

RESOLUTION NO. 96-418

A RESOLUTION TO CREATE HURRICANE CITY, UTAH SPECIAL IMPROVEMENT DISTRICT NO. 96-1 AFTER DELETION OF DESIGNATED PORTIONS OF THE DISTRICT AS ORIGINALLY DESCRIBED IN THE NOTICE OF INTENTION ADOPTED MARCH 7, 1996; APPROVING REVISIONS TO THE ORIGINAL NOTICE OF INTENTION, AND AUTHORIZING THE CITY OFFICIALS TO PROCEED TO MAKE IMPROVEMENTS AS SET FORTH IN THE NOTICE OF INTENTION AS REVISED.

BE IT RESOLVED by the Mayor and City Council of Hurricane City, Washington County, Utah:

Section 1. The City Council of Hurricane City, Washington County, Utah, hereby determines that it will be in the best interest of the Municipality to construct certain improvements within the Municipality. The specific description of the nature of the improvements is more particularly set out in the Notice of Intention which has been published and mailed as required by law. However, certain designated portions of the District have been deleted from the District as it was described in the original Notice of Intention.

Section 2. The City Council has heretofore considered each and every protest filed and has heard each and every person who wished to be heard in protest against the creation of the District or making of any of the improvements therein or on any other matter pertinent to the District. In light of such protests, the City Council hereby approves certain revisions to the Notice of Intention so as to delete portions of the District and modify other provisions so as to reflect the impact of the deletions. The revisions read as follows:

00530870 Bk0996 Pg0716

RUSSELL SHIRTS \* WASHINGTON CO RECORDER  
1996 APR 26 17:00 PM FEE \$113.00 BY RS  
FOR: HURRICANE CITY

## REVISIONS TO NOTICE OF INTENTION

### DESCRIPTION OF DISTRICT

Legal descriptions and tax identification numbers of the properties to be assessed within the Hurricane City, Utah Special Improvement District No. 96-1 are situated within the corporate boundaries of Hurricane, Utah, and are listed on Exhibit "A" attached hereto.

### ESTIMATED COST, DESCRIPTION AND LOCATION OF INTENDED IMPROVEMENTS

The total cost of improvements in the District as estimated by the City Engineer is \$2,858,201.30, all of which shall be paid by a special assessment to be levied against the property abutting upon the streets to be improved or upon property which may be affected or specifically benefited by such improvements. The total costs of the improvements may be financed during the construction period by the use of interim warrants, in which case the interest on said warrants will be assessed to the property owners. In lieu of utilizing a guaranty fund, the City intends to create a special reserve fund to secure payment of the special assessment bonds (the "Bonds") the City anticipates issuing to finance the proposed improvements. The reserve fund will be initially funded with proceeds of the Bonds in an amount of approximately ten percent (10%) of the aggregate total par amount of the Bonds. The City anticipates applying any moneys remaining in the reserve fund to the final payment on the Bonds which, in turn, would offset the final assessment payments to be made by the owners of property benefited by such improvements, all of which will be further described in the assessment ordinance to be adopted by the City. Estimated costs of assessment include estimated overhead costs which the City projects to incur in the creation and administration of the District.

The District consists of one assessment area (sometimes referred to as "Area 1"). The legal descriptions and tax identification numbers of the Area 1 properties to be assessed within the District are set out in Exhibit "A" attached hereto. The Area 1 improvements consist of the installation of water lines and associated appurtenances and the paving of roadways to be located within the District.

### LEVY OF ASSESSMENTS

It is the intention of the City Council to levy assessments as provided by the laws of Utah on all parcels and lots of real property to be benefited by the proposed improvements within the District. The purpose of the assessment and levy is to pay the costs of the improvements including interest on interim warrants, engineering and legal charges and administrative costs allocable to the District.

The properties to be assessed within Area 1 include all of the benefitted properties described in Exhibit "A". The method of assessment for Area 1 shall be by lineal front foot as follows:

<u>Improvements</u>	<u>Method of Assessment</u>	<u>Estimated Assessment</u>
Area #1 Water Lines and Roadways	Frontage	\$87.26 per front foot

A detailed description of the properties or areas to be included in the proposed District or of the proposed improvements and other related information are on file in the City office, 58 North 200 East, Hurricane, Utah, and the office of the Project Engineer, Alpha Engineering, 148 East Tabernacle, St. George, Utah. Any of such information at the offices of the City or the Project Engineer will be made available to all interested persons on request.


