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Ordinance Page 1 of 17
Russell Shirts Washington County Recorder
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By ST GEORGE CITY



ORDINANCE NO. 2019-09-006

Tax ID: SG-AUB-1-42 thru 50, SG-AUB-1-55 thru 59, SG-AUB-1-61 thru 69, SG-5-3-31-433-SLL

**VACATING PORTIONS OF MUNICIPAL UTILITY EASEMENTS EVIDENCE BY THE AUBURN HILLS
PHASE 1 SUBDIVISION AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE
LOCATED IN ST. GEORGE, WASHINGTON COUNTY, UTAH
(Auburn Hills)**

WHEREAS, a petition was received by this Council requesting it to vacate portions of existing municipal utility easements belonging to the City of St. George, located in the Auburn Hills Phase 1 Subdivision to conform the easements to City Ordinance for zoning in the Traditional Neighborhood Zone (TNZ) by reducing the 10.00 foot MUE to a 5.00 foot MUE in certain locations, and as more particularly described and shown in Exhibits A and B; and

WHEREAS, City staff and the Joint Utility Committee have approved the easement vacation; and

WHEREAS, it appears that it will not be detrimental to the general public interest, and that there is good cause for vacating the portions of the municipal utility easements as described in Exhibit A and shown in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED by the St. George City Council:

That the portions of the municipal utility easements as shown on the Auburn Hills Phase 1 Subdivision are hereby vacated only to the extent described in Exhibit A and shown in Exhibit B, which are incorporated herein, hereby reducing the 10.00 foot municipal utility easement to a 5.00 foot municipal utility easement. The vacation of the portions of the easements described herein is hereby approved by the St. George City Council. This Ordinance is effective immediately upon the date executed below, and upon posting and recording in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 26 day of September, 2019.

CITY OF ST. GEORGE


Jonathan T. Pike, Mayor

ATTEST:


Christina Fernandez, City Recorder





Bush and Gudge, Inc.

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St. George, Utah

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EXHIBIT "A"

VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON LOTS 42-45 AUBURN HILLS PHASE 1

BEGINNING AT A POINT THAT LIES SOUTH 03°49'24" WEST ALONG THE COMMON LINE OF LOTS 44 AND 45 5.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 45, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE SOUTH 86°10'36" EAST 30.00 FEET; THENCE SOUTHEASTERLY ALONG A 5.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 41°10'36" EAST A DISTANCE OF 7.07 FEET, CENTER POINT LIES SOUTH 03°49'24" WEST), THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 7.85 FEET; THENCE SOUTH 03°49'24" WEST 5.00 FEET; THENCE NORTHWESTERLY ALONG A 5.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 41°10'36" WEST A DISTANCE OF 7.07 FEET, CENTER POINT LIES NORTH 86°10'36" WEST), THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 7.85 FEET; THENCE NORTH 86°10'36" WEST 80.00 FEET; THENCE NORTHWESTERLY ALONG A 190.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 78°32'53" WEST A DISTANCE OF 50.45 FEET, CENTER POINT LIES NORTH 03°49'24" EAST), THROUGH A CENTRAL ANGLE OF 15°15'27" A DISTANCE OF 50.60 FEET; THENCE NORTH 03°49'24" EAST 5.19 FEET; THENCE SOUTHEASTERLY ALONG A 185.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°20'12" WEST A DISTANCE OF 50.47 FEET, CENTER POINT LIES NORTH 19°30'13" EAST), THROUGH A CENTRAL ANGLE OF 15°40'49" A DISTANCE OF 50.63 FEET; THENCE SOUTH 86°10'36" EAST 50.00 FEET TO THE POINT OF BEGINNING.

VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON LOTS 46-50 AUBURN HILLS PHASE 1

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE COMMON LINE OF LOTS 46 AND 47 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 46, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 03°49'24" EAST 36.67 FEET; THENCE NORTHEASTERLY ALONG A 5.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 48°49'24" EAST A DISTANCE OF 7.07 FEET, CENTER POINT LIES SOUTH 86°10'36" EAST), THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 7.85 FEET; THENCE SOUTH 03°49'24" WEST 196.00 FEET; THENCE SOUTHEASTERLY ALONG A 110.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 00°29'25" EAST A DISTANCE OF 16.55 FEET, CENTER POINT LIES SOUTH 86°10'36" EAST), THROUGH A CENTRAL ANGLE OF 08°37'37" A DISTANCE OF 16.56 FEET; THENCE NORTH 86°10'36" WEST 5.05 FEET; THENCE NORTHWESTERLY ALONG A 115.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 00°18'05" WEST A DISTANCE OF 16.54 FEET, CENTER POINT LIES NORTH 85°34'27" EAST), THROUGH A CENTRAL ANGLE OF 08°14'57" A DISTANCE OF 16.56 FEET; THENCE NORTH 03°49'24" EAST 154.33 FEET TO THE POINT OF BEGINNING.

VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON LOT 55 AUBURN HILLS PHASE 1

BEGINNING AT A POINT THAT LIES NORTH 03°49'24" EAST ALONG THE EAST LINE OF LOT 55 5.00 FEET AND NORTH 86°10'36" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 55, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 86°10'36" WEST 5.00 FEET; NORTH 03°49'24" EAST 33.33 FEET; THENCE SOUTH 86°10'36" EAST 5.00 FEET; THENCE SOUTH 03°49'24" WEST 33.33 FEET TO THE POINT OF BEGINNING.


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**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOTS 56-57 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES NORTH 03°49'24" EAST ALONG THE EAST LINE OF LOT 56 7.50 FEET AND NORTH 86°10'36" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 56, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 86°10'36" WEST 5.00 FEET; NORTH 03°49'24" EAST 68.33 FEET; THENCE SOUTH 86°10'36" EAST 5.00 FEET; THENCE SOUTH 03°49'24" WEST 68.33 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOTS 58-59 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES NORTH 03°49'24" EAST ALONG THE EAST LINE OF LOT 58 7.50 FEET AND NORTH 86°10'36" WEST 5.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 58, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 86°10'36" WEST 5.00 FEET; THENCE NORTH 03°49'24" EAST 75.83 FEET THENCE SOUTHEASTERLY ALONG A 5.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 41°10'36" EAST A DISTANCE OF 7.07 FEET, CENTER POINT LIES SOUTH 03°49'24" WEST), THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 7.85 FEET; THENCE SOUTH 03°49'24" WEST 70.83 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOTS 61-63 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE SOUTH LINE OF LOT 63 7.50 FEET AND NORTH 03°49'24" EAST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 63, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 03°49'24" EAST 5.00 FEET; THENCE SOUTH 86°10'36" EAST 42.45 FEET; THENCE SOUTHEASTERLY ALONG A 790.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°42'58" EAST A DISTANCE OF 95.37 FEET, CENTER POINT LIES SOUTH 03°49'24" WEST), THROUGH A CENTRAL ANGLE OF 06°55'16" A DISTANCE OF 95.43 FEET; THENCE SOUTH 13°38'48" WEST 5.01 FEET; THENCE NORTHWESTERLY ALONG A 785.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 82°43'32" WEST A DISTANCE OF 94.52 FEET, CENTER POINT LIES SOUTH 10°43'33" WEST), THROUGH A CENTRAL ANGLE OF 06°54'10" A DISTANCE OF 94.57 FEET; THENCE NORTH 86°10'36" WEST 42.45 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOTS 64-65 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE SOUTH LINE OF LOT 65 7.50 FEET AND NORTH 03°49'24" EAST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 65, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 03°49'24" EAST 5.00 FEET; THENCE SOUTH 86°10'36" EAST 85.00 FEET; THENCE SOUTH 03°49'24" WEST 5.00 FEET; THENCE NORTH 86°10'36" WEST 85.00 FEET TO THE POINT OF BEGINNING.


