



Property Abandonment

Packet

*City of
St. George*

Development Services Department
175 East 200 North
St. George, UT 84770
(435) 627-4120 Fax (435) 627-4133



Dear Applicant,

This packet has been prepared to help aid you in preparing and completing the application and to meet the full requirements of the Property Abandonment approval process. The items included in this packet have been prepared to allow your submittal to be processed and reviewed in the timeliest manner possible. The items included are...

- Application and Check List
- Deed of Dedication Form
- Resolution Relinquishing Easement Form
- Sample Notary Blocks

Incomplete applications will not be accepted.

This application needs to be submitted during Thursday's Plat and Plat Submittal Meeting held at 2:00. Please call the number listed below to schedule an appointment.

Should you have any questions regarding this packet, any processes, or laws and ordinances governing the abandonment process please feel free to call the Development Services Department or visit www.sgcity.org for further assistance.

Thank you for your interest in the City of St. George.

Sincerely,

Development Services Department
City of St. George
175 East 200 North
St. George, UT 84770
(435) 627-4120

APPLICATION FOR PROPERTY ABANDONMENT
DEVELOPMENT SERVICES DEPARTMENT
CITY OF ST. GEORGE, UTAH

APPLICANT/OWNER

Name: _____

Mailing Address: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

E-mail: _____

Signature _____

Date _____

SUBMITTED BY (ENGINEER/SURVEYOR)

Name: _____

Mailing Address: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

E-mail: _____

Signature _____

Date _____

PROPERTY INFORMATION

Assessor's Parcel No.: _____

Subdivision: _____

Unit/Lot No.: _____

Address/Location: _____

Zoning: _____

ABANDONMENT REQUEST

Roadway: _____

Public Property: _____

Easement (type): _____

Other: _____

SUBMITTAL CHECKLIST

- \$300 non-refundable filing fee (additional fee's may apply)
- Cover letter from owner describing request, plus 14 copies of letter
- 1 copy at 8 1/2"x11" of an ORIGINAL MAP of the property and a LEGAL DESCRIPTION tied to HCN monuments - SEALED by a P.L.S. in the State of Utah – and labeled 'Exhibit A'
- 14 copies of original map at 8 1/2"x11" or 11"x17" showing the abandonment and adjacent areas in COLOR with description for staff review (RED showing the abandonment, GREEN showing the installment of the new easement if applicable)
- Digital copy in AutoCAD format on HCN
- Appraisal (required for Roadway/Public Property)
- Mailing labels, 300ft (required for Roadway/Public Property)
- Letter of Title and Assessor's Map showing the current ownership of all abutting and affected property owners, (this letter shows all the proper vesting for future deeds) required for Roadway/Public Property

OFFICE USE ONLY

Comments: _____

CITY COUNCIL ACTION

Approved

Denied

Date: _____

J.U.C. ACTION

Approved as submitted

Approved with conditions

➤ See Attachment

Denied

Date: _____

OTHER ACTION

A D

ENGINEERING _____

STREETS _____

PARKS _____

DEVELOPMENT SERVICES _____

When Recorded Return To:
City of St. George
175 East 200 North
St. George, Utah 84770

Tax ID: _____

DEED OF DEDICATION

That _____ Grantor herein, in consideration of the sum of Ten Dollars and other good and valuable consideration paid to Grantor by the City of St. George, a Utah municipal corporation, Grantee herein, receipt of which is hereby acknowledged, does hereby grant, release, convey and warrant to Grantee, its successors and assigns forever, free and clear of all encumbrances, all its rights, title and interest in and to the following described properties located in the County of Washington, State of Utah:

See 'Exhibit A' for Legal Description and map

TO HAVE AND TO HOLD such property to Grantee, the City of St. George, forever for the uses and purposes normally associated with the transportation of traffic, drainage, utilities and other public purposes.

IN WITNESS WHEREOF, the Grantor has executed this Deed of Dedication this _____ day of _____, 20____.



Insert proper Notary Public here (see Sample Notary Blocks form)

ACCEPTANCE OF DEDICATION

The City of St. George, a municipal corporation of the State of Utah, hereby accepts the above conveyance and dedication, and in consideration thereof agrees that it will utilize and maintain the same for purposes consistent with the above dedication.

CITY OF ST. GEORGE

Daniel D. McArthur, Mayor

ATTEST:

Gay Cragun, City Recorder

APPROVED AS TO FORM:

Joseph R. Farnsworth, Assistant City Attorney

RESOLUTION NO.: _____

RELINQUISHING EASEMENT

Tax ID: _____

WHEREAS, Petition having been received by this Council requesting that an existing public utility and drainage easement belonging to the City of St. George located at _____, and presently not in use be abandoned; and

WHEREAS, the City needs an easement in a new location for the installation of public utilities and drainage and the owner of this property has agreed to the new easements; and

WHEREAS, the owner of the property traversed by the easement, as well as the City, have consented to this abandonment; and

WHEREAS, it appears that it will not be detrimental to the general public interest and that there is good cause for relinquishing said easement.

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

The easement described in 'Exhibit A' attached hereto is hereby abandoned.

This resolution shall become effective immediately upon adoption and recordation in executed form in the Office of the Washington County Recorder.

PASSED AND ADOPTED by the City Council of the City of St. George, this _____ day of _____, 20____.

CITY OF ST. GEORGE

Daniel D. McArthur, Mayor

ATTEST:

Gay Cragun, City Recorder

APPROVED AS TO FORM:

Joseph R. Farnsworth, Assistant City Attorney

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INDIVIDUAL:

GRANTOR: **JOHN D. SMITH**

John D. Smith

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the ____ day of _____, 20____, personally appeared before me **John D. Smith**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed the foregoing document and acknowledged before me that **he/she** signed it voluntarily for its stated purpose.

Notary Public

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HOMEOWNERS ASSOCIATION:

GRANTOR: **ST. GEORGE HOMEOWNERS ASSOCIATION**

John D. Smith, President

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the ____ day of _____ 20____, appeared before me **John D. Smith**, whose identity is personally known to me or proved to me on the basis of satisfactory evidence and who did say that **he/she** is the President of the **St. George** Homeowners Association, a Utah corporation, and that said document was signed by **him/her** in behalf of said company by authority of a resolution of its board of directors, and said **John D. Smith** acknowledged to me that said corporation executed the same.

Notary Public

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LLC: (Limited Liability Company)

GRANTOR: **SMITH AND ASSOCIATES, LLC**

John D. Smith, Manager

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the ____ day of _____ 20____, personally appeared before me **John D. Smith**, who being by me duly sworn did say that **he/she** is the manager of **Smith and Associates**, L.L.C. and that **he/she** executed the foregoing document on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of **Smith and Associates**, L.L.C., and **he/she** did duly acknowledge to me that such limited liability company executed the same for the uses and purposes state therein.

Notary Public

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CORPORATIONS:

GRANTOR: **SMITH ENGINEERING & SURVEYING, INC.**

John D. Smith, President

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the ____ day of _____ 20____, personally appeared before me, **John D. Smith**, who being by me duly sworn did say that **he/she** is the president of **Smith Engineering & Surveying**, Inc., and that **he/she** executed the foregoing document on behalf of said corporation by authority of a resolution of its board of directors and **he/she** did acknowledge to me that the corporation executed the same for the purposes stated therein.

Notary Public

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TRUSTEE:

JOHN D. AND JANE SMITH FAMILY TRUST:

John D. Smith, Trustee

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On this ___ day of _____, 20___, personally appeared before me **John D. Smith**, who being by me duly sworn did say that **he/she** is a Trustee of the **John D. and Jane Smith Family** Trust, and that the foregoing instrument was signed in behalf of said Trust by authority of the terms of the Trust Agreement dated _____ and **he/she** acknowledged to me that said Trust executed the same for the purposes stated therein.

Notary Public

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PARTNERSHIP:

GRANTOR: **SMITH AND ASSOCIATES, LTD**

John D. Smith, General Partner

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the _____ day of _____, 20___, personally appeared before me **John D. Smith**, who being by me duly sworn did say that **he/she** is a general partner in **Smith and Associates**, LTD and that **he/she** executed the foregoing document on behalf of said limited partnership and is authorized and empowered to do so by the express consent of all the partners or the act is for carrying on the partnership business in the usual way.

Notary Public

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MAYOR:

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the _____ day of _____, 20____, appeared before me Daniel D. McArthur, Mayor of the City of St. George, who being duly sworn did say that the within and foregoing instrument was signed by him on behalf of said municipal corporation by authority of a resolution of its City Council, and said Daniel D. McArthur did duly acknowledge to me that said corporation executed the same.

Notary Public

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