Section 3. The improvements proposed and described in the Notice of Intention to create the District, as revised, are hereby authorized, and the District is hereby created to include the properties described in Exhibit "A".

Section 4. The City Council reasonably expects to reimburse from proceeds of debt to be incurred by the City Council, capital expenditures advanced by the City for the installation and construction of the improvements herein described in a maximum principal amount of \$2,858,201.30. This expectation constitutes a declaration of official intent of the City Council pursuant to Treasury Regulation Section 1.103-18(f)(ii).

Section 5. As required by law, the City Recorder is hereby authorized and directed promptly to file a copy of the Notice of Intention and this resolution creating the District as finally approved, together with a list of properties proposed to be assessed described by tax identification number and legal description, in the Washington County Recorder's office. Since the revisions to the original Notice of Intention result from the deletion of properties from the District as originally proposed and the assessments to properties remaining in the District will not be increased as a result of the deletions, no additional notice of the revisions to the Notice of Intention shall be given other than the recordation of this Resolution.

Section 6. In addition to the requirements of Section 5 hereof, immediately upon its adoption, this Resolution shall be placed in the records of the City where it will be continuously available for public inspection on a reasonable basis at the office of the City during regular business hours of the City, from and after the date hereof through and including the last date of issuance of the bonds or such other time as is determined by the City.

ADOPTED AND APPROVED this 18th day of April, 1996.

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Recorder



217975.001(PP)

9

04/18/96

00530870 Bk0996 Pg0719

EXHIBIT "A"

Legal Descriptions and Tax Identification Numbers  
of Properties to be assessed within the District

217975.001(PF)

A-2

04/25/96

00530870 Bk0996 Pg0720

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-1-30-2201	0162118 1984	73.95	03	

OWNER: APPLEBY CHARLES L JR

TAX NOTICE MAILED TO: APPLEBY CHARLES L JR  
638 ADELLA LANE

BOOK: 00328 PAGE: 00889 CORONADO, CA 92118

ENTRY NUMBER:

PARCEL DESCRIPTION:

BEG E 200.78 FT RN S 1/4 COR SEC 30 T41S R13W SLN RN TH N 0°45'47" E 1318.93 FT;  
TH S 89°46'58" E 2441.54 FT N/L TO NE COR S1/2 SE1/4 SEC 30; TH S 0°10' E  
1319.45 FT N/L TO SE COR SEC 30; TH W ALG S LN SEC 30, 2441.54 FT N/L TO POB.

00530870 Bk0996 Pg0721

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER ACCOUNT YEAR ACREAGE DIST PARCEL ADDRESS

H-3-1-32-1104-RD 0422751 1992 11.72 27

OWNER: A R SPILSBURY FAMILY ENTPRS

TAX NOTICE MAILED TO: A R SPILSBURY FAMILY ENTPRS

1701 DUNEVILLE

BOOK: 00466 PAGE: 00112 LAS VEGAS, NV 89102

ENTRY NUMBER: 00321802

PARCEL DESCRIPTION:

BEG AT NE COR SEC 32 T41S R13W & RN W 400 FT; TH S 1275.86 FT N/L; TH E 400 FT N /L TO E LN SEC 32; TH N ALG SEC/L 1275.86 FT N/L TO POB. ARCHIE R & BERTHA Y SPILSBURY

00530870 Bk0996 Pg0722

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-1-36-2000	0160156 1996	78.62	03	

OWNER: STRATTON BROTHERS

TAX NOTICE MAILED TO: STRATTON BROTHERS  
765 WEST STATE

BOOK: #0237 PAGE: #0793 HURRICANE, UT 84737

ENTRY NUMBER:

PARCEL DESCRIPTION:

SE1/4 SEC 36 T41S R14W LYING N HWY U-9; SE1/4 SW1/4; NE1/4 SW1/4; SE1/4 NW1/4; S W1/4 NE1/4; SE1/4 NE1/4 SEC 36 LYING S & E VIRGIN RVR LESS: 10 AC IN GRAVEL PIT . LESS: LAND DEEDED AWAY. LESS: LAND TO WASHINGTON CNTY CONS DIST. LESS LAND IN STRATTON RD. LESS: BEG SE COR SEC 36 T41S R14W TH N 0°08'03" E 1749.74 FT ALG E SEC/L; TH N 89°51'57" W 5 FT TO PT ON W R/W LN PROP STRATTON RD & POB; TH S 89°5 9'56" W 1237 FT; TH N 0°08'03" E 990.12 FT; TH S 89°51'57" E 1237 FT TO W R/W LN PROP STRATTON RD; TH S 0°08'03" W 995.19 FT ALG SO R/W LN TO POB. LESS: LAND IN 3400 WEST ST

00530870 Bk0996 Pg0723



PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL	ADDRESS
H-3-1-30-3103	0324874 1985	1.38	03		

OWNER: WASHINGTON COUNTY WTR CON DIST

TAX NOTICE MAILED TO: WASHINGTON COUNTY WTR CON DIST  
136 NORTH 300 EAST #1

BOOK: 00361 PAGE: 00363 ST GEORGE, UT 84770

ENTRY NUMBER: 00267903

PARCEL DESCRIPTION:

BEG AT A PT N 89°59'07" W ALG THE SEC/L 750 FT FRM S1/4 COR SEC 30 T41S R13W SLM  
TH N 89°59'07" W ALG THE SEC/L 300 FT; TH N 0°53' E 200 FT; TH S 89°59'07" E 300  
FT; TH S 0°53' W 200 FT TO POB

00530870 Bk0996 Pg0724

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-130-3104	0349624 1986	.65	03	

OWNER: WASHINGTON COUNTY WTR CON DIST

TAX NOTICE MAILED TO: WASHINGTON COUNTY WTR CON DIST  
136 NORTH 100 EAST 01

BOOK: 00391 PAGE: 00339 ST GEORGE, UT 84770

ENTRY NUMBER: 00283283

PARCEL DESCRIPTION:

BEG AT A PT N 89°59'07" W 1100 FT FRM THE S1/4 COR SEC 30 T11S R13W SLN 6 RN TH N 0°53' E 250 FT; TH S 89°59'07" E 350 FT; TH S 0°53' W 50 FT; TH N 89°59'07" W 300 FT; TH S 0°53' W 200 FT; TH N 89°59'07" W 50 FT TO POB

00530870 Bk0996 Pg0725

SERIAL NUMBER ACCOUNT YEAR ACREAGE DIST PARCEL ADDRESS  
H-3-1-29-211-DC-RD2 0411754 1995 76.50 28

OWNER: HURRICANE CITY

TAX NOTICE MAILED TO: HURRICANE CITY  
58 NORTH 2ND EAST

BOOK: 00531 PAGE: 00117 HURRICANE, UT 84737

ENTRY NUMBER: 00352328

PARCEL DESCRIPTION:

NW1/4 NE1/4 NW1/4 SE1/4; N1/2 NW1/4 NW1/4 SE1/4; W1/2 SW1/4 NW1/4 SE1/4; SW1/4 N  
E1/4 SW1/4 SE1/4; W1/2 NW1/4 SW1/4 SE1/4; SE1/4 NW1/4 SW1/4 SE1/4; E1/2 SW1/4 SW  
1/4 SE1/4; SE1/4 SE1/4 SW1/4 SE1/4; S1/2SW1/4 SE1/4 SE1/4; SW1/4 SE1/4 SE1/4 SE1  
/4; E1/2 SE1/4 NE1/4 SW1/4; NE1/4 NE1/4 SE1/4 SW1/4; S1/2 SE1/4 SE1/4 SW1/4; SW1  
/4 NW1/4 NW1/4 SE1/4; W1/2 SW1/4 NE1/4 SE1/4; SE1/4 SW1/4 NE1/4 SE1/4; SE1/4 SE1  
/4 NE1/4 SE1/4; SW1/4 NW1/4 NE1/4 SE1/4; S1/2 NE1/4 NW1/4 SE1/4; SE1/4 NW1/4 SE1/  
4; E1/2 NE1/4 SE1/4 SE1/4; S1/2 NW1/4 SE1/4 SE1/4; SE1/4 SE1/4 SE1/4 SE1/4; NE1/  
4 SE1/4 SE1/4 SE1/4; N1/2 NE1/4 SW1/4 SE1/4; SE1/4 NE1/4 SW1/4 SE1/4 SEC 29 T41S  
R13W, LESS: BEG S1/4 COR SEC 29 T41S R13W TH N 0°05'13" W 875.36 FT ALG C/S/L SE  
C 29 TO POB; TH N 63°36'49" E 368.06 FT; TH S 0°04'06" E 51.92 FT; TH S 89°41'56  
" E 329.95 FT; TH N 0°05'17" E 660.54 FT; TH N 236.04 FT; TH E 260.02 FT; TH S 6  
7°21'13" E 100.43 FT; TH S 10°23'21" E 115.05 FT; TH S 32°11'14" W 447.13 FT; TH  
W 40.46 FT; TH S 74°46'32" W 39.39 FT; TH S 45°27'19" W 36.53 FT; TH S 16°39'03"  
W 38.09 FT; TH S 02°35'45" W 290.53 FT; TH S 02°22'19" E 320.85 FT; TH N 89°40'4  
7" W 28.25 FT; TH S 0°03' E 630.01 FT; TH N 89°40'47" W 329.64 FT; TH N 0°04'06"  
W 331.64 FT; TH N 20°57'20" E 163.91 FT TO CUR CMCV SWLY HAV 37.24 FT RAD; TH NW  
LY 49.16 FT ALG ARC SD CUR THRU CTRL ANG 75°38'25"; TH N 56°18'03" W 54.06 FT; T  
H N 0°084'06" W 61.51 FT; TH N 89°41'33" W 140.70 FT; TH N 62°37'50" W 21.15 FT  
TO C/S/L SEC 29; TH N 0°05'13" W 119.79 FT ALG C/S/L TO POB; LESS: BEG S1/4 COR  
SEC 29 T41S R13W TH N 0°05'13" W 875.36 FT ALG C/S/L SEC 29 TO POB; TH N 0°05'13  
" W 112.99 FT; TH N 89°37'29" W 330.93 FT; TH N 0°04'12" W 969.16 FT; TH N 04°23  
'51" E 428.66 FT; TH S 21°00'21" E 178.37 FT; TH S 15°08'32" E 332.66 FT; TH S 0  
4°31'17" E 400.00 FT TO CUR CMCV NELY HAV 91.53 FT RAD; TH SELY 96.66 FT ALG ARC  
CUR THRU CTRL ANG 60°30'21"; TH S 63°36'40" W 368.06 FT TO POB

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-1-29-210-DC	0407372 1992	45.00	19	

OWNER: HURRICANE CITY

TAX NOTICE MAILED TO: HURRICANE CITY  
58 NORTH 200 EAST  
HURRICANE, UT 84737

BOOK: 00531 PAGE: 00117  
ENTRY NUMBER: 00352328

PARCEL DESCRIPTION:

SW1/4 NE1/4 SW1/4; SW1/4 NE1/4 SW1/4; NW1/4 SE1/4 SW1/4; W1/2 SW1/4 SE1/4 SW1/4;  
W1/2 SE1/4 NW1/4 SW1/4; W1/2 NE1/4 SW1/4SW1/4; SE1/4 SW1/4 SEC 29 T4S 13W SLN

00530870 Bk0996 Pg0727

PARCEL OWNERSHIP QUERY WASHINGTON COUNTY DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-HIP-7-RD	0265671 1994	1.06	27	

OWNER: STAPLES EDWARD M & LUANN S

TAX NOTICE MAILED TO: STAPLES EDWARD M & LUANN S  
P O BOX 129

BOOK: 00765 PAGE: 00293 HURRICANE, UT 84737-0129  
ENTRY NUMBER: 00447057

PARCEL DESCRIPTION:  
LOT 7 HURRICANE INDUSTRIAL PARK

00530870 Bk0996 Pg0728

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-1-1-32-1402-RO	0326582 1993	5.22	27	

OWNER: FRAZIER ROSE W TR

TAX NOTICE MAILED TO: FRAZIER ROSE W TR  
640 WEST 150 NORTH 61-5

BOOK: 00704 PAGE: 00372 HURRICANE, UT 84737

ENTRY NUMBER: 00424647

PARCEL DESCRIPTION:

BEG AT A PT S 89°41'15" E 66 FT FRM THE N1/4 COR SEC 32 T41S R13W SLN TH RN S 89°41'15" E 566 FT; TH S 0°12'45" W 402.50FT; TH N 89°41'15" W 566 FT; TH N 0°12'45" E 402.50 FT TO POB

00530870 Bk0996 Pg0729

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-1-32-14081-RD	0411747 1992	22.45	27	

