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 CERMAK ANNEXATION ORDINANCE #2025-10, located in CITY OF MOAB, dated JUNE 10, 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 CERMAK ANNEXATION ORDINANCE #2025-10, 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 18th day of July, 2025 at Salt Lake City, Utah.

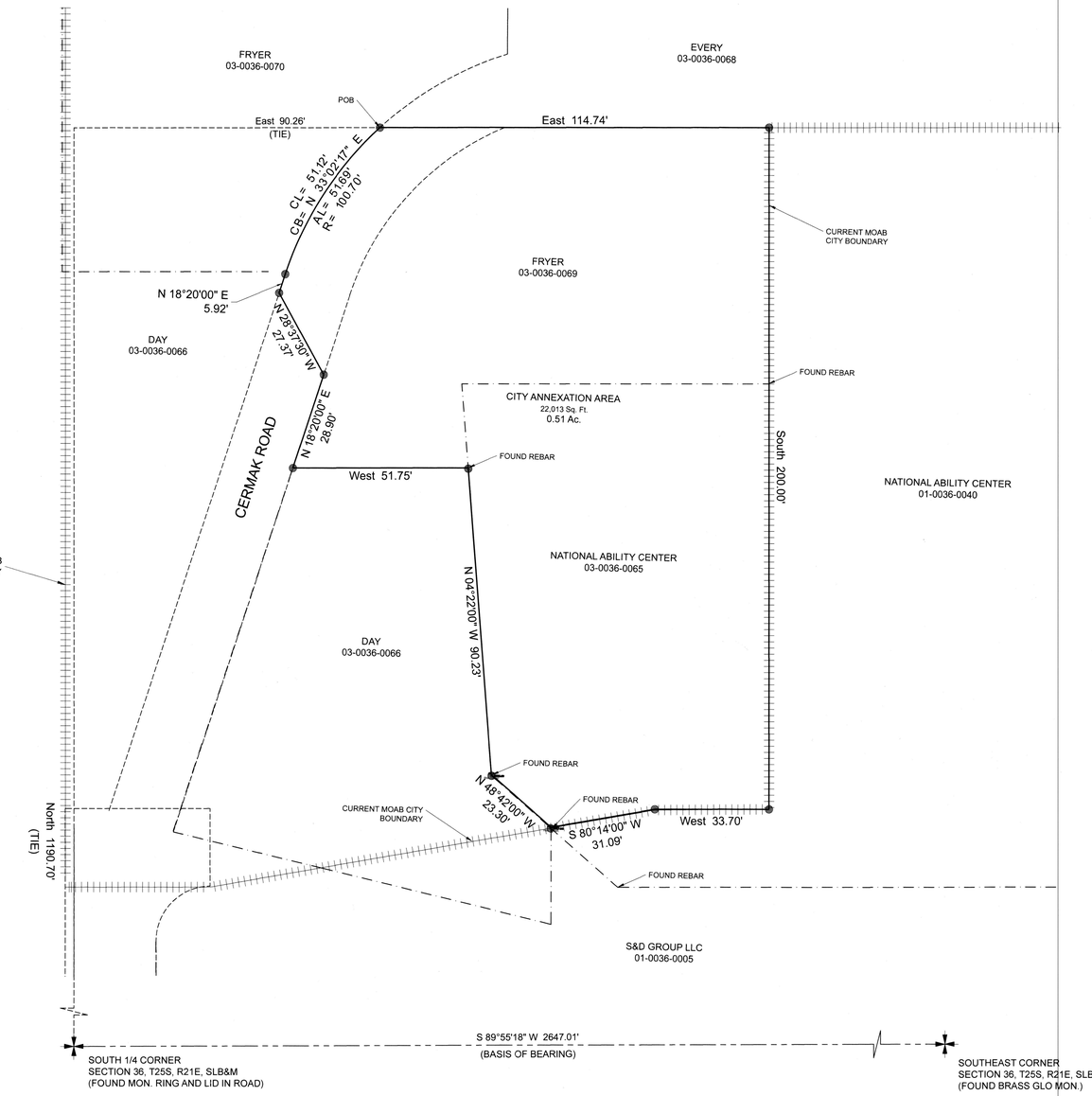
DEIDRE M. HENDERSON
Lieutenant Governor

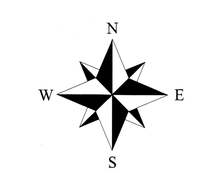
Certificate # 203011

FINAL LOCAL ENTITY PLAT
CERMAK ANNEXATION

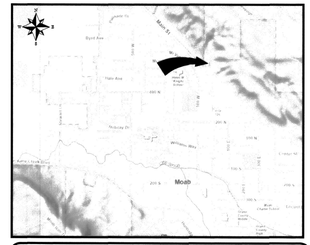
GRAND COUNTY, UTAH

LOCATED WITHIN THE SOUTHEAST QUARTER
OF SECTIONS 36, T25S, R21E, SLB&M





SCALE: 1" = 20'



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this Local Entity Plat as CERMAK ANNEXATION in accordance with Section 17-23-20, have verified all measurements and monumented corners as shown on plat.

PROFESSIONAL LAND SURVEYOR
No. 7540504
LUCAS BLAKE
STATE OF UTAH

6/16/25

Lucas Blake
License No. 7540504

DATE

ANNEX AREA BOUNDARY LEGAL DESCRIPTION

Beginning at a point on the westerly right-of-way of Cermak Road, said point being North 1190.70 feet and East 90.26 feet from the South Quarter corner of Section 36, Township 25 South, Range 21 East, Salt Lake Base and Meridian, and proceeding thence East 114.74 feet to a point on the current Moab City boundary; thence with said boundary the following three courses: South 200.00 feet; thence West 33.70 feet; thence South 80°14'00" West 31.09 feet to a point on Parcel 03-0036-0066 (Day); thence with said parcel the following five courses: North 48°42'00" West 23.30 feet; thence North 04°22'00" West 