

ANNEXATION PETITION
NOTICE OF PUBLIC CERTIFICATION

On April 23, 2024, a petition proposing the annexation of real property located in the vicinity of 600 North and 3700 West and encompassing approximately 70 acres of land, was filed by Phil E. Schmidt.

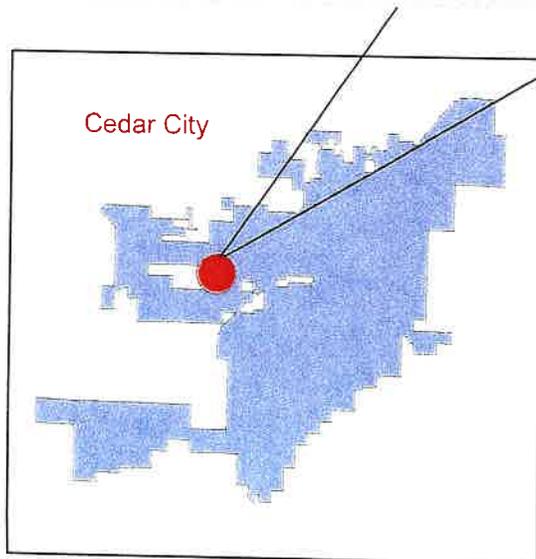
The area proposed for annexation in the petition is described as follows and shown on the attached map:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLB&M: THENCE N.89°59'25"E. ALONG THE SECTION LINE 1329.76 FEET TO THE NORTHEAST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 8, THENCE S.0°08'47"E. ALONG THE 1/16 LINE 1320.30 FEET TO THE SOUTHEAST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 8, THENCE S.89°53'27"W. ALONG THE 1/16 LINE 345.41 FEET, THENCE S.0°06'03"E. 1320.90 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8, THENCE S.89°47'26"W. ALONG SAID QUARTER SECTION LINE 977.07 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 8, THENCE N.0°16'52"W. ALONG THE SECTION LINE 2645.23 FEET TO THE POINT OF BEGINNING.
CONTAINS 70.00 ACRES OF LAND.

1. On May 22nd, 2024, the Cedar City Council accepted the Petition to be further considered and authorized the Petition to be certified by City Staff.
2. On June 11th, 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, July 11th, 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, July 16th, 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.

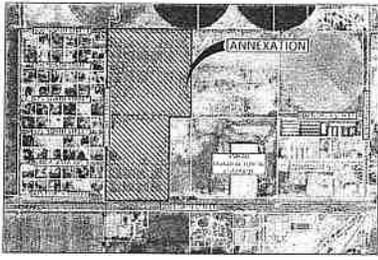
6. If no lawful protests are received, the Cedar City Council will hold a public hearing on **Wednesday, August 7th, 2024, at 5:30 p.m.** in the Cedar City Council Chambers located at 10 North Main Street, Cedar City, Utah, to consider the request to annex this property.
7. The area proposed for annexation 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



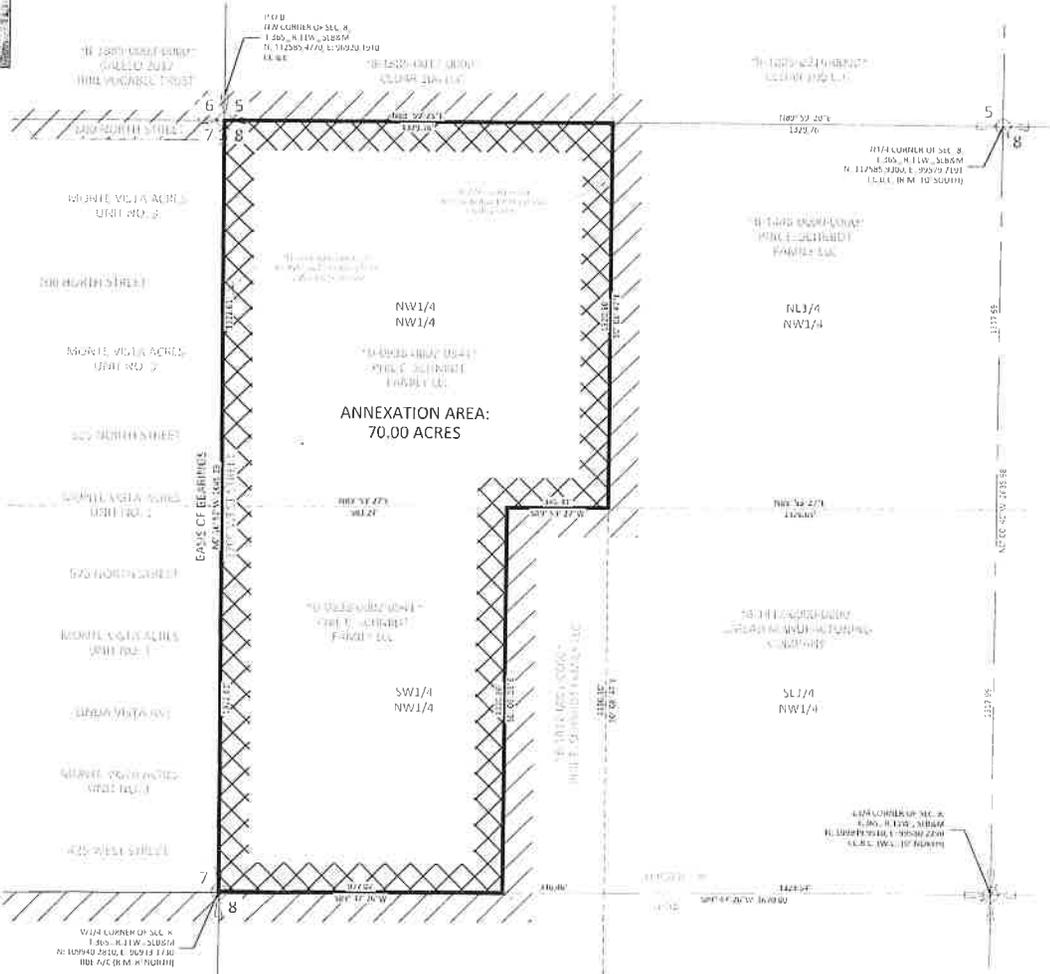
	Proposed Annexation
	City Limits
	Iron County Parcel Lines





VICINITY MAP
N.T.S.

ANNEXATION MAP FOR PHIL E. SCHMIDT FAMILY LLC WITHIN THE NW1/4 OF SECTION 8, T. 36 S., R. 11 W., SLB&M IRON COUNTY, UTAH



**ANNEXATION AREA:
70.00 ACRES**

OWNER'S CERTIFICATE
I, PHILIP B. PLATT, PROFESSIONAL SURVEYOR AND SURVEYOR NUMBER 16488, CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THIS MAP REPRESENTS THE PHIL E. SCHMIDT FAMILY LLC PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION.

DATE: 09/26/2024
PHILIP B. PLATT
STATE P.L.S. 16488



APPLICATOR'S CERTIFICATE
BEING THAT AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 11 WEST, S1/4 SW/4, THERE IS AN 59'25" ALONG THE SECTION LINE 329.76 FEET TO THE NORTHEAST CORNER OF THE NW1/4 NW1/4 OF SAID SECTION 8, THERE IS 510'07" ALONG THE 100' LINE TO THE SOUTHWEST CORNER OF THE NW1/4 NW1/4 OF SAID SECTION 8, THENCE BY S27°27'00" ALONG THE 1/16" LINE 245.43 FEET, THENCE BY 0°00'00" 124.90 FEET TO THE EAST WEST QUARTER SECTION 8 OF SAID SECTION 8, THENCE S89°47'00" W ALONG SAID QUARTER SECTION LINE BY 121'11" TO THE WEST QUARTER CORNER OF SAID SECTION 8, THENCE N 0°00'00" W ALONG THE SECTION LINE 200.23 FEET TO THE POINT OF BEGINNING (LINDA VISTA ACRES TRACT).

LIST OF PRESENT OWNERS & ACRES

- PHIL SCHMIDT FAMILY LLC 69.00 ACRES
- MONTA VISTA COMMUNITY & WATER COMPANY 1.49811" (0.02 ACRES)
- STURDI LUMBERTY WRENSHAW FAMILY TRUST 1.02891" (0.03 ACRES)

REQUIREMENTS
PROPERTY IS LOCATED WITHIN THE UTAH AREA OF MINIMAL FLOODING, SOURCE OF INFORMATION: FLOOD INSURANCE RATE MAP, CEDAR CITY, IRON COUNTY, UTAH, COMMUNITY FLOOD HAZARD IDENTIFICATION MAP, UTAH DEPARTMENT OF HERITAGE, CONSERVATION AND RECREATION, DIVISION OF WATER, DATE: JULY 17, 1995.

SERVICES AVAILABILITY

- WATER: THERE IS NO WATER ACCESSIBLE TO THIS PROPERTY.
- SEWER: THERE IS SEWER ACCESSIBLE TO THIS PROPERTY (EXISTING SEWER MAIN ALONG 100' N, FOURTH SIDE OF U 58).
- SEWERAGE: THIS PROPERTY ADJACES WASTEWATER.
- PROPOSED IMPROVEMENTS/UPGRADES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE JURISDICTION OF CEDAR CITY.

IRON COUNTY SURVEYOR APPROVAL
I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION MAP.

DATE: _____
IRON COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION MAP.

DATE: _____
PLANNING COMMISSION

CEDAR CITY COUNCIL APPROVAL
THIS ANNEXATION MAP HAS BEEN APPROVED BY THE CEDAR CITY PLANNING COMMISSION AND THE PROCEEDINGS THEREON ARE ON FILE IN THE IRON COUNTY CLERK'S OFFICE ON THIS DATE OF _____, 2024.

DATE: _____
CITY CLERK

CEDAR CITY COUNCIL APPROVAL
THIS ANNEXATION MAP HAS BEEN APPROVED BY THE CEDAR CITY COUNCIL AND THE PROCEEDINGS THEREON ARE ON FILE IN THE IRON COUNTY CLERK'S OFFICE ON THIS DATE OF _____, 2024.

DATE: _____
CITY CLERK

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION MAP.

DATE: _____
PHILIP B. PLATT

LEGEND:
 ANNEXATION AREA
 CEDAR CITY CORP. BOUNDARY

CERTIFICATE OF RECORDING
I, CLAIR JEFFREYS, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS FILED FOR RECORD UNDER MAP NO. 2024-001 ON THIS DATE: 09/26/2024.

IRON COUNTY RECORDER
BOOK: _____ PAGE: _____
SERIES: _____ FILE: _____
RECORDED AT THE REQUEST OF: _____

P. PLATT & P. PLATT, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 102 E.
CEDAR CITY, UT 84202
TEL: (435) 586-6434
FAX: (435) 586-6307
EMAIL: PLATT@PPLATT.COM



DATE	BY

ANNEXATION MAP FOR
PHIL E. SCHMIDT FAMILY LLC
WITHIN THE NW1/4 OF SECTION 8, T. 36 S., R. 11 W., SLB&M
IRON COUNTY, UTAH

APPROVED BY:
PHILIP B. PLATT
DATE: 09/26/2024
SCALE: 1" = 400'