OWNER: SPILSBURY LAND & LIVESTOCK

TAX NOTICE MAILED TO: SPILSBURY LAND & LIVESTOCK

422 EAST 100 SOUTH

BOOK: 00466 PAGE: 00420 ST GEORGE, UT 84770

ENTRY NUMBER: 00321947

PARCEL DESCRIPTION:

BEG W 1480 FT FRM NE COR SEC 32 T41S R13W SLN & RM W 525.18 FT; TH S 1858.69 FT N/L; TH S 89°41'05" E 526.06 FT; TH N 1858.69 FT N/L TO POB

00530870 Bk0996 Pg0730

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-1-31-2301	0162142 1986	217.73	03	

OWNER: WINDING RIVER ASSOCIATES

TAX NOTICE MAILED TO: WINDING RIVER ASSOCIATES

THREE GATEWAY CENTER 6 NORTH  
PITTSBURGH, PA 15222

BOOK: 00394 PAGE: 00127

ENTRY NUMBER: 00204760

PARCEL DESCRIPTION:

SECT LOTS 1, 2, 3 & 6 SEC 31 T41SR13W SLN CONT 209.29 AC ALSO BEG E 214  
.59 FT FM N1/4 COR SEC 31 & RN S 0°05' 47" W 499.97 FT TH W 168.68 FT TH S 0°  
08'43" E 2643.19 FT TH 369.48 FT ALG ARCOF 389.00 FT RADIUS CURVE LEFT TH S 54°  
33'16" E 313.13 FT TH 384.05 FT ALG ARC OF 572.93 FT RADIUS CURVE RIGHT TH S 16°  
04'05" E 600 FT TO NLY LN HWY U-17 TH ALG HWY R/W S 73°55'55" W 862.40 FT TH  
N 0°08'43" W 4757.47 FT N/L TO N1/4 COR SEC 31 TH N 89°49'35" E 46 FT N/L TO POB  
LESS LAND DEEDED TO 5M INC

00530870 Bk0996 Pg0731



SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-1-30-3101	162084 1986	86.18	03	

OWNER: WINDING RIVER ASSOCIATES

TAX NOTICE MAILED TO: WINDING RIVER ASSOCIATES  
 THREE GATEWAY CENTER 6 NORTH  
 PITTSBURGH, PA 15222

BOOK: 00394 PAGE: 00127

ENTRY NUMBER: 00284760

PARCEL DESCRIPTION:

SECT LOTS 7, 8, 9, 10, 11, & 12 SEC 30 T41S R13W SLN. ALSO BEG A S1/4 COR SEC 3  
 0 T41S R13W & RN TH N 0°05'47" E 1318.93FT TH S 89°46'58" E 200.78 FT TH S 0°05'  
 '47" W 1318.93 FT TH W 200.78 FT TO POB.LESS: LAND DEEDED TO 5 M INC. LESS: 1.38  
 AC & .63 AC DEEDED TO WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SEARCH NUMBER	ACCOUNT YEAR	ACREAGE	LIST	PARCEL ADDRESS
W-3-1-30-3102	0314693 1987	134.59	03	

OWNER: STRATTON BROTHERS

TAX NOTICE MAILED TO: STRATTON BROTHERS  
765 WEST STATE

BOOK: 00433 PAGE: 00106 HURRICANE, UT 84737  
ENTRY NUMBER: 00305480

PARCEL DESCRIPTION:

BEG AT PT N 0°23'48" E 290.67 FT FM NW COR LOT 4 SEC 31 T41S R13W SLN & RN TH N 3142.34 FT TO W 1/4 COR SEC 30; TH S 89°47'38" E 3412.03 FT ALG 1/4 SEC/L SO SEC 30 TO NE COR LOT 7 SO SEC 30; TH S 0°05'47" W 1141.19 FT; TH N 84°20'02" W 1419.7 FT; TH S 55°30'49" W 880.14 FT; TH S 45°08'03" W 302.58 FT; TH S 24°47'31" W 176.14 FT; TH S 22°06'28" W 1185.18 FT; TH S 32°18'55" W 802.52 FT; TH W 137.95 FT TO 800

00530870 Bk0996 Pg0733

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
H-3-1-30-3103	0324874 1985	1.30	03	

