

STATE OF UTAH

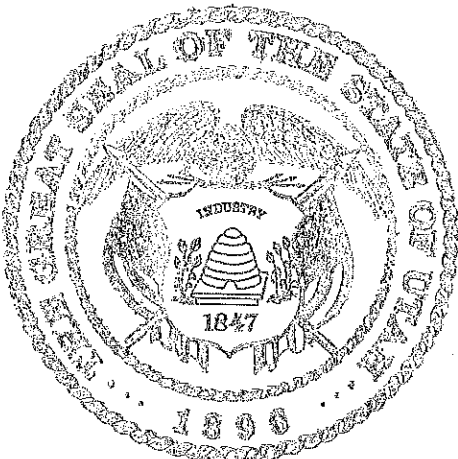


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from CEDAR CITY, dated March 27th, 2008, 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 CEDAR CITY, located in Iron County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 21st day of December, 2009 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Greg Bell".

GREG BELL
Lieutenant Governor



CEDAR CITY

10 NORTH MAIN • CEDAR CITY, UTAH 84720
435-586-2950 • FAX: 435-586-4362
www.cedarcity.org

Mayor
Gerald R. Sherratt

Council Members
Nina R. Barnes
Dale Brinkerhoff
Jolene W. Goff
Georgia Beth Thompson
Steve Wood

City Manager
Ronald F. Chandler

December 16, 2009

The Honorable Greg Bell
Lt. Governor of the State of Utah
P.O. Box 142325
Salt Lake City, Utah 84114 - 2325

RE: Annexation of Additional Lands into Cedar City (Cordero Annexation)

Dear Lt. Governor Bell:

This letter is sent pursuant to the provisions of Title 10, Chapter 2, Section 425 (1)(a)(iii)(b), Utah Code Annotated, 1953 as amended. Enclosed herewith you will find a final signed copy of an Ordinance Annexing addition lands into the corporate boundaries of Cedar City.

By sending this communication to you we are asking that you issue a Certificate of Annexation and send a copy of said certificate to the Cedar City Council, State Tax Commission, State Auditor, and the Iron County Assessor and Recorder. This notification will be pursuant to Title 10, Chapter 2, Section 245 (1)(b), Utah Code Annotated, 1953 as amended.

If there is additional information you require before sending out the notification, please let me know. For your knowledge we have filed a copy of the Ordinance and a copy of the Plat Map with the Iron County Recorder. Thank you for cooperation.

Sincerely,

PAUL A. BITTMENN
Cedar City Attorney

Received

DEC 21 2009

Greg Bell
Lieutenant Governor

encl.

CEDAR CITY CORPORATION
ORDINANCE NO. 0326-08
(Cordero Annexation)

**AN ORDINANCE CONDITIONALLY ANNEXING
APPROXIMATELY 2255.16 ACRES OF LAND
LOCATED IN THE VICINITY OF 2000 SOUTH AND 5300 WEST.**

WHEREAS, In April, 2006, and March, 2007, petitions were filed requesting annexation of approximately 2255.16 acres of land; and

WHEREAS, The petitions have been accepted by the Council, certified by staff, public notice of the protest period has been published, and a public hearing has been properly noticed and conducted; and

WHEREAS, The Developer of the majority of the property, approximately 2026.70 acres, contained in the annexation wants to have the property zoned master planned development under the City's ordinances and then enter a development agreement, said property shall be more particularly described in the Cordero master plan and development agreement; and

WHEREAS, It is the desire of the developers to condition this annexation on the successful negotiation and execution of a master plan and development agreement for the Cordero project; and

WHEREAS, Iron County has incurred expense conducting environmental studies to clear the construction of a major north to south transportation corridor along 5700 west, and this transportation corridor runs through the Cordero property; and

WHEREAS, the developer has agreed to deed to Iron County a one hundred foot (100') wide right of way consistent with the 5700 west transportation corridor, the County has requested that the Annexation of the property be conditioned on the developer deeding said right of way; and

WHEREAS, The City Council having reviewed the annexation and finding that it is in the best interests of Cedar City to condition the annexation of the entire property on the successful negotiation and execution of a master plan and development agreement for the Cordero project.

BE IT HEREBY ORDAINED by the Cedar City Council of Cedar City, Utah, that the property, located in Iron County, State of Utah, and more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 25, T36S-
R12W, S.L.B.&M., SAID POINT BEING AN ICSM; RUNNING

THENCE S89°41'43"W ALONG THE SOUTH SECTION LINE SAID SECTION 25, 1718.69 FEET; THENCE DEPARTING SAID SECTION LINE RUNNING S00°01'34" E 1966.35 FEET; THENCE S88°27'16" W 2186.88 FEET; THENCE S00°06'30" W 64.14 FEET; THENCE S86°49'37"W 696.71 FEET; THENCE S89°46'04" W 695.66 FEET TO A POINT ON THE EAST LINE SECTION 35, SAID T36S-R12W; THENCE S00°11'39"W, ALONG SAID EAST SECTION LINE, 548.83 FEET TO THE EAST 1/4 CORNER SECTION 35, SAID POINT OF BEING A FOUND BBE RC; THENCE S89°50'09"W ALONG THE 1/4 SECTION LINE, SAID SECTION 35, 2672.81 FEET TO THE CENTER 1/4 CORNER, SAID SECTION 35, SAID POINT ALSO BEING A FOUND BBE RC; THENCE S00°05'02"W ALONG THE NORTH-SOUTH 1/4 SECTION LINE, SAID SECTION 35, 1106.21 FEET TO A FOUND REBAR AND STEEL POST; THENCE S89°57'36"W 2665.14 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 35, SAID POINT ALSO BEING A FOUND BBE RC; THENCE N00°06'39" W, ALONG SAID WEST SECTION LINE, 1100.42 FEET TO THE 1/4 CORNER COMMON WITH SECTIONS 34 AND 35, SAID POINT OF BEING A BBE ALUMINUM CAP; THENCE N00°06'39"W 2649.48 FEET TO THE CORNER COMMON WITH SECTIONS 26, 27, 34, AND 35, SAID POINT BEING A BBE ALUMINUM CAP; THENCE N00°10'19"W, ALONG WEST LINE SAID SECTION 26, 2642.70 FEET, TO AN ICSM AND THE 1/4 CORNER COMMON WITH SECTIONS 26 AND 27; THENCE DEPARTING SAID WEST LINE RUNNING N89°23'41"W, ALONG THE CENTER EAST-WEST 1/4 SECTION LINE SAID SECTION 27, 5309.59 FEET TO THE 1/4 CORNER COMMON WITH SECTIONS 27 AND 28, SAID POINT BEING AN ASRC; THENCE DEPARTING SAID EAST-WEST 1/4 SECTION LINE RUNNING N00°11'40"W, ALONG SAID WEST LINE OF SAID SECTION 27, 2657.29 FEET TO THE SECTION CORNER COMMON WITH SECTIONS 21, 22, 27, AND 28, SAID POINT BEING AN ASRC; THENCE DEPARTING SAID WEST LINE RUNNING S89°12'01"E, ALONG NORTH LINE SAID SECTION 27, 2657.40 FEET TO 1/4 CORNER COMMON WITH SECTIONS 22 AND 27, SAID POINT BEING AN ICSM; THENCE S89°11'51"E 2657.32 FEET TO THE CORNER COMMON WITH SECTIONS 22, 23, 26, AND 27, SAID POINT BEING AN ICSM; THENCE N89°40'30"E, ALONG NORTH LINE SAID SECTION 26, 2668.79 FEET TO THE NORTH 1/4 CORNER, SAID SECTION 26, SAID POINT BEING AN ICSM; THENCE N89°40'55"E, ALONG THE NORTH LINE SAID SECTION 26, 2668.23 FEET TO SECTION CORNER COMMON WITH SECTIONS 23, 24, 25, AND 26, SAID POINT BEING A 1978 BBE ALUMINUM CAP; THENCE N89°08'51"E,

ALONG NORTH LINE SAID SECTION 25, 2649.10 FEET TO THE NORTH 1/4 CORNER SAID SECTION 25, SAID POINT BEING AN ICSM; THENCE N 89°08'51"E, ALONG THE NORTH LINE SAID SECTION 25, 2649.08 TO THE SECTION CORNER COMMON WITH SECTIONS 19, 24, 25, AND 30 SAID POINT BEING AN ICSM; THENCE S00°16'43"E, ALONG EAST LINE SAID SECTION 25, 2560.07 FEET; THENCE DEPARTING SAID EAST LINE ENTERING SECTION 30, T36S-R11W, S.L.B.&M., RUNNING S85°54'52"E 271.09 FEET; THENCE S66°52'11"E 223.22 FEET TO A POINT ON THE EAST-WEST 1/4 SECTION LINE SAID SECTION 30; THENCE DEPARTING SAID EAST-WEST LINE RUNNING S66°52'11"E 74.66 FEET; THENCE N89°45'04"E 2012.17 FEET TO A POINT ON THE WEST LINE OF WEST VIEW DRIVE; THENCE S00°07'23"W, ALONG SAID WEST LINE OF WEST VIEW DRIVE, 1311.68 FEET, SAID POINT BEING ON THE 1/16 SECTION LINE, SAID SECTION 30; THENCE DEPARTING SAID WEST LINE OF WEST VIEW DRIVE, RUNNING S89°57'08"W ALONG SAID 1/16 SECTION LINE 2548.90 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 30, SAID POINT BEING A FOUND 5/8" REBAR AND STEEL POST; THENCE S00°10'56"E, ALONG SAID WEST SECTION LINE, 1334.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 2255.16 ACRES.

is hereby annexed into the municipal boundary of Cedar City, Utah, said annexation is contingent on successful negotiation, and execution of the Cordero master plan and development agreement; and the developer's deeding the 5700 west transportation corridor to Iron County.

Passed and approved by the City Council of Cedar City, Utah, on the 26 day of MARCH, 2008.

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EFFECTIVE DATE: This Ordinance, shall published once it is passed by the City Council. However, it will not become effective until the master plan and development agreement for the Cordero project have been approved. Once the master plan and development agreement for the Cordero project have been approved and this annexation ordinance is effective, the annexation ordinance will be recorded with the Iron County Recorder's office contemporaneously with the master plan and development agreement. Furthermore, this ordinance shall not be effective or be recorded until the developer has recorded a deed with the Iron County Recorder transferring title to the 5700 west transportation corridor to the County, recording of this ordinance and the title to the road corridor may be contemporaneous.

DATED this 27 day of March, 2008.

[CORPORATE SEAL]
ATTEST:

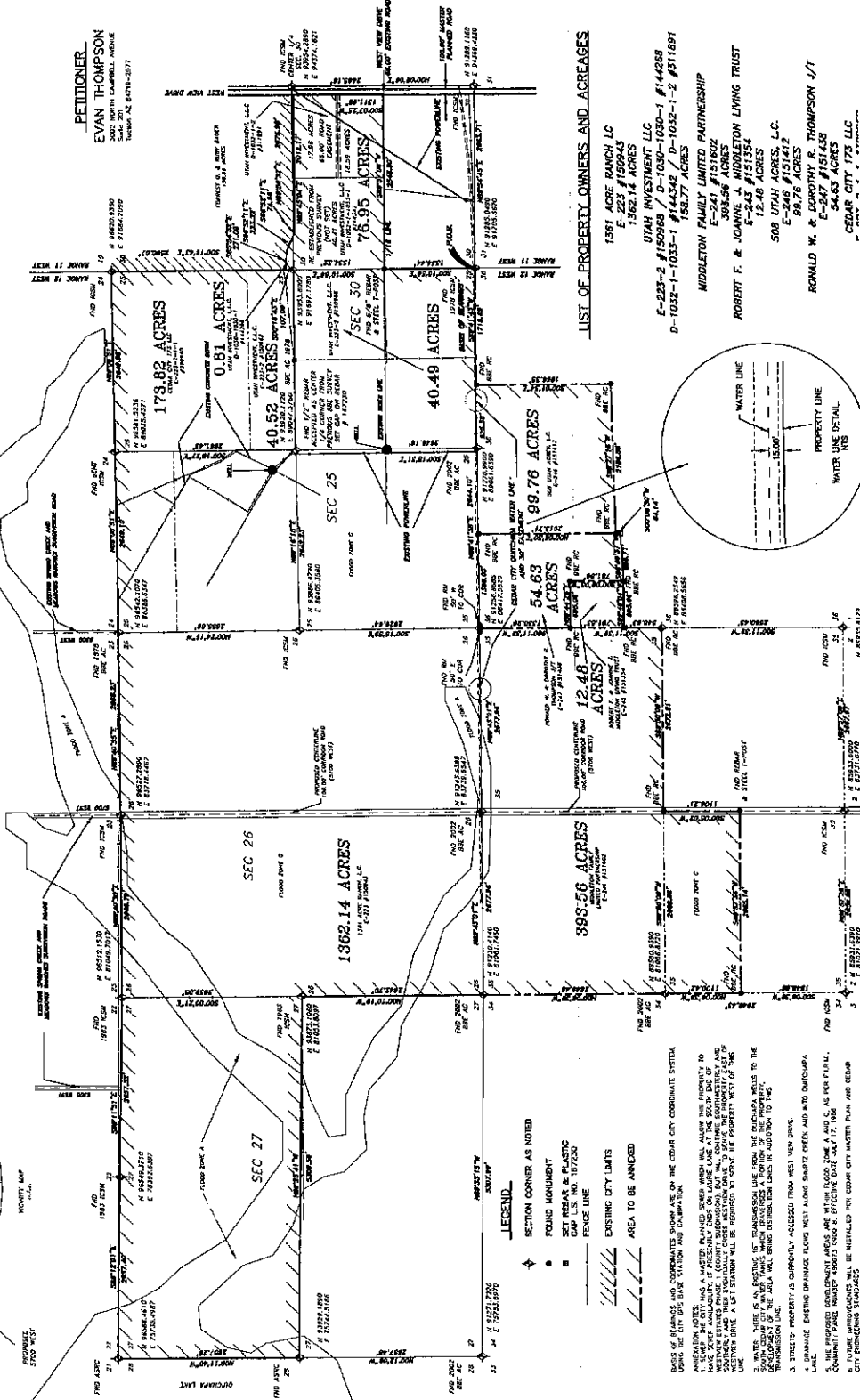
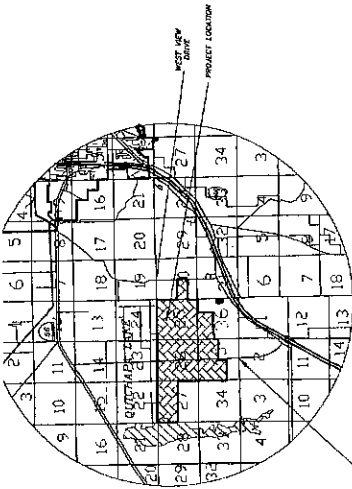



GERALD R. SHERRATT, MAYOR


RENON SAVAGE, CITY RECORDER

UTAH INVESTMENTS L.L.C.
ANNEXATION PLAN

SECTIONS 25, 26, 27, 35, & 36
TOWNSHIP 36 SOUTH RANGE 12 WEST
SECTION 30
TOWNSHIP 36 SOUTH RANGE 11 WEST



ANNEXATION DESCRIPTION

4-10-07 DATE

Juan S. Moore

CITY ENGINEER'S APPROVAL

CERTIFICATE OF ACCEPTANCE

CEDAR CITY UTAH INVESTMENTS L.L.C. ANNEXATION PLAN

LOCATION: SECTIONS 25, 26, 27, 35, & 36 - T36S, R12W, SLB&M SECTION 30 - T36S, R11W, SLB&M.

PREPARED FOR: UTAH INVESTMENTS L.L.C.

SURVEY DATE: 4-10-07 SHEET: 1 OF 1

ADAMS SURVEYING & ENGINEERING INC. 987 NORTH MAIN STREET, SUITE #2 CEDAR CITY, UTAH 84720

UTAH INVESTMENTS L.L.C. ANNEXATION PLAN

SECTION 30 - T36S, R11W, SLB&M.

PREPARED FOR: UTAH INVESTMENTS L.L.C.

SURVEY DATE: 4-10-07 SHEET: 1 OF 1

ADAMS SURVEYING & ENGINEERING INC. 987 NORTH MAIN STREET, SUITE #2 CEDAR CITY, UTAH 84720