

20. SUBJECT TO AND THE LOCATION OF "ALL MATTERS", AS SET FORTH, LOCATED AND DISCLOSED ON THE ALTA/ACSM LAND TITLE SURVEY PERFORMED BY ROSENBERG ASSOCIATES DATED 6/11/09.

21. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN MELLON VALLEY, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR AND ELIM VALLEY PLANNING AND DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008384, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS.

THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED JUNE 11, 2018, AS DOC NO. 20180024050, OFFICIAL WASHINGTON RECORDS.

AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

22. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN ELIM VALLEY PLANNING AND DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR AND ROLAND NEIL FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008385, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS.

THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED JUNE 11, 2018, AS DOC NO. 20180024049, OFFICIAL WASHINGTON RECORDS.

AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

23. SUBJECT TO A MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, EXECUTED BY AND BETWEEN ROLAND NEIL FAMILY LIMITED PARTNERSHIP, A UTAH LIMITED PARTNERSHIP, AS GRANTOR AND EVD COMMUNICATIONS INFRASTRUCTURE, LLC, A UTAH LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED FEBRUARY 16, 2007, AS DOC. NO. 20070008386, AND FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, AND FIRST AMENDMENT TO MASTER COMMUNICATIONS EASEMENT FOR ELIM VALLEY, RECORDED AUGUST 6, 2007, AS DOC. NO. 20070039830, RECORDED MAY 20, 2008, AS DOC. NO. 20080020598, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

(THE INTEREST OF EVD COMMUNICATIONS INFRASTRUCTURE, LLC, A UTAH LIMITED LIABILITY COMPANY, HAS SINCE PASSED TO ROLAND L. WALKER IRREVOCABLE TRUST U/A/D DECEMBER 23, 1985, AS SET FORTH IN

GRANT DEED RECORDED AS DOC. NO. 20110016187, OFFICIAL WASHINGTON COUNTY RECORDS.)

(THE INTEREST OF ROLAND L. WALKER IRREVOCABLE TRUST U/A/D DECEMBER 23, 1985, HAS SINCE PASSED TO 290-470, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AS SET FORTH IN GRANT DEED, RECORDED AS DOC. NO. 20170025395, OFFICIAL WASHINGTON COUNTY RECORDS.)

THE EFFECT OF PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT, RECORDED APRIL 11, 2018, AS DOC NO. 20180014373, OFFICIAL WASHINGTON RECORDS.

AGREEMENT TO SUBORDINATE AND OPTION TO REQUIRE TERMINATION, DATED DECEMBER 31, 2018, RECORDED JANUARY 16, 2019, AS DOC NO. 20190002045, OFFICIAL WASHINGTON COUNTY RECORDS.

CORRECTED AMENDED MASTER COMMUNICATIONS EASEMENT, RECORDED SEPTEMBER 22, 2021, AS DOC NO. 20210062272, OFFICIAL WASHINGTON COUNTY RECORDS.

24. LIABILITY TO ASSESSMENTS LEVIED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, UTAH, CREATING AND ESTABLISHING A SPECIAL SERVICE DISTRICT ("HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT") TO PROVIDE FOR FIRE PROTECTION, PARAMEDIC SERVICES, AND AMBULANCE SERVICES, AS DISCLOSED BY RESOLUTION NO. R-2007-1203, RECORDED DECEMBER 22, 2009, AS DOC. NO. 20090048182, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS THIS AND OTHER PROPERTY)

A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT, RECORDED MARCH 1, 2010, AS DOC. NO. 20100006648, OFFICIAL WASHINGTON COUNTY RECORDS.

2ND AMENDED HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT, RECORDED DECEMBER 30, 2010, AS DOC. NO. 20100044122, OFFICIAL WASHINGTON COUNTY RECORDS.

RESOLUTION NO. R-2015-1946, A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT TO INCLUDE THE CORPORATE LIMITS OF THE CITY OF HURRICANE, RECORDED NOVEMBER 9, 2015, AS DOC. NO. 20150039260, OFFICIAL WASHINGTON COUNTY RECORDS AND HURRICANE VALLEY FIRE DISTRICT 3RD AMENDED, RECORDED NOVEMBER 9, 2015, AS DOC. NO. 20150039261, OFFICIAL WASHINGTON COUNTY RECORDS.

HURRICANE VALLEY FIRE DISTRICT 4TH AMENDED, EXTENDED & CLARIFIED, RECORDED DECEMBER 14, 2015, AS DOC. NO. 20150043173, OFFICIAL WASHINGTON COUNTY RECORDS.

5TH AMENDED & EXTENDED HURRICANE VALLEY FIRE DISTRICT LOCAL ENTITY PLAT, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046477, OFFICIAL WASHINGTON COUNTY RECORDS. A RESOLUTION AMENDING THE BOUNDARY OF THE HURRICANE VALLEY FIRE SPECIAL SERVICE DISTRICT TO INCLUDE THE AREA WITHIN THE ROCKVILLE-SPRINGDALE FIRE SPECIAL SERVICE DISTRICT, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046478, OFFICIAL WASHINGTON COUNTY RECORDS AND CERTIFICATE OF BOUNDARY ADJUSTMENT, WITH 5TH AMENDED AND EXTENDED HURRICANE VALLEY FIRE DISTRICT LOCAL ENTITY PLAT BOUNDARY DESCRIPTION, RECORDED NOVEMBER 8, 2019, AS DOC. NO. 20190046479, OFFICIAL WASHINGTON COUNTY RECORDS.

25. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY WESTERN MORTGAGE & REALTY CO, RECORDED APRIL 23, 2019, AS DOC NO. 20190014998, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

26. STARGATE AVENUE ROAD DEDICATION AND REIMBURSEMENT AGREEMENT, RECORDED AUGUST 31, 2020, AS DOC NO. 20200046847, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

27. SUBJECT TO THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1 AND CORRECTED GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, AND SUBJECT TO RESTRICTIONS, RESERVATIONS, AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT, RECORDED AUGUST 3, 2021, AS DOC NO. 20210051786, AND RECORDED NOVEMBER 5, 2021, AS DOC NO. 20210071482, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

28. NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION FOR THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 1, RECORDED AUGUST 10, 2021, AS DOC NO. 20210053502, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

29. SUBJECT TO THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2, AND SUBJECT TO RESTRICTIONS, RESERVATIONS, AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT, RECORDED NOVEMBER 18, 2022, AS DOC NO. 20220050366, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY)

30. NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION FOR THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO 2, RECORDED NOVEMBER 18, 2022, AS DOC NO. 20220050368, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

31. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY PERRY J. FALK AND DEBORAH A. FALK AND JANE DICKINSON AND STEVEN PETROSKI, AND GREG PORTER, AND REV INVESTMENTS 1, LP, A NEVADA LIMITED PARTNERSHIP, RECORDED MARCH 15, 2024, AS DOC NO. 20240007848, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

32. SUBJECT TO EASEMENTS, NOTES, RESTRICTIONS, RESERVATIONS, ANY AND ALL OTHER MATTERS AS SET FORTH AND DISCLOSED ON THE OFFICIAL PLAT OF "SAND HOLLOW EAST ROAD DEDICATION PLAT", RECORDED SEPTEMBER 12, 2024, AS DOC NO. 20240028591, OFFICIAL WASHINGTON AND UTAH COUNTY RECORDS.

33. ANY AFTERASSESSMENT AND/OR ROLLBACK OF TAXES WHICH MAY BECOME A LIEN ON SAID LAND BY REASON OF AN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LANDS 1969 FARMLAND ASSESSMENT ACT, EXECUTED BY WESTERN MORTGAGE & REALTY CO., RECORDED DECEMBER 13, 2024, AS DOC NO. 20240039626, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION AND OTHER PROPERTY)

34. THE EFFECT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RECORDED FEBRUARY 12, 2025, AS DOC. NO. 20250004828, OFFICIAL WASHINGTON COUNTY RECORDS. (AFFECTS A PORTION OTHER PROPERTY).

SURVEYOR'S CERTIFICATE

TO HOLMES SAND HOLLOW, INC., A UTAH LIMITED LIABILITY COMPANY AND TO PROSPECT TITLE INSURANCE AGENCY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OF THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 5, 8, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 22, 2025.

