

STATE OF UTAH

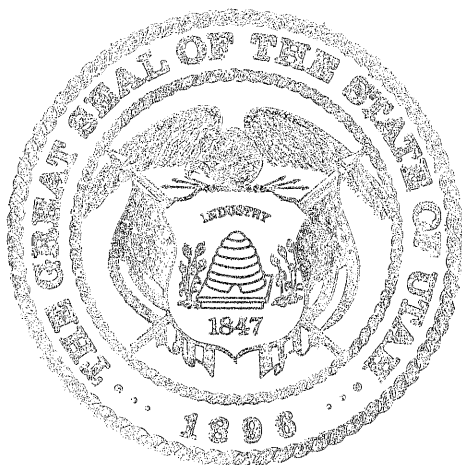


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF DISCONNECTION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of disconnection from CEDAR CITY, dated May 1st, 2017, complying with Section 10-2-507, 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 disconnection, 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 13th day of June, 2017 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

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

Maile L. Wilson

Council Members

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

City Manager

Paul Bittmenn

May 23, 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 §10-2-501, please accept this notice that Cedar City has passed an ordinance disconnecting approximately 41,435 acres of land out of its municipal boundaries. Included herewith are duly executed copies of Cedar City's disconnection ordinance and a copy of the final plat map.

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

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

Sincerely,

Tyler Romeril

Cedar City Attorney

CEDAR CITY ORDINANCE NO. 0426-17

AN ORDINANCE OF THE CEDAR CITY COUNCIL DISCONNECTING APPROXIMATELY 41.435 ACRES OF PROPERTY LOCATED IN THE WEST VALLEY SUBDIVISION, OUT OF THE CORPORATE LIMITS OF CEDAR CITY, UTAH, AND INTO IRON COUNTY, UTAH

WHEREAS, on January 25, 2017, the property owners of the property located in the West Valley Subdivision, as shown on the attached disconnection plat (Exhibit A, the "Property"), petitioned the City Council for approval of the disconnection out of the Cedar City limits; and

WHEREAS, the Property is approximately 41.435 acres in size and is located in the West Valley Subdivision. The legal description of the property is attached as Exhibit B; and

WHEREAS, the Property is included within the Cedar City Corporate limits and is not included within any other municipal jurisdiction; and

WHEREAS, the City has legal authority to disconnect this property from the City based on Utah Code Annotated 10-2-501; and

WHEREAS, the Planning Commission, after proper notice, conducted a public hearing on April 4, 2017, and voted to forward a positive recommendation for this proposed disconnection to the City Council; and

WHEREAS, the disconnection application, notices, and submitted documents are deemed complete; and

WHEREAS, the City accepted the petition for disconnection on April 19, 2017; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-501 and 10-2-502.5 of the Utah Code, annotated 1953 as amended, and found the petition complied with all applicable criteria of the Utah Code; and

WHEREAS, on April 6, 2017, the City Recorder had public notice posted in a newspaper of general circulation, giving notice that the petition to disconnect this property would be considered before the City Council on April 19, 2017; and

WHEREAS, no protests were filed by an "affected entity" or other jurisdictions nor did any party appear at any public hearing through this process to protest the proposed de-annexation; and

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the Property is hereby disconnected out of the corporate limits of Cedar City, Utah. The Property so disconnected shall no longer enjoy the privileges of Cedar City and shall be subject to all of Iron Counties levies and assessments. The Property shall be subject to all Iron County 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 boundary map.

This ordinance, Cedar City Ordinance No. 0426-17, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Dated this 1st day of May, 2017.



[SEAL]

ATTEST:

Renon Savage

RENON SAVAGE, RECORDER

Maile Wilson

MAILE L. WILSON, MAYOR

PROJECT NO.	1
SCALE	1" = 100'
DATE	4-19-2017
CLIENT	CHRISTENSEN KEITH
SHEET NO.	1

DEANNEXATION
PLAT
FOR
CHRISTENSEN KEITH
PROJECT LOCATED IN IRON COUNTY, UTAH, SECTION 6, T14S, R11W, S14M

BULLOCH BROTHERS ENGINEERING INC.
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 2480 S. 1000 W. SUITE 2
 CEDAR CITY, UTAH 84720
 (435) 586-1250

DATE: 4/19/17
 BY: [Signature]
 APPROVED DATE:

DEANNEXATION DESCRIPTION (41.44 AC.)
 TO BE DEANNEXATED FROM THE WEST VALLEY SUBDIVISION, SECTION 6, T14S, R11W, S14M, THE 10.13 AC. TRACT DESCRIBED AS FOLLOWS:
 BEGINNING 5.0' 12.00' E, 36.84 FEET ALONG THE SECTION LINE 5 FROM THE NW CORNER OF SECTION 6, T14S, R11W, S14M, THENCE S 89° 42' 27" E, 171.1 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 6, TO THE TRAIL POINT OF BEGINNING, THENCE S 0° 00' 00" W, 171.1 FEET PARALLEL TO SAID NORTH LINE, TO THE POINT OF BEGINNING, CONTAINING 32.49 ACRES OF LAND.

