

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 SHAMROCK 25 PARCEL ANNEXATION, located in CITY OF MOAB, dated DECEMBER 12, 2025, complying with §10-2-813, 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 SHAMROCK 25 PARCEL ANNEXATION, located in GRAND COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of December, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

**CITY OF MOAB
NOTICE OF IMPENDING BOUNDARY ACTION**

The Honorable Deidre Henderson
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 14235
Salt Lake City, Utah 84114-2325

Pursuant to the provisions of Utah Code Ann. §10-2-813 the Moab City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of the City of Moab, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 1.83 acres of property into the corporate limits of the City of Moab. The property annexed is located in Grand County, State of Utah, and is described as follows:

BEGINNING 927.5 FEET NORTH 89°58'16" WEST OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, THENCE NORTH 89°58'16" WEST 225.60 FEET; THENCE NORTH 417.78 FEET TO HIGHWAY RIGHT OF WAY AND TO A POINT ON THE ARC OF A 6266.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°30'47" A DISTANCE OF 274.84 FEET, CHORD BEARS SOUTH 55°13'21" EAST 274.82 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 0°01'44" WEST 261.14 FEET TO THE POINT OF BEGINNING.

Accompanying this Notice is a certified copy of the Ordinance that effectuated this annexation and boundary change, together with a plat prepared by a licensed surveyor which has been approved by the Moab City Council.

Pursuant to Utah Code Ann. §53-2d-514, the Moab City Council certifies that the City of Moab does not provide fire, ambulance or paramedic services within its corporate limits and therefore does not desire to provide such services to the property annexed into the City of Moab.

I hereby certify that the Moab City Council has completed all of the legal requirements necessary to effectuate this annexation and boundary change.

Dated this 12th day of November, 2025.

MOAB CITY COUNCIL


By Mayor Joette Langianese

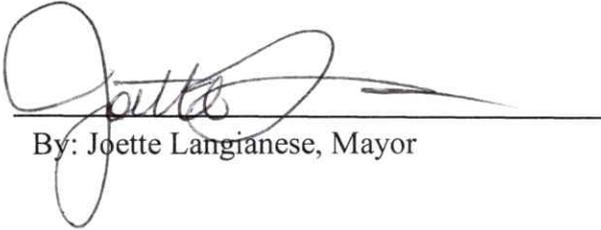
ATTEST


Sommar Johnson
Moab City Recorder

(SEAL)

SUMMARY OF MOAB CITY ORDINANCE NO. 2025-16

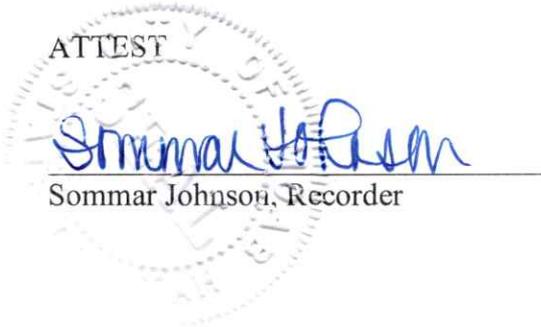
On November 12, 2025, the Moab City Council enacted Ordinance No. 2025-16, annexing the Shamrock 25, LLC property at 1410 S. Highway 191 to the City of Moab and assigning the zone of C-4 General Commercial to the parcel.



By: Joette Langianese, Mayor

ATTEST





Sommar Johnson, Recorder

Voting:

Council Member Knuteson-Boyd voting	AYE
Council Member Myers voting	AYE
Council Member Taylor voting	AYE
Council Member Topper voting	AYE
Council Member Wojciechowski voting	AYE

A complete copy of Ordinance No.2025-16 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

CITY OF MOAB ORDINANCE 2025-16

AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE SHAMROCK 25, LLC PROPERTY AT 1410 S. HIGHWAY 191 TO THE CITY OF MOAB AND ASSIGNING THE ZONE OF C-4 GENERAL COMMERCIAL TO THE PARCEL

The following findings describe the intent and purpose of this ordinance:

- a. Shamrock 25, LLC, owns approximately 1.83 acres in Grand County as described in Exhibit 1 (the “Property”); and
- b. On June 11, 2025, the Moab City Council (the “Council”) held a regularly scheduled meeting during which time it reviewed and approved a pre-annexation agreement regarding the Property, Section 6 of which sets forth minimum project development standards for the Project that are contingent upon Shamrock 25, LLC filing an annexation petition and the Council approving the petition in accordance with the annexation procedures set forth in Utah Code, Title 10, Chapter 2, part 8 (the “Act”); and
- c. On September 15, 2025, Shamrock 25, LLC, filed a petition (the “Petition”) with the Council seeking to annex the Property into the City; and
- d. The Property is unincorporated and has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and
- e. On September 23, 2025, the Council accepted the Petition for further consideration pursuant to U.C.A. 10-2-807; and
- f. In accordance with U.C.A. 10-2-808, the Moab City Recorder certified the Petition and published notice of the same on October 7, 2025, thereby notifying the public to file protests by November 11, 2025; and
- g. The Moab Planning Commission reviewed the Petition in a public meeting held on October 23, 2025, to review the annexation and the requested zoning for C4 (General Commercial) Zone and found that the zone is acceptable for the types of uses proposed for the area; and
- h. No protests that complied with the requirements of U.C.A. 10-2-810 were filed after publication of notice of the Petition; and
- i. On November 12, 2025, the Council held a duly noticed public hearing on the Petition pursuant to U.C.A. 10-2-810(7); and
- j. After receiving and considering public comment on the Petition, the Council has determined that the Property meets the requirements of Moab City's annexation policy plan; and
- k. The Council has determined that the Property meets the annexation requirements of Utah State Code, including but not limited to the annexation procedures set forth in the Act; and

l. The Council finds that the Petition meets the criteria for annexation of the Property into the City under the Act, including U.C.A. 10-2-804 and U.C.A. 10-2-811(10) because:

1. The Property is a contiguous area and is contiguous with City boundaries; and
2. The Property is located within the City's expansion area as specified in its annexation policy plan under Section 1.32.030 of the Moab Municipal Code; and
3. The Property is not incorporated within the boundaries of another municipality; and
4. The annexation does not create or leave unincorporated islands and will reduce the size of an existing unincorporated peninsula in the vicinity of S. Highway 191; and
5. The Property will not be annexed for the sole purpose of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area; and
6. The Property does not include rural real property or private real property located in a mining protection area; and
7. The Property is not within 5,000 feet of the center line of any runway of an airport operated or to be constructed and operated by another municipality; and
8. The Property is not located within a "project area" as that term is defined in U.C.A. 63H-1-102.

m. The Council has held the appropriate public hearings, gave the appropriate public notice, and received public input pursuant to U.C.A. 10-2-810(7).

NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

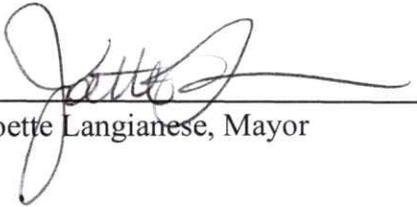
1. The Petition is approved and the property known as the Shamrock 25 LLC Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 1410 S. Highway, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, shall be the C-4 General Commercial Zone.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102(1).

[execution on following page]

PASSED AND APPROVED this 12th day of November 2025, by a majority of the City of Moab City Council.

SIGNED:



Joette Langianese, Mayor

11/12/25
Date

ATTEST:



Sommar Johnson, Recorder

(Complete as Applicable)

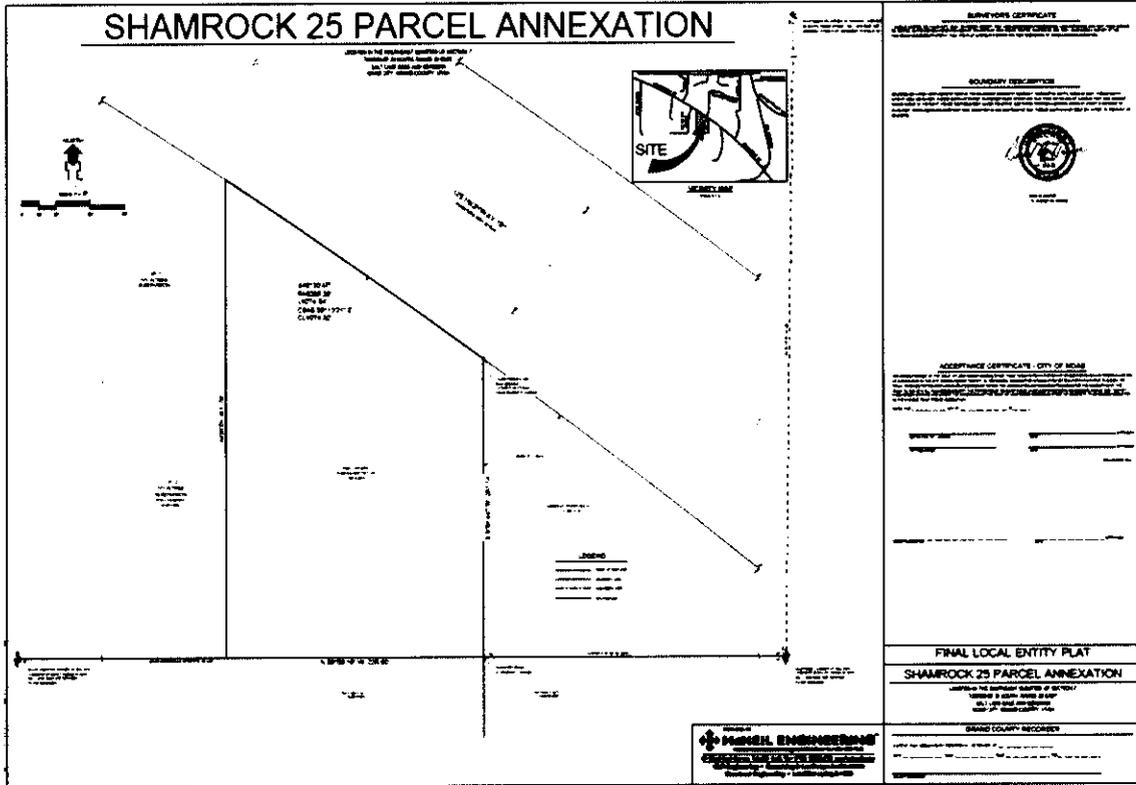
Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on
NOVEMBER 13, 2025

Effective date of ordinance: NOVEMBER 13, 2025

“Exhibit 1”

BEGINNING 927.5 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, THENCE WEST 224.4 FEET; THENCE NORTH 427.6 FEET TO HIGHWAY RIGHT OF WAY; THENCE SOUTH 58°03' EAST ALONG SAID RIGHT OF WAY 280.0 FEET; THENCE SOUTH 262.0 FEET TO THE POINT OF BEGINNING.

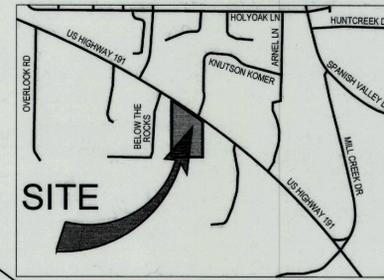
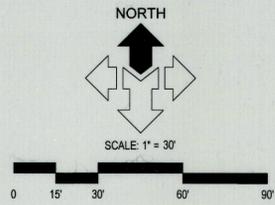
“Exhibit 2”



SHAMROCK 25 PARCEL ANNEXATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH

SOUTHEAST 1/16 CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN. FOUND FLAT MONUMENT IN RING & LID



VICINITY MAP
SCALE: N.T.S.

LOT 1
IVY ACRES
SUBDIVISION

$\Delta=2^{\circ}30'47''$
 $R=6266.30'$
 $L=274.84'$
 $CB=S\ 55^{\circ}13'21''\ E$
 $CL=274.82'$

LOT 2
IVY ACRES
SUBDIVISION
WHITE COHAN M A
02-01VY-0002

AREA CONTAINS:
76,885 SQUARE FEET OR
1.765 ACRES

SHAMROCK PROPERTIES XX, LLC
01-0007-0101

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- MONUMENT LINE
- - - SECTION LINE

SOUTH QUARTER CORNER OF SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND MONUMENT

BASIS OF BEARING S 89°58'16" E 2614.86'

N 89°58'16" W 225.60'

HOLYOAK G & P LTD
02-0018-0010

HOLYOAK G & P LTD
02-0018-0009

N 89°58'16" W 927.50' (WEST)

FOUND 5/8" REBAR
AT PROPERTY CORNER

SOUTHEAST CORNER OF SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN.
FOUND MONUMENT

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH UNDER TITLE 58, CHAPTER 22; AND THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED;

BOUNDARY DESCRIPTION

BEGINNING 927.5 FEET NORTH 89°58'16" WEST OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST; THENCE NORTH 89°58'16" WEST 225.60 FEET; THENCE NORTH 417.78 FEET TO HIGHWAY RIGHT OF WAY AND TO A POINT ON THE ARC OF A 6266.30 FOOT RADIUS TANGENT TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°30'47" A DISTANCE OF 274.84 FEET; CHORD BEARS SOUTH 55°13'21" EAST 274.82 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 0°01'44" WEST 261.14 FEET TO THE POINT OF BEGINNING.



DAVID B. DRAPER
L.S. LICENSE NO. 6861599

ACCEPTANCE CERTIFICATE - CITY OF MOAB

THE ANNEXATION MAP OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT; PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17-23-20 UTAH CODE ANNOTATED, AS AMENDED; AND (2) THAT THE CITY DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF MOAB CITY, TO BE KNOWN HEREAFTER AS THE STEVENS TRUST PARCEL ANNEXATION.

DATED THIS 4 DAY OF December 2025

[Signature]
MAYOR FOR CITY COUNCIL
[Signature]
CITY RECORDER

12/4/2025 APPROVED
DATE
12-9-2025 APPROVED
DATE

RECORDER'S SEAL



COUNTY SURVEYOR

12-16-25 APPROVED
DATE

FINAL LOCAL ENTITY PLAT

SHAMROCK 25 PARCEL ANNEXATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 22 EAST,
SALT LAKE BASE AND MERIDIAN
MOAB CITY, GRAND COUNTY, UTAH

GRAND COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____
COUNTY RECORDER _____

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS