

STATE OF UTAH



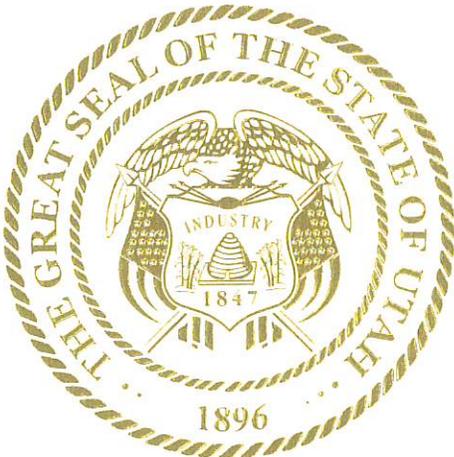
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the PRIME WEST DEVELOPMENT LLC ANNEXATION located in PAROWAN CITY, dated OCTOBER 6, 2025, complying with §67-1a-6.5, 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 the PRIME WEST DEVELOPMENT LLC ANNEXATION 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 15<sup>th</sup> day of October, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

**ORDINANCE NO. 2025-14**

**AN ORDINANCE CONCERNING THE PRIME WEST DEVELOPMENT LLC ANNEXATION  
PROPERTY LOCATED AT C-0970-0000-0000, C-0957-0000-0000, AND C-0957-0001-0000  
CONSISTING OF APPROXIMATELY 51.16 ACRES MORE OR LESS  
ORDINANCE DATED AUGUST 28, 2025**

**WHEREAS**, a majority of the owners of certain real property described below, desire to annex such real property to Parowan City, Utah, said owners being the owners of at least one-third (1/3) in value of said real property as shown by the last assessment roll; and

**WHEREAS**, said real property consists of approximately 51.16 acres and lies contiguous to the corporate boundaries of Parowan City, Utah, and covers a majority of the private land area with the area proposed for annexation; and

**WHEREAS**, said Petitioners and owners have caused to be filed an executed petition with the City Recorder together with an accurate legal description and plat of the real property which was made under the supervision of a licensed surveyor and which is located within the area proposed for annexation; and

**WHEREAS**, Parowan City Council accepted the petition for annexation; and within 30 days the City Recorder, with the assistance of the City Attorney, reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections §10-2-403(2), (3), and (4)); and

**WHEREAS**, a copy of the Petition was provided to the Iron County Clerk;

**WHEREAS**, the annexation does not create an island or larger peninsula than what was previously created and, as such, was approved by Iron County;

**WHEREAS**, notice was posted within the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation, beginning no later than 10 days after receipt of the notice of certification, where it was most likely to give notice to the residents within, and on the Utah Public Notice Website, as provided by Utah State Law (Subsection § 10-2-406(1)(a) and (b)); and

**WHEREAS**, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities, and posted on the Parowan City Website, as proved by Utah State Law (Subsection §10-2-406(c) and (d)); and

**WHEREAS**, no qualified protests to the annexation petition were initially filed during the period specified; and

**WHEREAS**, the Petitioners have agreed to be bound to the terms of the annexation agreement, dated AUG. 28, 2025, as a condition of passing this annexation ordinance; and

**NOW, THEREFORE**, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:**

**ORDINANCE ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF PAROWAN, UTAH.**

1. The real property more particularly described in Paragraph 2 below, is hereby annexed to Parowan City, Utah, and the corporate limits of Parowan, Utah, are hereby extended accordingly.
2. The real property which is the subject of this Ordinance is described as follows:

BEGINNING AT THE EAST QUARTER CORNER SECTION 15, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°11'56"W ALONG THE EAST SECTION LINE 1,409.13 FEET TO A FOUND REBAR & CAP BEING SOUTH ALONG SAID SECTION FROM THE 1/16<sup>TH</sup> CORNER 85.46'; THENCE S89°47'12"W PARALLEL TO THE EAST-WEST 1/16<sup>TH</sup> LINE 1,334.33 FEET TO A POINT ON THE NORTH-SOUTH 1/16<sup>TH</sup> LINE; THENCE N00°19'58"E ALONG SAID LINE 85.46 FEET TO THE 1/16<sup>TH</sup> CORNER; THENCE S89°47'12"W ALONG THE 1/16<sup>TH</sup> LINE 1,334.13 FEET TO THE 1/16<sup>TH</sup> CORNER LOCATED ON THE ¼ SECTION LINE; THENCE N00°27'57"E ALONG SAID ¼ LINE 240.96 FEET TO THE SOUTH RIGHT OF WAY INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR CALLS N66°10'52"E 953.82 FEET; THENCE S03°53'14"E 53.19 FEET; THENCE N66°10'52"E 672.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 23,108.31 FEET AND A CENTRAL ANGLE OF 02°50'31"; THENCE ALONG THE ARC A DISTANCE OF 1,146.21 FEET TO A POINT ON THE EAST-WEST ¼ SECTION LINE; THENCE DEPARTING SAID RIGHT OF WAY ALONG A LINE NON-TANGENT TO SAID CURVE, N89°57'13"E ALONG SAID ¼ LINE 142.59 FEET TO THE POINT OF BEGINNING.

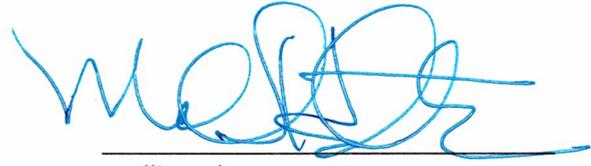
CONTAINING 51.16 ACRES, MORE OR LESS.

3. The zoning map of Parowan City shall be amended to include the real property described above in Paragraph 2.
4. The real property, described in Paragraph 2 above, shall be classified with specific acreages being designated as R-2 and R-3, in accordance with the provision of PCMC 15.24 "Zoning Districts" and Section 10-9a-505, Utah Code Annotated, 1953, as amended.
5. A certified copy of the Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Iron County, Utah, by the City Recorder.

**PASSED AND ADOPTED** by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 28 day of August, 2025

Signatures on next page.

PAROWAN CITY

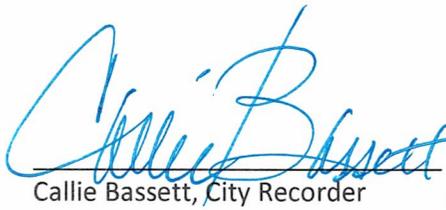


Mollie Halterman, Mayor

***Voting on Next Page***

<b>VOTING:</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
David Burton	—	✓	—	—
John Dean	✓	—	—	—
Sharon Downey	✓	—	—	—
David Harris	✓	—	—	—
Rochell Topham	✓	—	—	—

Attested by:



Callie Bassett, City Recorder





**SURVEYOR'S CERTIFICATE**

I, DALLAS R. BUCKNER, PROFESSIONAL UTAH LAND SURVEYOR NO. 1062248-2201, 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 AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

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



**NARRATIVE**

THIS ANNEXATION WAS PREPARED FOR LARRY PENDLETON OF PRIME WEST DEVELOPMENT LC TO ANNEX THE PROPERTY FROM IRON COUNTY INTO PAROWAN CITY. THE PARCEL IS LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, T34S, R9W, SLB&M.

THIS SURVEY WAS PERFORMED ON A LOCAL CALIBRATION USING TRIMBLE RTK GPS AND HELD THE SECTION 15 BREAKDOWN AS SURVEYED ON AMENDED R.O.S. FOR JERRY AND DOROTHY ROBINSON BY INSITE ENGINEERING. THE BASIS OF BEARINGS FOR THIS SURVEY IS S 0° 11'56" W 2547.33 FEET, FROM THE EAST QUARTER CORNER TO THE SOUTH EAST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN.

THE RECORD DEEDS FOR THE PRIME WEST PARCELS WERE WRITTEN WITH CARDINAL DIRECTIONS AND DISTANCES FROM A STANDARD SECTION BREAK DOWN. THOSE DEEDS WERE CALCULATED AND REFLECTED NUMEROUS MISCLCLOSURES AND INCLUDED MORE OR LESS CALLS. THE RECORD CALCULATIONS WERE ROTATED TO THE SECTION BREAK DOWN AND FIT TO THE CORRESPONDING 1/4 LINES, 1/16 LINE, SECTION LINES, AND 1-15 RIGHT OF WAY AS RE-ESTABLISHED BY R.O.W. MARKERS.

UDOT RIGHT OF WAY MARKERS WERE FOUND AS NOTED HEREON. MONUMENTS WERE HELD AS SURVEYED FOR SOUTH RIGHT OF WAY OF I-15. STATIONING ON THE FOUND MONUMENTS WERE USED TO CALCULATE THE CENTERLINE OF I-15, THEN CALCULATE R.O.W. GEOMETRY FOR THE SOUTH RIGHT OF WAY BASED ON RECORD UDOT MAPS. UDOT MONUMENTS FIT RECORD TO THEMSELVES AND AS THE SOUTH RIGHT OF WAY WAS PROJECTED NORTHEASTERLY A GRIMSHAW R/C WAS FOUND WHICH FIT THE RECORD CALC'D PROJECTION PER THE UDOT MAPS.

A 7.0' OVERLAP IN DEEDS BETWEEN PRIME WEST AND CIVIL WATER WAS DISCOVERED DURING THE DEED RESEARCH ALONG OVER THE 1/16TH LINE AS SHOWN HEREON. IN CONSULTING WITH MARCUS ROBINSON OF SECURITY TITLE AND ESCROW THROUGH A CHAIN OF TITLE SEARCH, WE DETERMINED THAT WARRANTY DEED BOOK Y, PAGE 117 RECORDED 4/7/1923 HAD CONVEYED TITLE USING A POB TIE OF 44 1/2 RODS. THE PARCEL CALLS USED CARDINAL BEARING WITH NORTH-SOUTH CALLS OF 35 1/2 RODS INDICATED A SUMMATION OF 80 RODS IN THE NORTH SOUTH DIRECTION. DEEDS THEREAFTER PERPETUATED A POB TIE OF 44 1/2 IN ERROR, RESULTING IN AN ADDITIONAL 5/2 BEING ATTRIBUTED TO THE POB TIE LINE. SURVEYS BY INSITE, IRONRIDGE AND GO CIVIL ENG. HAD USED THE 1/2 AND PRORATED THAT SURPLUS 5/2 BASED UPON SECTION AS SURVEYED RESULTING IN THE 7.0' OVERLAP SHOWN. BASED UPON THIS INFORMATION, I HAVE SHOWN PRIME WEST SOUTH LINE ON THE EAST-WEST 1/16TH AS INDICATED IN THE CURRENT AND CHAIN OF TITLE DEEDS.

- REFERENCES:
- UDOT I-15 MAPS AS PROJECT NUMBER: I-15-2(6)71, SHEETS 16-18
  - AMENDED RECORD OF SURVEY JERRY AND DOROTHY ROBINSON BY INSITE PLAT NO: 2203
  - RECORD OF SURVEY FOR STEVE HOLYOAK BY IRON RIDGE PLAT NO: 2242
  - WARRANTY DEEDS BK:558 PG:569, BK:555 PG:893, DEED OF RECONVEYANCE BK:919 PG:46, CONVEYANCE OF EASEMENT BK:570 PG:343

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	181.19'	23108.31'	0° 26' 57"	N65° 57' 23" E 181.19'
C2	955.02'	23108.31'	2° 23' 34"	N64° 32' 07" E 954.95'
C3	10540.00'	22918.31'	26° 21' 00"	N53° 00' 22" E 10447.36'
C4	1146.21'	23108.31'	2° 50' 31"	N64° 45' 36" E 1146.10'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.02'	N66° 10' 52" E
L2	53.19'	S3° 53' 14" E

# ANNEXATION PLAT/RECORD OF SURVEY FOR PRIME WEST DEVELOPMENT LC

SOUTHEAST 1/4, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 9 WEST, S.L.B.M.

**COUNTY SURVEYOR'S APPROVAL**

I, CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 28 DAY OF AUGUST, 2025.

CLAY TOLBERT - DEPUTY COUNTY SURVEYOR



**CERTIFICATE OF ACCEPTANCE**

I, MOLLIE HALTERMAN, MAYOR OF PAROWAN CITY, 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 29 DAY OF AUGUST, 2025.

MOLLIE HALTERMAN-MAYOR

ATTEST: *Callie Bassett*  
CITY RECORDER



**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\_\_.

COUNTY RECORDER - CARRI JEFFRIES

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

RECORDED AT THE REQUEST OF \_\_\_

**ANNEXATION BOUNDARY DESCRIPTION (51.16 AC)**

BEGINNING AT THE EAST QUARTER CORNER SECTION 15, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00° 11'56" W ALONG THE EAST SECTION LINE 1,409.13 FEET TO A FOUND REBAR & CAP BEING SOUTH ALONG SAID SECTION FROM THE 1/16TH CORNER 85.46'; THENCE S89° 47'12" W PARALLEL TO THE EAST-WEST 1/16TH LINE 1,334.33 FEET TO A POINT ON THE NORTH-SOUTH 1/16TH LINE; THENCE N00° 19'58" E ALONG SAID LINE 85.46 FEET TO THE 1/16TH CORNER; THENCE S89° 47'12" W ALONG THE 1/16TH LINE 1,334.13 FEET TO THE 1/16TH CORNER LOCATED ON THE 1/4 SECTION LINE; THENCE N00° 27'57" E ALONG SAID 1/4 LINE 240.96 FEET TO THE SOUTH RIGHT OF WAY INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR CALLS N65° 10'52" E 953.82 FEET; THENCE S03° 53'14" E 53.19 FEET; THENCE N65° 10'52" E 672.74 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 23,108.31 FEET AND A CENTRAL ANGLE OF 02° 50'31"; THENCE ALONG THE ARC A DISTANCE OF 1,146.21 FEET TO A POINT ON THE EAST-WEST 1/4 SECTION LINE; THENCE DEPARTING SAID RIGHT OF WAY ALONG A LINE NON-TANGENT TO SAID CURVE, N89° 57'13" E ALONG SAID 1/4 LINE 142.59 FEET TO THE POINT OF BEGINNING.

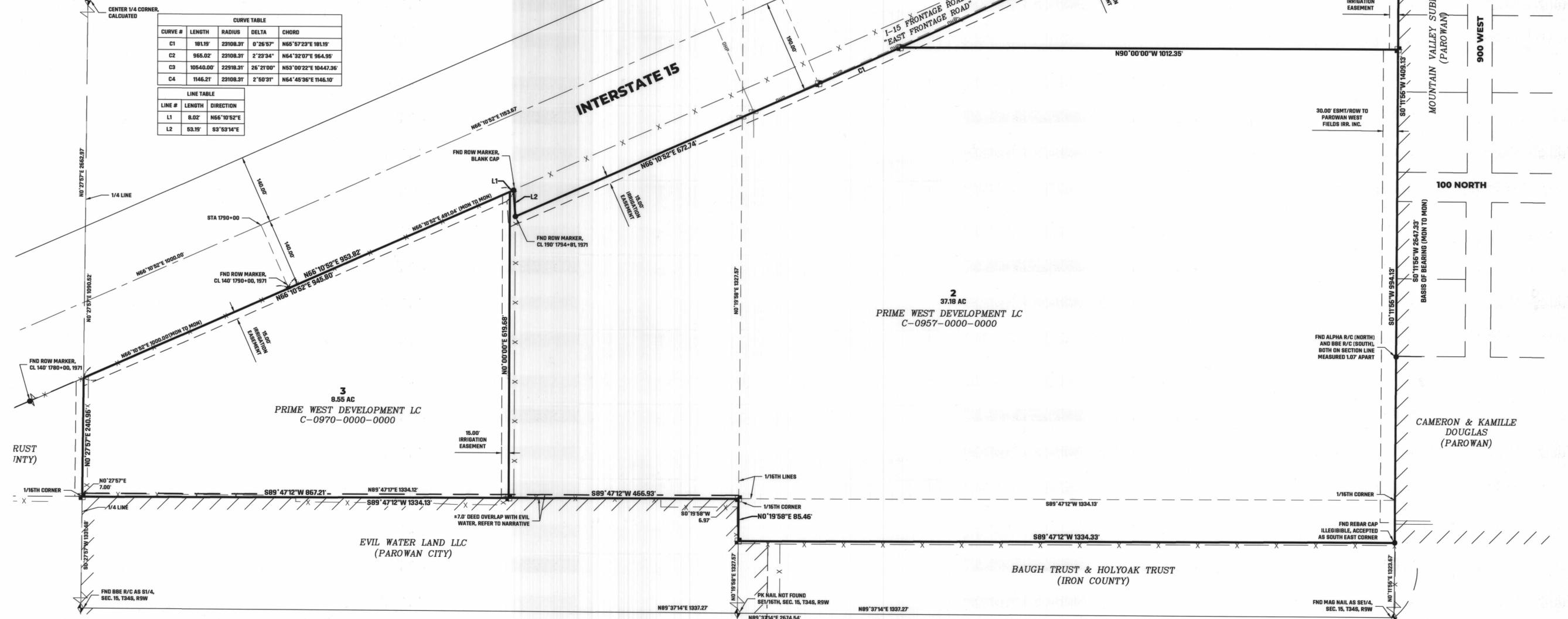
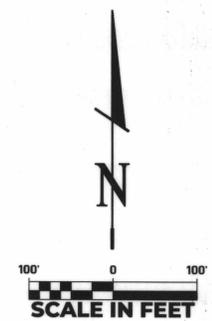
CONTAINING 51.16 ACRES, MORE OR LESS.

**LEGEND**

- ◆ FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENTS AS NOTED
- ⊠ REBAR AND CAP STAMPED "GO CIVIL ENG" TO BE SET
- X- EXISTING FENCE
- POWER POLE
- OVERHEAD POWER LINE
- ////// LIMITS OF CURRENT PAROWAN CITY BOUNDARY

**ANNEXATION PROPERTIES**

- PRIME WEST DEVELOPMENT LC C-0970-0000-0000
- PRIME WEST DEVELOPMENT LC C-0957-0000-0000
- PRIME WEST DEVELOPMENT LC C-0957-0001-0000



REVISIONS

NO.	DESCRIPTION	DATE	BY

GO CIVIL ENGINEERING  
590 N. 800 W. CEDAR CITY, UT 84721  
#4351 586-9592 WWW.GOCIVIL.NET

ANNEXATION PLAT/RECORD OF SURVEY FOR PRIME WEST DEVELOPMENT LC  
SOUTHEAST 1/4, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 9 WEST, S.L.B.M.

CHECKED: DRB  
SCALE: 1" = 100'  
DATE: 8/27/25  
DRAWN: DRB  
SHEET: 1 OF 1

11 X 17 SHEETS ARE NOT TO SCALE



**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: Deidre M. Henderson, Lt. Governor of the State of Utah**

**NOTICE IS HEREBY GIVEN** that the City Council of Parowan, Utah (the "Council"), acting in its capacity as the governing authority of the City of Parowan, Iron County, Utah, at a regular meeting of the Council, duly convened pursuant to notice, on August 28, 2025; adopted Ordinance 2025-14, An Ordinance Concerning the Prime West Development LLC Annexation, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Ordinance").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Cod Ann. §17-23-20. Approved as a final local entity plat by the Surveyor of Iron County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the annexation of the property into the legal boundaries of the City, as more particularly described in the Annexation Ordinance, have been met.

**WHEREFORE**, the Council hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §10-2-8.

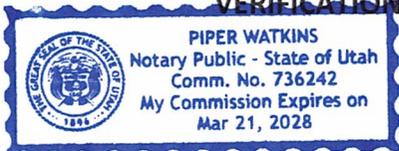
**DATED** this 6<sup>th</sup> day of October, 2025.

**CITY COUNCIL, PAROWAN CITY, UTAH**  
acting in its capacity as the governing authority of the  
City of Parowan,

By: [Signature]  
Mayor

**VERIFICATION**

STATE OF UTAH )  
                          :SS.  
County of Iron )



The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing Notice of Impending Boundary Action are true, accurate, and complete to the best of the undersigned's knowledge and belief.

[Signature]  
Mayor, City Council, Parowan City, Utah

SUBSCRIBED AND SWORN to before me this 6<sup>th</sup> day of October, 2025.

[Signature]  
NOTARY PUBLIC

*[Faint handwritten scribbles]*

RECEIVED  
OFFICE OF THE  
SECRETARY OF THE  
NAVY  
WASHINGTON, D. C.  
NOV 10 1918

*[Faint handwritten scribbles]*