OWNER: WASHINGTON COUNTY WTR CON DIST

TAX NOTICE MAILED TO: WASHINGTON COUNTY WTR CON DIST  
136 NORTH 100 EAST #1

BOOK: 00361 PAGE: 00363 ST GEORGE, UT 84770  
ENTRY NUMBER: 00267903

PARCEL DESCRIPTION

BEG AT A PT N 89°59'07" W ALG THE SEC/L 750 FT FRM S1/4 COR SEC 30 T41S R13W SLN  
TH N 89°59'07" W ALG THE SEC/L 300 FT; TH N 0°53" E 200 FT; TH S 89°59'07" E 300  
FT; TH S 0°53" W 200 FT TO POB

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
03-30-3104	0349624 1986	63	03	

OWNER: WASHINGTON COUNTY WTR CON DIST

TAX NOTICE MAILED TO: WASHINGTON COUNTY WTR CON DIST

136 NORTH 100 EAST #1

ST GEORGE,

UT 84770

BOOK: 00391 PAGE: 00339

ENTRY NUMBER: 00283283

PARCEL DESCRIPTION:

BEG AT A PT N 89°59'07" W 1100 FT FRN THE S1/4 COR SEC 30 T41S R13W SLM & RN TH N 0°53' E 250 FT; TH S 89°59'07" E 350 FT; TH S 0°53' W 50 FT; TH N 89°59'07" W 300 FT; TH S 0°53' W 200 FT; TH N 89°59'07" W 50 FT TO POB

00530870 Bk0996 Pg0735

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL	ADDRESS
H-3-1-32-4106	0407281 1995	38.45	03		

OWNER: NELSON GARY M  
 CANCO DEVELOPMENT PENSION FUND INC  
 SADDLEBACK DEVELOPMENT PENSION FUND INC  
 NELSON GARY  
 CAMPBELL GLENN P

TAX NOTICE MAILED TO: NELSON GARY M  
 5422 NORTH 400 EAST

BOOK: 00887 PAGE: 00555 HAGERMAN, ID 83332  
 ENTRY NUMBER: 00492722

PARCEL DESCRIPTION:

BEG AT N1/4 COR SEC 32 T41S R13W BEING POB TH S 89°41'05" E ALG SEC/L 66 FT BEIN  
 G ON ELY LN 66 FT EASE; TH S 0°12'45" W ALG EASE 1890.20 FT; TH N 89°40'28" W 12  
 07.69 FT; TH N 0°12'45" E 1890.19 FT TO N SEC/L SEC 32; TH S 89°40'28" E 1141.69  
 FT TO POB. LESS: BEG S 0°12'45" W 871 FT FM N1/4 COR SEC 32 BEING POB TH N 89°41  
 '05" W 530.85 FT; TH S 0°12'45" W 1019.20 FT; TH S 89°41'05" E 596.85 FT; TH N 1  
 019.20 FT; TH W 66 FT TO POB G M NELSON 1/6 INT; CANCO DEV PENSION FU  
 ND INT 1/12 INT; SADDLEBACK DEV PENSION FUND 1/12 INT; G NELSON 1/3 INT; G P CAM  
 PBELL 1/3 INT

00530870 Bk0996 Pg0736

PARCEL OWNERSHIP QUERY

WASHINGTON COUNTY

DATE: 04/26/96

SERIAL NUMBER	ACCOUNT YEAR	ACREAGE	DIST	PARCEL ADDRESS
M-3-1-32-44051	0338775 1994	78.69	03	

OWNER: WESTERN RANCHES INC

TAX NOTICE MAILED TO: WESTERN RANCHES INC  
P O BOX 1883

BOOK: 00780 PAGE: 00542 ST GEORGE, UT 84771-1883

ENTRY NUMBER: 00452652

PARCEL DESCRIPTION:

BEG S 89°40'28" E 50 FT ALG N SEC/L FN NW COR SEC 32 T41S R13W BEING ON E R/W LN 2720 W ST; TH S 89°40'28" E 1457.490 FT; TH S 0°12'45" W 2543.094 FT; TH N 89°57'58" W 469.836 FT; TH N 0°04'34" E 279.851 FT; TH N 89°55'26" W 980.220 FT; TH E LN 2720 W ST; TH N 0°02'30" E 2269.927 FT ALG ST TO POB

00530870 Bk0996 Pg0737

BLM Parcels, Hurricane Golf Course  
All Within Salt Lake Meridian

T.41 S., R 13W.,  
SEC. 29,  
N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;

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