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**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOTS 66-68 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE SOUTH LINE OF LOT 68 5.00 FEET AND NORTH 03°49'24" EAST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 68, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 03°49'24" EAST 5.00 FEET; THENCE SOUTH 86°10'36" EAST 144.10 FEET; THENCE SOUTH 03°49'24" WEST 5.00 FEET; THENCE NORTH 86°10'36" WEST 144.10 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT ON
LOT 69 AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES NORTH 03°49'24" EAST ALONG THE WEST LINE OF LOT 69 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 69, AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 03°49'24" EAST ALONG SAID WEST LINE 5.00 FEET; THENCE SOUTH 86°10'36" EAST 90.00 FEET; THENCE SOUTH 03°49'24" WEST 5.00 FEET; THENCE NORTH 86°10'36" WEST 90.00 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT
NORTH ADOBE DRIVE AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE CENTERLINE OF SCARLET HILL DRIVE 40.00 FEET TO THE EAST BOUNDARY LINE OF AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND NORTH 03°49'24" EAST ALONG SAID EAST LINE 35.50 FEET, FROM THE CENTERLINE STREET MONUMENT LOCATED AT THE INTERSECTION OF SCARLET HILL DRIVE AND ADOBE SUN DRIVE, AND RUNNING THENCE NORTHWESTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 71°10'36" WEST A DISTANCE OF 5.18 FEET, CENTER POINT LIES NORTH 03°49'24" WEST), THROUGH A CENTRAL ANGLE OF 30°00'00" A DISTANCE OF 5.24 FEET; THENCE NORTH 03°49'24" EAST 318.32 FEET; THENCE NORTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 78°48'17" EAST A DISTANCE OF 5.18 FEET, CENTER POINT LIES SOUTH 26°11'25" EAST), THROUGH A CENTRAL ANGLE OF 29°59'24" A DISTANCE OF 5.24 FEET; THENCE SOUTH 03°49'24" WEST 321.00 FEET TO THE POINT OF BEGINNING.

**VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT
SOUTH ADOBE DRIVE AUBURN HILLS PHASE 1**

BEGINNING AT A POINT THAT LIES SOUTH 86°10'36" EAST ALONG THE CENTERLINE OF SCARLET HILL DRIVE 40.00 FEET TO THE EAST BOUNDARY LINE OF AUBURN HILLS PHASE 1, WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND SOUTH 03°49'24" WEST ALONG SAID EAST LINE 35.50 FEET, FROM THE CENTERLINE STREET MONUMENT LOCATED AT THE INTERSECTION OF SAID SCARLET HILL DRIVE AND ADOBE SUN DRIVE, AND RUNNING THENCE SOUTH 03°49'24" WEST 105.85 FEET; THENCE NORTH 86°10'36" WEST 5.00 FEET; THENCE NORTH 03°49'24" EAST 104.51 FEET; THENCE NORTHEASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 78°49'24" EAST A DISTANCE OF 5.18 FEET, CENTER POINT LIES SOUTH 26°10'36" EAST), THROUGH A CENTRAL ANGLE OF 30°00'00" A DISTANCE OF 5.24 FEET TO THE POINT OF BEGINNING.

BUSH & GODDILL, INC. Engineers - Planners - Surveyors 1000 North Main Street, Suite 200 Washington, MO 64791 Phone: (660) 875-1234 Fax: (660) 875-1235 www.bushgoddill.com		B	Project No.: 190043124 Date: 10/17/2019 Scale: AS SHOWN Author: [Name] Checker: [Name] Title: [Title]	SHEET 12 OF 17 SHEETS
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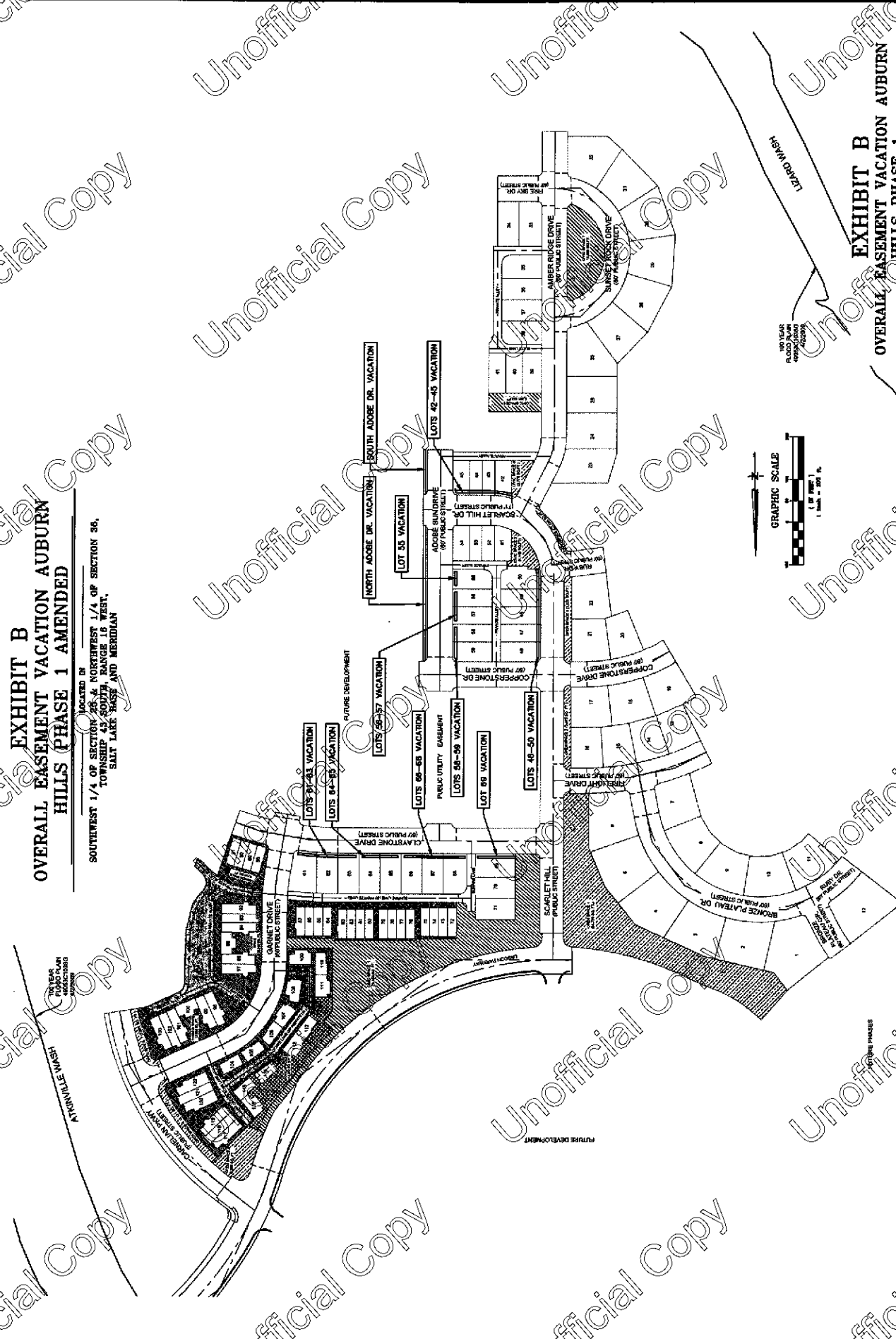


EXHIBIT B
OVERALL EASEMENT VACATION AUBURN
HILLS (PHASE 1 AMENDED)

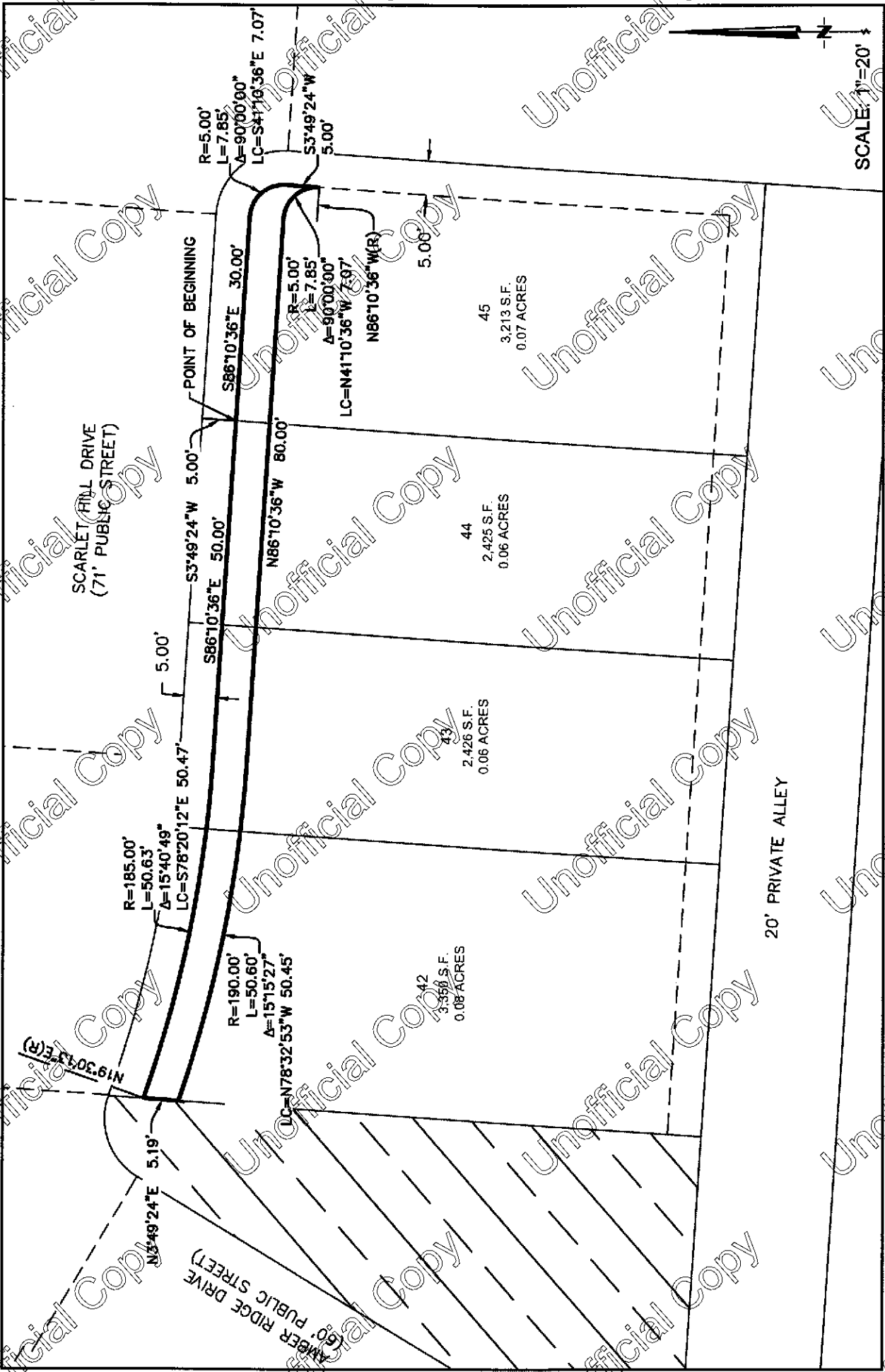
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 TOWNSHIP 43 SOUTH, RANGE 16 WEST,
 SALT LAKE BASE AND MERIDIAN

EXHIBIT B
OVERALL EASEMENT VACATION AUBURN
HILLS PHASE 1

LOCATED IN
 SECTION 36, NORTHWEST 1/4 OF SECTION 36,
 TOWNSHIP 43 SOUTH, RANGE 16 WEST,
 SALT LAKE BASE AND MERIDIAN



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EXHIBIT B
 EASEMENT/VACATION
 LOTS 42-45 AUBURN HILLS PHASE 1

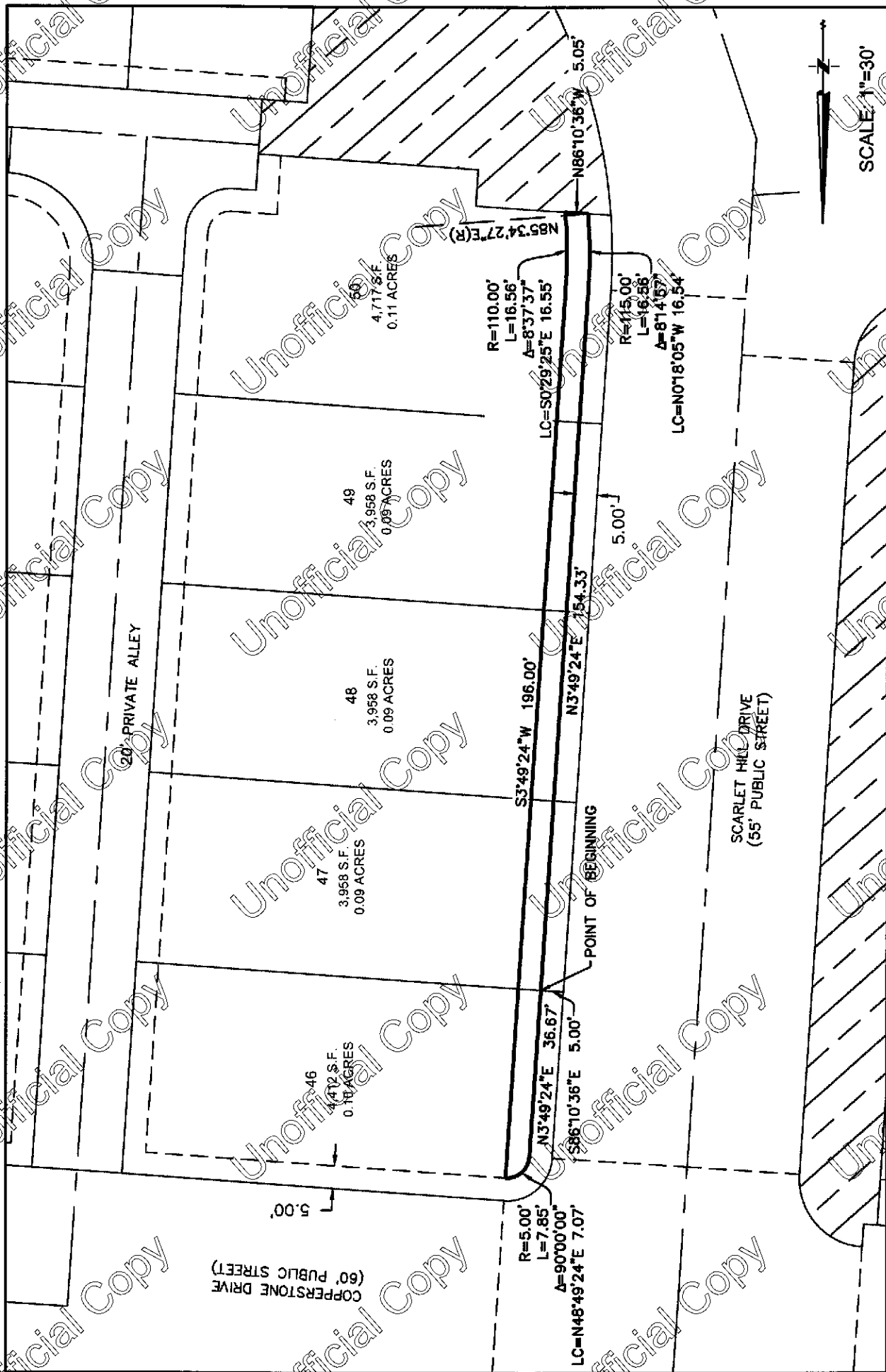
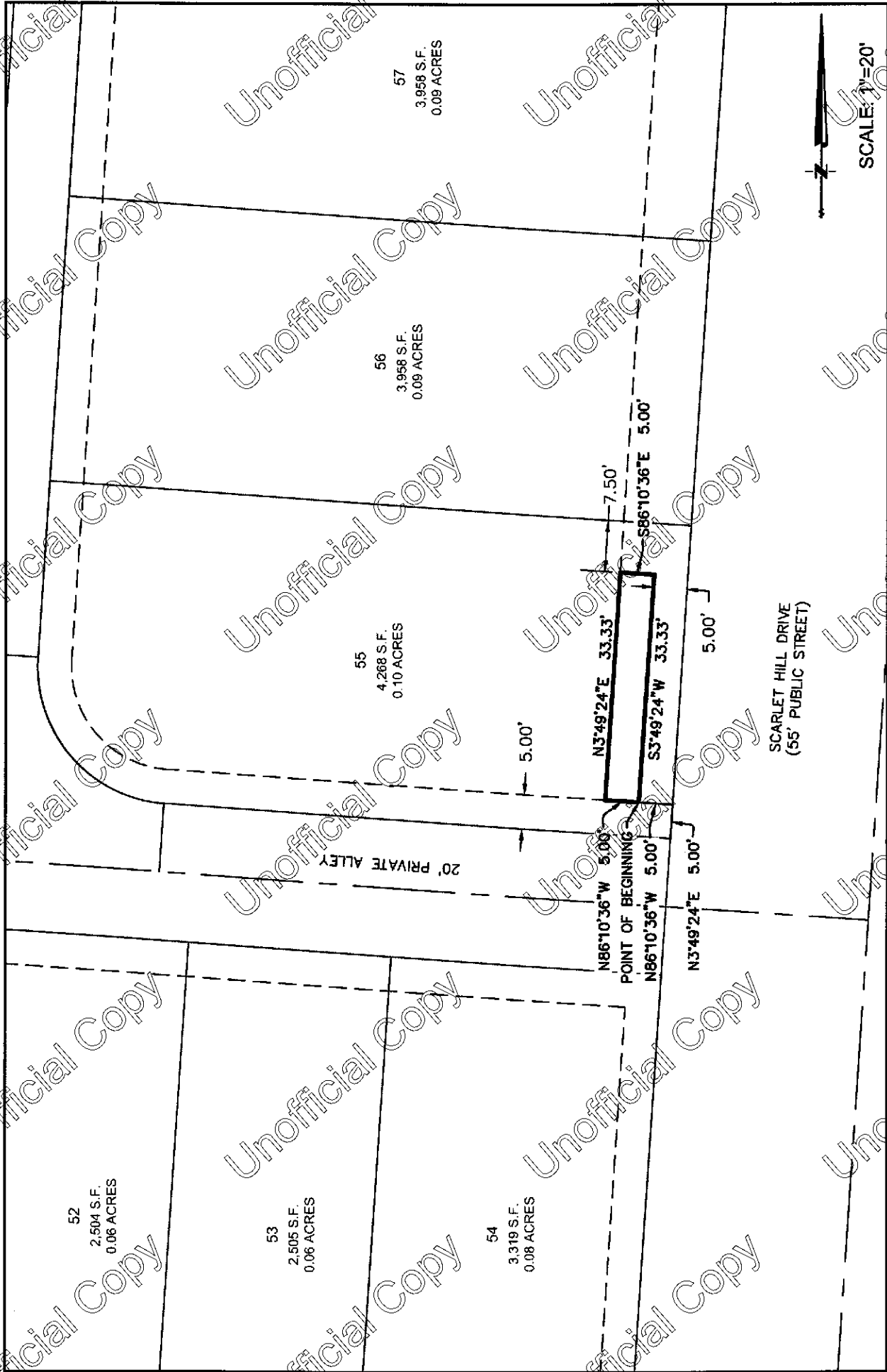


EXHIBIT B
 EASEMENT/VACATION
 LOTS 46-50 AUBURN HILLS PHASE 1

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RG

SHEET 3 OF 12



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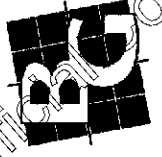
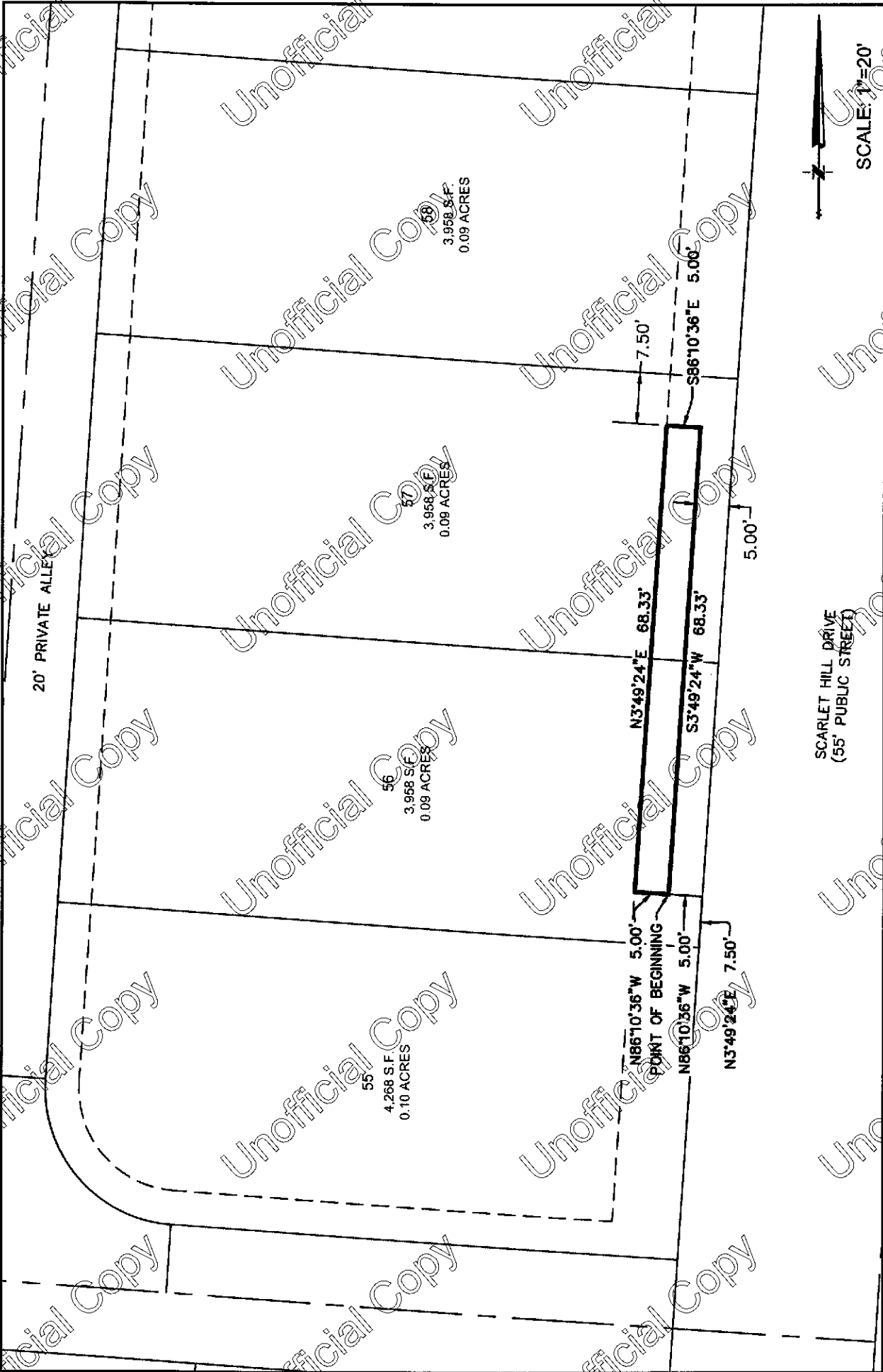