CHAD J. HILL, PLS #7837685



6/24/2025
DATE OF MAP

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF ZRMC OPERATING, LLC, A UTAH LIMITED LIABILITY COMPANY TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY FOR PARCELS H-3-2-6-1406-GS1, H-3-2-6-1407, & H-3-2-6-1408-GS2.

THE BASIS OF BEARINGS IS S88°53'50"E 3462.74' FEET FROM THE NORTHWEST CORNER TO THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

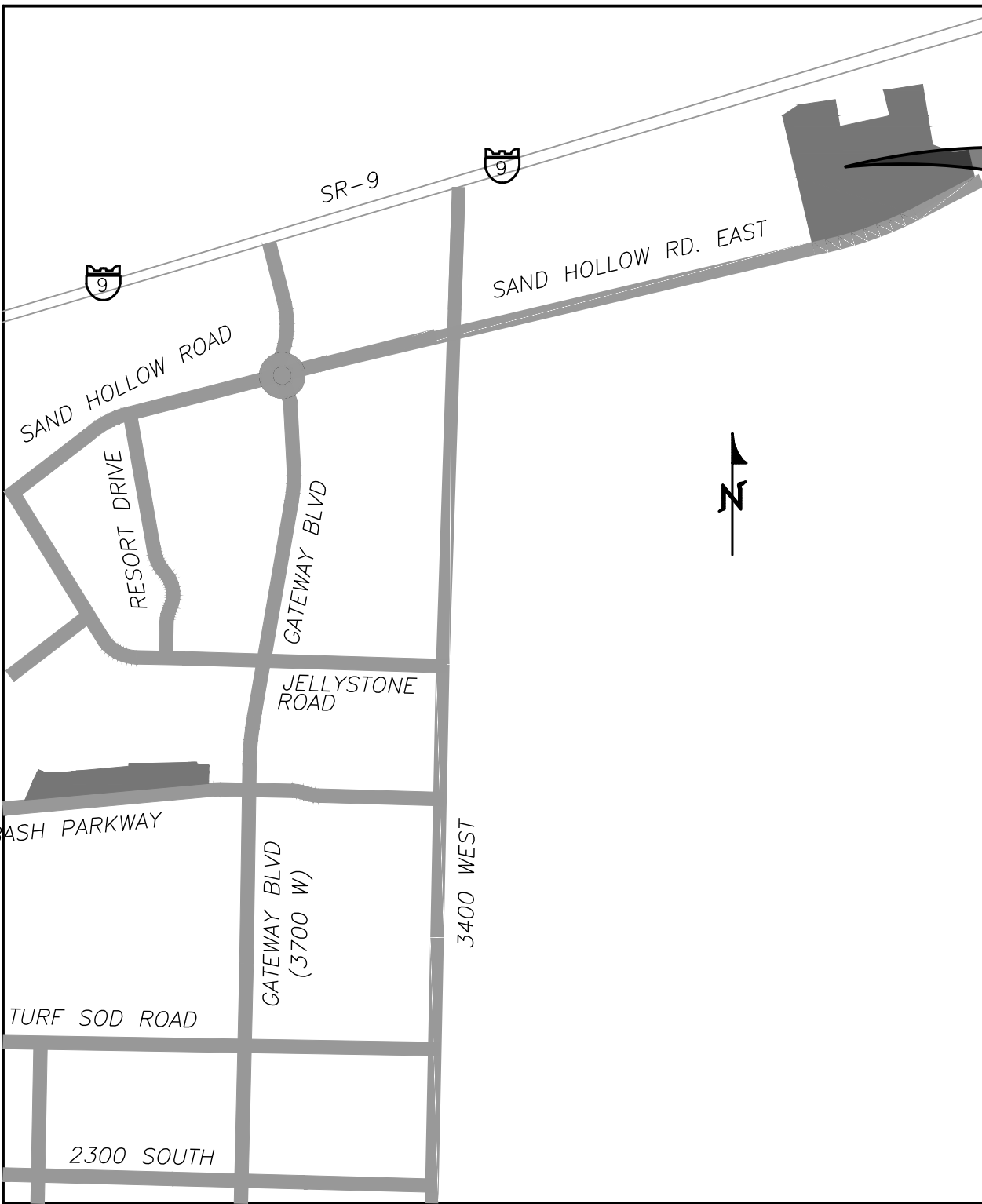
LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 956.74 FEET; THENCE SOUTH 21.77 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 381.42 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 357.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 112.12 FEET, HAVING A RADIUS OF 956.00 FEET AND A RADIAL BEARING OF S23°41'00"E, THROUGH A CENTRAL ANGLE OF 06°43'12" (LONG CHORD BEARS: S62°57'24"W 112.06 FEET); THENCE S59°35'48"W 529.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 265.22 FEET, THROUGH A CENTRAL ANGLE OF 03°04'25", (LONG CHORD BEARS: S61°08'01"W 265.19 FEET); THENCE S69°06'51"W 106.93 FEET; THENCE S62°40'14"W 100.00 FEET; THENCE N72°19'46"W 9.90 FEET; THENCE S62°40'14"W 70.68 FEET; THENCE S15°13'38"E 19.43 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, HAVING A RADIUS OF 2350.00 FEET AND A RADIAL BEARING OF N27°19'46"W, THROUGH A CENTRAL ANGLE OF 12°06'09" (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1235.06 FEET; THENCE N67°47'22"E 139.15 FEET; THENCE N72°32'35"E 100.37 FEET; THENCE N75°13'35"E 261.86 FEET; THENCE S15°09'28"E 218.01 FEET; THENCE N74°48'22"E 500.00 FEET; THENCE N15°13'38"W 219.67 FEET; THENCE N73°57'02"E 507.96 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,669,835 SQUARE FEET OR 38.334 ACRES.

TABLE A SUMMARY

ITEM #1: MONUMENTS HAVE BEEN PLACED ON PROPERTY CORNERS AND EXISTING MONUMENTS HAVE BEEN FOUND.
ITEM #2: THIS PROPERTY IS ON FEMA MAP 49053C08400 AND IS IN FLOOD AREA X.
ITEM #4: TOTAL GROSS AREA IS 38.334 ACRES OR 1,669,835 SQUARE FEET.
ITEM #5: VERTICAL RELIEF INFORMATION IS SUPPORTED BY THIS MAP WITH 1 FOOT CONTOURS, AND THE BENCHMARK ELEVATION IS 3032.74' AND IS A QUARTER (1/4) CORNER MONUMENT ON PAGE 2 OF 2.
ITEM #8: THERE ARE NO STRUCTURES ON THE PROPERTY.
ITEM #11(a): EXISTING POWER LINE IS SHOWN ON THE MAP PAGE 2 OF 2.
ITEM #11(b): EXISTING POWER LINE IS SHOWN ON THE MAP PAGE 2 OF 2.
ITEM #13: ADJOINING OWNERS ARE SHOWN ON THE MAP.
ITEM #16: THERE IS NO EVIDENCE OF EARTHWORK MOVED ON THIS PROPERTY.
ITEM #17: PROPOSED CHANGES TO RIGHT-OF-WAY LINES ARE SHOWN.
ITEM #18: PROPOSED PUBLIC UTILITY EASEMENTS ARE SHOWN ON THE MAP.



