

**NOTICE OF CERTIFICATION-**  
**ANNEXATION PETITION**

On July 11, 2025, a petition proposing the annexation of 19.18 acres of real property located in the vicinity of 3000 North 400 West, was filed by Ryan Brindley. The property is described below and shown on the attached.

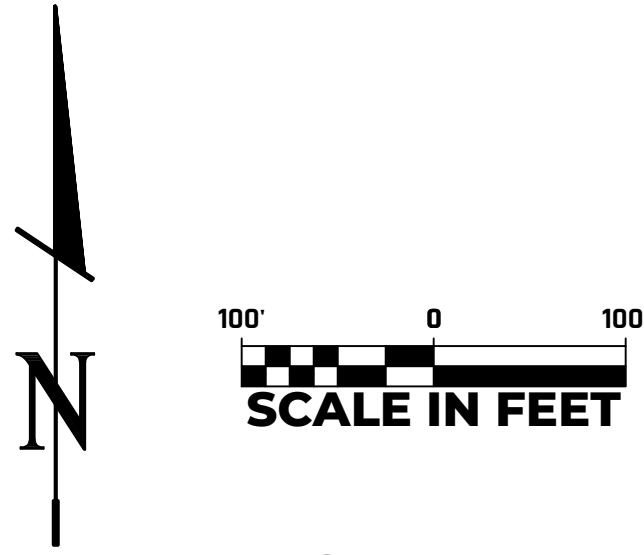
BEGINNING AT A POINT S00°00'05"E ALONG THE SECTION LINE 264.00 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°44'57"E 148.44 FEET; THENCE S00°00'18"E 1,275.45 FEET; THENCE S88°53'00"W 148.54 FEET TO A POINT ON SAID SECTION LINE; THENCE CONTINUE S88°53'00"W ALONG SAID LINE 503.33 FEET; THENCE N00°00'07"W 1,287.79 FEET; THENCE N89°53'04"E 503.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING 19.18 ACRES, MORE OR LESS.

1. On September 10, 2025, the Cedar City Council accepted the Petition to be further considered and authorized the Petition to be certified by City Staff.
2. On October 27, 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 or mailed 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 **November 26, 2025, by 5:00 p.m.**
5. Each protest shall state the reason for the protest of the annexation petition and justification for the protest per Portion 8, Chapter 2, Title 10 of the Utah State Code.
6. If no lawful protests are received, the Cedar City Planning Commission will hold a public hearing on **Tuesday, December 2nd, 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.
7. If no lawful protests are received, the Cedar City Council will hold a public hearing on **Wednesday, December 3rd, 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.

8. 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.
9. 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.

# ANNEXATION PLAT FOR RYAN BRINDLEY

LOCATED IN SEC. 26 & 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, IRON COUNTY, UT



## LEGEND

- SET REBAR & CAP "GO CIVIL ENG"
- FOUND MONUMENT AS NOTED
- SECTION CORNER
- EXISTING CITY LIMITS
- ANNEXATION BOUNDARY

## NOTES:

ANNEXATION SPONSOR: RYAN BRINDLEY

PROPERTY OWNER: RYAN BRINDLEY,  
4445 N. PIONEER DRIVE  
ENOCH CITY, UTAH 84721  
PARCEL NUMBERS : D-0731-0000-0000, D-0699-0000-0000

### ANNEXATION NOTES:

- BASIS OF BEARING S0° 00' 05" E 2660.62' FROM THE NORTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 27 T35S, R11W, SLB&M, IRON COUNTY, UTAH.
- THE APPROXIMATE ADDRESS FOR THIS ANNEXATION IS 500 W 3000 N IRON COUNTY UT, 84721.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "C". SOURCE OF INFORMATION: FEMA FIRM MAP, COMMUNITY PANEL 490073-0725 B, EFFECTIVE JULY, 1986., REVISED TO REFLECT LOMR DATED MARCH 26, 2001.
- EXISTING 12-INCH CEDAR CITY SEWER MAIN LOCATED IN 3000 NORTH.
- EXISTING 12-INCH CEDAR CITY WATER MAIN LOCATED IN 3000 NORTH.
- THIS PROPERTY FALLS WITHIN THE RURAL ESTATE RESIDENTIAL AREA PER THE CEDAR CITY PROPOSED LAND USE, GENERAL PLAN 2022 MAP. (COUNCIL APPROVED MARCH 9, 2022).
- THIS PROPERTY FALLS WITHIN THE CEDAR CITY AIRPORT ZONES: INSTRUMENT APPROACH ZONE (IAZ) AND THE APPROACH ZONE (AZ).
- 3000 NORTH IS A CEDAR CITY 75-FT MINOR ARTERIAL MASTER PLAN ROAD WITH A BIKE LANE.

## ANNEXED PARCEL TABULATION:

PARCEL NUMBER : D-0731-0000-0000 -14.83 ACRES  
PARCEL NUMBER : D-0699-0000-0000 - 4.35 ACRES  
TOTAL AREA BEING ANNEXED: 19.18 ACRES

## PLANNING COMMISSION APPROVAL

I, ADAM HAHN, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS APPROVED BY SAID COMMISSION.

ADAM HAHN - CHAIRPERSON

DATE

## CITY ENGINEER'S APPROVAL

I, KENT FUGAL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

KENT FUGAL- CEDAR CITY ENGINEER

## IRON COUNTY SURVEYOR APPROVAL

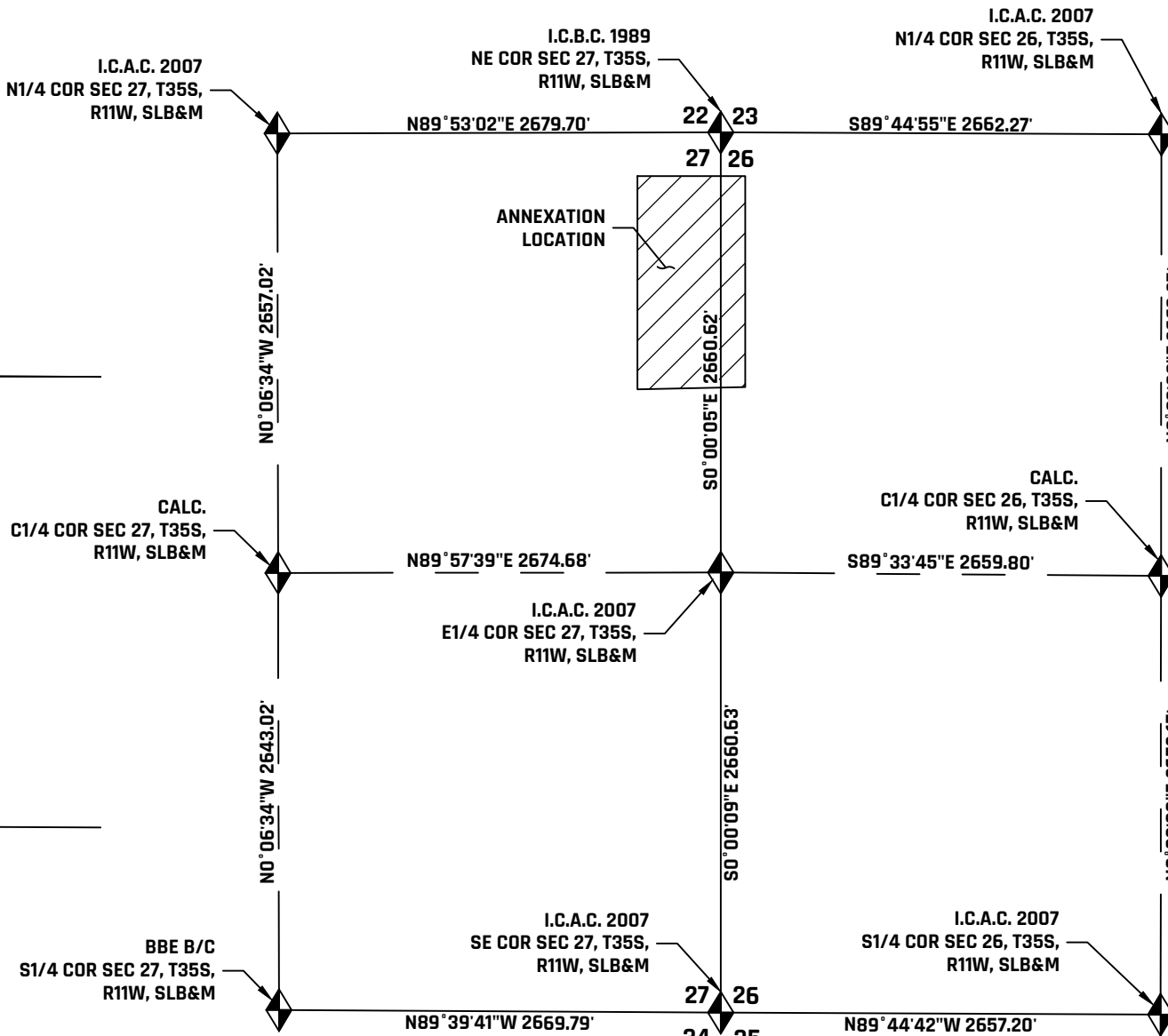
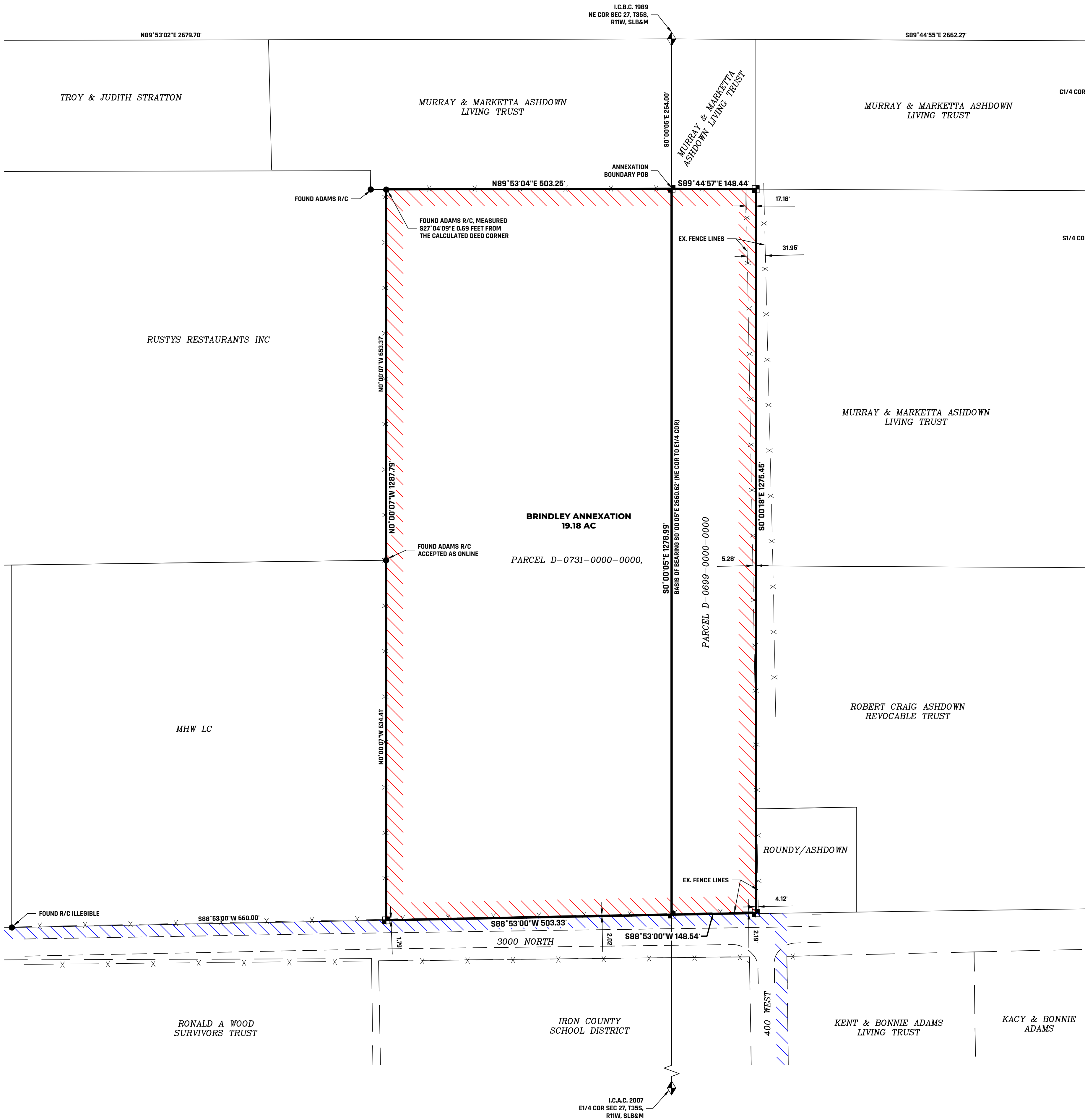
I, CLAY TOLBERT AS DEPUTY COUNTY SURVEYOR, DO HEREBY APPROVE THIS ANNEXATION THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CLAY TOLBERT, DEPUTY COUNTY SURVEYOR

## CERTIFICATE OF ACCEPTANCE

I, GARTH GREEN, 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 \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

BY: GARTH GREEN, MAYOR ATTEST: RENON SAVAGE, CITY RECORDER



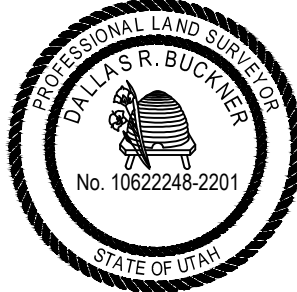
## SECTION BREAKDOWN

N.T.S.  
SECTION BREAKDOWN PER DEPENDANT RESURVEY OF  
T35S, R11W, SLB&M IRON COUNTY, UTAH PREPARED BY  
GRIMSHAW SURVEYING, INC., DATED 6/11/2007

## SURVEYOR'S CERTIFICATE

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, HOLD A LICENCE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND HAVE CERTIFIED ALL MEASUREMENTS.

DALLAS R. BUCKNER P.L.S. NO. 1062248-2201



## NARRATIVE

THIS SURVEY WAS PREPARED FOR RYAN BRINDLEY FOR ANNEXATION INTO CEDAR CITY CORP. THE RECORD WARRANTY DEED DESCRIBED THE TWO PARCEL IN CARDINAL DIRECTIONS, SAID DEED WAS CALCULATED ALONG WITH ADJACENT DEEDS AND WERE ROTATED TO THE SECTION 26 & 27, T35S, R11W, SLB&M BREAKDOWN. THE ONLY SURVEYS OF RECORD WERE WEST OF THE BOUNDARY OF THE BRINDLEY PARCELS AND MONUMENTS WERE FOUND PER THOSE RECORD SURVEYS.

THE SOUTH LINES OF BRINDLEY PARCELS MATCHED THE ADJACENT WEST PARCEL ALONG 3000 NORTH AS ONE CONSTANT BEARING, RECORD DISTANCE FROM THE FOUND MONUMENT WAS HELD TO ESTABLISH HE SOUTHWEST CORNER OF BRINDLEY. THE MID PARCEL ADAM R/C WAS HELD FOR LINE AND PROJECTEDED USING RECORD OF SURVEY DISTANCE TO ESTABLISH THE NORTHWEST CORNER. THEN CLOSED BASED ON THE RECORD DEED TIE FROM THE SECTION CORNER. THE NORTH AND EAST LINES WERE RE-ESTABLISHED BASED UPON HONORING ADJACENT DEEDS OF RECORD.

REFRENCES:  
ROS RUSTYS RESTURANTS INC BY ADMAS PLAT NO. 976  
ROS BART SMITH AND MARK WEBSTER BY PLATT PLAT NO. 1964-1  
CEDAR CITY 1995 NORTH ANNEXATION ENTRY NO 359721  
ALTA TITLE COMMITMENT DATED 7/22/22 AS #16997-00001

## ANNEXATION BOUNDARY (19.18 AC)

BEGINNING AT A POINT S00° 00' 05" E ALONG THE SECTION LINE 264.00 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89° 44' 57" E 148.44 FEET; THENCE S00° 00' 18" E 1,275.45 FEET; THENCE S88° 53' 00" W 148.54 FEET TO A POINT ON SAID SECTION LINE; THENCE CONTINUE S88° 53' 00" W ALONG SAID LINE 503.33 FEET; THENCE N00° 00' 07" W 1,287.79 FEET; THENCE N89° 53' 04" E 503.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.18 ACRES, MORE OR LESS.

## CERTIFICATE OF RECORDING

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

BOOK \_\_\_\_ PAGE \_\_\_\_ COUNTY RECORDER - CARRI JEFFRIES

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

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



590 N. 800 W. CEDAR CITY, UT 84721  
#(435) 586-9592 WWW.GOCIVIL.NET

ANNEXATION PLAT  
FOR  
RYAN BRINDLEY

LOCATED IN SECTIONS 26 & 27, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, IRON COUNTY, UT

CHECKED:

SCALE:

DATE:

DRAWN:

SHEET:

11 X 17 SHEETS ARE NOT TO SCALE



Proposed  
Annexation