EXHIBIT B
 EASEMENT VACATION
 LOT 55 AUBURN HILLS PHASE 1



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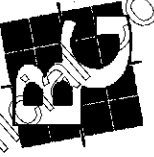
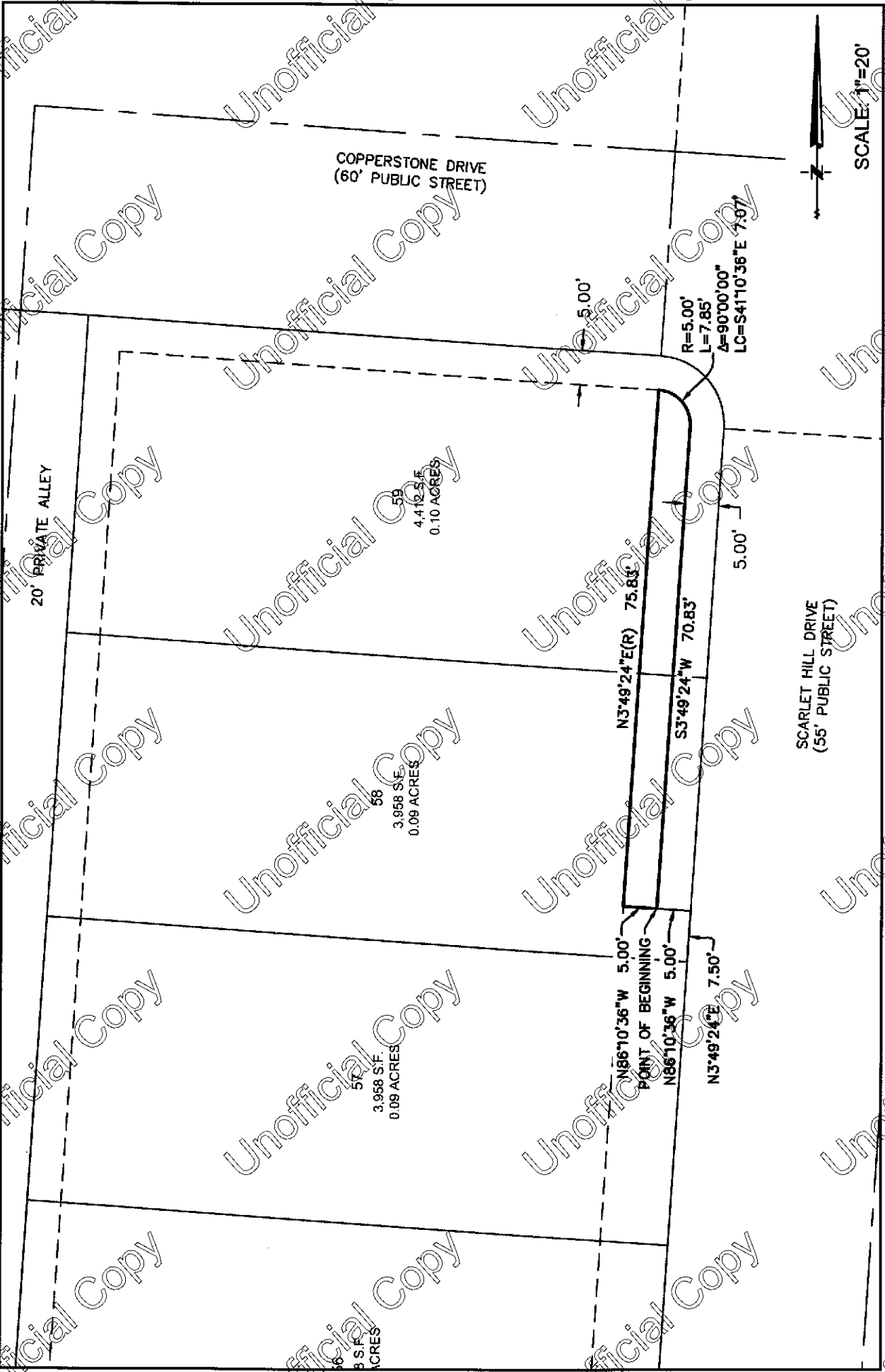


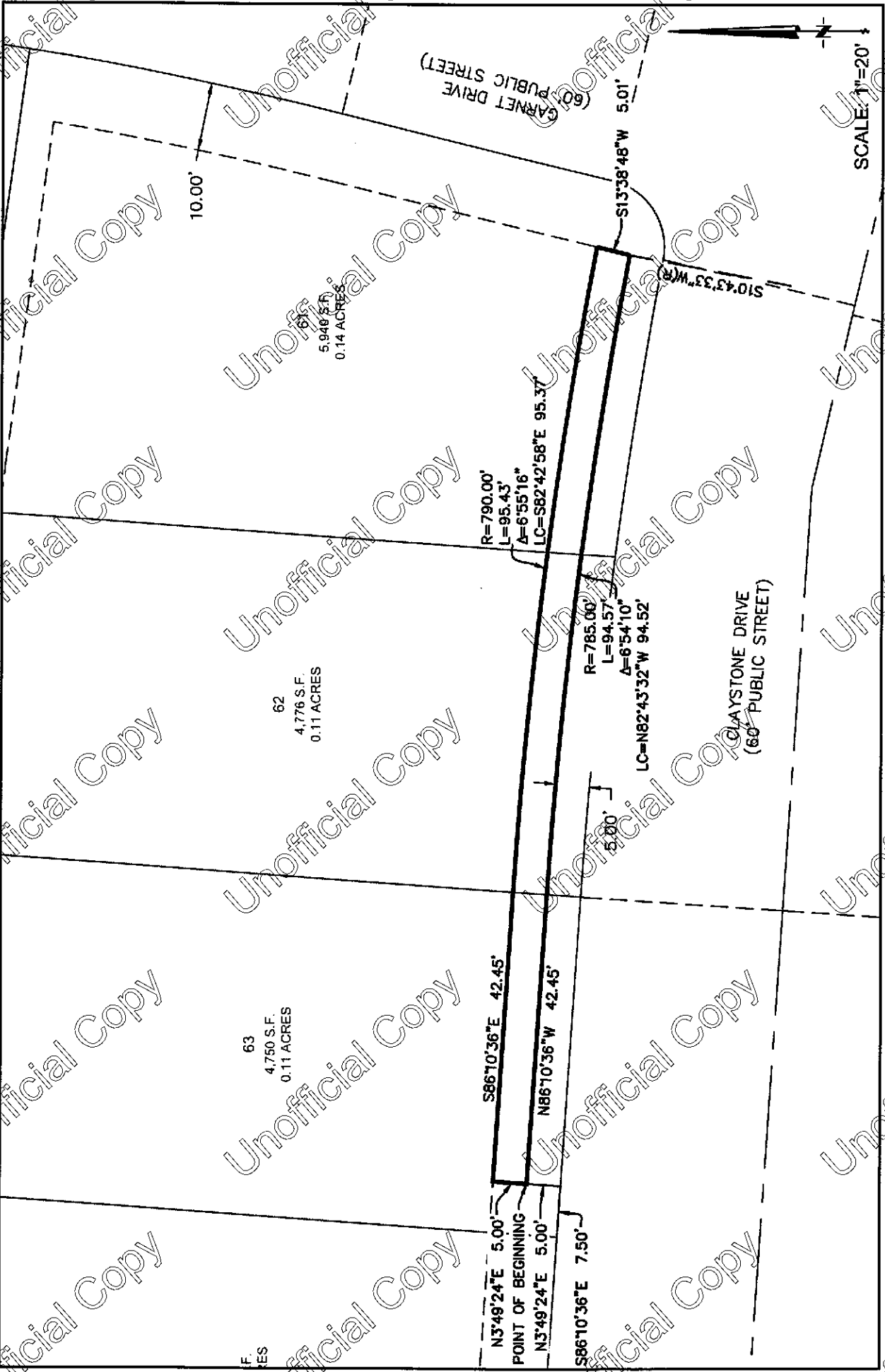
EXHIBIT B
 EASEMENT/VACATION
 LOT 56-57 AUBURN HILLS PHASE 1



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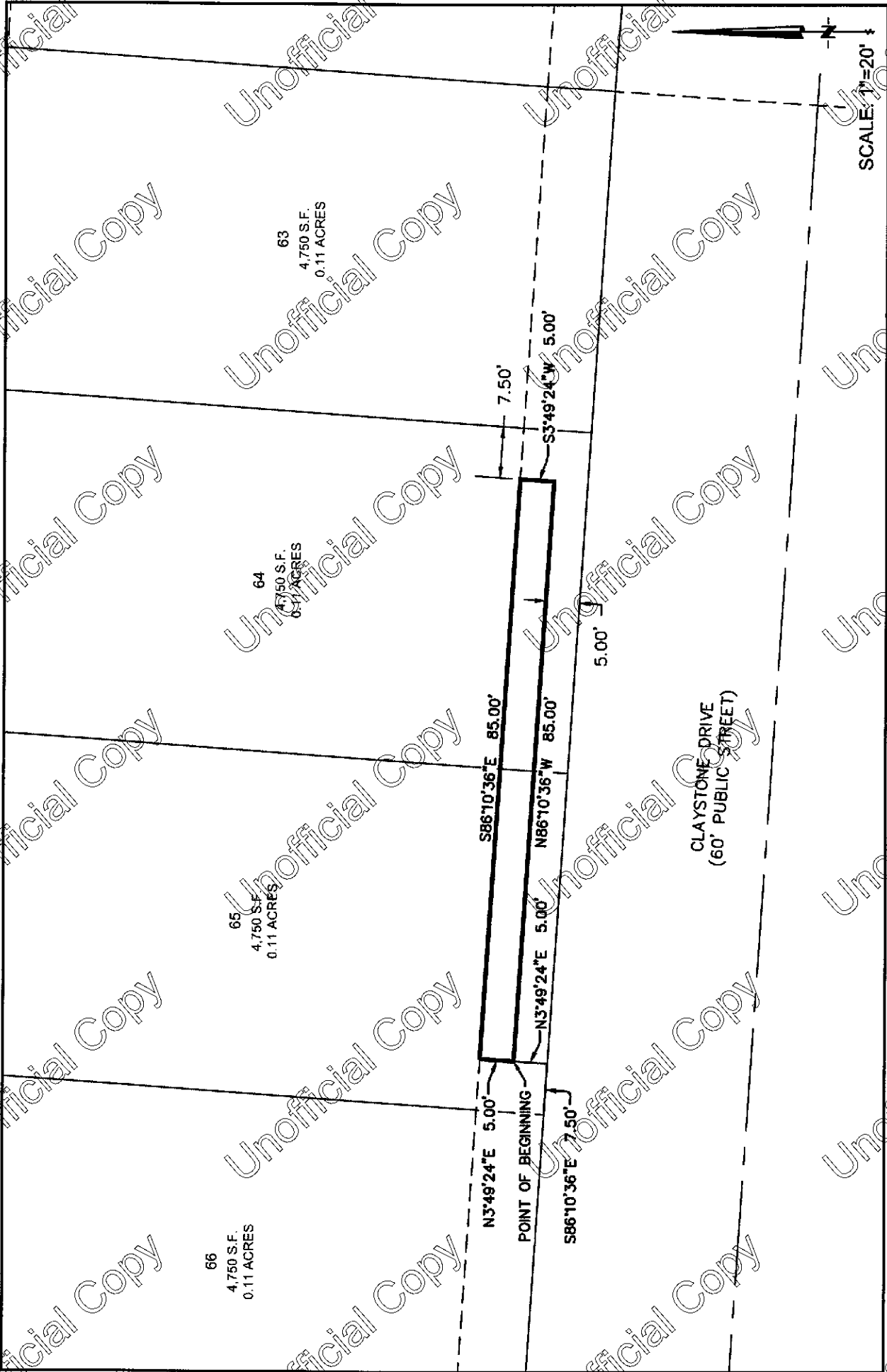
EXHIBIT B
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 LOT 58-59 AUBURN HILLS PHASE 1



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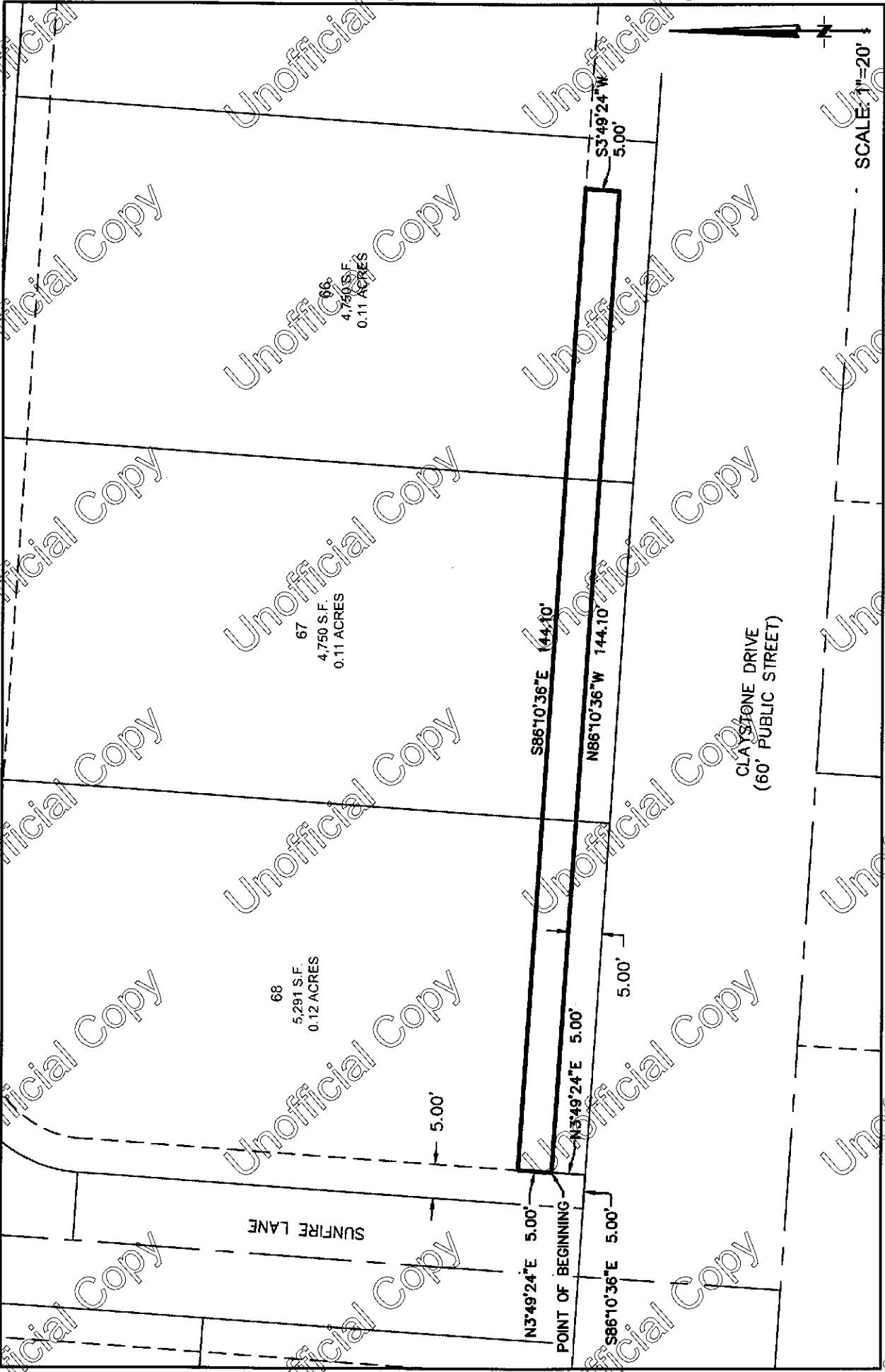
EXHIBIT B
 EASEMENT/VACATION
 LOTS 61-63 AUBURN HILLS PHASE 1



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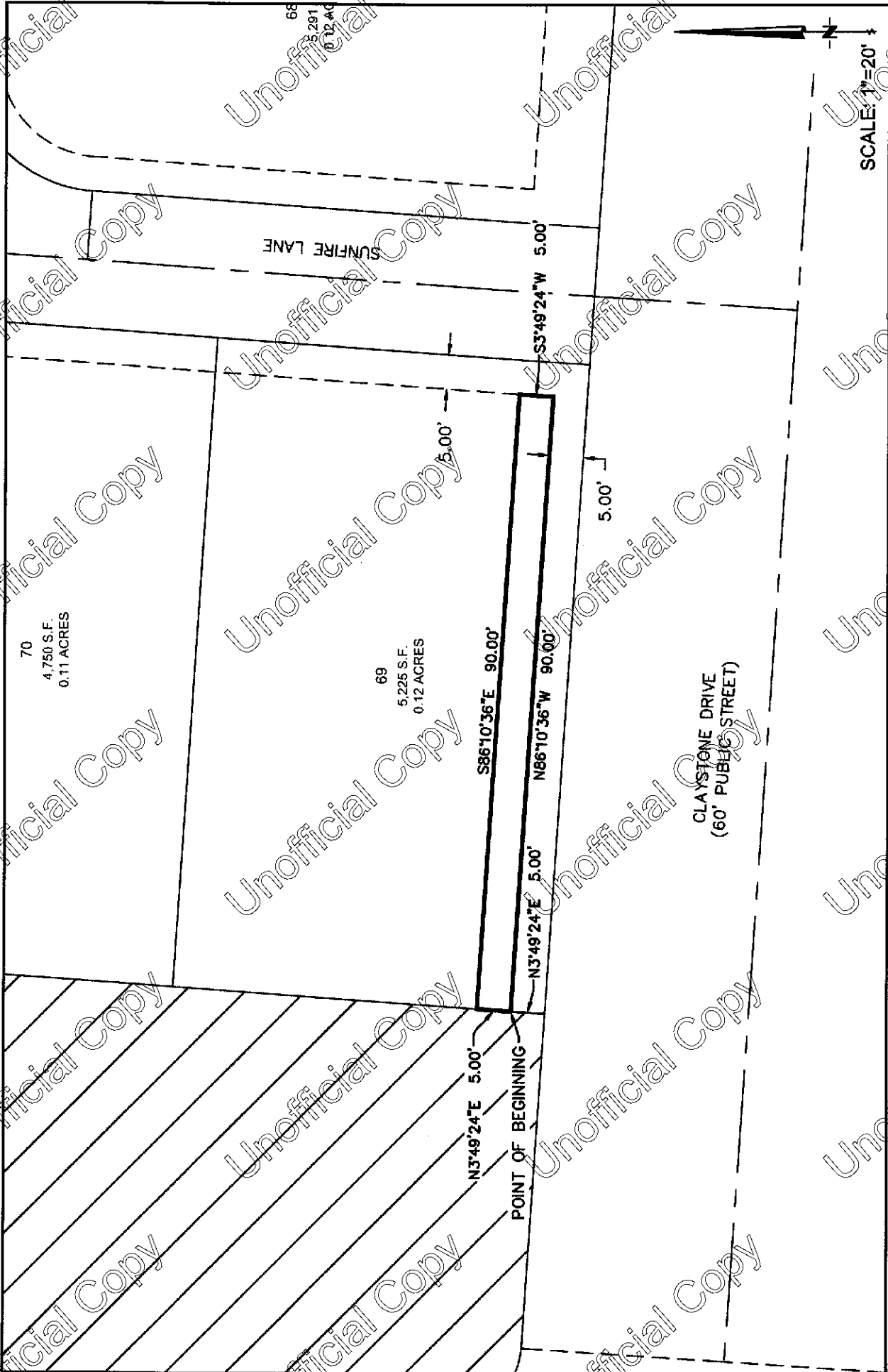


EXHIBIT B
EASEMENT VACATION
LOTS 64-65 AUBURN HILLS PHASE 1



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EXHIBIT B
EASEMENT/VACATION
LOTS 66-68 AUBURN HILLS PHASE 1



SHEET 10 OF 12

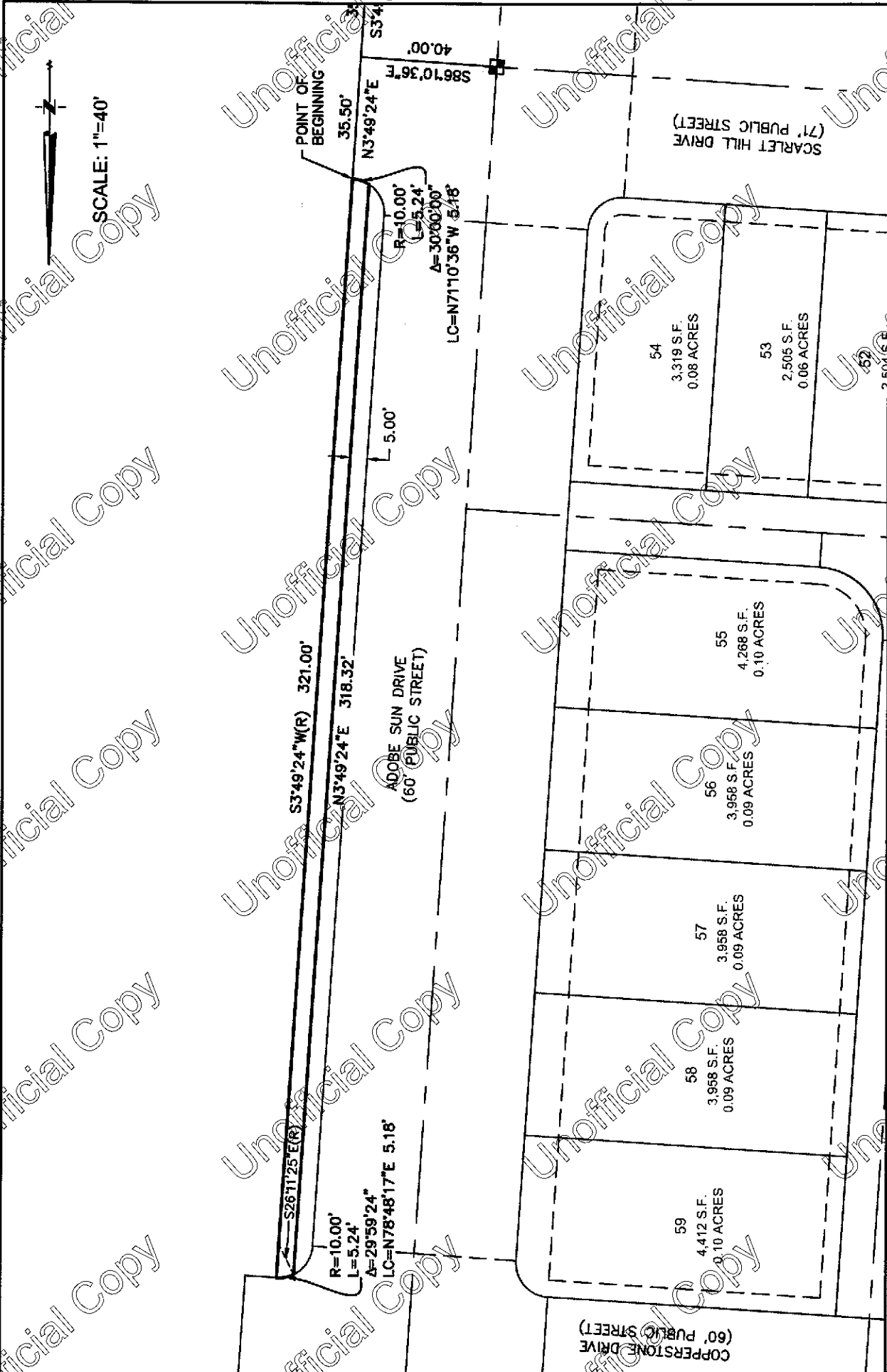
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EXHIBIT B
EASEMENT VACATION
LOT 69 AUBURN HILLS PHASE 1



SCALE: 1"=40'



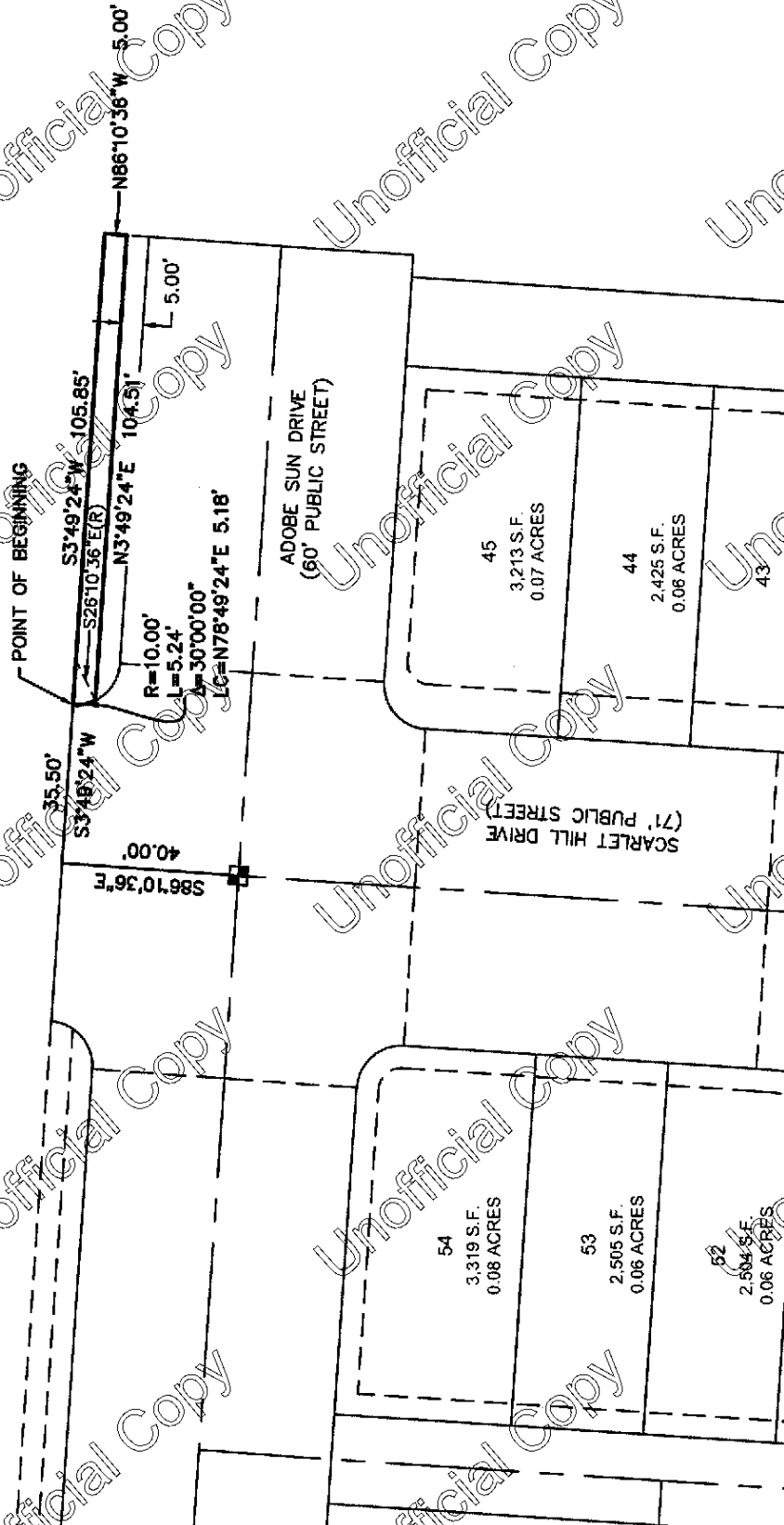
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EXHIBIT B
EASEMENT/VACATION



SCALE: 1"=40'

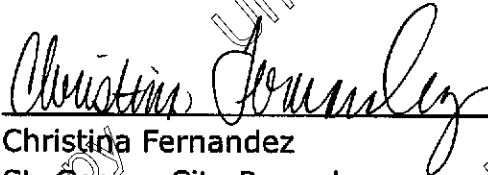


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EXHIBIT B
 EASEMENT VACATION

**CERTIFICATION OF CITY OF ST. GEORGE
ORDINANCE NO. 2019-09-006**

Pursuant to Utah Code §10-3-713, I hereby certify that on the 26th day of September, 2019, the St. George City Council passed Ordinance No. 2019-09-006 and that said ordinance was posted at the St. George City Offices, 175 E. 200 N., the Washington County Library, 88 W. 100 S., and the Washington County Administrative Offices, 197 E. Tabernacle on October 7, 2019.


Christina Fernandez
St. George City Recorder