90.23 feet; thence West 51.75 feet; thence North 18°20'00" East 28.90 feet; thence North 28°37'30" West 27.37 feet to a point on westerly right-of-way of Cermak Road; thence with said road North 18°20'00" East 5.92 feet; thence with a curve having a radius of 100.70 feet, to the right with an arc length of 51.69 feet, (a chord bearing of North 33°02'17" East 51.12 feet) to the point of beginning, having an area of 22,013 Sq. Ft., 0.51 Acres.

SURVEYOR NOTES

THE BASIS OF BEARING IS SOUTH 89°55'18" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

THIS ANNEXATION INCLUDES PARCELS 03-0036-0069 & 03-0036-0065.

APPROVAL AND ACCEPTANCE BY MOAB CITY COUNCIL

ON THIS 10 DAY, OF June, 2025

MOAB CITY MAYOR

ATTEST:

COUNTY SURVEYOR CERTIFICATE OF APPROVAL

APPROVED BY THE GRAND COUNTY SURVEYOR THIS

7th DAY OF July, 20 25.

GRAND COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
No. 7540504
GRAND COUNTY
SURVEYOR
LUCAS BLAKE
STATE OF UTAH

STAMP

COUNTY RECORDER

STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF

DATE _____ BOOK _____ PAGE _____ FEE _____

COUNTY RECORDER

STANDARD LEGEND

- BOUNDARY CORNER
- SECTION MONUMENT
- ANNEXATION BOUNDARY
- ANNEXATION BOUNDARY
- PARCEL BOUNDARY

RED DESERT Land Surveying

88 E Center Street
Moab, UT 84532
435.259.8171

PROJECT TYPE:
LOCAL ENTITY BOUNDARY SURVEY

PROJECT ADDRESS:
CERMAK ROAD, MOAB, UTAH

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
FRYER /
NATIONAL ABILITY CENTER

DATE
06/11/2025

SHEET 1 OF 1

JOB NUMBER:
161-24

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 0.25 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:

PARCEL B:
BEGINNING at the South Quarter corner, Section 36, Township 25 South, Range 21 East. Salt Lake Base and Meridian, proceeding thence 967.9 feet North and 2.5 feet West to the true point of beginning, said beginning point being a ½ rebar located 6 feet Northerly of a power pole and 3 feet Westerly of a metal signpost (BPOE sign); thence East 42.7 feet to a spike 1.4 feet North of a concrete block wall; thence North 80°14' East 133.0 feet to a rebar; thence East 33.7 feet to a spike; thence North 125.0 feet to a rebar; thence West 130.0 feet to a rebar; thence North 28° 37'30" West 37.3 feet to a rebar; thence West 59.6 feet to a rebar; thence South 180.3 feet to the point of beginning.

EXCEPTING therefrom the following described lands:
BEGINNING at a point which bears North 967.9 feet and East 23.9 feet from the South Quarter Corner, Section 36, Township 25 South, Range 21 East. Salt Lake Base and Meridian, proceeding thence North 18°20' East 158.1 feet along the East side of a road easement to a corner, thence South 28°37' East 2.8 feet; thence East 39.4 feet parallel to and 1.5 feet North of a chain link fence to a corner, thence South 4°22' East 115.3 feet to a corner, thence South 48°42' East 23.3 feet; thence South 80° 14' West 101.9 feet, thence West 16.3 feet to the point of beginning.

ALSO EXCEPTING that portion lying to the West of the East side of a road easement. as referred to above.

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 10th day of June, 2025.

MOAB CITY COUNCIL

By Mayor Joette Langianese

ATTEST

Sommar Johnson
Moab City Recorder

(SEAL)

CITY OF MOAB ORDINANCE #2025-10

AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE NATIONAL ABILITY CENTER PROPERTY AT 611 CERMAK TO THE CITY OF MOAB AND ASSIGNING THE ZONE OF C-3 CENTRAL COMMERCIAL TO THE PARCEL

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

a. National Ability Center filed a petition (the "Petition") with the Moab City Council (the "Council") seeking to annex certain property of approximately 0.25 acres in size as described in Exhibit "1" hereto (the "Property"); and,

b. The Property is unincorporated and has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and,

c. The City Council reviewed and approved a pre-annexation agreement regarding the Property in a regularly scheduled meeting held on September 24, 2024, setting forth minimum project development standards in Section 6 of the pre-annexation agreement; and,

d. The Moab Planning Commission reviewed the Petition in a public meeting held on June 4, 2025, to review the annexation and the requested zoning for C3 (Central Commercial) Zone and found that the zone is acceptable for the types of uses proposed for the area; and

e. As required by law, the Council must consider comments from affected entities, if any, and no protests that complied with the requirements of U.C.A. 10-2-810 were filed after publication of notice of the Petition; and

f. The Council has determined that the Property meets the requirements of Moab City's annexation policy plan; and

g. 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 Utah Code, Title 10, Chapter 2, part 8 (the "Act"); and

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

1. The Property 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 unincorporated islands within the boundaries of the City; 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.

7. The Property does not include rural real property or private real property located in a mining protection area; and

8. 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

9. The Property is not located within a "project area" as that term is defined in U.C.A. 63H-1-102.

i. 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 National Ability Center Annexation, as described in "Exhibit 1" and illustrated on the attached plat, "Exhibit 2", and located at 611 Cermak, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, shall be the C3 Cntral 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 10th day of June 2025, by a majority of the City of Moab City Council.

SIGNED:

Joette Langianese, Mayor

6/10/25
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 JUNE 11, 2025

Effective date of ordinance: JUNE 11, 2025

SUMMARY OF MOAB CITY ORDINANCE NO. #2025-10

On June 10, 2025, the Moab City Council enacted Ordinance No. #2025-10, the National Ability Center property at 611 Cermak to the City of Moab and assigning the zone of C-3 central 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. #2025-09 is available in the Moab City offices located at 217 E. Center Street, Moab, UT 84532.

"Exhibit 1"

PARCEL B:

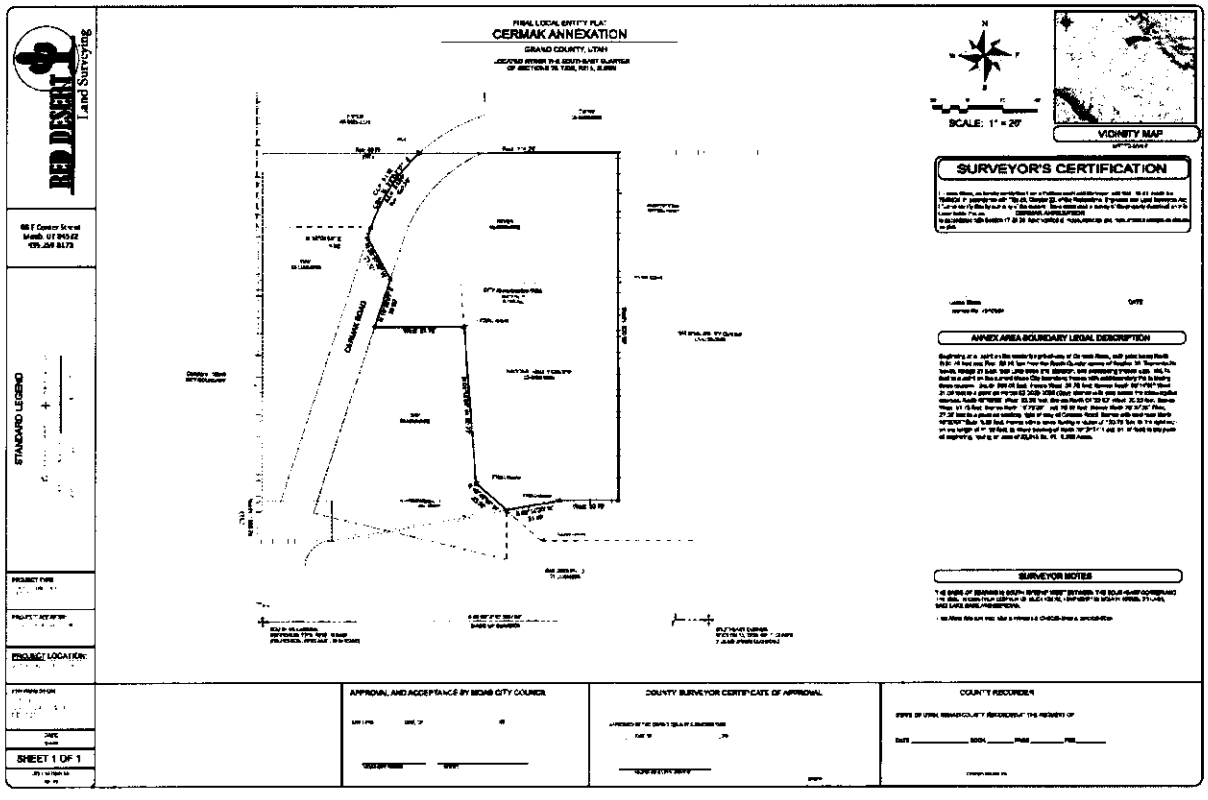
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ALSO EXCEPTING that portion lying to the West of the East side of a road easement, as referred to above.

"Exhibit 2"


FINAL LOCAL ENTITY PLAT
CERMAK ANNEXATION
GRAND COUNTY, UTAH
RED DESERT
Land Surveying
STANDARD LEGEND
SCALE: 1" = 20'
VICINITY MAP
SURVEYOR'S CERTIFICATION
ANNEX AREA BOUNDARY LEGAL DESCRIPTION
SURVEYOR NOTES
PROJECT LOCATION:
SHEET 1 OF 1
APPROVAL AND ACCEPTANCE BY MOAB CITY COUNCIL
COUNTY SURVEYOR CERTIFICATE OF APPROVAL
COUNTY RECORDER