VICINITY MAP

N.T.S

NO	REVISIONS DESCRIPTION	DATE	BY				

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

ALTANSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

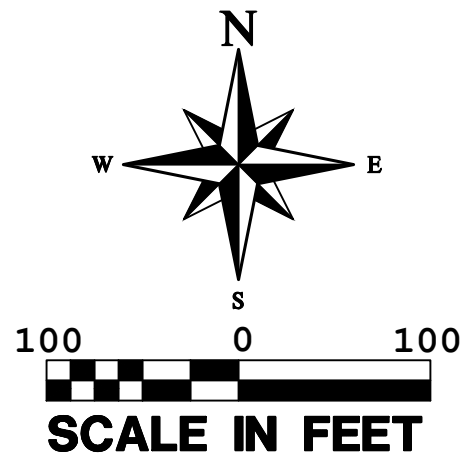
DATE	6/24/2025
SCALE	N/A
JOB NO.	808-001
SHEET NO:	
1 OF 2	

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808-001 ALTA SURVEY HOSPITAL.DWG

ALTA/NSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- TIE LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- 5' MAJOR CONTOUR LINE
- 1' MINOR CONTOUR LINE
- EXISTING OVERHEAD POWER
- SECTION MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685
- FOUND REBAR & CAP AS DESCRIBED
- RECORD BEARING OR DISTANCE
- EXISTING POWER POLE

LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 6, N88°53'50"W 956.74 FEET; THENCE SOUTH 21.77 FEET TO THE POINT OF BEGINNING; THENCE S16°11'34"E 381.42 FEET; THENCE S47°32'47"E 200.00 FEET; THENCE S80°04'39"E 42.63 FEET; THENCE S15°13'38"E 357.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 112.12 FEET, HAVING A RADIUS OF 956.00 FEET AND A RADIAL BEARING OF S23°41'00"E, THROUGH A CENTRAL ANGLE OF 06°43'12" (LONG CHORD BEARS: S62°57'24"W 112.06 FEET); THENCE S59°35'48"W 529.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 4944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 265.22 FEET, THROUGH A CENTRAL ANGLE OF 03°04'25", (LONG CHORD BEARS: S61°08'01"W 265.19 FEET); THENCE S69°06'51"W 106.93 FEET; THENCE S62°40'14"W 100.00 FEET; THENCE N72°19'46"W 9.90 FEET; THENCE S62°40'14"W 70.68 FEET; THENCE S15°13'38"E 19.43 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD DOCUMENT NUMBER# 20240028591; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 496.39 FEET, HAVING A RADIUS OF 2350.00 FEET AND A RADIAL BEARING OF N27°19'46"W, THROUGH A CENTRAL ANGLE OF 12°06'09" (LONG CHORD BEARS: S68°43'18"W 495.46 FEET); (2) S74°46'22"W 7.30 FEET; THENCE N15°13'38"W 1235.06 FEET; THENCE N67°47'22"E 139.15 FEET; THENCE N72°32'35"E 100.37 FEET; THENCE N75°13'35"E 261.86 FEET; THENCE S15°09'28"E 218.01 FEET; THENCE N74°48'22"E 500.00 FEET; THENCE N15°13'38"W 219.67 FEET; THENCE N73°57'02"E 507.96 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,669,835 SQUARE FEET OR 38.334 ACRES.

REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

ALTANSPS LAND TITLE SURVEY FOR:
ZRMC OPERATING, LLC
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	6/24/2025
SCALE	1"=100'
JOB NO.	808-001
SHEET NO:	2 OF 2

BOND DEBT SERVICE

ZRMC PUBLIC INFRASTRUCTURE DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

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Dated Date            12/01/2025  
Delivery Date        12/01/2025

| Period<br>Ending | Principal  | Coupon | Interest   | Debt<br>Service | Annual<br>Debt<br>Service |
|------------------|------------|--------|------------|-----------------|---------------------------|
| 06/01/2026       |            |        | 480,000    | 480,000         |                           |
| 12/01/2026       |            |        | 480,000    | 480,000         | 960,000                   |
| 06/01/2027       |            |        | 480,000    | 480,000         |                           |
| 12/01/2027       |            |        | 480,000    | 480,000         | 960,000                   |
| 06/01/2028       |            |        | 480,000    | 480,000         |                           |
| 12/01/2028       |            |        | 480,000    | 480,000         | 960,000                   |
| 06/01/2029       |            |        | 480,000    | 480,000         |                           |
| 12/01/2029       | 251,000    | 6.000% | 480,000    | 731,000         | 1,211,000                 |
| 06/01/2030       |            |        | 472,470    | 472,470         |                           |
| 12/01/2030       | 266,000    | 6.000% | 472,470    | 738,470         | 1,210,940                 |
| 06/01/2031       |            |        | 464,490    | 464,490         |                           |
| 12/01/2031       | 282,000    | 6.000% | 464,490    | 746,490         | 1,210,980                 |
| 06/01/2032       |            |        | 456,030    | 456,030         |                           |
| 12/01/2032       | 299,000    | 6.000% | 456,030    | 755,030         | 1,211,060                 |
| 06/01/2033       |            |        | 447,060    | 447,060         |                           |
| 12/01/2033       | 317,000    | 6.000% | 447,060    | 764,060         | 1,211,120                 |
| 06/01/2034       |            |        | 437,550    | 437,550         |                           |
| 12/01/2034       | 336,000    | 6.000% | 437,550    | 773,550         | 1,211,100                 |
| 06/01/2035       |            |        | 427,470    | 427,470         |                           |
| 12/01/2035       | 356,000    | 6.000% | 427,470    | 783,470         | 1,210,940                 |
| 06/01/2036       |            |        | 416,790    | 416,790         |                           |
| 12/01/2036       | 378,000    | 6.000% | 416,790    | 794,790         | 1,211,580                 |
| 06/01/2037       |            |        | 405,450    | 405,450         |                           |
| 12/01/2037       | 400,000    | 6.000% | 405,450    | 805,450         | 1,210,900                 |
| 06/01/2038       |            |        | 393,450    | 393,450         |                           |
| 12/01/2038       | 424,000    | 6.000% | 393,450    | 817,450         | 1,210,900                 |
| 06/01/2039       |            |        | 380,730    | 380,730         |                           |
| 12/01/2039       | 450,000    | 6.000% | 380,730    | 830,730         | 1,211,460                 |
| 06/01/2040       |            |        | 367,230    | 367,230         |                           |
| 12/01/2040       | 477,000    | 6.000% | 367,230    | 844,230         | 1,211,460                 |
| 06/01/2041       |            |        | 352,920    | 352,920         |                           |
| 12/01/2041       | 505,000    | 6.000% | 352,920    | 857,920         | 1,210,840                 |
| 06/01/2042       |            |        | 337,770    | 337,770         |                           |
| 12/01/2042       | 536,000    | 6.000% | 337,770    | 873,770         | 1,211,540                 |
| 06/01/2043       |            |        | 321,690    | 321,690         |                           |
| 12/01/2043       | 568,000    | 6.000% | 321,690    | 889,690         | 1,211,380                 |
| 06/01/2044       |            |        | 304,650    | 304,650         |                           |
| 12/01/2044       | 602,000    | 6.000% | 304,650    | 906,650         | 1,211,300                 |
| 06/01/2045       |            |        | 286,590    | 286,590         |                           |
| 12/01/2045       | 638,000    | 6.000% | 286,590    | 924,590         | 1,211,180                 |
| 06/01/2046       |            |        | 267,450    | 267,450         |                           |
| 12/01/2046       | 676,000    | 6.000% | 267,450    | 943,450         | 1,210,900                 |
| 06/01/2047       |            |        | 247,170    | 247,170         |                           |
| 12/01/2047       | 717,000    | 6.000% | 247,170    | 964,170         | 1,211,340                 |
| 06/01/2048       |            |        | 225,660    | 225,660         |                           |
| 12/01/2048       | 760,000    | 6.000% | 225,660    | 985,660         | 1,211,320                 |
| 06/01/2049       |            |        | 202,860    | 202,860         |                           |
| 12/01/2049       | 806,000    | 6.000% | 202,860    | 1,008,860       | 1,211,720                 |
| 06/01/2050       |            |        | 178,680    | 178,680         |                           |
| 12/01/2050       | 854,000    | 6.000% | 178,680    | 1,032,680       | 1,211,360                 |
| 06/01/2051       |            |        | 153,060    | 153,060         |                           |
| 12/01/2051       | 905,000    | 6.000% | 153,060    | 1,058,060       | 1,211,120                 |
| 06/01/2052       |            |        | 125,910    | 125,910         |                           |
| 12/01/2052       | 959,000    | 6.000% | 125,910    | 1,084,910       | 1,210,820                 |
| 06/01/2053       |            |        | 97,140     | 97,140          |                           |
| 12/01/2053       | 1,017,000  | 6.000% | 97,140     | 1,114,140       | 1,211,280                 |
| 06/01/2054       |            |        | 66,630     | 66,630          |                           |
| 12/01/2054       | 1,078,000  | 6.000% | 66,630     | 1,144,630       | 1,211,260                 |
| 06/01/2055       |            |        | 34,290     | 34,290          |                           |
| 12/01/2055       | 1,143,000  | 6.000% | 34,290     | 1,177,290       | 1,211,580                 |
|                  | 16,000,000 |        | 19,582,380 | 35,582,380      | 35,582,380                |

## NET DEBT SERVICE

### ZRMC PUBLIC INFRASTRUCTURE DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025

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Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve	Capitalized Interest Fund	Net Debt Service
12/01/2026		960,000	960,000		960,000	
12/01/2027		960,000	960,000		960,000	
12/01/2028		960,000	960,000		960,000	
12/01/2029	251,000	960,000	1,211,000			1,211,000
12/01/2030	266,000	944,940	1,210,940			1,210,940
12/01/2031	282,000	928,980	1,210,980			1,210,980
12/01/2032	299,000	912,060	1,211,060			1,211,060
12/01/2033	317,000	894,120	1,211,120			1,211,120
12/01/2034	336,000	875,100	1,211,100			1,211,100
12/01/2035	356,000	854,940	1,210,940			1,210,940
12/01/2036	378,000	833,580	1,211,580			1,211,580
12/01/2037	400,000	810,900	1,210,900			1,210,900
12/01/2038	424,000	786,900	1,210,900			1,210,900
12/01/2039	450,000	761,460	1,211,460			1,211,460
12/01/2040	477,000	734,460	1,211,460			1,211,460
12/01/2041	505,000	705,840	1,210,840			1,210,840
12/01/2042	536,000	675,540	1,211,540			1,211,540
12/01/2043	568,000	643,380	1,211,380			1,211,380
12/01/2044	602,000	609,300	1,211,300			1,211,300
12/01/2045	638,000	573,180	1,211,180			1,211,180
12/01/2046	676,000	534,900	1,210,900			1,210,900
12/01/2047	717,000	494,340	1,211,340			1,211,340
12/01/2048	760,000	451,320	1,211,320			1,211,320
12/01/2049	806,000	405,720	1,211,720			1,211,720
12/01/2050	854,000	357,360	1,211,360			1,211,360
12/01/2051	905,000	306,120	1,211,120			1,211,120
12/01/2052	959,000	251,820	1,210,820			1,210,820
12/01/2053	1,017,000	194,280	1,211,280			1,211,280
12/01/2054	1,078,000	133,260	1,211,260			1,211,260
12/01/2055	1,143,000	68,580	1,211,580	1,211,720		-140
	16,000,000	19,582,380	35,582,380	1,211,720	2,880,000	31,490,660

BOND DEBT SERVICE

ZRMC PUBLIC INFRASTRUCTURE DISTRICT LIMITED TAX G.O. BONDS, SERIES 2025A

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Dated Date 12/01/2025  
Delivery Date 12/01/2025

| Period<br>Ending | Principal  | Coupon | Interest      | Debt Service   | Annual<br>Debt Service |
|------------------|------------|--------|---------------|----------------|------------------------|
| 03/01/2026       |            |        | 952,087.50    | 952,087.50     | 952,087.50             |
| 03/01/2027       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2028       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2029       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2030       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2031       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2032       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2033       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2034       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2035       |            |        | 3,808,350.00  | 3,808,350.00   | 3,808,350.00           |
| 03/01/2036       | 985,000    | 6.500% | 3,808,350.00  | 4,793,350.00   | 4,793,350.00           |
| 03/01/2037       | 1,100,000  | 6.500% | 3,744,325.00  | 4,844,325.00   | 4,844,325.00           |
| 03/01/2038       | 1,220,000  | 6.500% | 3,672,825.00  | 4,892,825.00   | 4,892,825.00           |
| 03/01/2039       | 1,345,000  | 6.500% | 3,593,525.00  | 4,938,525.00   | 4,938,525.00           |
| 03/01/2040       | 1,480,000  | 6.500% | 3,506,100.00  | 4,986,100.00   | 4,986,100.00           |
| 03/01/2041       | 1,630,000  | 6.500% | 3,409,900.00  | 5,039,900.00   | 5,039,900.00           |
| 03/01/2042       | 1,785,000  | 6.500% | 3,303,950.00  | 5,088,950.00   | 5,088,950.00           |
| 03/01/2043       | 1,950,000  | 6.500% | 3,187,925.00  | 5,137,925.00   | 5,137,925.00           |
| 03/01/2044       | 2,130,000  | 6.500% | 3,061,175.00  | 5,191,175.00   | 5,191,175.00           |
| 03/01/2045       | 2,320,000  | 6.500% | 2,922,725.00  | 5,242,725.00   | 5,242,725.00           |
| 03/01/2046       | 2,520,000  | 6.500% | 2,771,925.00  | 5,291,925.00   | 5,291,925.00           |
| 03/01/2047       | 2,735,000  | 6.500% | 2,608,125.00  | 5,343,125.00   | 5,343,125.00           |
| 03/01/2048       | 2,970,000  | 6.500% | 2,430,350.00  | 5,400,350.00   | 5,400,350.00           |
| 03/01/2049       | 3,215,000  | 6.500% | 2,237,300.00  | 5,452,300.00   | 5,452,300.00           |
| 03/01/2050       | 3,480,000  | 6.500% | 2,028,325.00  | 5,508,325.00   | 5,508,325.00           |
| 03/01/2051       | 3,760,000  | 6.500% | 1,802,125.00  | 5,562,125.00   | 5,562,125.00           |
| 03/01/2052       | 4,060,000  | 6.500% | 1,557,725.00  | 5,617,725.00   | 5,617,725.00           |
| 03/01/2053       | 4,375,000  | 6.500% | 1,293,825.00  | 5,668,825.00   | 5,668,825.00           |
| 03/01/2054       | 4,720,000  | 6.500% | 1,009,450.00  | 5,729,450.00   | 5,729,450.00           |
| 03/01/2055       | 10,810,000 | 6.500% | 702,650.00    | 11,512,650.00  | 11,512,650.00          |
|                  | 58,590,000 |        | 87,879,837.50 | 146,469,837.50 | 146,469,837.50         |

## NET DEBT SERVICE

### ZRMC PUBLIC INFRASTRUCTURE DISTRICT LIMITED TAX G.O. BONDS, SERIES 2025A

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Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
03/01/2026		952,087.50	952,087.50	952,087.50	
03/01/2027		3,808,350.00	3,808,350.00	3,808,350.00	
03/01/2028		3,808,350.00	3,808,350.00	3,808,350.00	
03/01/2029		3,808,350.00	3,808,350.00	2,856,262.50	952,087.50
03/01/2030		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2031		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2032		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2033		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2034		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2035		3,808,350.00	3,808,350.00		3,808,350.00
03/01/2036	985,000	3,808,350.00	4,793,350.00		4,793,350.00
03/01/2037	1,100,000	3,744,325.00	4,844,325.00		4,844,325.00
03/01/2038	1,220,000	3,672,825.00	4,892,825.00		4,892,825.00
03/01/2039	1,345,000	3,593,525.00	4,938,525.00		4,938,525.00
03/01/2040	1,480,000	3,506,100.00	4,986,100.00		4,986,100.00
03/01/2041	1,630,000	3,409,900.00	5,039,900.00		5,039,900.00
03/01/2042	1,785,000	3,303,950.00	5,088,950.00		5,088,950.00
03/01/2043	1,950,000	3,187,925.00	5,137,925.00		5,137,925.00
03/01/2044	2,130,000	3,061,175.00	5,191,175.00		5,191,175.00
03/01/2045	2,320,000	2,922,725.00	5,242,725.00		5,242,725.00
03/01/2046	2,520,000	2,771,925.00	5,291,925.00		5,291,925.00
03/01/2047	2,735,000	2,608,125.00	5,343,125.00		5,343,125.00
03/01/2048	2,970,000	2,430,350.00	5,400,350.00		5,400,350.00
03/01/2049	3,215,000	2,237,300.00	5,452,300.00		5,452,300.00
03/01/2050	3,480,000	2,028,325.00	5,508,325.00		5,508,325.00
03/01/2051	3,760,000	1,802,125.00	5,562,125.00		5,562,125.00
03/01/2052	4,060,000	1,557,725.00	5,617,725.00		5,617,725.00
03/01/2053	4,375,000	1,293,825.00	5,668,825.00		5,668,825.00
03/01/2054	4,720,000	1,009,450.00	5,729,450.00		5,729,450.00
03/01/2055	10,810,000	702,650.00	11,512,650.00		11,512,650.00
	58,590,000	87,879,837.50	146,469,837.50	11,425,050.00	135,044,787.50

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the “MOU”) is entered into as of December __, 2025, between ZRMC Public Infrastructure District (“ZRMC”) and Gateway at Sand Hollow Public Infrastructure District No. 2 (“GSH 2”) and Gateway at Sand Hollow Public Infrastructure District No. 3 (“GSH 3”). ZRMC, GSH 2, and GSH 3 are each referred to as a “Party” or collectively as the “Parties.”

UNDERSTANDING

1. Responsibility for Improvements.

- a. ZRMC will be responsible for the Project Improvements related to their project.¹ ZRMC’s Project Improvements will tie into those improvements to be installed by GSH 2 and GSH 3.
- b. GSH 2 and GSH 3 are responsible for all other improvements, including the Project Improvements related to their respective projects. GSH 2 and GSH 3 anticipate obtaining funding for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the improvements around mid-2026.
- c. The Parties intend to discuss the status of the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the improvements generally. When deemed beneficial by each respective Party, the Parties intend to synergize their efforts to plan, design, acquire, construct, install, relocate, redevelop, and finance improvements.
- d. To the extent reasonably necessary, the Parties intend to cooperate and communicate with one another and with their respective agents, advisors, and professionals to secure sufficient funding to complete the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the contemplated improvements.

2. Unenforceable. This MOU is not legally binding on any of the Parties. Rather, it reflects the understanding and intent of the Parties as of the date above. No Party can enforce any term or provision within this MOU against any other Party.

3. Successors and Assigns. This MOU is not legally binding on any successors or assigns of the Parties.

¹ The term “Project Improvements” means site improvements and facilities that are: (i) planned and designed to provide service for development resulting from a development activity; (ii) necessary for the use and convenience of occupants or users of development resulting from a development activity; and (iii) not identified or reimbursed as a system improvement. For reference, this definition is derived from the Utah Impact Fees Act as of October 30, 2025.

4. Headings. The headings in the paragraphs of this MOU are inserted for convenience only and shall not constitute a part hereof or affect the construction or interpretation of any terms of this MOU.

5. Signatories' Warrant. The signatories below expressly represent and warrant that they are authorized to execute this MOU on behalf of the Parties on whose behalf their signatures appear.

[SIGNATURE PAGE FOLLOWS]



AGENDA ITEM SUMMARY

TO: Hurricane City Council
FROM: Dayton Hall, City Attorney
DATE: October 31, 2025
RE: Application for Preliminary Plat approval for Sand Hollow Mesa Neighborhood Six

Recommendation: Continue to the November 20, 2025 Council meeting.

This item was discussed at length by the Council at its last meeting on October 16, 2025. The Council continued the item to the November 6, 2025 meeting to allow time for additional review of the application by City staff. The item is still under review, and staff request additional time to consider its final recommendation to the Council. Staff recommends that the item be continued to the November 20, 2025 City Council meeting. The deadline for the Council to make a final decision on the item under Utah Code § 10-9a-509.5(2) is November 22, 2025,¹ so final action by the Council on November 20th will comply with the Utah Code.

¹ In a letter to the City dated October 8, 2025, the applicant's attorney confirmed that November 22, 2025 is the Council's deadline to take final action on the application.



STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2025-38 disposing of surplus city property along 850 West.

Discussion: In 1993 the Pecan Meadows Subdivision - Phase II plat was recorded, establishing the alignment of a portion of 850 West in a straight North direction. In 1995 the Pecan Meadows Subdivision Phase 3 was recorded, extending 850 West in a Northeasterly direction, which created an unused dedicated street parcel. At the present time the property owner is working on a development project along the frontage of the unused parcel and is requesting the City abandon it.

Findings: The request has been evaluated by Public Works, Planning, and Engineering Staff and have found the following:

1. The parcel in question is not necessary to the City for future roadway improvements.
2. Utilities exist along the back of sidewalk within the boundaries of the subject parcel, so a public utility easement is necessary if the City disposes of the property.

Recommendation: It is recommended that if the City Council disposes of the property, it should be subject to the standard 10-foot wide Public Utility Easement that is required along dedicated streets in subdivisions. As long as this is the case, Staff has no other reservations regarding the proposed disposal. - Arthur LeBaron

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
APPROVING DISPOSAL OF PROPERTY ADJACENT TO 850 WEST**

WHEREAS, Utah Code 72-5-105 grants the Hurricane City power to abandon public highways, streets, and roads within its jurisdiction; and

WHEREAS, Stratton Development Company, a Utah General Partnership, a property owner adjacent to 850 West Street, has petitioned the City to abandon a portion of the previously dedicated street, with the abandoned portion of property to vest to the owners of the parcels identified by the County Assessor as Parcel Numbers H-3-1-34-3228 and H-PMSD-4-A; and

WHEREAS, the property proposed for abandonment was previously dedicated to the City by the adjacent owners for a realignment of the roadway, but the dedicated area is beyond the roadway requirements within the City's Transportation Master Plan; and

WHEREAS, the total area of the property proposed for abandonment totals approximately 423 square feet or 0.010 acres, as described in Exhibit A attached hereto; and

WHEREAS, the City has held a public hearing and provided notice as required in Utah Code 10-9a-208; and

WHEREAS, the proposed abandonment has been presented to the Hurricane Joint Utility Committee and no objections were raised, provided that the City retain a public utility easement to protect public utilities currently located in the subject area; and

WHEREAS, the City Council finds that abandonment will not negatively affect adjacent property owners, and

WHEREAS, the City Council finds and declares that the property is surplus property the disposal of which is appropriate; and

WHEREAS, the City Council finds that the disposal of the property to the adjoining landowner should be accomplished at no cost to the landowner due to the prior dedication by the landowner, and that this method of disposition is in the best interest of the public,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the property described at Exhibit A shall be abandoned and incorporated into the adjacent properties; provided, however, that the City shall retain a public utility easement within the property.

BE IT HEREBY RESOLVED FURTHER by the City Council of Hurricane, Utah that the abandonment shall not release the property owner of their obligation to provide improvements to the right-of-way as part of any future development of parcels H-3-1-34-3228 and H-PMSD-4-A.

DATED this 6th day of November, 2025.

Nanette Billings, Mayor

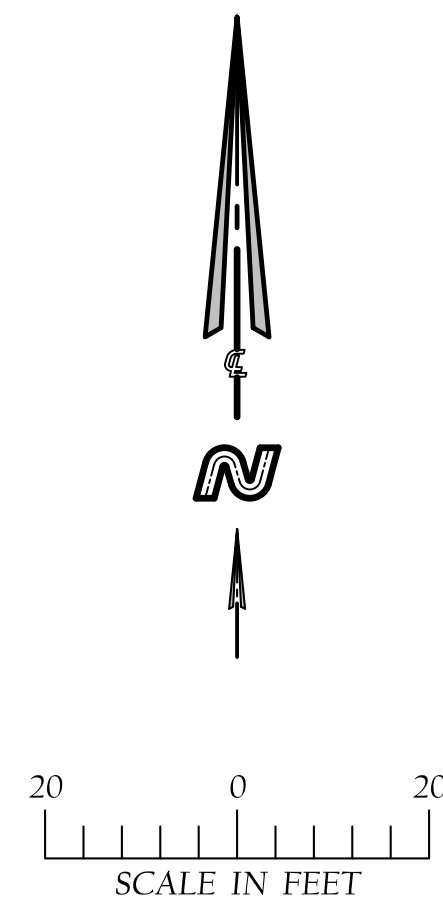
Attest:

Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 6th day of November 2025. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

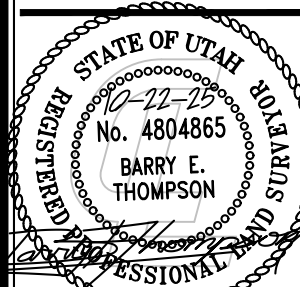
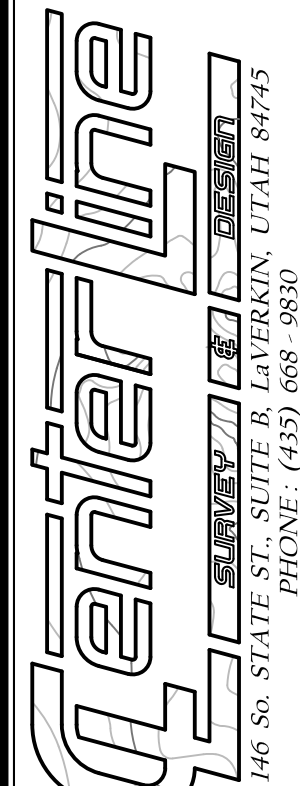
Cindy Beteag



THIS ROADWAY ABANDONMENT MAP WAS CREATED FOLLOWING A REQUEST FROM STRATTON DEVELOPMENT, LLC, DURING RESEARCH OF PROPERTY BOUNDARIES BEING DONE BY CENTER LINE SURVEY & DESIGN, IT WAS DETERMINED THAT THE 850 WEST STREET PLAT, BEING THE 850 WEST STREET IMPROVED 850 WEST STREET MEADOWS SUBDIVISION, PHASE II, AND NOT SHOWN ON THE FINAL PLAT OF "PECAN MEADOWS SUBDIVISION (PHASE 3)" OVERLAPS DEVELOPED PROPERTY DEEDED TO STRATTON DEVELOPMENT, LLC, 850 WEST STREET, HAS BEEN FULLY IMPROVED FOR DECADES. THIS REQUEST IS TO ABANDON THAT PORTION OF 850 WEST STREET, BEING THE 850 WEST STREET IMPROVED 850 WEST STREET MEADOWS SUBDIVISION, PHASE II, AND NOT SHOWN ON THE FINAL PLAT OF "PECAN MEADOWS PHASE IV", ALL FINAL PLATS BEING OFFICIAL RECORDS OF WASHINGTON COUNTY, STATE OF UTAH, WITH HURRICANE CITY RESERVING A RIGHT OF WAY FOR THE 850 WEST STREET IMPROVED 850 WEST STREET MEADOWS SUBDIVISION, PHASE II, BEING THE EASTERNLY LINE OF THE FOLLOWING TWO DESCRIBED PARCELS.

NORTH PARCEL - STRATTON DEVELOPMENT LLC (H-3-1-34-3278); BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 850 WEST STREET AS DEDICATED WITH "PECAN MEADOWS SUBDIVISION" - PHASE 3; RECORDED AS ENTRY NUMBER 199326 ON MAY 5, 1995, OFFICIAL RECORD BOOK PAGE 100; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 850 WEST STREET TO THE CORNER OF SAID SECTION LINE AND NORTH 00°59'37" EAST 1393.6 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 15 WEST OF THE SALT LAKE AND MERIDIAN AND RUNNING THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; FIRST BEING THE POINT OF BEGINNING OF AN UNANNOUNCED NORTHERLY EXTENSION OF SAID SOUTH STREET DEDICATED WITH "PECAN MEADOWS SUBDIVISION" - PHASE 2, RECORDED AS ENTRY NUMBER 446818 ON OCTOBER 8, 1983; SECOND BEING THE POINT OF BEGINNING OF SAID WESTERLY RIGHT-OF-WAY LINES OF 850 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINES OF 850 WEST STREET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 89°00'50" WEST 23.03 FEET TO THE POINT OF CURVATURE OF AN 188.00 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE THROUGH AN ARC OF 100.00 DEGREES TO A POINT SUCH THAT THE CENTRAL ANGLE OF 01°14"11" TO THE POINT OF BEGINNING CONTAINS 29 SQUARE FEET OR 0.07 ACRES.

SOUTH PARCEL - STRATTON DEVELOPMENT LLC (HPMSD-4-L). BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 850 WEST STREET AS DEDICATED WITH PECAN MEADOWS SUBDIVISION (PHASE 3), DESCRIBED AS ENTRY NUMBER 499326 ON MAY 5, 1995, OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO AN IRON PILE NAIL IN THE CORNER OF SECTION LINE AND TOWNSHIP 14 NORTH 0°59'37" EAST 139°56.66 FEET FROM THE LARGHEST CORNER OF SECTION 34A, TOWNSHIP 14 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND IS ON THE ARC OF A 188.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THE RADIIUS POINT OF WHICH LIES SOUTH 73°43'53" EAST 188.00 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHEASTWARD ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF SAID CURVE THROUGH A CENTRAL ANGLE OF 371°38" TO THE POINT OF REVERSE CURVATURE OF A 16.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 23.64 FEET ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 88°00'19" TO THE POINT OF TANGENCY; THENCE NORTHWEST 88°00'19" WEST 0.6 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 15.00 FOOT RADIUS TANGENT CURVE CONCAVE NORTHWESTERLY TO THE POINT OF BEGINNING; THE BOUNDARY OF SAID PARCEL BEING 1.00 ACRES AS RECORDED AS ENTRY NUMBER 446183 ON OCTOBER 8, 1983, OF SAID OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY IN THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY 23.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'19" TO THE POINT OF TANGENCY; THENCE NORTH 00°45'31" EAST 23.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 7.15 FEET TO THE POINT OF BEGINNING; CONTAINING 126 SQUARE FEET OR 0.003 ACRES.

[illegible]

JOB # (CLIENT #):
2503-0342 (1035)

FILE NAME:
850 W RdwyAbnd

ROADWAY ABANDONMENT EXHIBIT/SURVEY
UNUSED PORTION/EXISTING MODIFIED ALIGNMENT

FOR
STRATTON DEVELOPMENT

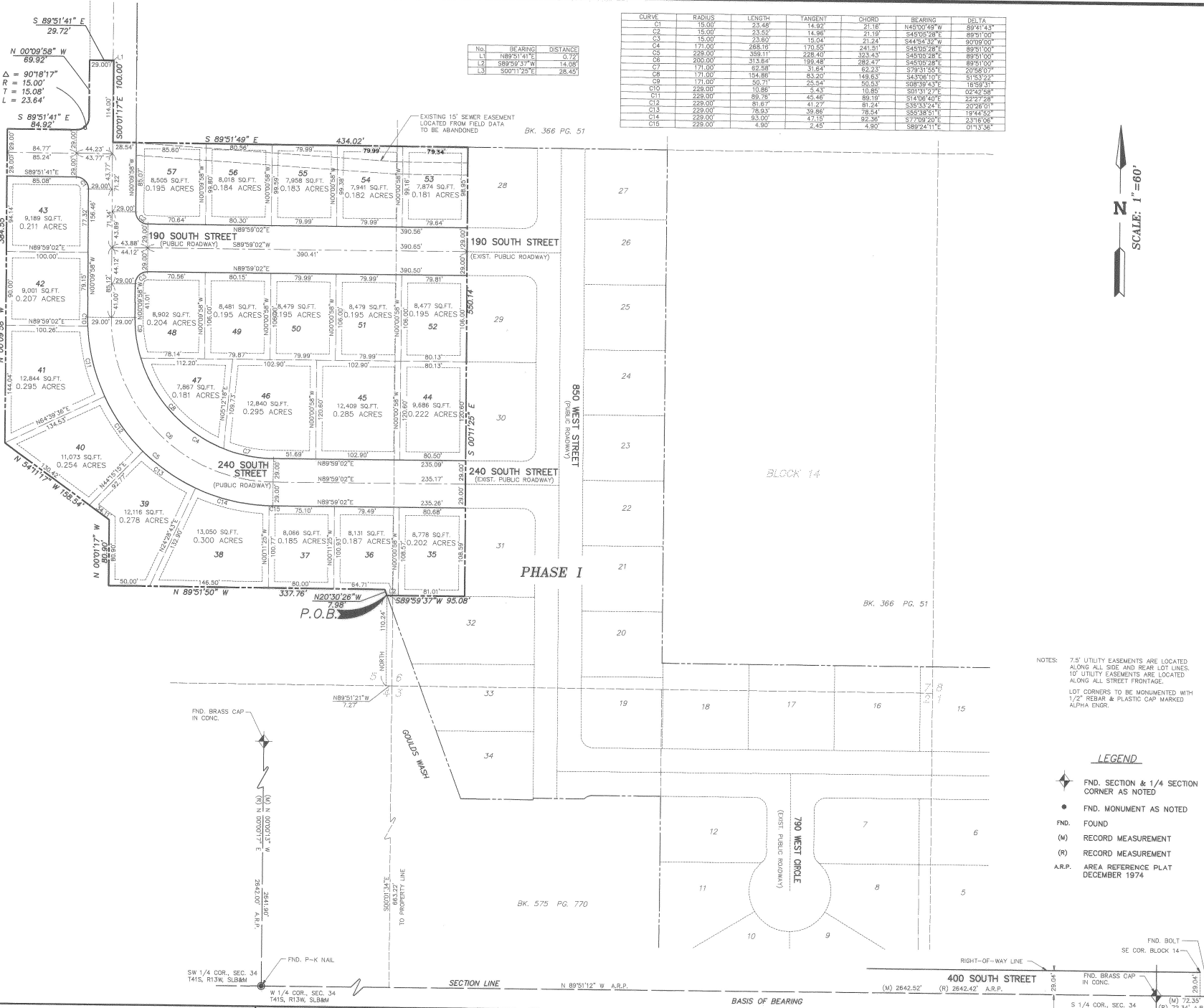
LOCATED AT THE NORTHWEST CORNER OF 850 WEST & 180 SOUTH STREETS
CITY OF HURRICANE, WASHINGTON COUNTY, STATE OF UTAH

DATE:
OCTOBER 22, 2025

1" = 20'

SHEET

1



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00	23.48	14.92	20.18	N45°00'00" E	89°41'43"
C2	15.00	23.52	14.96	21.18	S45°05'28" E	89°51'00"
C3	15.00	23.60	15.04	21.24	S44°55'42" E	90°00'00"
C4	171.00	268.19	170.55	241.51	S45°05'28" E	89°51'00"
C5	229.00	359.11	228.40	323.43	S45°05'28" E	89°51'00"
C6	229.00	313.84	199.48	282.49	S45°05'28" E	89°51'00"
C7	171.00	62.58	31.64	62.23	S79°31'55" E	20°58'07"
C8	171.00	154.89	83.20	149.63	S43°06'10" E	51°53'23"
C9	171.00	95.21	25.54	50.53	S08°58'43" E	16°59'41"
C10	229.00	10.86	5.43	10.85	S01°51'27" E	02°42'58"
C11	229.00	89.78	45.46	89.18	S14°06'40" E	22°27'28"
C12	229.00	81.67	41.27	81.34	S35°33'34" E	20°28'01"
C13	229.00	78.03	39.86	78.54	S55°38'51" E	19°42'52"
C14	229.00	83.00	42.15	82.36	S77°09'20" E	23°16'08"
C15	229.00	4.90	2.45	4.90	S89°24'11" E	01°13'36"

SCALE: 1" = 60'

SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSE NO. 4863, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREINAFTER KNOWN AS:

PECAN MEADOWS SUBDIVISION - PHASE I

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LOTS 5 AND 6 OF BLOCK 14 OF THE HURRICANE FIELD SUBDIVISION, WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 14 OF THE HURRICANE FIELD SUBDIVISION;
THENCE NORTH 89°51'41" WEST ALONG THE SOUTH LINE OF BLOCK 5, 7.72 FEET;
THENCE NORTH 110°24' FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°51'50" WEST, 337.76 FEET;
THENCE NORTH 0°01'17" WEST, 80.90 FEET;
THENCE NORTH 22°32'04" WEST, 7.98 FEET;
THENCE NORTH 54°11'17" WEST, 108.54 FEET;
THENCE NORTH 0°09'58" WEST, 384.55 FEET;
THENCE SOUTH 89°51'41" EAST, 34.52 FEET TO A CURVE CONCAVE NORTHEASTERLY AND
15.00 FOOT RADIUS;
THENCE 23.84 FEET ALONG THE ARC OF SAID CURVE THROUGH AN INCLUDED ANGLE OF
THENCE NORTH 0°09'58" WEST, 68.92 FEET;
THENCE NORTH 89°51'41" EAST, 29.72 FEET;
THENCE SOUTH 0°01'17" EAST, 100.00 FEET;
THENCE SOUTH 89°51'49" EAST, 434.02 FEET TO THE EAST BOUNDARY LINE OF "PECAN MEADOWS SUBDIVISION - PHASE I";
THE FOLLOWING (2) COURSES AND DISTANCES ALONG SAID BOUNDARY:
THENCE SOUTH 0°01'25" EAST, 504.14 FEET;
THENCE NORTH 89°59'37" WEST, 95.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.770 ACRES.



9/15/93
DATE:

OWNERS DEDICATION

I, KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND BE HEREINAFTER KNOWN AS: "PECAN MEADOWS SUBDIVISION - PHASE I", DO HEREBY DEDICATE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 15th DAY of August, 1993.

STRATTON DEVELOPMENT CO.

BY: Steven B. Stratton
BY: STEVEN B. STRATTON

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS 15th DAY of August, 1993, PERSONALLY APPEARED BEFORE THE UNDERSIGNED PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, STEVEN B. STRATTON, PARTNER OF STRATTON DEVELOPMENT COMPANY, A UTAH GENERAL PARTNERSHIP, KNOWN PERSON SUBSCRIBING HIS NAME TO THE INSTRUMENT HEREON, AND ACKNOWLEDGED THE FOR AND IN BEHALF OF SAID PARTNERSHIP, BEING DULY AUTHORIZED TO EXECUTE THE PARTNERSHIP THEREOF.

MY COMMISSION EXPIRES 9/15/93

Michael J. Madison
NOTARY PUBLIC
RESIDING IN WASHINGTON COUNTY, UTAH

LEGEND

- FND. SECTION & 1/4 SECTION CORNER AS NOTED
- FND. MONUMENT AS NOTED
- FND. FOUND
- (M) RECORD MEASUREMENT
- (R) RECORD MEASUREMENT
- A.R.P. AREA REFERENCE PLAT DECEMBER 1974

"PECAN MEADOWS SUBDIVISION" - PHASE I

A RESUBDIVISION OF PORTIONS OF LOT 5 & 6 OF BLOCK 14 OF HURRICANE FIELD SUBDIVISION - SW 1/4 OF SECTION 34, R13W, S.L.M., WASHINGTON COUNTY, UTAH

RECORDED # 446183
STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF
STRATTON DEVELOPMENT
DATE: 10-8-93 TIME: 16:46 PM. BOOK: 763 PAGE: 6
53.00
FEE \$

ALPHA ENGINEERING CO.
136 N. 100 E., SUITE 2
ST. GEORGE, UTAH 84770
Tel: (801) 628-6500

PLANNING AND ZONING ADMINISTRATOR
APPROVED THIS 17th DAY OF September A.D. 1993
BY THE PLANNING AND ZONING ADMINISTRATOR

PLANNING COMMISSION
APPROVED THIS 17th DAY OF September A.D. 1993
BY THE CITY PLANNING COMMISSION
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17th DAY OF September A.D. 1993
CITY ATTORNEY

PRESENTED TO THE ST. GEORGE CITY COUNCIL ON THE 18th DAY OF February A.D. 1993
AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
CITY RECORDER MAYOR

ACCEPTANCE
FND. BOLT SE COR. BLOCK 14
FND. BRASS CAP IN CONC.
S 1/4 COR., SEC. 34 T41S, R13W, S.L.M.
(M) 72.38' (R) 72.34' A.R.P.

PECAN MEADOWS SUBDIVISION (Phase 3)

SECTION 34, T. 41 S., R. 13 W., S.L.B. & M.

Hurricane, Utah

SURVEYOR'S CERTIFICATE

I, Ferrel L. Campbell do hereby certify that I am a registered land surveyor, hold certificate No. 4492, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

PECAN MEADOWS SUBDIVISION (Phase 3)

Beginning at the Southeast Corner of Lot 11, Block 14, HURRICANE FIELD SURVEY, in Section 34, Township 41 South, Range 13 West, Salt Lake Meridian, and running thence N. 89° 51' 49" W. 707.52 feet; thence N. 0° 09' 58" W. 21.93 feet to the beginning of a 198.00 foot radius curve; thence Northeastly, the right, along the arc of said curve 56.86 feet, thru a central angle of 17° 19' 47" thence N. 17° 09' 49" E. 27.65 feet to the beginning of a 52.064 foot radius curve; thence Northeastly, the right, along the arc of said curve 6.93 feet, thru a central angle of 7° 37' 34"; thence N. 24° 47' 23" E. 123.08 feet, thence S. 85° 12' 37" E. 58.00 feet, thence N. 24° 47' 23" E. 56.81 feet; thence S. 89° 51' 49" E. 560.60 feet to a point on the Lot Line; thence S. 0° 00' 40" W. 250.00 feet, along the East Line of said Lot 11, to the point of beginning. Containing 3.827 acres.

Basis for Bearings: S. 89° 51' 12" E. along the Section Line between the S.W. Corner & the S. 1/4 Corner of Section 34

Date: August 7, 1994



Ferrel L. Campbell
Ferrel L. Campbell
332 W. 400 S., (102-2)
Hurricane, Utah 84737

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

PECAN MEADOWS SUBDIVISION (Phase 3)

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof _____ have hereunto set _____ hands this _____ day of _____ A.D. 1994.

Donald N. Stratton
Donald N. Stratton

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

On the 17 day of April, A.D. 1994 personally appeared _____ the undersigned notary public in and for said County of Washington, in said State of Utah, the signers of the above owner's dedication _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purpose therein mentioned.

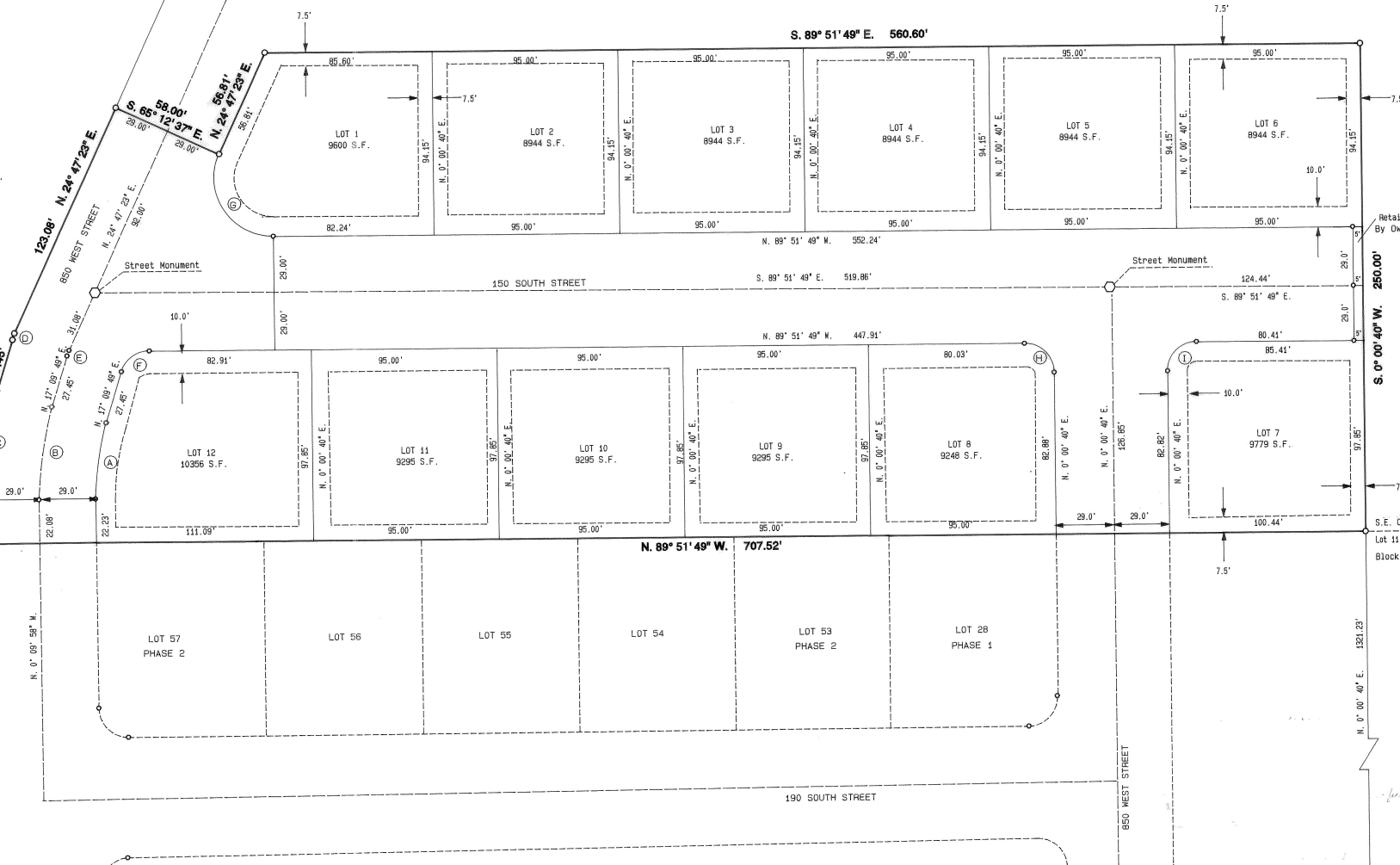


Michelle L. Holmsted
Michelle L. Holmsted
Notary Public
Residing in Washington

My Commission Expires 3-1-98

BALLARD & CAMPBELL

332 West 400 South
Hurricane, Utah 84737
635-2463



- Notes:
- 7.50' Utility Easement Required along all Side & Back Lot Lines. 10.0' Utility Easement Required along all Front Lot Lines.
 - 1/2" X 16" Rebar with Cap #4492 set to mark Lot Corners.
 - 2" Brass Cap set in Concrete for all Street Monuments.
 - Each individual Lot Owner will be responsible for establishing building floor elevations at a sufficient height to allow proper sewer grades into existing sewer lines.

CURVE DATA						
CURVE No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	EXT.
A	17° 19' 47"	130.000'	39.320'	19.811'	38.170'	1.501'
B	17° 19' 47"	139.000'	46.091'	24.231'	47.968'	1.836'
C	17° 19' 47"	188.000'	56.863'	29.650'	56.648'	2.011'
D	7° 37' 34"	52.064'	6.93'	3.40'	6.925'	0.116'
E	7° 37' 34"	23.064'	3.070'	1.537'	3.068'	0.051'
F	72° 38' 22"	15.000'	19.164'	11.094'	17.888'	3.857'
G	114° 30' 15"	30.000'	60.032'	46.778'	50.506'	25.571'
H	89° 52' 29"	15.000'	23.529'	14.967'	21.190'	6.190'
I	90° 07' 31"	15.000'	23.595'	15.033'	21.236'	6.236'

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 1994 BY THE CITY PLANNING COMMISSION.
Joseph W. Jones
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE 5/3/95 *David A. Chace*
ENGINEER

APPROVAL AS TO FORM
APPROVAL AS TO FORM THIS 17th DAY OF May A.D. 1994.
James E. Miller
CITY ATTORNEY

HURRICANE CITY COUNCIL
PRESENTED TO THE HURRICANE CITY COUNCIL THIS _____ DAY OF _____ A.D. 1994, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.
Carl R. Sawatzky Mayor
ATTEST: CITY RECORDER

RECORDED No. 499326
STATE OF UTAH COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF: **DONALD N. STRATTON**
DATE: **5-5-95** TIME: **16:57 PM.** BOOK: **906** PAGE: **5**
FEE: **#42.00**
Russell S.
COUNTY RECORDER