

STATE OF UTAH

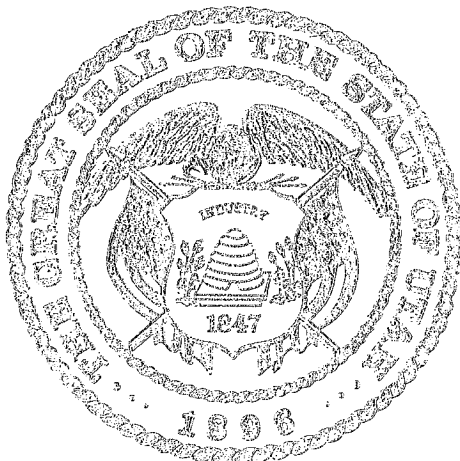


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from HURRICANE CITY, dated April 20<sup>th</sup>, 2017, complying with Section 10-2-425, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to HURRICANE CITY, located in Washington County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30<sup>th</sup> day of May, 2017 at Salt Lake City, Utah.

SPENCER J. COX  
Lieutenant Governor



# City of Hurricane

Clark R Fawcett  
City Manager

John W. Bramall  
Mayor

Pam Humphries  
Darin Larson  
Cheryl Reeve  
Kevin Tervort  
Kevin Thomas  
Council Members

Lieutenant Governor Spencer J. Cox  
Utah Lieutenant Governor  
Utah State Capitol Complex  
Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114

## Re: Notice of Impending Boundary Action

Lieutenant Governor Cox:

As per section 67-1a-6.5(3) of the Utah State Code, Notice of Impending Boundary Action should be filed with the Lieutenant Governor's office.

Hurricane City in Washington County Utah is seeking for certification of annexation of the Copper Rock Development.

Please find enclosed the following:

- A copy of an approved final plat of the annexation.
- A statement from Hurricane City Mayor John Bramall certifying the completion of all requirements necessary for annexation of property.

Thank you for your attention to this matter.

Respectfully,

Kaden DeMille  
Assistant City Manager/City Recorder  
Hurricane City, Utah  
147 N 870 W  
[kaden@cityofhurricane.com](mailto:kaden@cityofhurricane.com)  
P: 435-635-2811  
F: 435-635-4284

147 N 870 W \* Hurricane, Utah 84737  
Phone (435) 635-2811 \* Fax (435) 635-4284  
[www.cityofhurricane.com](http://www.cityofhurricane.com)



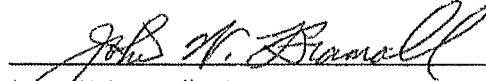
# City of Hurricane

Clark R Fawcett  
City Manager

John W. Bramall  
Mayor

Pam Humphries  
Darin Larson  
Cheryl Reeve  
Kevin Tervort  
Kevin Thomas  
Council Members

I, John W. Bramall, hereby certify to the Lieutenant Governor Spencer J. Cox that all requirements applicable to the annexation of the Copper Rock Development into Hurricane City have been completed in accordance with the rules and laws outlined in the Utah State Code for the annexation of property.

  
\_\_\_\_\_  
John W. Bramall, Mayor

  
\_\_\_\_\_  
Kaden DeMille, Recorder



147 N 870 W \* Hurricane, Utah 84737  
Phone (435) 635-2811 \* Fax (435) 635-4284  
[www.cityofhurricane.com](http://www.cityofhurricane.com)

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING THE ANNEXATION OF 884.50 ACRES OF PROPERTY KNOWN AS THE "COPPER ROCK AREA" AND SITUATED SOUTH OF HURRICANE IN SECTIONS 21, 28, AND 33 OF TOWNSHIP 42 SOUTH, RANGE 13 WEST (SALT LAKE BASE AND MERIDIAN), AND AMENDING THE HURRICANE CITY ZONING MAP TO ZONE AND DESIGNATE SAID PROPERTY AS PLANNED DEVELOPMENT OVERLAY WITH A BASE ZONE OF R-1-10 UPON ANNEXATION.

