

STATE OF UTAH



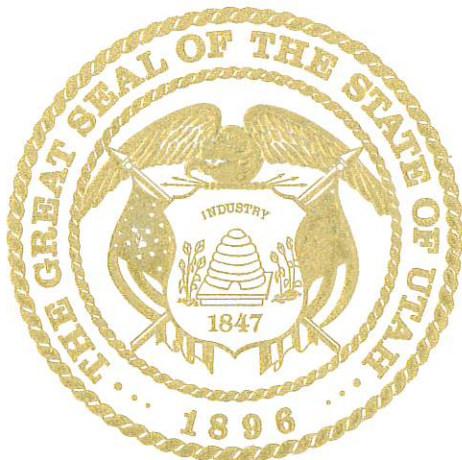
OFFICE OF THE LIEUTENANT GOVERNOR

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 7, 2019, 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 8th day of February 2019 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 Wilson-Edwards

Council Members
Ronald R. Adams
Paul Cozzens
Terri W. Hartley
Craig E. Isom
R. Scott Phillips

City Manager
Paul Bittmenn

February 7, 2019

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 8.413 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,

A handwritten signature in blue ink, appearing to read "Tyler Romeril", written over a horizontal line.

Tyler Romeril
Cedar City Attorney

CEDAR CITY ORDINANCE NO. 0123-19-4

AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 8.413 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 1925 NORTH 3100 WEST INTO THE CORPORATE LIMITS OF CEDAR CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF CEDAR CITY TO ZONE THE PROPERTY ANNEX TRANSITION (AT)

WHEREAS, on August 27, 2018, the property owner, Mark Meisner, of the 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 8.413 acres in size and is located in the vicinity of 1925 North 3100 West, off of Lund Highway. 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 2, 2018, 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 Mark Meisner petition for annexation on October 24, 2018; 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 October 31, 2018, 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 January 1, 2018; 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 Annex Transition (AT); 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 Annex Transition (AT).

This ordinance, Cedar City Ordinance No. 0123-19-4, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Ayes: 5 Nays: 0 Abstained: 0

Dated this 28 day of January, 2019.



MAILE L. WILSON-EDWARDS, MAYOR



[SEAL]

ATTEST:



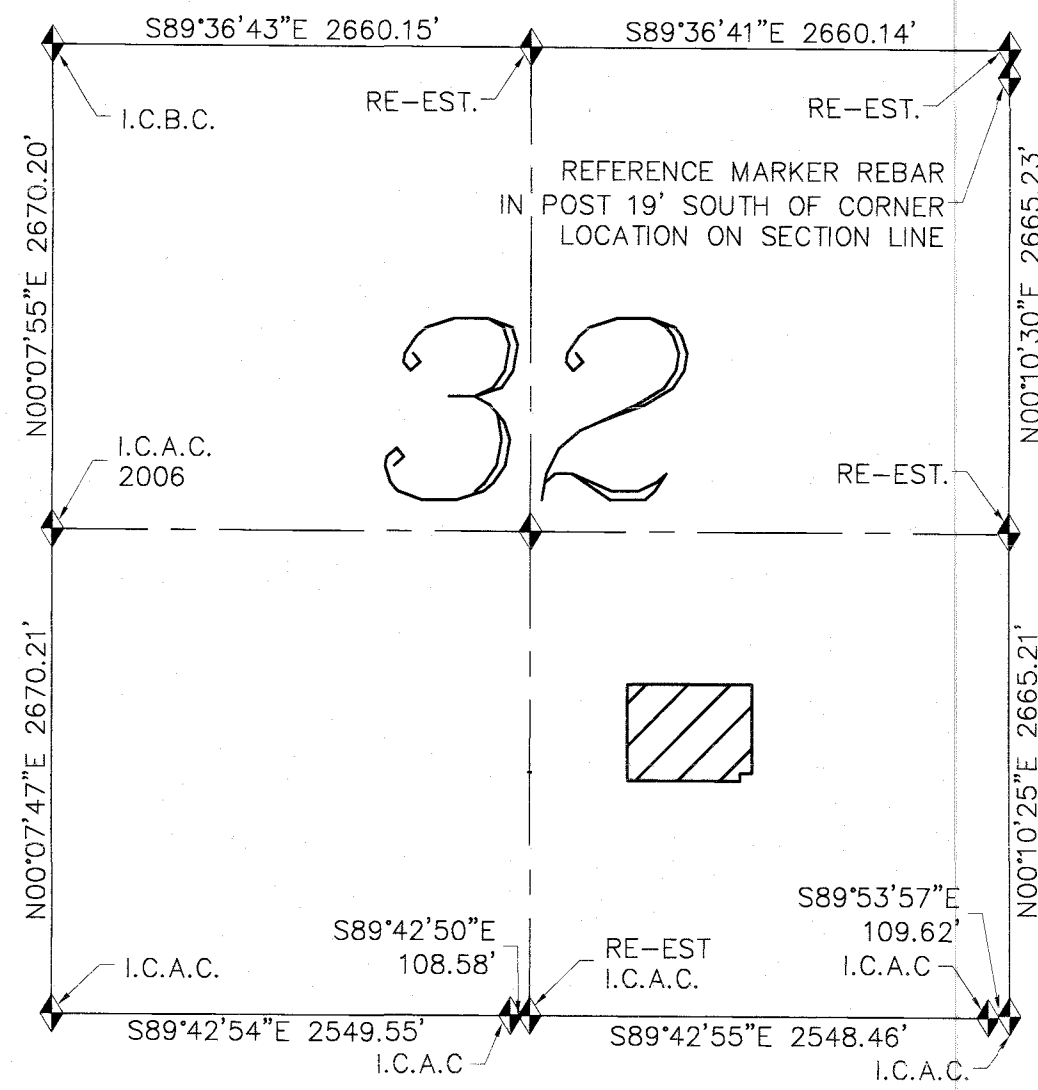
RENON SAVAGE, RECORDER

ANNEXATION BOUNDARY (8.413 Acres)

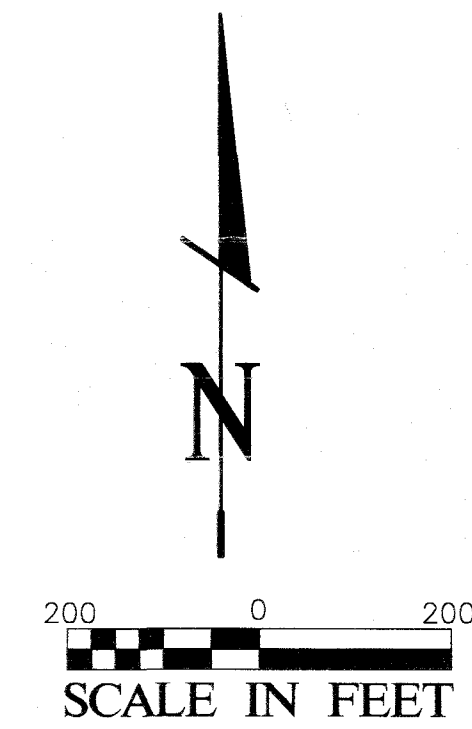
BEGINNING S89°42'55"E, 1173.71 FEET ALONG THE TOWNSHIP LINE AND N0°00'00"E, 1292.19 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, T35S, R11W, SLM; THENCE N89°41'10"W, 626.92 FEET; THENCE N00°00'31"W, 531.78 FEET; THENCE S89°49'48"E, 693.37 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LUND HIGHWAY S0°02'27"W, 492.16 FEET; THENCE N89°41'38"W, 66.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD S00°02'27"W, 41.35 FEET TO THE POINT OF BEGINNING.

ANNEXATION PLAT FOR MARK MEISNER

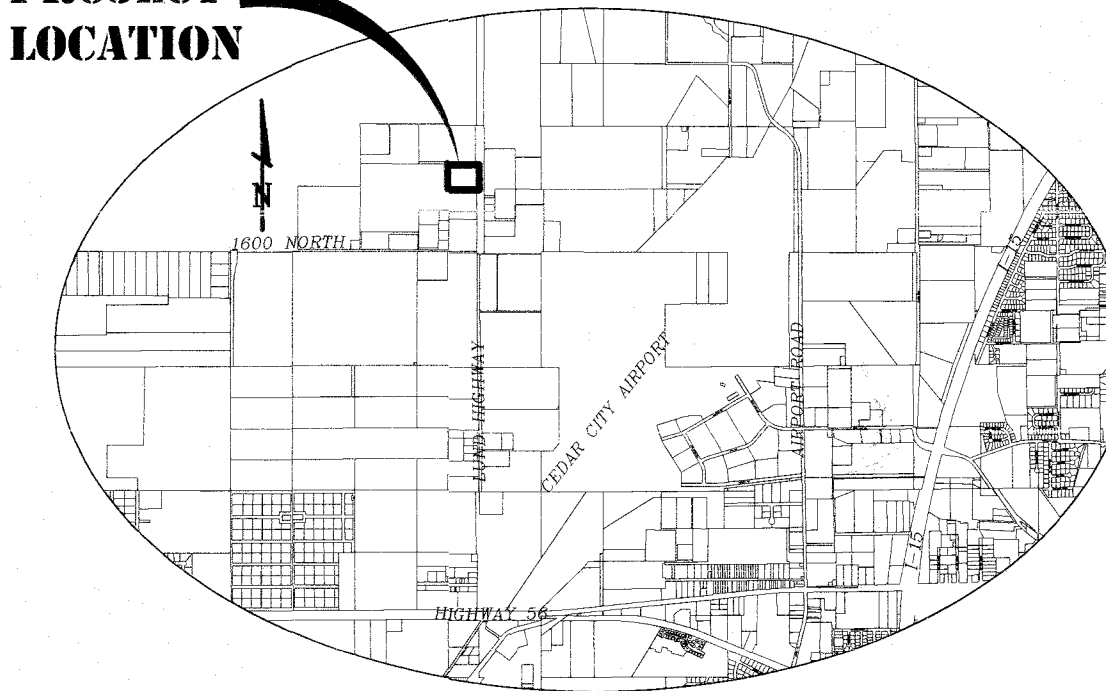
LOCATED IN THE SOUTH 1/2 OF SECTION 32, T35S, R11W, SLM, CEDAR CITY, UTAH



LEGEND	
	FOUND SECTIONAL MARKER AS NOTED
	TO BE SET "BBE" R/C OR AS NOTED
	EXISTING FENCE
	EXISTING CITY LIMITS
	PROPOSED ANNEXATION BOUNDARY



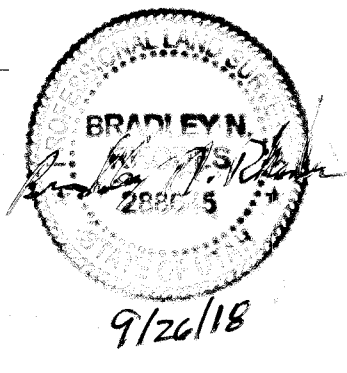
PROJECT LOCATION



SURVEYOR'S CERTIFICATE

I, BRADLEY N. RHODES, PROFESSIONAL UTAH LAND SURVEYOR NO. 288645, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS.

BRADLEY N. RHODES P.L.S. NO. 288645

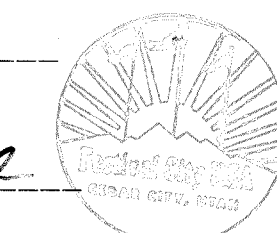


CERTIFICATE OF ACCEPTANCE

I, MAILE WILSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE 28 DAY OF January, 2019.

BY: *Maile Wilson*
MAILE WILSON - MAYOR

ATTEST: *Kenon Savage*
CITY RECORDER



ANNEXATION BOUNDARY (8.413 AC)

BEGINNING S89°42'55"E, 1173.71 FEET ALONG THE TOWNSHIP LINE AND N00°00'00"E, 1292.19 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, T35S, R11W, SLM; THENCE N89°41'10"W, 626.92 FEET; THENCE N00°00'31"W, 531.78 FEET; THENCE S89°49'48"E, 693.37 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LUND HIGHWAY S0°02'27"W, 492.16 FEET; THENCE N89°41'38"W, 66.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD S0°02'27"W, 41.35 FEET TO THE POINT OF BEGINNING.

CITY ENGINEER'S APPROVAL

I, KIT WAREHAM, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 30 DAY OF October, 2019.

Kit Wareham
KIT WAREHAM - CITY ENGINEER

CITY PLANNING COMMISSION APPROVAL

I, MARY PEARSON, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED BY SAID COMMISSION ON THIS THE 2 DAY OF October, 2019.

Mary Pearson
MARY PEARSON - CHAIRPERSON

BASIS OF BEARING

BASIS OF BEARING IS N89°42'55"W, 2548.46' BETWEEN THE SOUTH 1/4 CORNER OF SECTION 32, T35S, R11W AND THE NORTHEAST CORNER OF SECTION 5, T36S, R11W, SLM&M USING THE CEDAR CITY GPS BASE STATION AND CALIBRATION.

IRON COUNTY COMMISSION APPROVAL

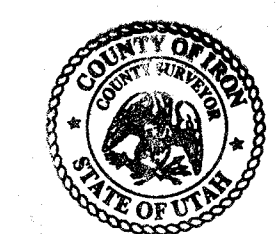
I, ALMA ADAMS, CHAIRMAN OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED ON THIS THE 12 DAY OF February, 2019.

Alma Adams
COMMISSIONER

COUNTY ENGINEER'S APPROVAL

I, STEVE PLATT, IRON COUNTY ENGINEER, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 28 DAY OF January, 2019.

Steve Platt
STEVE PLATT - COUNTY ENGINEER



CERTIFICATE OF RECORDING

I, CAROL JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD ON THIS THE _____ DAY OF _____, 20____.

BOOK _____ PAGE _____
COUNTY RECORDER - *Carol Jeffries*

ENTRY NO. _____ FEE _____
RECORDED AT THE REQUEST OF _____

NOTES

ANNEXATION SPONSOR: MARK MEISNER, MARK I HOLDINGS 11606. MORNING GROVE DR. LAS VEGAS, NV 89135 D-772-2 #491666 (7.667 AC)

PROPERTY OWNERS

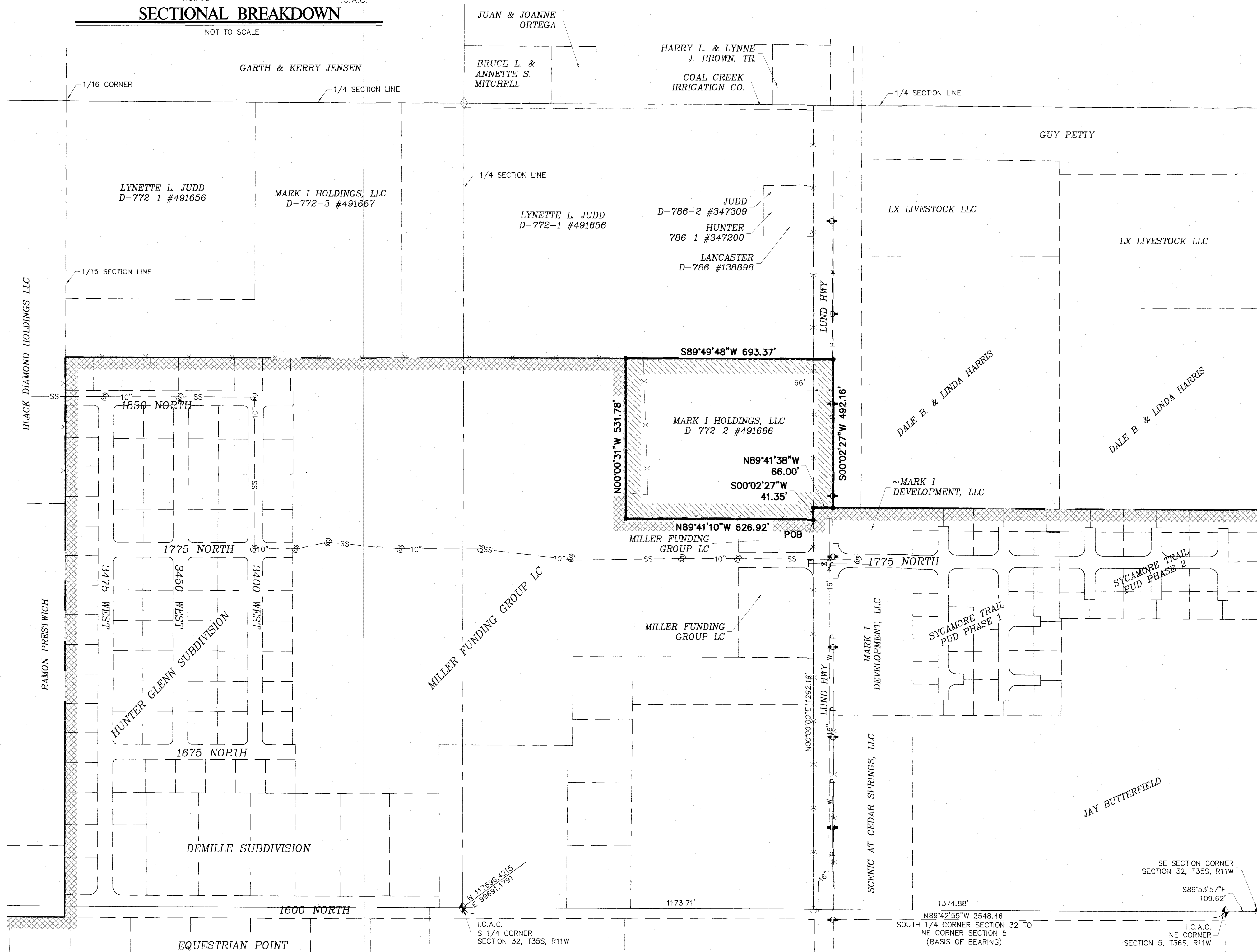
MARK I HOLDINGS
11606. MORNING GROVE DR.
LAS VEGAS, NV 89135
D-772-2 #491666 (7.667 AC)
LUND HIGHWAY (.75 AC)

SEWER: EXISTING GRAVITY SEWER IS LOCATED IN 1775 NORTH, 3400 WEST, AND 1850 NORTH AND CONTINUING TO THE NORTH WEST CORNER OF ADJACENT LOT TO LIFT STATION.

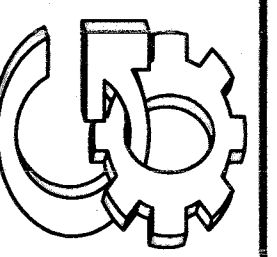
WATER: EXISTING WATER LINE STUB IS LOCATED AT THE SOUTH BOUNDARY LINE IN LUND HIGHWAY.

POWER & TELEPHONE: ARE EXISTING ALONG LUND HIGHWAY.

THIS SUBDIVISION FALLS WITHIN FEMA FLOOD ZONE B AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. (REFER TO FEMA MAP 490073 0725 B)



GO CIVIL ENGINEERING LLC
590 N. 800 W.
CEDAR CITY, UT 84721
TEL: (435) 586-9532
WWW.GO-CIVIL.NET



ANNEXATION PLAT FOR MARK MEISNER
LOCATED IN SEC. 32, T35S, R11W, SLM, CEDAR CITY, UTAH

CHECKED:	DRAWN:
SCALE: 1" = 200'	MP
DATE: 2/26/19	SHEET: 1 OF 1

U:\MARK_1\RECORDING\2019\ANNEXATION\PROJECT\MARK_MEISNER_ANNEXATION.plt
 2/26/2019 10:29:09 AM PLS-CHEK