

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

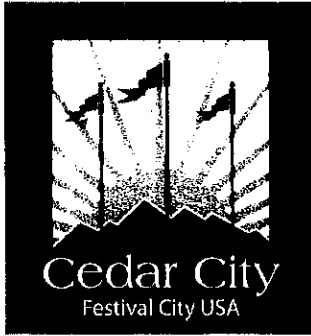
I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from CEDAR CITY, dated February 23rd, 2017, complying with Section 10-2-425, Utah Code Annotated, 1953, as amended.

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 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 16th day of March, 2017 at Salt Lake City, Utah.

SPENCER J. COX
Lieutenant Governor



Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

Mayor
Malle L. Wilson

Council Members
Ronald R. Adams
Paul Cozzens
Terri W. Hartley
Craig E. Isom
Fred C Rowley

City Manager
Paul Bittmenn

March 14, 2017

The Honorable Spencer J. Cox
Utah Lieutenant Governor
Utah State Capital Complex
Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: Notice of Impending Boundary Action

Dear Lt. Governor Cox:

In accordance with the terms of UCA §10-2-425 and UCA §67-1a-6.5 please accept this notice that Cedar City has passed an ordinance annexing approximately 37.04 acres of land into its municipal boundaries. Included herewith are duly executed copies of Cedar City's annexation ordinance and a copy of the final plat map.

Please accept this signed and verified statement certifying that all requirements applicable to this annexation have been completed. Please issue to Cedar City the appropriate certificate regarding this annexation.

If you have any questions or need anything, please contact me.

Sincerely,

Tyler Romeril

Cedar City Attorney

Administration
586-2953

Airport
867-9408

Building and Zoning
865-4519

Economic Development
586-2770

City Engineer
586-2963

Parks & Recreation
865-9223

Public Works
586-2912

CEDAR CITY ORDINANCE NO. 0222-17

AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 37.04 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 2000 WEST 850 NORTH, KNOWN AS THE INTERMOUNTAIN FARMERS ANNEXATION, INTO THE CORPORATE LIMITS OF CEDAR CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF CEDAR CITY TO ZONE THE PROPERTY INDUSTRIAL & MANUFACTURING (I&M)

WHEREAS, on January 11, 2017, all the property owners of the property known as the Intermountain Farmers Annexation, as shown on the attached Annexation Plat (Exhibit A, the "Property"), petitioned the City Council for approval of an annexation into the Cedar City limits; and

WHEREAS, the Property is approximately 37.04 acres in size and is located in the vicinity of 2000 West 850 North, near the airport. The legal description of the property is attached as Exhibit B.

WHEREAS, the Property is included within the Cedar City Annexation Expansion Area, and is not included within any other municipal jurisdiction; and

WHEREAS, the Planning Commission, after proper notice, conducted a public hearing on October 18, 2016, and voted to forward a positive recommendation for this proposed annexation to the City Council; and

WHEREAS, the annexation application and submit documents are deemed complete; and

WHEREAS, the Cedar City Council accepted the Intermountain Farmers petition for annexation on January 11, 2017; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-403(2), (3), and (4) of the Utah Code, annotated 1953 as amended, and found the petition complied with all applicable criteria of the Utah Code; and

WHEREAS, on January 13, 2017, the City Recorder had public notice posted in a newspaper of general circulation, giving notice that the petition had been certified and the required 30-day protest period had begun; and

WHEREAS, no protests were filed by an "affected entities" or other jurisdictions within the 30-day protest period and the petition was considered accepted on February 14, 2017; and

WHEREAS, an Annexation Memorandum of Understanding for the Availability and Providing of City Services, sets forth further terms and conditions of the Annexation, is herein included as Exhibit C; and

WHEREAS, the Council finds that the Property is zoned Industrial & Manufacturing (I&M), and that this zoning is consistent with the Cedar City Master Plan; and

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the Property is hereby annexed into the corporate limits of Cedar City, Utah. The Property so annexed shall enjoy the privileges of Cedar City and shall be subject to all City levies and assessments. The Property shall be subject to all City laws, rules and regulations upon the effective date of this ordinance. The City staff is hereby directed to make the necessary changes to the City's zoning map, zoning the property Industrial & Manufacturing (I&M).

This ordinance, Cedar City Ordinance No. 0222-17, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Dated this 23rd day of February, 2017.



[SEAL]

ATTEST:

Renon Savage

RENON SAVAGE, RECORDER

Maile L. Wilson

MAILE L. WILSON, MAYOR

IFA ANNEXATION DESCRIPTION

BEGINNING AT THE N1/4 CORNER OF SECTION 9, T36S, R11W, SLB&M; THENCE ALONG THE SECTION LINE N89°36'44"E, 896.52 FEET; THENCE ALONG THE WEST BOUNDARY OF COAL CREEK INDUSTRIAL SUBDIVISION PHASE 4 S0°08'25"E, 792.26 FEET; THENCE S89°41'03"W, 979.56 FEET; THENCE S0°08'24"E, 32.99 FEET; THENCE S89°39'51"W, 332.26 FEET, THENCE S0°07'58"E, 413.78 FEET; THENCE S89°42'00"W, 846.07 FEET; THENCE N0°06'59"W, 139.48 FEET TO POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 749.49 FEET AND A CENTRAL ANGLE OF 35°25'04" (RADIUS POINT BEARS N89°53'11"E); THENCE ALONG THE ARC OF SAID CURVE 463.30 FEET; THENCE N59°08'43"E, 62.98 FEET; THENCE N58°19'15"E, 961.17 FEET; THENCE N89°36'27"E, 166.09 FEET; THENCE N0°08'24"W, 117.90 FEET; THENCE N0°08'22"W, 13.94 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE N89°35'47"E, 83.04 FEET TO THE POINT OF BEGINNING.