WHEREAS the City Recorder of Hurricane, Utah has received a petition filed by Copper Rock Properties, LC, together with a plat map showing territory proposed to be annexed into the City of Hurricane, and requesting that the property described in said petition be annexed into the corporate limits of the City of Hurricane; and

WHEREAS said petition is signed by a majority of the owners of said real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown in the last assessment roll; and

WHEREAS said petition and plat were duly accepted for further consideration by said City Council on the 15<sup>th</sup> day of December, 2016; and

WHEREAS notice as required by law has been given to the public and to any affected entity regarding the proposed annexation; and

WHEREAS all protests filed in connection with said proposed annexation have been denied by the Washington County Boundary Commission; and

WHEREAS to the extent that the territory to be annexed incorporates a portion of an unincorporated peninsula and leaving unincorporated the remainder of the unincorporated peninsula, said City Council finds that not annexing the remainder of the unincorporated peninsula is in the best interest of the City; and

WHEREAS said City Council, after examining said petition and after having the petition reviewed by the City staff, having considered the circumstances thereof at a properly advertised and noticed public hearing, and after finding that said proposed annexation is consistent and in keeping with the City's Annexation Policy Declaration and General Plan,

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

**Section 1. Annexation of Territory.** The City of Hurricane corporate boundary is hereby enlarged and extended to include the following described real property:

Beginning at the Southwest corner of Section 21, Township 42 South, Range 13 West of the Salt Lake Base and Meridian and running thence along the West section line of said Section 21 North  $01^{\circ}02'04''$  East 1322.44 feet to the South 1/16 corner of said Section 21; thence along the South 1/16 line of said Section 21 South  $89^{\circ}10'02''$  East 159.31 feet; thence North  $15^{\circ}13'47''$  East 580.88 feet; thence North  $19^{\circ}30'37''$  East 520.75 feet; thence North  $12^{\circ}26'15''$  East 270.76 feet to a point on the Center section line of said Section 21; thence along said Center section line North  $89^{\circ}01'52''$  West 520.32 feet to the West 1/4 corner of said Section 21; thence along the West section line of said Section 21 North  $01^{\circ}01'38''$  East 2645.03 feet to the Northwest corner of said Section 21; thence along the North section line of said Section 21 South  $88^{\circ}59'02''$  East 2638.17 feet to the North 1/4 corner of said Section 21; thence along the Center 1/4 section line of said Section 21 through the following two (2) courses: South  $00^{\circ}52'40''$  West 2642.86 feet to the Center 1/4 corner of said Section 21; thence South  $00^{\circ}52'40''$  West 1849.38 feet; thence leaving said Center 1/4 section line South  $89^{\circ}02'15''$  East 644.63 feet; thence North  $67^{\circ}32'08''$  East 718.71 feet to a point on the Westerly boundary line of the Cliffdweller Ranch Phase 1 Subdivision as shown on the official plat thereof recorded in the Office of the Washington County Recorder in said County in the State of Utah said point also being a point on the arc of a 766.00 foot radius curve to the left; thence along said Westerly boundary line through the following twelve (12) courses: Southeasterly along the arc of said curve 227.11 feet through a central angle of  $16^{\circ}59'16''$  the chord of said curve bears South  $01^{\circ}49'12''$  East for a distance of 226.28 feet to a point of reverse curvature of a 25.00 foot radius curve to the right; thence Southwesterly along the arc of said curve 38.68 feet through a central angle of  $88^{\circ}38'53''$  the chord of said curve bears South  $34^{\circ}00'36''$  West for a distance of 34.94 feet; thence South  $11^{\circ}39'55''$  East 50.00 feet; thence South  $78^{\circ}20'05''$  West 33.61 feet to a point on the arc of a 775.00 foot radius curve to the left; thence Southwesterly along the arc of said curve 233.27 feet through a central angle of  $17^{\circ}14'44''$  the chord of said curve bears South  $69^{\circ}42'43''$  West for a distance of 232.39 feet; thence South  $05^{\circ}56'38''$  West 289.03 feet; thence South  $39^{\circ}43'12''$  East 1107.95 feet; thence South  $36^{\circ}09'01''$  East 498.37 feet; thence North  $59^{\circ}10'47''$  East 220.30 feet; thence South  $30^{\circ}49'12''$  East 50.00 feet; thence South  $59^{\circ}10'47''$  West 387.01 feet; thence South  $01^{\circ}00'21''$  West 662.01 feet; thence North  $89^{\circ}00'23''$  West 174.70 feet; thence South  $04^{\circ}42'14''$  East 1004.95 feet to a point on the Center 1/4 section line of Section 28 of said Township and Range; thence along said Center 1/4 section line of said Section 28 North  $89^{\circ}00'45''$  West 544.76 feet to a point on the East 1/16 line of said Section 28 said point also being the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 28; thence along said East 1/16 line South  $00^{\circ}59'52''$  West 1320.41 feet to a point on the South 1/16 line of said Section 28 said point also being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 28; thence along said South 1/16 line North  $88^{\circ}58'29''$  West 1319.29 feet to a point on the Center 1/4 section line of said Section 28 said point also being the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 28; thence along said Center 1/4 section line of said Section 28 South  $00^{\circ}59'26''$  West 1319.54 feet to the South 1/4 corner of said Section 28; thence along the South section line of said Section 28 North  $88^{\circ}57'11''$  West 1014.06 feet to the Northwesterly corner of Grassy Meadows Subdivision Phase 5 as shown on the official plat thereof in the office of said Washington County Recorder; thence along the Westerly boundary line of said Grassy

Meadows Phase 5 Subdivision South 13°50'24" West 1408.95 feet to the Northwesterly corner of Adobe Hills Subdivision as shown on the official plat thereof in the office of said Washington County Recorder; thence along the Westerly boundary line of said Adobe Hills Subdivision and it's extension through the following two (2) courses: South 13°50'12" West 965.74 feet; thence South 00°58'53" West 326.55 feet to a point on the Center 1/4 section line of Section 33 of said Township and Range; thence along said Center 1/4 section line of said Section 33 North 89°00'01" West 1096.04 feet to the West 1/4 corner of said Section 33; thence along the West section line of said Section 33 North 00°59'29" East 2643.20 feet to the Northwest corner of said Section 33 said corner also being the Southwest corner of said Section 28; thence along the West section line of said Section 28 through the following two (2) courses: North 01°00'34" East 2636.35 feet to the West 1/4 corner of said Section 28; thence North 00°39'43" East 2630.62 feet to the point of beginning. Contains 884.50 acres.

**Section 2. Zoning.** The territory described herein is hereby designated as a Planned Development Overlay (PDO) with a base zone of R-1-10 and shall be incorporated into the Hurricane Zoning map accordingly.

**Section 3. General Jurisdiction.** The annexed territory described herein shall henceforth be within the City of Hurricane corporate limits and shall be zoned as provided in section 2 hereof. All ordinances, resolutions, rules, regulations and procedures of or pertaining to the City of Hurricane are extended over and made applicable and pertinent to the above annexed territory, and all public streets, blocks, alleys and rights of way within said tract shall be controlled and governed by the ordinances, rules and regulations of the City of Hurricane.

**Section 4. Filings and Notice.** The City Recorder of the City of Hurricane is hereby directed to file with the Washington County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged, together with a certified copy of this Ordinance and the fully executed Development Agreement. Within 30 days after enacting this Ordinance, the City Recorder shall send notice of the enactment to the each affected entity and shall file with the Lieutenant Governor this Ordinance, a copy of the annexation plat, and notice of this annexation. The City Recorder is further directed to provide notice to the Utah State Tax Commission in accordance with Utah Code Annotated §10-1-116, and to provide notice of the annexation to any special districts servicing the City of Hurricane, and to file Notice of Withdrawal of territory as may be required by Utah Code Annotated §10-2-425(2).

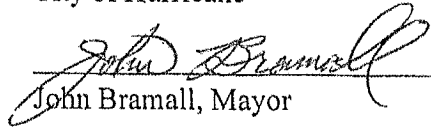
**Section 5. Effective Date of Annexation.** The above annexation shall not become effective until: (a) a fully executed Development Agreement for the annexed area is filed at the office of the Washington County Recorder in St. George, Utah, and (b) a Certificate of Annexation has been issued by the Lieutenant Governor of the State of Utah.

Section 6. Effective Date. This ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED by the City Council of Hurricane, Utah on this 20 day of April, 2017.



City of Hurricane

  
John Bramall, Mayor

Attest:

(Seal)

  
Kaden DeMille, City Recorder

