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 FRANCISCO-LUNT, ETAL. ANNEXATION located in CEDAR CITY, dated OCTOBER 10, 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 FRANCISCO-LUNT, ETAL. 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 3rd day of November, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203084

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

The Petition of the undersigned owners of real property hereinafter more particularly described, do hereby present this Petition for Annexation of the said real property into the corporate limits of the City of Cedar City, Utah, and respectfully represent as follows:

1. That they are the owners of the real property in the territory lying contiguous to the present corporate limits of the city of Cedar City, in Iron County, State of Utah.
2. That the undersigned Petitioners constitute a majority of the owners of the said real property, and at least 1/3 of the value of all private real property within the area proposed for annexation, and that they desire to have such property annexed to the City of Cedar City, Utah and become a part thereof.
3. That attached hereto is an accurate plat or map of such territory to be so annexed, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of the city of Cedar City, Utah, and which plat or map has been prepared by Platt & Platt Eng., competent and duly licensed engineers and surveyors.
4. That the territory to be so annexed is shown on the annexation plat attached hereto and is more particularly described as follows:

   (MUST ATTACH LEGAL DESCRIPTION AS EXHIBIT "A")

5. The petitioner designated as the contact sponsor is Dan Roberts, at Coldwell Banker Advantage, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 6 day of May, 2025

Jim Scott Francisco

(Please sign your name)

Jim Scott Francisco

(Please print your name and the capacity in which you sign)

Jacquelyn Francisco

(Please sign your name)

Jacquelyn L. Francisco

(Please print your name and the capacity in which you sign)

"Notice"

• There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

• If you sign this petition and later decide that you do not support the petition, you may

Docusign Envelope ID: 05139300-A957-4F2C-B2D9-3EC21A08C726

NOTICE OF INTENT

TO FILE A PETITION FOR ANNEXATION INTO THE CITY OF CEDAR CITY, UTAH

Pursuant to U.C.A. 10-2-403(6), We, Jim and Jacquelin Francisco, petitioners, do hereby inform you of our intent to submit to the city of Cedar City, Utah, a formal petition for annexation of the property listed below containing 77.3 acres. The notice is being sent to you because you are considered an "affected entity" as defined by U.C.A. 10-2-401(a).

Property to be annexed:

Parcel E-0199-0000-0000 containing 57.06 acres of land and Parcel E-0200-0000-0000 containing 20.24 acres of land.

Signed by:
Jim Scott Francisco
958133C4EDA64AF...

Jim Francisco
4637 N. Pioneer Dr.
Enoch UT 84721

Signed by:
Jacquelyn Francisco
958133C4EDA64AF...

Jacquelin Francisco
4637 N. Pioneer Dr.
Enoch UT 84721

This notice sent to:

Cedar City Corporation
Iron County Clerk
Central Iron County Water Conservancy District
Iron County Special Service District No. 1 (Garbage)
Iron County UASD #2
Iron County School District
City Of Enoch Utah (within half mile)

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

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2. That the undersigned Petitioners constitute a majority of the owners of the said real property, and at least 1/3 of the value of all private real property within the area proposed for annexation, and that they desire to have such property annexed to the City of Cedar City, Utah and become a part thereof.

3. That attached hereto is an accurate plat or map of such territory to be so annexed, showing that such territory to be so annexed does actually lie contiguous to such existing boundaries of the city of Cedar City, Utah, and which plat or map has been prepared by Platt & Platt Engineers, competent and duly licensed engineers and surveyors.

4. That the territory to be so annexed is shown on the annexation plat attached hereto and is more particularly described as follows:

(MUST ATTACH LEGAL DESCRIPTION AS EXHIBIT "A")

5. The petitioner designated as the contact sponsor is Dan Roberts, at Coldwell Banker Advantage

, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 23 day of June, 2025.

Sage Pauline Platt
(Please sign your name) Sage Lunt Platt

Sage Pauline Platt P.R. & Trustee
(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

"Notice"

• There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

• If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified."

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

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, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 23 day of June, 2025.

Laurel L. Hulet
(Please sign your name)

Laurel L. Hulet
(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

"Notice"

• There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

• If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified."

Docusign Envelope ID: 86B118D3-99B4-4E28-B41D-11D8F279D79F

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

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5. The petitioner designated as the contact sponsor is Dan Roberts, at Coldwell Banker Advantage

Docusign Envelope ID: 86B118D3-99B4-4E28-B41D-11D8F279D79F

, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 23 day of June, 2025.

DocuSigned by:
Ray Lunt
(Please sign your name)
-05995AC4BE6748D

Ray Lunt 'Ray Eugene Lunt
(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

"Notice"

• There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

• If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified."

DocuSign Envelope ID: 9E1F9ACA-D4EE-4DD7-BC5D-C85C15DD7EC8

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

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Docusign Envelope ID: 9E1F9ACA-D4EE-4DD7-BC3D-C85C15DD7EC8

, Cedar City, Utah.

WHEREFORE, your Petitioners request that the members of the City Council of the city of Cedar City, Utah accept the petition for further consideration and take appropriate action thereby declaring the annexation of such territory and real property and the extension of the corporate limits of the city of Cedar City, Utah, accordingly.

DATED this 23 day of June, 2025.

Signed by:
Marcus Lunt
97E1D7A5E22E47E...
(Please sign your name)

Marcus Lunt Marcus Lunt
(Please print your name and the capacity in which you sign)

(Please sign your name)

(Please print your name and the capacity in which you sign)

"Notice"

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DocuSign Envelope ID: FF5A336B-EFDA-415A-858E-105F0C9F2D61

PETITION FOR ANNEXATION

TO THE CITY RECORDER OF CEDAR CITY, MUNICIPAL CORPORATION OF THE STATE OF UTAH:

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Docusign Envelope ID: FF5A336B-EFDA-413A-858E-105F0C9F2D61

, Cedar City, Utah.

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DATED this 23 day of June, 2025.

Signed by:
Chris Lunt
F1C87105DD98411
(Please sign your name)

Chris Lunt Chris Lunt
(Please print your name and the capacity in which you sign)

(Please sign your name)

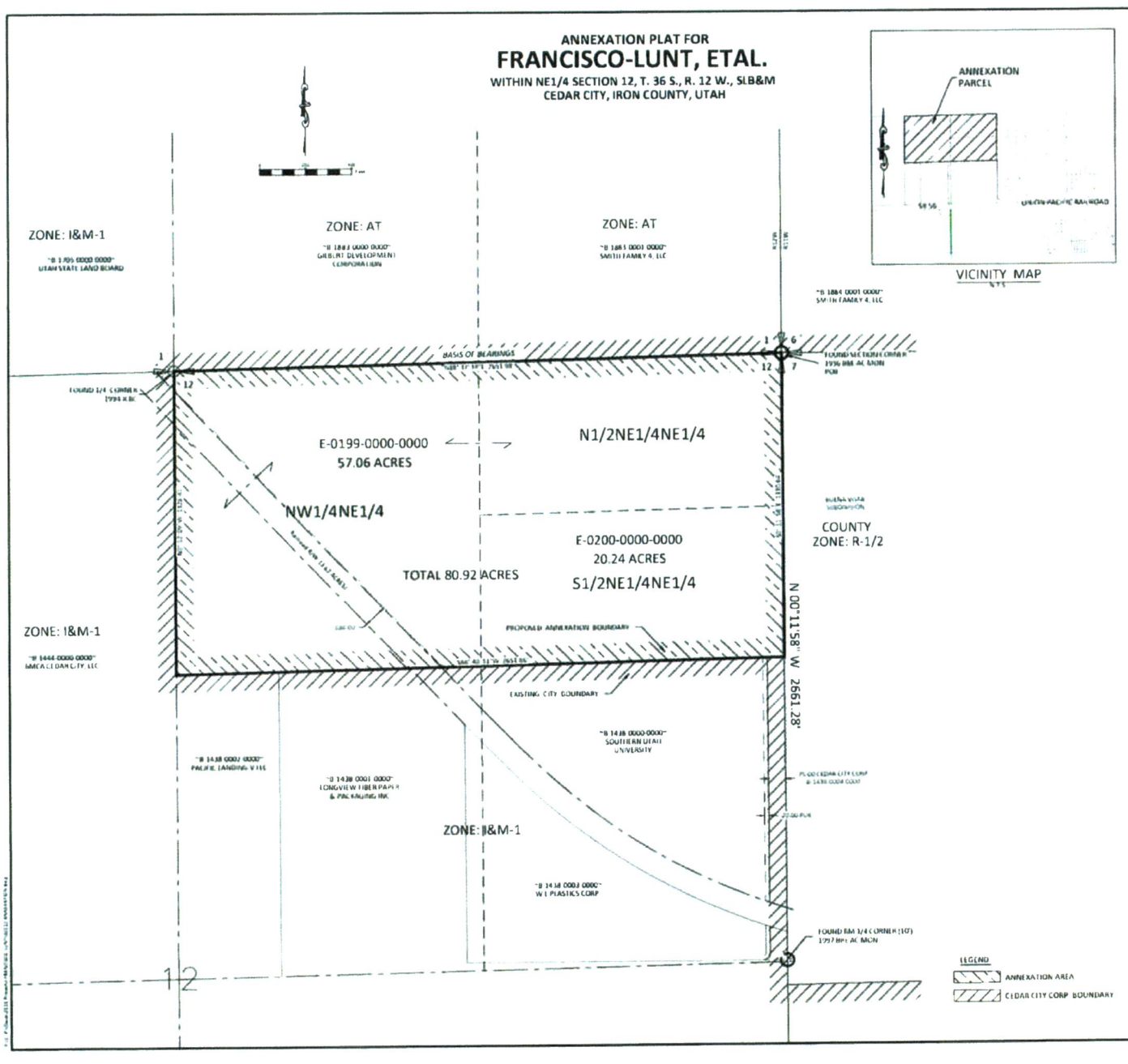
(Please print your name and the capacity in which you sign)

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ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 343641, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION

DAVID M. CLARKE
UTAH PLS #343641

PROFESSIONAL LAND SURVEYOR
DAVID M CLARKE
343641
STATE OF UTAH

ANNEXATION BOUNDARY

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, S.L.B&M., THENCE S 0° 11'58" E ALONG THE SECTION LINE 1330.64 FEET TO THE SECTION LINE OF THE N1/2NE1/4 OF SAID SECTION 12; THENCE S 89°40'51" W ALONG THE 1/16 SECTION LINE 2651.86 FEET TO THE SW CORNER OF THE NW1/4NE1/4 OF SAID SECTION 12; THENCE N 0° 12'08" W ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1328.45 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE N 89°51'19" E ALONG THE SECTION LINE 2651.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.92 ACRES OF LAND

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 ____ DAY OF _____ 2024

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 _____ 2024

MAYOR _____ ATTEST CITY RECORDER
RENON SAVAGE

LIST OF PROPERTY OWNERS & ACREAGE

1 FRANCISCO-LUNT, ETAL 77.30 ACRES
2 UP RAILROAD 3.62 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 WATER ACCESSIBLE TO THIS PROPERTY IN 3450

2 SEWER: THERE IS A LOW PRESSURE SEWER LINE ACCESSIBLE TO THIS PROPERTY IN 3450

3 DRAINAGE: THIS PROPERTY IS VERY FLAT WITH A GRADUAL SLOPE WESTERLY AND NORTHERLY

4 PROPOSED IMPROVEMENT UPGRADES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE REVIEW OF CEDAR CITY CORP

CERTIFICATE OF RECORDING

CASE # _____ 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 _____ 2024

IRON COUNTY RECORDER

BOOK _____ PAGE _____

ENTRY NO _____ FEE _____

RECORDED AT THE REQUEST OF _____

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
190 N. 1000 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX (435) 586-8067
EMAIL PLATT@INFOWEST.COM

REVISIONS	DATE

ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY
DM CLARKE

CHECKED BY
MB PLATT

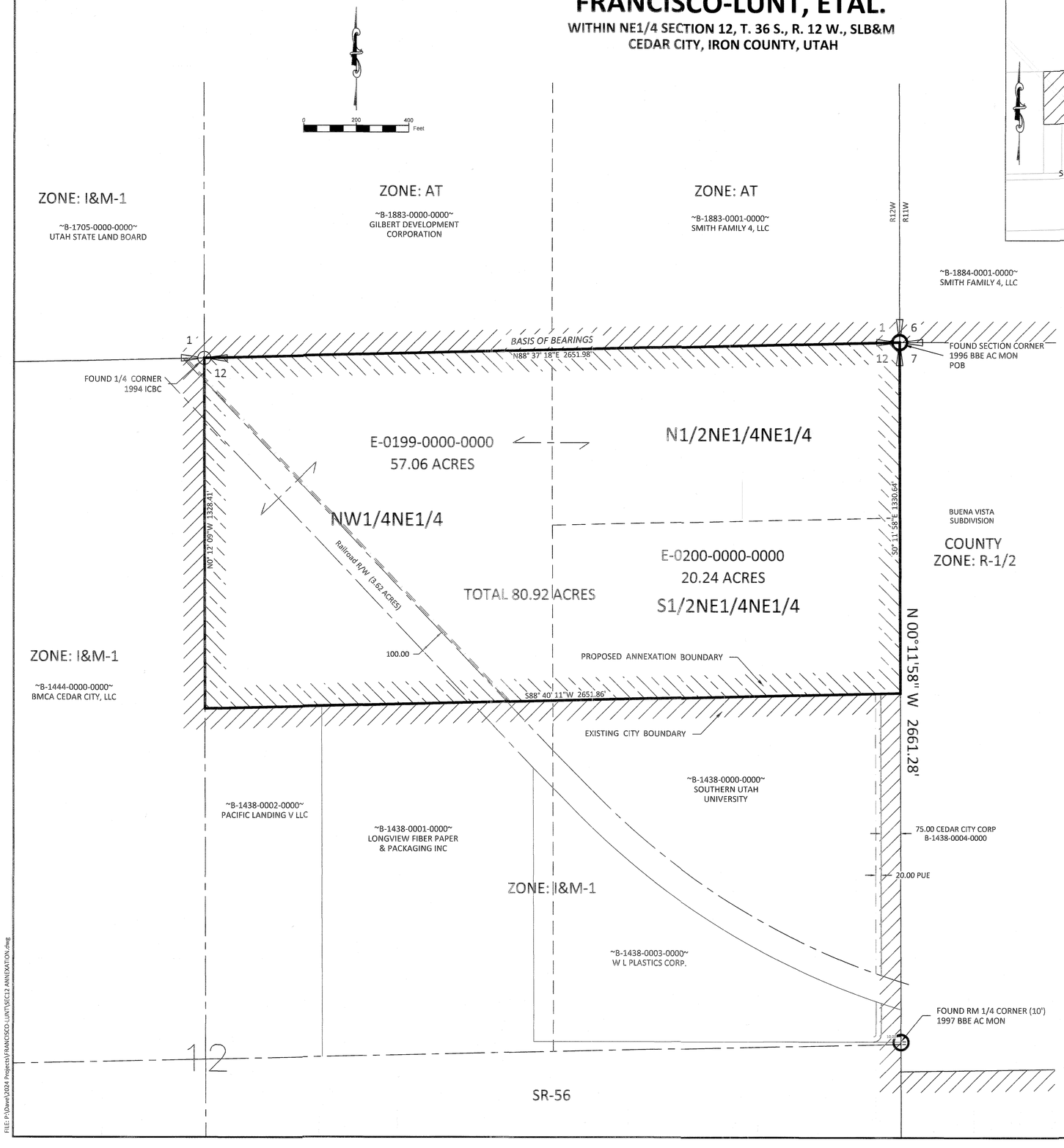
DATE 04 JUNE 2024

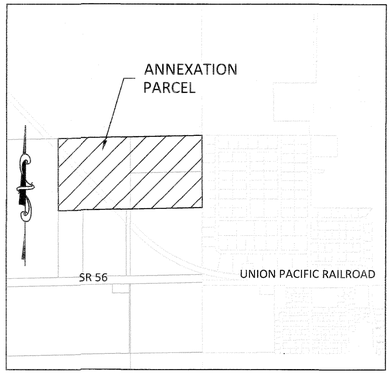
SCALE 1" = 200'

PAGE: 1 OF 1

Document Envelope ID: 8E1F9AC4-D4EE-4DD7-BC0D-C0DC1D0D7EC6

ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH





VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 343641, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION.

DATE: 10-14-2025
DAVID M. CLARKE
UTAH P.L.S. #343641

PROFESSIONAL LAND SURVEYOR
DAVID M. CLARKE
343641
10-14-25
STATE OF UTAH

ANNEXATION BOUNDARY:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SLB&M, THENCE S.0°11'58"E. ALONG THE SECTION LINE 1330.64 FEET TO THE SE CORNER OF THE NE1/4NE1/4 OF SAID SECTION 12, THENCE S.88°40'11"W. ALONG THE 1/16 SECTION LINE 2651.86 FEET TO THE SW CORNER OF THE NW1/4NE1/4 OF SAID SECTION 12, THENCE N.0°12'09"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1328.41 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE N.88°37'18"E. ALONG THE SECTION LINE 2651.98 FEET TO THE POINT OF BEGINNING.
CONTAINS 80.92 ACRES OF LAND.

DEPUTY IRON COUNTY SURVEYOR APPROVAL

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION PLAT.

10/15/25
DATE:

COUNTY OF IRON COUNTY SURVEYOR STATE OF UTAH
DEPUTY IRON COUNTY SURVEYOR

CEDAR CITY ENGINEER'S APPROVAL

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION PLAT.

10/15/2025
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 28TH DAY OF October, 2025.

MAYOR

ATTEST CITY RECORDER
RENON SAVAGE

LIST OF PROPERTY OWNERS & ACREAGE

1. FRANCISCO-LUNT, ETAL. : 77.30 ACRES
2. UP RAILROAD: 3.62 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 WATER ACCESSIBLE TO THIS PROPERTY IN SR-56.
2. SEWER: THERE IS A SEWER LINE ACCESSIBLE TO THIS PROPERTY 4500 WEST 800 NORTH.
3. DRAINAGE: THIS PROPERTY IS VERY FLAT WITH A GRADUAL SLOPE WESTERLY AND NORTHERLY.
4. PROPOSED IMPROVEMENT UPGRADES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE REVIEW OF CEDAR CITY CORP.

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 _____, 2024.

IRON COUNTY RECORDER

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) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM

REVISIONS: DESCRIPTION
DATE:
DATE:
DATE:
DATE:

ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY:
DM CLARKE

CHECKED BY:
R.B. PLATT

DATE: Oct 14, 2025

SCALE: 1" = 200'

FILE: P:\Dave\2024 Projects\FRANCISCO-LUNT\SEC12 ANNEXATION.dwg

CEDAR CITY ORDINANCE NO. 0924-25-5

AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 80.92 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 800 NORTH AND 4500 WEST INTO THE CORPORATE LIMITS OF CEDAR CITY, UTAH.

WHEREAS, petitions to annex property being duly filed and after being amended, the property owners in the petition having been duly verified. Public hearings having been duly published and held and Cedar City having received input from neighboring property owners. A map showing the property proposed for annexation is attached as Exhibit A; and

WHEREAS, the Property is approximately 80.92 acres in size and is located in the vicinity of 800 North and 4500 West. The legal description of the property is attached as Exhibit B; and

WHEREAS, the Property is included within the Cedar City Annexation Expansion Area, and is not included within any other municipal jurisdiction; and

WHEREAS, the Planning Commission, after proper notice, conducted a public hearing, and voted to forward a positive recommendation for this proposed annexation to the City Council; and

WHEREAS, the annexation application and submittal documents are deemed complete; and

WHEREAS, the Cedar City Council previously accepted the petition for annexation; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-403(2), (3), and (4) of the Utah Code, annotated 1953 as amended, and found the petition complied with all applicable criteria of the Utah Code; and

WHEREAS, the City Recorder had public notice posted pursuant to Utah State law, giving notice that the petition had been certified and the required 30-day protest period had begun; and

WHEREAS, no protests were received as defined by Utah Code Annotated 10-2-407(1) within the 30-day protest period; and

WHEREAS, an Annexation Memorandum of Understanding for the Availability and Providing of City Services, sets forth further terms and conditions of the Annexation, is herein included as Exhibit C; and

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the Property is hereby annexed into the corporate limits of Cedar City, Utah. The Property so annexed shall enjoy the privileges of Cedar City and shall be subject to all City levies and assessments. The Property shall be subject to all City laws, rules and regulations upon the effective date of this ordinance, or as may be lawfully amended. The property shall be zoned as Annexed Transition (AT).

This ordinance, Cedar City Ordinance No. 0924-25-5, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Phillips – Absent

Melling – Aye

Riddle – Aye

Cox – Aye

Wilkey – Absent

Dated this 29 day of September 2025.

GARTH O. GREEN, MAYOR

[SEAL]

ATTEST:

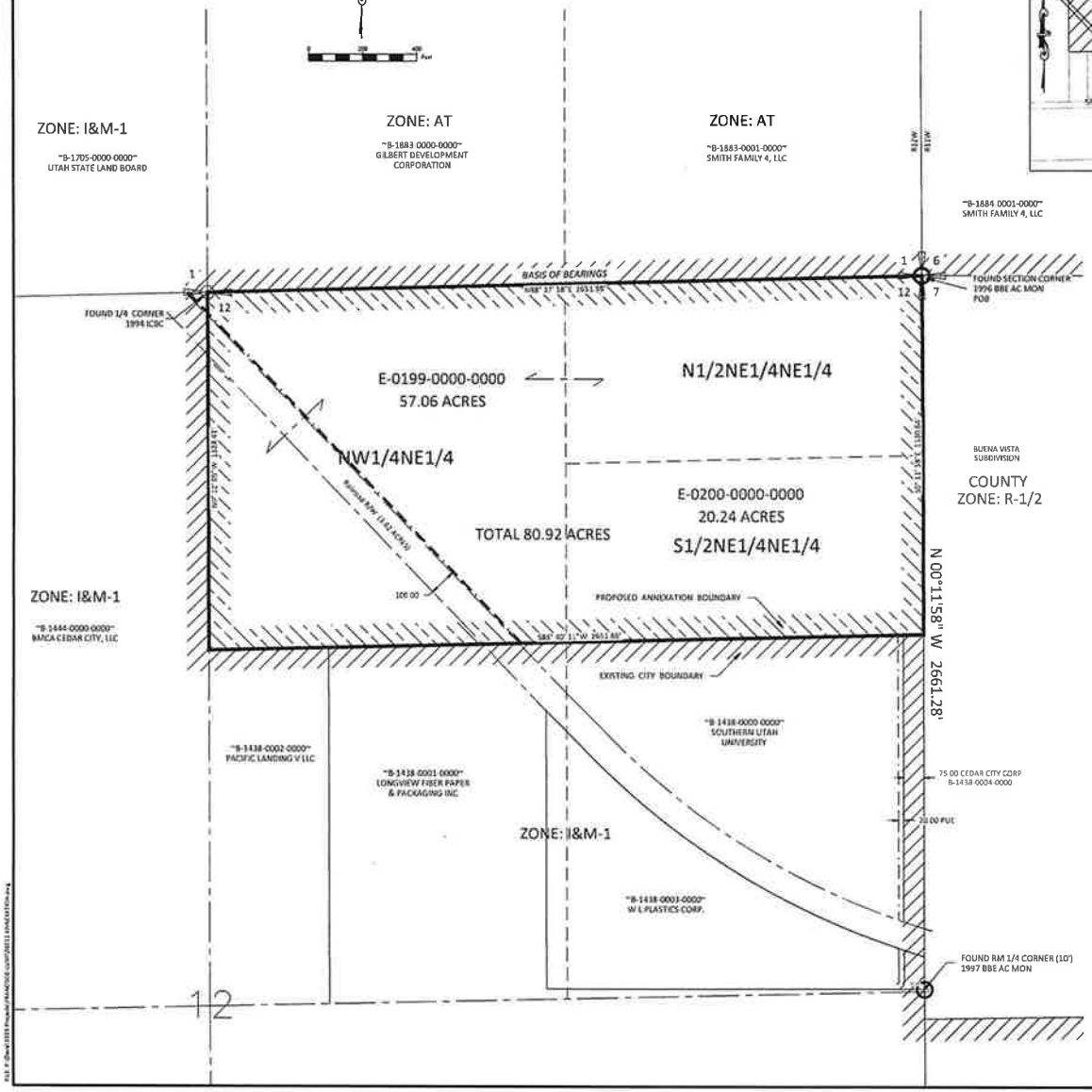
RENON SAVAGE, RECORDER

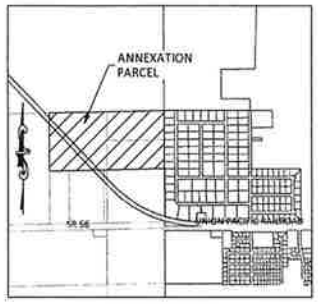
Exhibit A

Cedar City Ordinance 0924-25-5

- Annexation Ordinance 800 N 4500 W -

ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH





VICINITY MAP
N.T.S.

LEGEND:
- ANNEXATION AREA
- CEDAR CITY CORP. BOUNDARY

SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 343641, CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THIS PLAT PORTRAYS PROPERTY TO BE ANNEXED TO CEDAR CITY CORPORATION

DATE: _____
DAVID M. CLARKE
UTAH P.L.S. #343641

PROFESSIONAL LAND SURVEYOR
DAVID M. CLARKE
343641
STATE OF UTAH

ANNEXATION BOUNDARY:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SLB&M, THENCE S 0°11'58"E, ALONG THE SECTION LINE 1330 64 FEET TO THE SE CORNER OF THE NE1/4NE1/4 OF SAID SECTION 12, THENCE S 88°40'13"W, ALONG THE 1/16 SECTION LINE 2651 86 FEET TO THE SW CORNER OF THE NW1/4NE1/4 OF SAID SECTION 12, THENCE N 0°12'09"W, ALONG THE NORTH-SOUTH QUARTER SECTION LINE 1328 41 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE N 88°37'18"E, ALONG THE SECTION LINE 2651 98 FEET TO THE POINT OF BEGINNING
CONTAINS 80 92 ACRES OF LAND

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 _____, 2024.

_____
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 ITHIS _____ DAY OF _____, 2024

_____ _____
MAYOR ATTEST CITY RECORDER RENON SAVAGE

LIST OF PROPERTY OWNERS & ACREAGE

1. FRANCISCO LUNT, ETAL.: 77 30 ACRES
2. UP RAILROAD: 3 62 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 WATER ACCESSIBLE TO THIS PROPERTY IN SR 56
2. SEWER: THERE IS A LOW PRESSURE SEWER LINE ACCESSIBLE TO THIS PROPERTY IN SR 56
3. DRAINAGE: THIS PROPERTY IS VERY FLAT WITH A GRADUAL SLOPE WESTERLY AND NORTHERLY
4. PROPOSED IMPROVEMENT UPGRADES: THESE WILL COME WITH THE PROPERTY DEVELOPMENT AND WILL BE UNDER THE REVIEW OF CEDAR CITY CORP.

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 _____, 2024.

IRON COUNTY RECORDER

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) 586-6151
FAX: (435) 586 8567
EMAIL: PLATT@INFOWEST.COM

ANNEXATION PLAT FOR
FRANCISCO-LUNT, ETAL.
WITHIN NE1/4 SECTION 12, T. 36 S., R. 12 W., SLB&M
CEDAR CITY, IRON COUNTY, UTAH

DRAWN BY: DM CLARKE
CHECKED BY: R B PLATT
DATE: APRIL 2024
SCALE: 1" = 200'

Exhibit B

Cedar City Ordinance 0924-25-5

- Annexation Ordinance 800 N 4500 W -

Exhibit A

ANNEXATION BOUNDARY:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2NE1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 80.92 ACRES OF LAND.

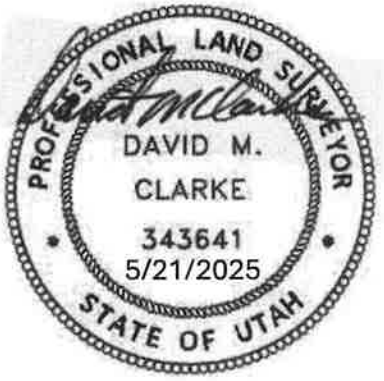


Exhibit C

Cedar City Ordinance 0924-25-5

- Annexation Ordinance 800 N 4500 W -

ANNEXATION

MEMORANDUM OF UNDERSTANDING

FOR

THE AVAILABILITY AND PROVIDING OF CITY SERVICES

ANNEXATION NAME: Francisco-Lunt, Etal

ANNEXATION AREA: 80.92 acres, west of Buena Vista Subdivision Phase 3, North of WL Plastics.

ANNEXATION LOCATION: West of 4500 W., South of future 800 N.

This memorandum of understanding describes the availability and requirements to provide the basic City services to the Annexation Area. It is clearly understood that this is a general statement of the availability and requirements to provide services relative to this annexation area. Cedar City Corporation may require additional improvements in the process of the development and reserves the right to do so.

DESCRIPTION OF SERVICES

1. WATER: Water is available at U-56

2. SEWER: Sewer is available at the northeast corner of the property, on 800 N and 4500 W

3. DRAINAGE: The property slopes west and north. Drainage runs along the U.P. rail line

4. ACCESS: there is a dedicated right-of-way (4500 W) at the southeast corner of the parcel. There is also a dedicated easement (33') on the west side of the parcel.

5. FIRE: Please **reach out to the Cedar City Fire Department regarding the language below.** All development shall conform to the currently adopted International Fire Code and International Building Code. Fire apparatus access roads shall be provided and maintained. Required access roads shall extend to within 150 feet of all portions of buildings and all exterior walls as measured by an approved route around the exterior of buildings hereafter constructed. Security gates across fire department access roads shall be approved by the fire code official and shall be an approved means of emergency operation. The grade of fire department access roads shall not exceed 10 percent. An approved water supply capable of supplying the required fire flow shall be provided.

   Developments within Cedar City's designated Wildland Urban Interface areas shall conform to the Utah Wildland Urban Interface Code as adopted by Cedar City Corporation.

Developments located outside of a 5-mile radius from a city fire station may be classified as class 10 -unprotected, by the Insurance Services Office (ISO). While the fire department will provide fire protection in such areas, insurance rates are likely to be greater than those located within the city's ISO class 4 protection classification.

6. POLICE: The annexed property within the area presently served by the Cedar City Police Department.

APPROVALS:

CEDAR CITY FIRE DEPARTMENT

CEDAR CITY POLICE DEPARTMENT

CEDAR CITY ENGINEERING DEPARTMENT

PROPERTY OWNER

Eng/forms/annexation MOU blank

Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
to www.cedarcityut.gov

Mayor
Garth O. Green

Council Members
Robert Cox
W. Tyler Melling
R. Scott Phillips
Ronald Riddle
Carter Wilkey

City Manager
Paul Bittmenn

October 10, 2025

The Honorable Deidre M. Henderson
Utah Lieutenant Governor
Utah State Capital Complex
Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Re: Notice of Impending Boundary Action – Francisco-Lunt Annexation (800 North 4500 West)

Dear Lt. Governor Henderson:

In accordance with the terms of UCA §10-2-425 and UCA §67-1a-6.5 please accept this notice that Cedar City has passed an ordinance annexing approximately 80.92 acres of land into its municipal boundaries. Included herewith are duly executed copies of Cedar City's annexation ordinance and a copy of the final plat map.

Please accept this signed and verified statement certifying that all requirements applicable to this annexation have been completed. Please issue to Cedar City the appropriate certificate regarding this annexation.

If you have any questions or need anything, please contact me.

Sincerely,

Randall K McUne
Cedar City Attorney