



☎ 435-874-2323
☎ 435-874-2603
🌐 www.hildalecity.com

PETITION TO VACATE A PUBLIC STREET OR UTILITY EASEMENT

Fee: \$500

<i>For Office Use Only:</i>	
File No. _____	<i>Angelina</i>
Receipt No. <u>1052159</u>	
<i>12/02/07</i>	

Name: GEMSTONE PROPERTIES Telephone: 435-229-4447
 Address: 2608 W 510 N HURRICANE Fax No. 435-635-8414
 Email: FRANKGL@GEMSTONEPROPERTIES.COM
 Agent (If Applicable): FRANK LINDHARDT Telephone: 435-229-4447
 Address/Location of Subject Property: 1065 HILDALE ST.

Tax ID of Subject Property: HD-SHCR-11-13 Number of Lots: _____
 Subdivision Name: SHORT CREEK Phase: 11

Submittal Requirements:

- _____ 1. 1 paper copy 24x36 (may be 11x17 if all writing is legible) and 1 digital copy sent to planning@hildalecity.com of plans showing the following:
 - a. Highlighted area of proposed vacation
 - b. All properties within 300 feet of proposed vacation
 - c. Legal description of property to be vacated
- _____ 2. Petition with names, signatures, and addresses of all owners of land adjacent (between nearest intersections), accessed exclusively by, or within 300 feet of the public street or easement.
3. Envelopes addressed and stamped for all owners of land accessed by or within 300 feet of proposed vacation, as well as all operators of utilities located within the bounds of the proposed vacation.

Note: Petitions to vacate are subject to council approval and additional conditions may be required. An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure

(Office Use Only)

Date Received: _____ Application Complete: YES NO

Date application deemed to be complete: _____ Completion determination made by: _____

SHORT CREEK
SUBDIVISION #11

LOT 10
BARLOW JESSE TR
PARCEL NO.
HD-SHCR-11-10
3.39 AC

LOT 13
GEMSTONE PROPERTIES INC &
CANYON COVE PROPERTIES, LLC
PARCEL NO.
HD-SHCR-11-13
3.75 AC

POINT OF
BEGINNING

N 0°37'53" W 7.27'

LOT 9
BLACK MARYLYN,
BLACK MELISSA E,
BLACK SHERRY A
PARCEL NO.
HD-SHCR-11-9
1.47 AC

50.00' PUBLIC ALLEY

LOT 15
PIVOTAL MED PROPERTY, LLC
PARCEL NO. HD-SHCR-11-15
0.81 AC

N 0°37'53" W 156.66'

S 0°37'53" E 94.22'

R=50.00'
L=218.63'
Δ=250°31'44"

R=25.00'
L=30.77'
Δ=70°31'44"

N 89°28'42" W 50.01'



FF21065.018

EXHIBIT B-1

RIGHT OF WAY VACATION

 **CivilScience**
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

SHORT CREEK
SUBDIVISION #11

LOT 13
GEMSTONE PROPERTIES INC &
CANYON COVE PROPERTIES, LLC
PARCEL NO.
HD-SHCR-11-13
3.75 AC

LOT 14
UNITED EFFORT PLAN
PARCEL NO.
HD-SHCR-11-14-A
0.60 AC

LOT 14
ST GEORGE WATER LLC
PARCEL NO.
HD-SHCR-11-14-B
0.59 AC

LOT 1
UNITED EFFORT PLAN
PARCEL NO.
HD-SHCR-10-1
1.32 AC

POINT OF
BEGINNING
LOT 15
PIVOTAL MED PROPERTY, LLC
PARCEL NO. HD-SHCR-11-15
0.81 AC

R=50.00'
L=111.87'
 $\Delta=128^{\circ}11'54''$

34.20'

75.97' S 1°58'35" E 110.17'

R=25.00'
L=24.81'
 $\Delta=56^{\circ}51'41''$

24.27'

HILDALE STREET 300 EAST



FF21065.018

EXHIBIT B-2

RIGHT OF WAY VACATION



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



1453 S Dixie Drive, Suite 150

St. George, UT 84770

435-986-0100

EXHIBIT A-1

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, SHORT CREEK SUBDIVISION #11, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 0°37'53" W 156.66 FEET, TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 218.63 FEET THROUGH A CENTRAL ANGLE OF 250°31'44", TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 30.77 FEET THROUGH A CENTRAL ANGLE OF 70°31'44"; THENCE S 0°37'53" E 94.22 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE N 89°28'42" W 50.01 FEET, TO A POINT ON THE EAST LINE OF LOT 9 OF SAID SUBDIVISION; THENCE N 0°37'53" W 7.27 FEET, ALONG SAID LINE, TO THE POINT OF BEGINNING;

CONTAINS 14186 SQ FT OR 0.326 ACRES MORE OR LESS

TWS, 21065.018



1453 S Dixie Drive, Suite 150

St. George, UT 84770

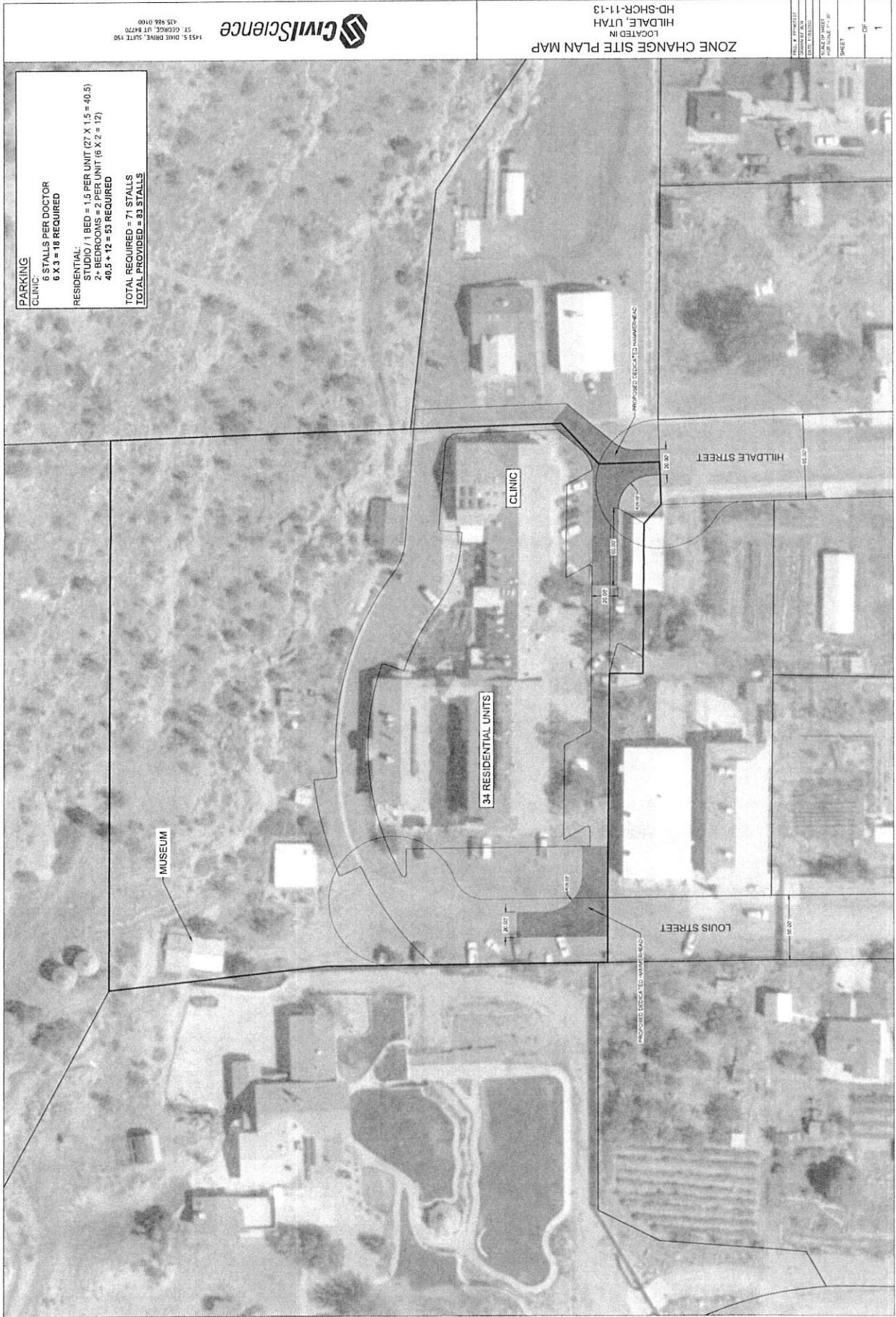
435-986-0100

EXHIBIT A-2

BEGINNING AT A POINT N 1°58'35" W 24.27 FEET FROM THE SOUTHEAST CORNER OF LOT 15, SHORT CREEK SUBDIVISION #11, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 24.81 FEET THROUGH A CENTRAL ANGLE OF 56°51'41", TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 111.87 FEET THROUGH A CENTRAL ANGLE OF 128°11'54"; THENCE S 1°58'35" E 110.17 FEET, TO THE POINT OF BEGINNING.

CONTAINS 2390 SQ FT OR 0.055 ACRES MORE OR LESS

TWS, 21065.018



PARKING
 CLINIC
 6 STALLS PER DOCTOR
 6 X 3 = 18 REQUIRED

RESIDENTIAL:
 STUDIO / 1 BED = 1.5 PER UNIT (27 X 1.5 = 40.5)
 2+ BEDROOMS = 2 PER UNIT (6 X 2 = 12)
 40.5 + 12 = 53 REQUIRED

TOTAL REQUIRED = 71 STALLS
TOTAL PROVIDED = 83 STALLS

MUSEUM

34 RESIDENTIAL UNITS

CLINIC

HILDALE STREET

LOUIS STREET

PROPOSED DEDICATED HAMMERSHAW

PROPOSED DEDICATED HAMMERSHAW

ZONE CHANGE SITE PLAN MAP
 LOCATED IN
 HILDALE, UTAH
 HD-SHCR-11-13



1453 S. OHEE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.968.0160

PROJECT #	HD-SHCR-11-13
DATE	11/13/2013
SCALE	1" = 40'
SHEET	1 OF 1