

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

On January 14, 2025, a petition proposing the annexation of real property located at approximately at 600 North and 3700 West, and encompassing approximately 33.08 acres, was filed Phil E Schmidt Family, LLC (now P & J Development, LLC)"

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

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 585.32 FEET, THENCE S.0°01'57"E. 2643.20 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8, THENCE S.89°47'26"W. ALONG SAID QUARTER SECTION LINE 536.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 3700 WEST STREET, THENCE N.0°23'09"W. ALONG SAID RIGHT-OF-WAY LINE 2579.12 FEET, THENCE S.89°59'25"W. 33.12 FEET TO THE WEST LINE OF SAID SECTION 8, THENCE N.0°16'41"W. ALONG SAID SECTION LINE 66.00 FEET TO THE POINT OF BEGINNING.

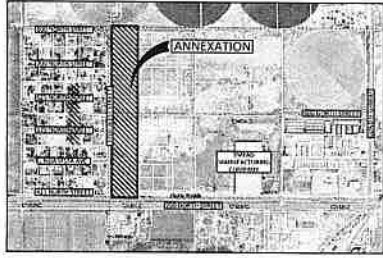
CONTAINS 33.08 ACRES OF LAND.

1. On January 29, 2025 the Cedar City Council accepted the Petition to be further considered and authorized the Petition to be certified by City Staff.
2. On February 3, 2025, 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 to the Cedar City Recorder at the address noted above on the same date that the protest is filed with the Iron County Clerk. Any protest must be filed as herein stated by no later than **Wednesday, March 5, 2025, by 5:00 p.m.**
5. If no lawful protests are received, the Cedar City Planning Commission will hold a public hearing tentatively scheduled for **Tuesday, March 18<sup>th</sup>, 2025, 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 tentatively scheduled for **Wednesday, April 2nd, 2025, 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.



VICINITY MAP  
N.T.S.

**SURVEYOR'S CERTIFICATE:**

I, ROBERT B. PLATT PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164658, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS THE PHIL E. SCHMIDT FAMILY LLC PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION.

ROBERT B. PLATT  
UTAH P.L.S. #164658

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



**ANNEXATION BOUNDARY:**

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SUBRANGE 12, THENCE N. 89° 52' 25" E. ALONG THE SECTION LINE 345.32 FEET, THENCE S. 61° 01' 59" E. 264.20 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 8, THENCE S. 89° 47' 26" W. ALONG SAID QUARTER SECTION LINE 536.01 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF 3700 WEST STREET, THENCE N. 0° 23' 00" W. ALONG SAID RIGHT-OF-WAY LINE 2579.32 FEET, THENCE S. 89° 52' 25" W. 33.12 FEET TO THE WEST LINE OF SAID SECTION 8, THENCE N. 0° 16' 41" W. ALONG SAID SECTION LINE 66.00 FEET TO THE POINT OF BEGINNING CONTAINING 33.08 ACRES OF LAND.

**LIST OF PROPERTY OWNERS & ACREAGE:**

1. PHIL E. SCHMIDT FAMILY LLC - 33.08 ACRES

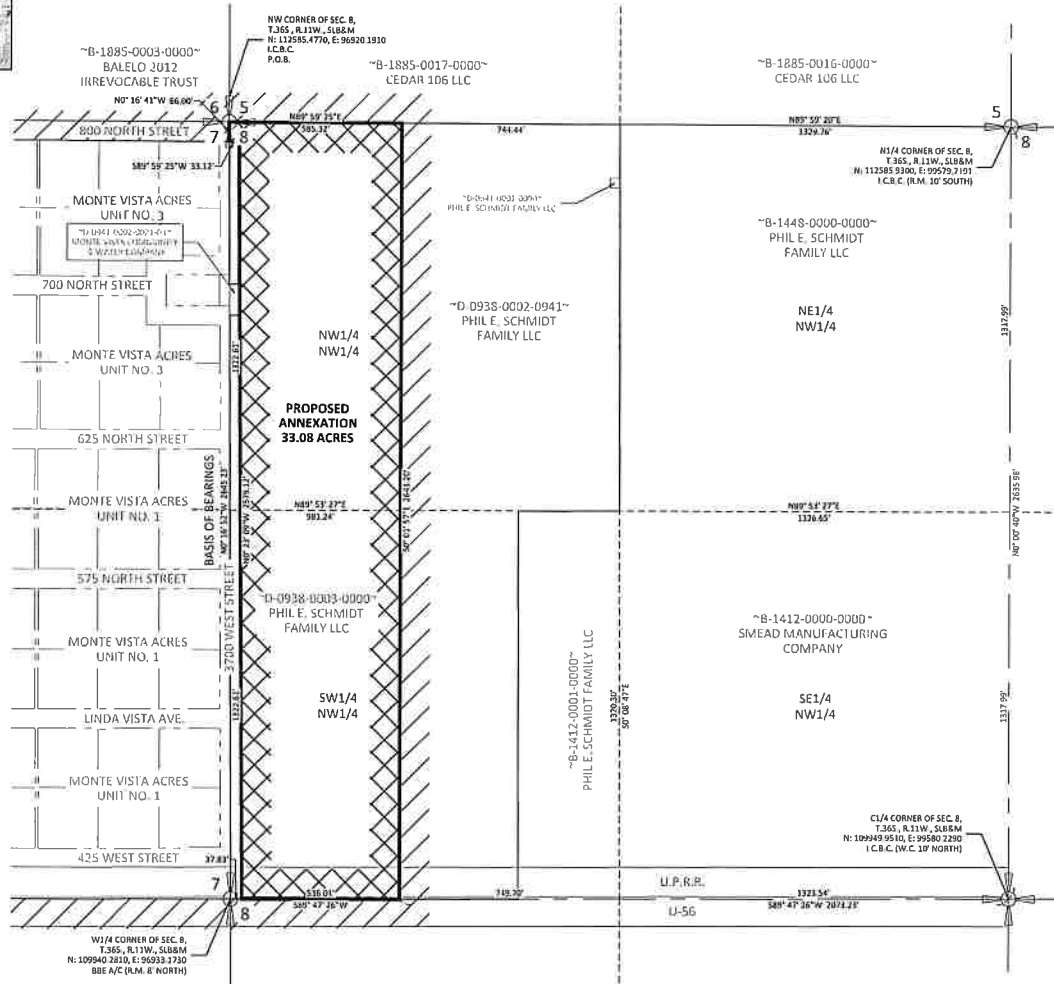
**FLOOD PLAIN:**

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.
2. SEWER: THERE IS SEWER ACCESSIBLE TO THIS PROPERTY (EXISTING SEWER MAIN ALONG U.P.R.R., NORTH SIDE OF U-56)
3. DRAINAGE: THIS PROPERTY SLOPES WESTERLY.
4. PROPOSED IMPROVEMENT UPGRADES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE REVIEW OF CEDAR CITY CORP.

**ANNEXATION MAP FOR  
PHIL E. SCHMIDT FAMILY LLC  
WITHIN THE NW 1/4 OF SECTION 8, T. 36 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH**



**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: \_\_\_\_\_ 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 \_\_\_\_\_, 2025.

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WATSON ATTEST CITY RECORDER  
BENJAMIN SAVAGE

**LEGEND:**

- ANNEXATION AREA
- CEDAR CITY CORP. BOUNDARY

**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 \_\_\_\_\_, 2025.

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) 566-6151  
FAX: (435) 566-8567  
EMAIL: PLATT@INFOWEST.COM



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ANNEXATION MAP FOR  
**PHIL E. SCHMIDT FAMILY LLC**  
WITHIN THE NW 1/4 OF SECTION 8, T. 36 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH

DRAWN BY:  
M.K. HALEY

CHECKED BY:  
R.B. PLATT

DATE: Dec 12, 2024

SCALE: 1" = 200'

PAGE: 1 OF 1

# Proposed Annexation

