

**ANNEXATION PETITION**  
**NOTICE OF PUBLIC CERTIFICATION**

On January 11, 2024, a petition proposing the annexation of real property located in the vicinity of 1711 West 3000 North and encompassing approximately 10.66 acres of land, was filed by Douglas H. and Nikki E. Hirschi Living Trust.

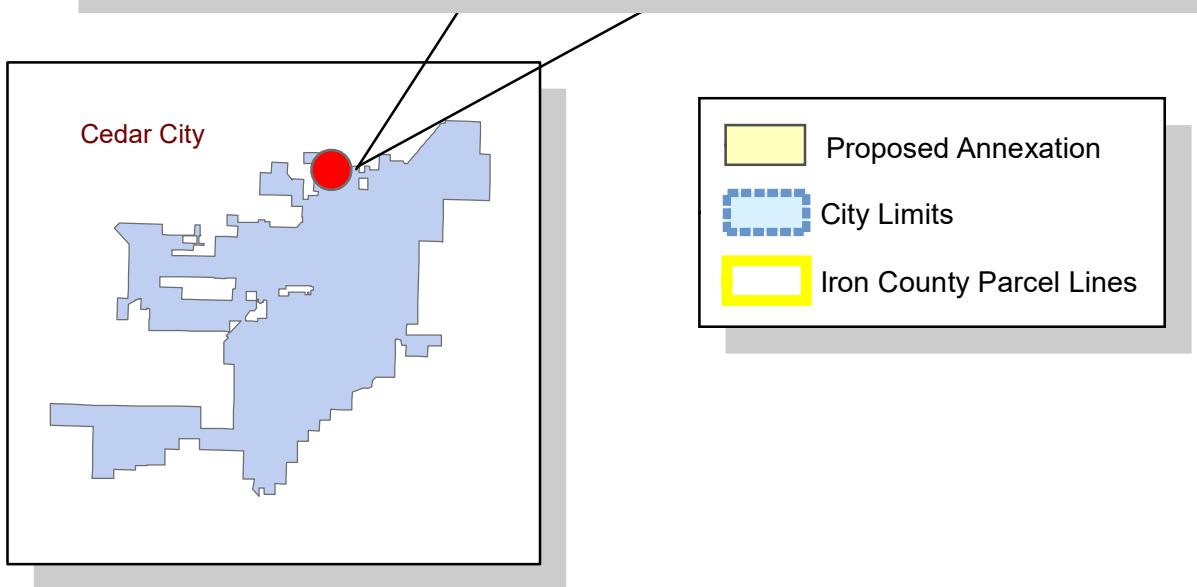
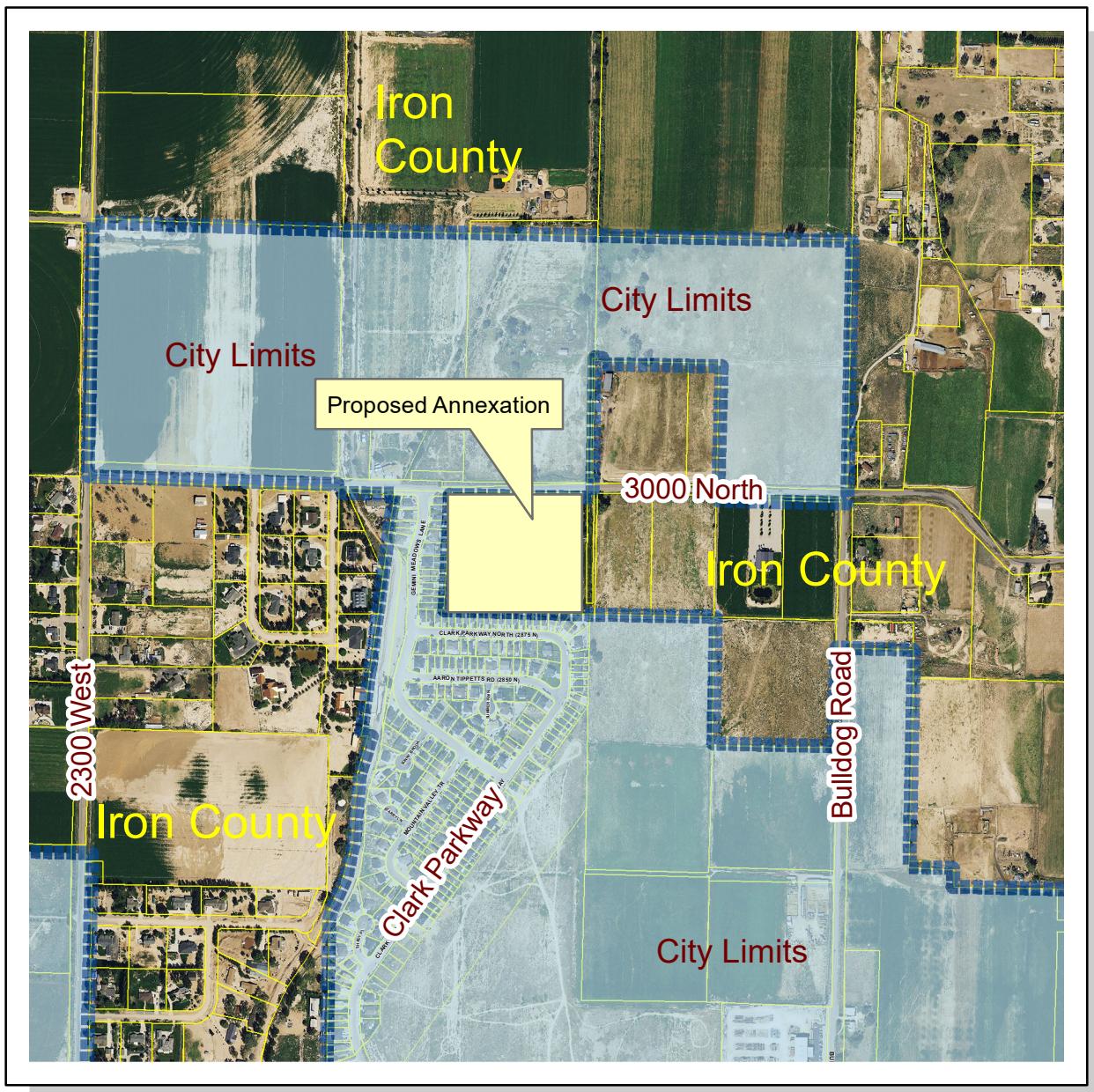
The area proposed for annexation in the petition is described as follows and shown on the attached map:

BEGINNING N.89°57'39"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1338.59 FEET AND N.0°08'11"W. 665.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE EAST LINE OF THE SW1/4NW1/4 OF SAID SECTION 27; THENCE N.89°30'13"W. ALONG THE BOUNDARY LINE OF GEMINI MEADOWS SUBDIVISION 766.37 FEET, THENCE N.1°29'29"E. ALONG SAID SUBDIVISION BOUNDARY LINE 609.41 FEET, THENCE N.89°55'22"E. 749.02 FEET TO THE EAST LINE OF SAID SW1/4NW1/4 OF SAID SECTION 27, THENCE S.0°08'11"E. ALONG SAID 1/16TH LINE 616.85 FEET TO THE POINT OF BEGINNING.  
CONTAINS 10.66 ACRES OF LAND.

1. On February 14, 2024, the Cedar City Council accepted the Petition to be further considered and authorized the Petition to be certified by City Staff.
2. On February 27, 2024, City Staff certified that the Petition meets the requirements of Utah State Law and notice was provided to the Cedar City Council, the contact sponsor, and the Iron County Commission.
3. The complete Annexation Petition is available for inspection and copying at the Cedar City Recorder's Office, 10 North Main Street, Cedar City, Utah, Monday through Friday, during the hours of 8:00 a.m. and 5:00 p.m.
4. Cedar City may grant the Petition and annex the above-described area unless a written lawful protest to the Annexation Petition is filed with the Iron County Clerk, PO Box 429, Parowan, Utah, 84761 c/o Jon Whittaker, or delivered to the Iron County Clerk's Office located at 68 South 100 East, Parowan, Utah, 84761. A copy of the protest must also be delivered or mailed to the Cedar City Recorder at the address noted above. Any protest must be filed as herein stated by no later than **Thursday, March 28, 2024, by 5:00 p.m.**
5. If no lawful protests are received, the Cedar City Planning Commission will hold a public hearing on **Tuesday, April 2nd, at 5:15 p.m.** in the Cedar City Council Chambers located at 10 North Main Street, Cedar City, Utah, to consider a request to annex this property.
6. If no lawful protests are received, the Cedar City Council will hold a public hearing on **Wednesday, April 17, 2024, at 5:30 p.m.** in the Cedar City Council Chambers located at 10 North Main Street, Cedar City, Utah, to consider the request to annex this property.