AND
 BEGINNING 5.0' 12.00' E, 36.84 FEET ALONG THE SECTION LINE 5 FROM THE NW CORNER OF SECTION 6, T14S, R11W, S14M, THENCE S 89° 42' 27" E, 171.1 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 6, TO THE TRAIL POINT OF BEGINNING, THENCE S 0° 00' 00" W, 171.1 FEET PARALLEL TO SAID NORTH LINE, TO THE POINT OF BEGINNING, CONTAINING 10.13 ACRES OF LAND.

CITY ATTORNEY'S APPROVAL
 I, [Signature], CITY ATTORNEY, HAVE REVIEWED THE DEANNEXATION PLAT AND THE MAPS AND RECORDS THEREON, AND I HEREBY CERTIFY THAT THE DEANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY CODE AND THE UTAH SUBDIVISION ACT.

PLANNING COMMISSION APPROVAL
 I, [Signature], CHAIRPERSON - IRON COUNTY PLANNING COMMISSION, HAVE REVIEWED THE DEANNEXATION PLAT AND THE MAPS AND RECORDS THEREON, AND I HEREBY CERTIFY THAT THE DEANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY CODE AND THE UTAH SUBDIVISION ACT.

CERTIFICATE OF ACCEPTANCE
 I, [Signature], CITY CLERK, HAVE REVIEWED THE DEANNEXATION PLAT AND THE MAPS AND RECORDS THEREON, AND I HEREBY CERTIFY THAT THE DEANNEXATION PLAT IS IN ACCORDANCE WITH THE CITY CODE AND THE UTAH SUBDIVISION ACT.

CERTIFICATE OF RECORDING
 FILED AT THE REQUEST OF [Name]
 ENTRY NO. [Number]
 DATE: [Date]
 REC. NO. [Number]
 PAGE [Number]

DEANNECTION RECORD
 DEANNECTION NO. [Number]
 COUNTY RECORDER [Name]

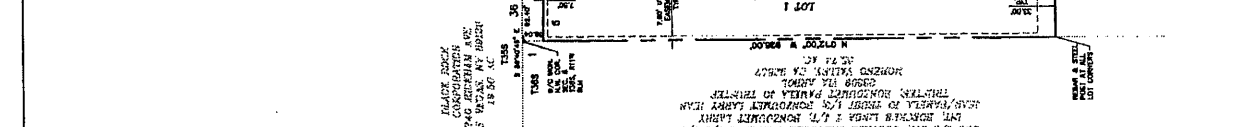
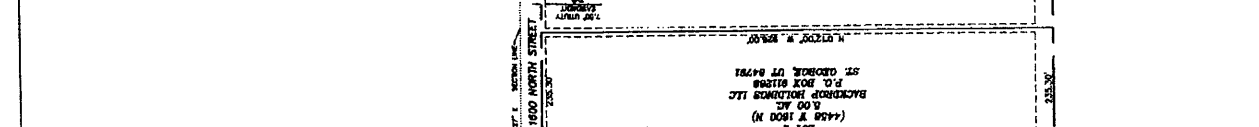
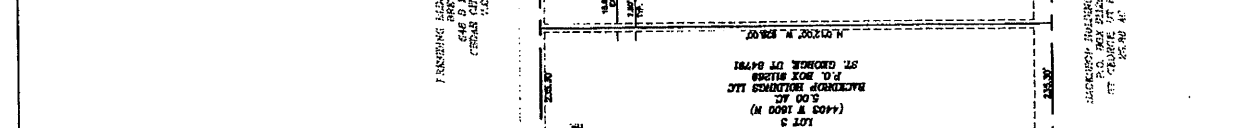
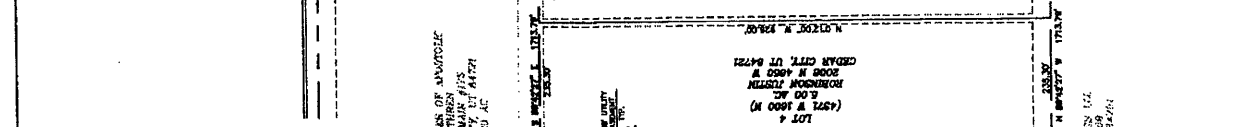
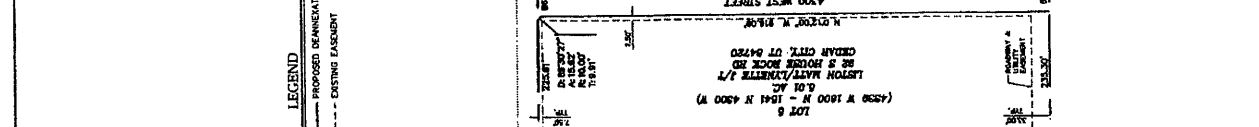
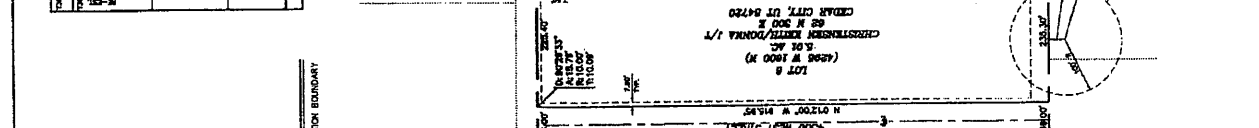
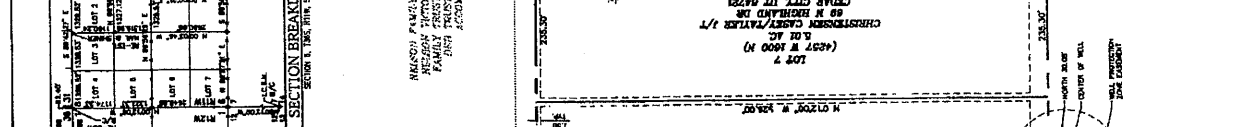


EXHIBIT B

DEANNEXATION DESCRIPTION:

Beginning S 0° 12' 00" E, 38.04 feet along the section line from the NW corner of section 6, T36S, R11W, SLM; thence S 89° 42' 27" E, 1713.1 feet parallel to the north line of said section 6; thence S 0° 12' 00" E, 926.00 feet; thence N 89° 42' 27" W, 1713.1 feet; thence N 0° 12' 00" W, 926.00 feet to the point of beginning. Containing 36.429 acres of land.

AND

Beginning S 0° 12' 00" E, 38.04 feet along the section line from the NW corner of section 6, T36S, R11W, SLM; thence S 89° 42' 27" E, 1948.4 feet parallel to the north line of said section 6, to the true point of beginning; thence S 0° 12' 00" E, 926.00 feet; thence S 89° 42' 27" E, 235.3 feet; thence N 0° 12' 00" W, 926.00; thence N 89° 42' 27" W, 235.3 feet to the true point of beginning. Containing 5.006 acres of land.

SHEET NO.	1
DRAWN BY	4-19-2017
DATE	
SCALE	1" = 100'
PROJECT NO.	

DEANNEKATION
 PLAT
 FOR
 KEITH
 CHRISTENSEN
 PROJECT LOCATED IN HIRON COUNTY, UTAH, SECTION 6, T16S, R11W, S14M

BULLOCH BROTHERS
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 2460 WEST HIGHWAY 56, SUITE 2
 CEDAR CITY, UTAH 84720
 (435) 586-1250

NO.	DESCRIPTION	BY	DATE

CERTIFICATE OF RECORDING
 FILED AT THE REQUEST OF: _____
 ENTRY NO.: _____ DATE: _____
 FEE: _____ TIME: _____
 BOOK: _____ PAGE: _____

DEBRA J. JOHNSON
 HIRON COUNTY RECORDER

CERTIFICATE OF ACCEPTANCE
 I, MAILE WILSON, MAYOR OF CEDAR CITY CORPORATION, CERTIFY THAT THIS DEANNEKATION PLAT OF PART OF THE WEST VALLEY SUBDIVISION, HIRON COUNTY, UTAH, IS IN ACCORDANCE WITH THE UTAH PLANNING AND ZONING ACT AND HAS BEEN APPROVED BY THE PLANNING COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY OF CEDAR CITY FOR READING AND RECORDING IN THE CITY OF CEDAR CITY PLANNING DEPARTMENT ON THIS THE 10th DAY OF MAY, 2017.

MAILE WILSON
 MAYOR

PLANNING COMMISSION APPROVAL
 I, RICH GILLETTE, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, HEREBY CERTIFY THAT THIS DEANNEKATION PLAT OF PART OF THE WEST VALLEY SUBDIVISION, HIRON COUNTY, UTAH, IS IN ACCORDANCE WITH THE UTAH PLANNING AND ZONING ACT AND IS HEREBY RECOMMENDED TO THE CITY OF CEDAR CITY FOR READING AND RECORDING IN THE CITY OF CEDAR CITY PLANNING DEPARTMENT ON THIS THE 10th DAY OF MAY, 2017.

RICH GILLETTE
 CHAIRPERSON - RICH GILLETTE

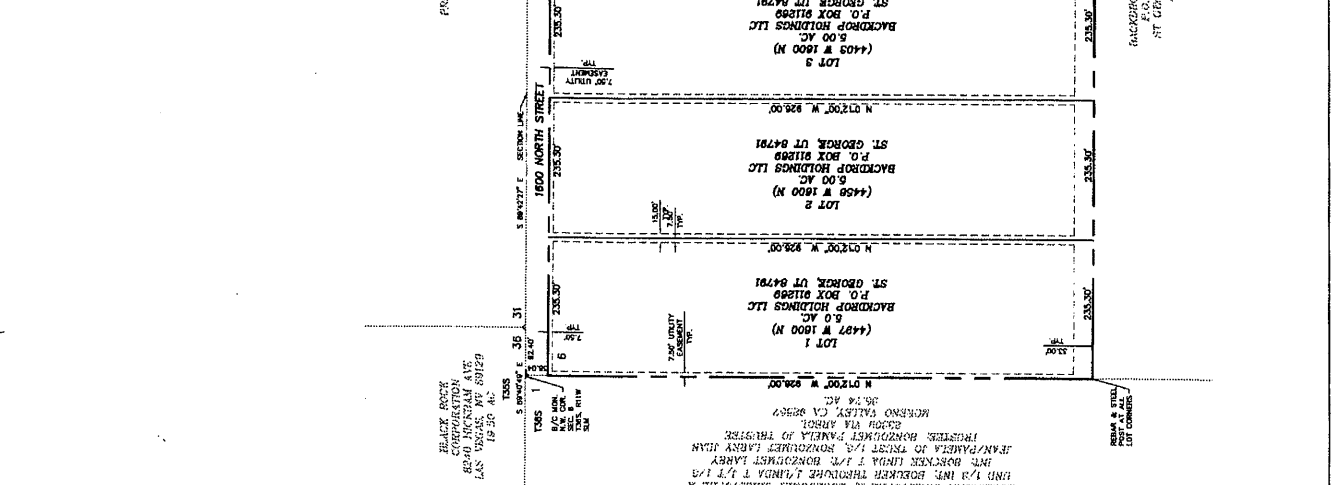
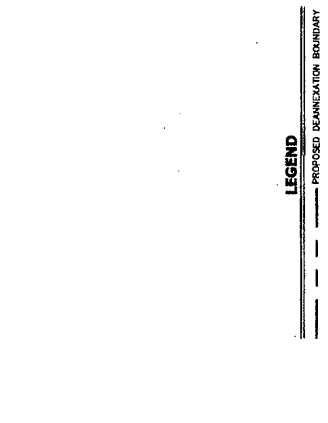
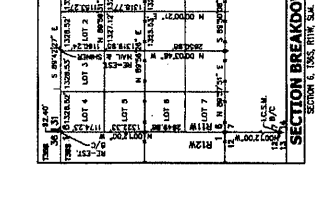
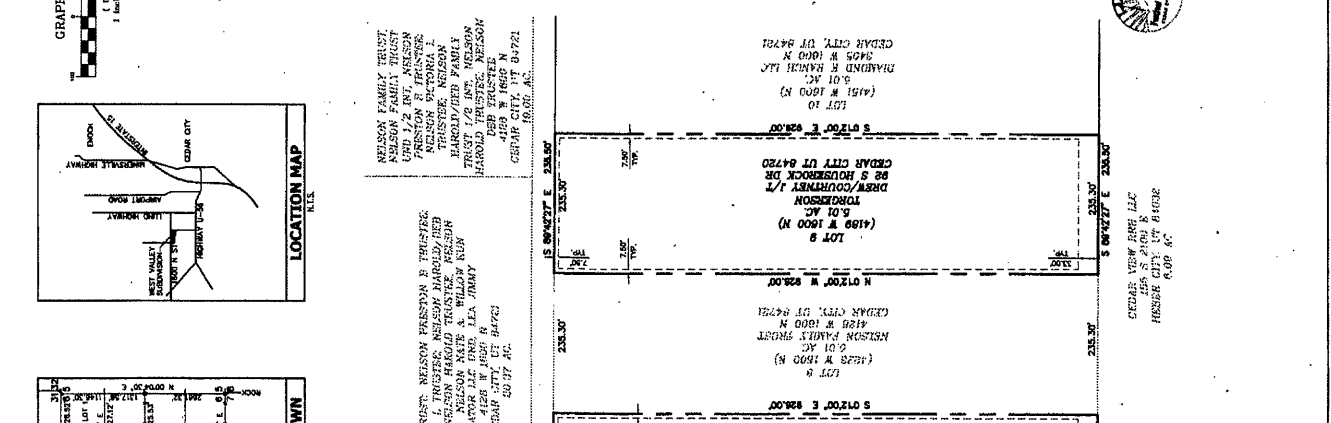
CITY ATTORNEY'S APPROVAL
 I, TYLER ROEMER, CITY ATTORNEY FOR CEDAR CITY CORPORATION, HEREBY CERTIFY THAT THIS DEANNEKATION PLAT OF PART OF THE WEST VALLEY SUBDIVISION, HIRON COUNTY, UTAH, IS IN ACCORDANCE WITH THE UTAH PLANNING AND ZONING ACT AND IS HEREBY RECOMMENDED TO THE CITY OF CEDAR CITY FOR READING AND RECORDING IN THE CITY OF CEDAR CITY PLANNING DEPARTMENT ON THIS THE 10th DAY OF MAY, 2017.

TYLER ROEMER
 CEDAR CITY ATTORNEY

DEANNEKATION DESCRIPTION (41.44 AC.)
 BEGINNING S 0' 12' 00" E 36.04 FEET ALONG THE SECTION LINE FROM THE NW CORNER OF SECTION 6, T16S, R11W, S14M, THENCE S 89' 00' 00" E 27.27 FEET TO THE POINT OF BEGINNING, CONTAINING 36.429 ACRES OF LAND,
 AND
 BEGINNING S 0' 12' 00" E 36.04 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, CONTAINING 3.000 ACRES OF LAND;
 SAID SECTION 6, TO THE TRUE POINT OF BEGINNING, THENCE S 0' 12' 00" E 36.04 FEET TO THE POINT OF BEGINNING, CONTAINING 3.000 ACRES OF LAND.

SURVEYOR'S CERTIFICATE
 I, BRYANT NEL, LICENSED SURVEYOR NO. 98864S, DO HEREBY CERTIFY THAT THE FOREGOING DEANNEKATION PLAT OF PART OF THE WEST VALLEY SUBDIVISION, HIRON COUNTY, UTAH, WAS SURVEYED AND PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE BOUNDARIES TO BE ADAPTED BY THE CEDAR CITY COUNCIL ARE TRUE AND CORRECT.

BRYANT NEL LICENSED SURVEYOR 98864S



BACKDROP HOLDINGS LLC
 8300 VIA ARROYO
 MORNOS VALLEY, CA 91767
 REGINA ROEMER/TAYLOR I/T TRUSTEES
 1716 ROEMER DRIVE, LARBY
 FRANKFURT, MO 63509
 ST. GEORGE UT 84781
 22.08 AC.

ROBINSON ALSTON
 3008 N 4550 N
 CEDAR CITY, UT 84721
 7.25 AC.

ST. GEORGE UT 84781
 P.O. BOX 81289
 ST. GEORGE, UT 84791
 8.00 AC.

LSTON HAYLEY/KRISTEN I/T
 88 S HOUSE ROCK RD
 CEDAR CITY, UT 84720
 8.01 AC.

CHRISTENSEN CASIE/TAYLOR I/T
 88 N HIGHLAND DR
 CEDAR CITY, UT 84721
 8.01 AC.

NELSON FAMILY TRUST
 4128 W 1600 N
 CEDAR CITY, UT 84721
 8.01 AC.

DREW/COURTNEY I/T TORRESON DR
 4128 W 1600 N
 CEDAR CITY, UT 84721
 8.01 AC.

8.01 AC. (4971 W 1600 N)
 CEDAR CITY, UT 84721

8.01 AC. (4358 W 1600 N - 1541 N 4300 W)

8.01 AC. (4286 W 1600 N)

8.01 AC. (4268 W 1600 N)

8.01 AC. (4189 W 1600 N)

8.01 AC. (4151 W 1600 N)

8.01 AC. (3405 W 1600 N)

8.01 AC. (3405 W 1600 N)

CEDAR CITY, UT 84721