7. The area proposed for annexation to Cedar City will also automatically be annexed to have Cedar City provide fire protection, and emergency services or law enforcement services, as applicable.
8. The area proposed for annexation to Cedar City will be automatically withdrawn from Iron County providing fire protection, and emergency services or law enforcement services, as applicable.

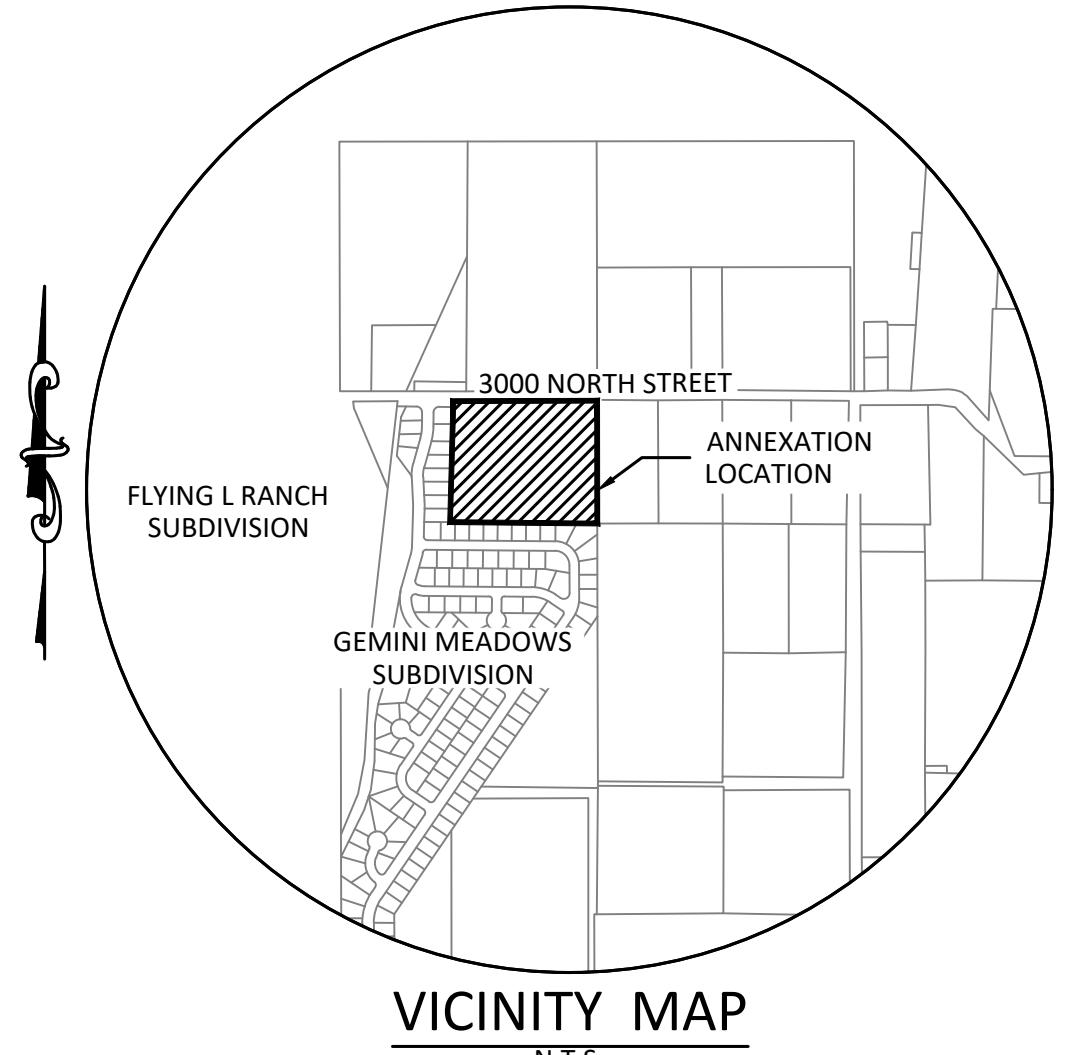
# Proposed Annexation



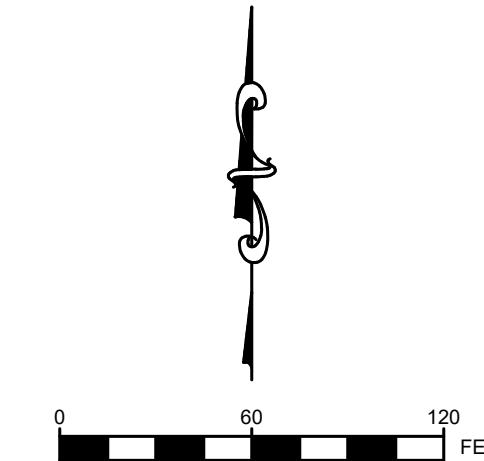
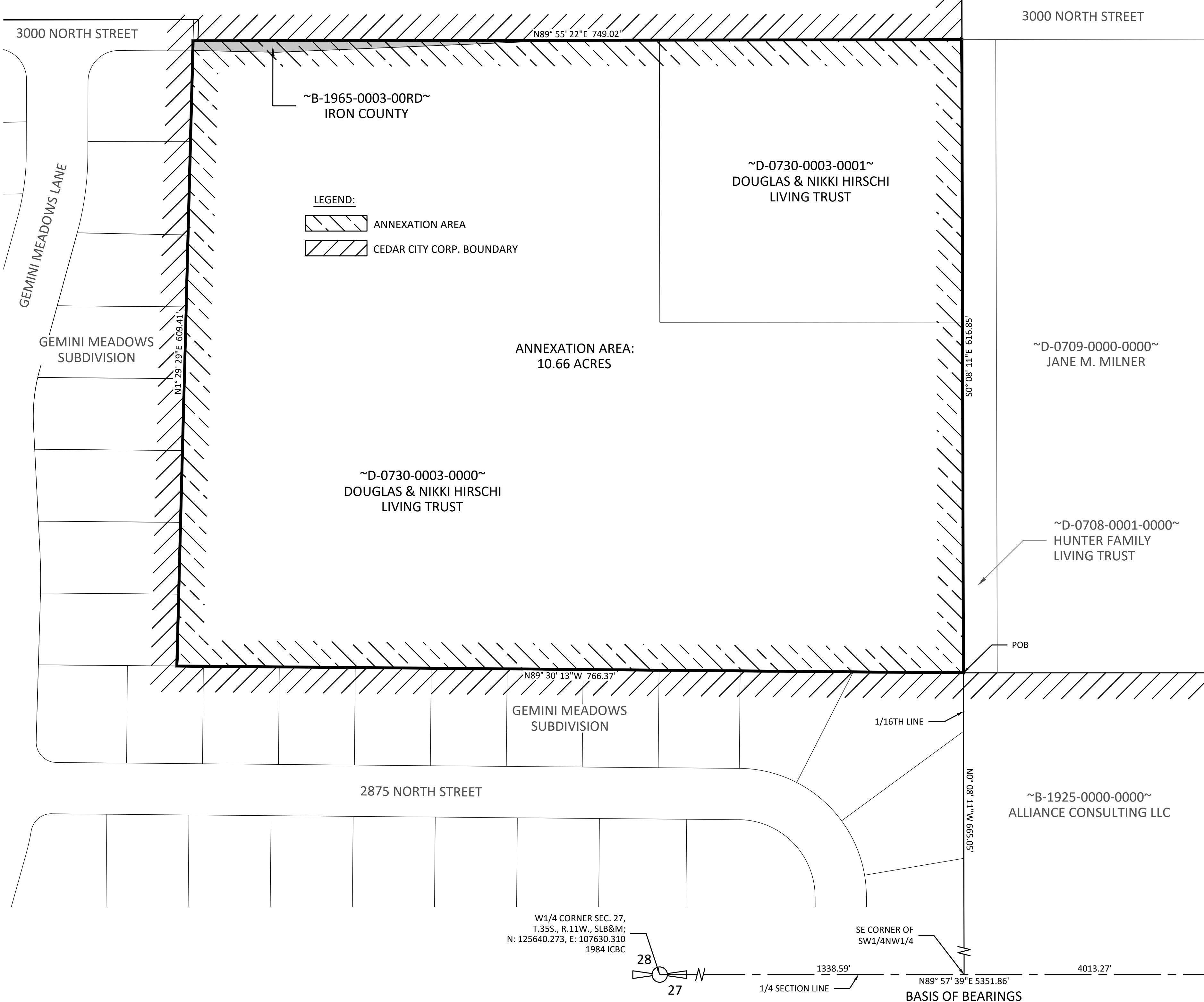
**ANNEXATION MAP FOR**  
**DOUGLAS & NIKKI HIRSCHI LIVING TRUST**  
**WITHIN THE NE1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M**  
**IRON COUNTY, UTAH**

01/08/2024

**APPROVED**



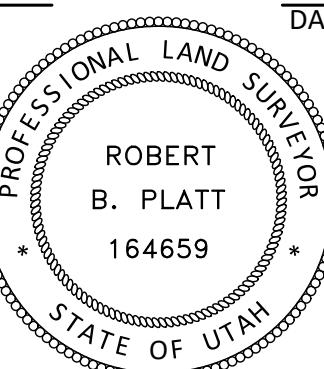
VICINITY MAP  
N.T.S.



**SURVEYOR'S CERTIFICATE**

I, ROBERT B. PLATT PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS THE CEDAR CITY RV LLC PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION.

ROBERT B. PLATT  
UTAH P.L.S. #164659



DATE: \_\_\_\_\_

**ANNEXATION BOUNDARY:**

BEGINNING N.89°57'39"E. ALONG THE EAST-WEST QUARTER SECTION LINE 1338.59 FEET AND N.0°08'11"W. 665.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE EAST LINE OF THE SW1/4NW1/4 OF SAID SECTION 27; THENCE N.89°30'13"W. ALONG THE BOUNDARY LINE OF GEMINI MEADOWS SUBDIVISION 766.37 FEET, THENCE N.1°29'29"E. ALONG SAID SUBDIVISION BOUNDARY LINE 609.41 FEET, THENCE N.89°55'22"E. 749.02 FEET TO THE EAST LINE OF SAID SW1/4NW1/4 OF SAID SECTION 27, THENCE S.0°08'11"E. ALONG SAID 1/16TH LINE 616.85 FEET TO THE POINT OF BEGINNING.  
CONTAINS 10.66 ACRES OF LAND.

**DEPUTY IRON COUNTY SURVEYOR APPROVAL**

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION PLAT.

DATE: \_\_\_\_\_

DEPUTY IRON COUNTY SURVEYOR

**CEDAR CITY ENGINEER'S APPROVAL**

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION PLAT.

DATE: \_\_\_\_\_

JONATHAN STATHIS  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE CEDAR CITY PLANNING COMMISSION AND IS HEREBY RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**CHAIRPERSON**

**CEDAR CITY COUNCIL APPROVAL**

THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE CEDAR CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER IN THE OFFICE OF THE IRON COUNTY RECORDER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR

ATTEST CITY RECORDER  
RENON SAVAGE

**LIST OF PROPERTY OWNERS & ACREAGE**

1. DOUGLAS & NIKKI HIRSCHI LIVING TRUST: 10.60 ACRES
2. IRON COUNTY: 0.06 ACRES

**FLOOD PLAIN**

PROPERTY IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING, SOURCE OF INFORMATION: FLOOD INSURANCE RATE MAP, CEDAR CITY, IRON COUNTY, UTAH, COMMUNITY PANEL NUMBER 490073 0725 B, EFFECTIVE DATE: JULY 17, 1986.

**SERVICES AVAILABILITY**

1. WATER: THERE IS NO WATER ACCESSIBLE TO THIS PROPERTY (IN 3000 NORTH).
2. SEWER: THERE IS NO SEWER ACCESSIBLE TO THIS PROPERTY (IN 3000 NORTH).
3. DRAINAGE: THIS PROPERTY SLOPES WESTERLY AND NORTHERLY TO 3000 NORTH.
4. PROPOSED IMPROVEMENT UPDATES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE REVIEW OF CEDAR CITY CORP.

**CERTIFICATE OF RECORDING**

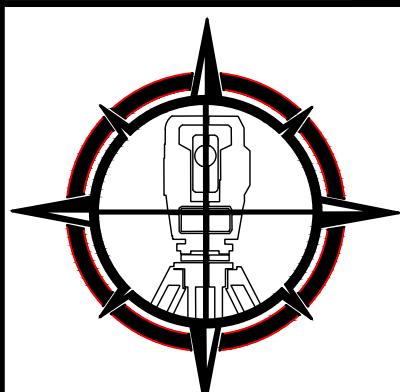
I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

ENTRY NO. \_\_\_\_\_ FEE: \_\_\_\_\_

RECORDED AT THE REQUEST OF: \_\_\_\_\_

**PLATT  
&  
PLATT, INC.**  
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS  
195 N. 100 E.  
CEDAR CITY, UT 84720  
TEL: (435) 586-6151  
FAX: (435) 586-8567  
EMAIL: PLATT@INFOWEST.COM



REVISION:	01/08/24	DESCRIPTION:	APPROVED CITY REVIEW COMMENTS #1
DATE:	01/08/24	DATE:	01/08/24
DATE:	01/08/24	DATE:	01/08/24

**DOUGLAS & NIKKI HIRSCHI LIVING TRUST**  
WITHIN THE NE1/4 OF SECTION 27, T. 35 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH