



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 RYAN BRINDLEY ANNEXATION located in CEDAR CITY, dated JANUARY 12, 2026, 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 RYAN BRINDLEY 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 15th day of MAY, 2026 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor



Cedar City

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

Mayor

Steve Nelson

Council Members

Robert Cox
Waldo D. Galan
R. Scott Phillips
Phil E. Schmidt
Carter Wilkey

City Manager

Paul Bittmenn

January 12, 2026

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 – Ryan Brindley Annexation (3000 N. 400 W.)

Dear Lt. Governor Henderson:

In accordance with the terms of UCA §10-2-813 and UCA §67-1a-6.5 please accept this notice that Cedar City has passed an ordinance annexing approximately 19.18 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

CEDAR CITY ORDINANCE NO. 1210-25-6

AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 19.18 ACRES OF PROPERTY LOCATED IN THE VICINITY OF 3000 N 400 W 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 19.18 acres in size and is located in the vicinity of 3000 North and 400 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. 1210-25-6, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Phillips – Aye

Riddle – Aye

Cox – Aye

Wilkey – Aye

Schmidt – Aye

Dated this 20 day of December 2025.



[SEAL]

ATTEST:

Renon Savage
RENON SAVAGE, RECORDER

Garth O. Green
GARTH O. GREEN, MAYOR

Exhibit A

Cedar City Ordinance 1210-25-6

- Annexation Ordinance 3000 N 400 W -**

Exhibit B

Cedar City Ordinance 1210-25-6

- Annexation Ordinance 3000 N 400 W -

EXHIBIT "B"

LEGAL DESCRIPTION ANNEXATION BOUNDARY

BEGINNING AT A POINT $S00^{\circ}00'05''E$ 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 $S89^{\circ}44'57''E$ 148.44 FEET; THENCE $S00^{\circ}00'18''E$ 1,275.45 FEET; THENCE $S88^{\circ}53'00''W$ 148.54 FEET TO A POINT ON SAID SECTION LINE; THENCE CONTINUE $S88^{\circ}53'00''W$ ALONG SAID LINE 503.33 FEET; THENCE $N00^{\circ}00'07''W$ 1,287.79 FEET; THENCE $N89^{\circ}53'04''E$ 503.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.18 ACRES, MORE OR LESS.



Exhibit C

Cedar City Ordinance 1210-25-6

- Annexation Ordinance 3000 N 400 W -

ANNEXATION
MEMORANDUM OF UNDERSTANDING
FOR
THE AVAILABILITY AND PROVIDING OF CITY SERVICES

ANNEXATION NAME: BRINDLEY ANNEXATION

ANNEXATION AREA: 19.18 Acres

ANNEXATION LOCATION: 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. (Approximate address is 3000 North and 400 West)

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

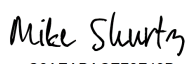
1. WATER: There is an existing 12-inch city water line located along the property frontage that is located in 3000 North.
2. SEWER: There is an existing 12-inch sewer main located in 3000 North along the property frontage that runs west and connects the existing 27-inch sewer main located in 2300 West that runs north to the Cedar City Sewer Treatment Plant.
3. DRAINAGE: The existing terrain sheet flows in the northerly direction. The northerly property boundary is near the extents of City Annexation Declaration Boundary, there is no existing storm drain. Future development anticipates onsite retention for increased runoff being required.
4. ACCESS: The main access to the property will be from 3000 North.
5. FIRE: All development shall conform to the currently adopted International Fire Code. If the development included gated entrances they shall be approved by the fire code official. A water supply with at least 1500 gpm for a 2-hour duration at not less than 20 psi shall be provided and hydrants shall be spaced at a not to exceed 500 feet of vehicle travel distance according to the International Fire Code. Roadways grade maximum road grade of 10 % and in addition to the 12 feet of each lane of travel include

a minimum unobstructed width of 20 feet. Roadways shall be constructed of a hard, all weather surface designed to support the heaviest piece of fire apparatus likely to operate on the roadway. Those areas that border on a wild land interface shall conform to the urban Wild Land Interface Code.

If a development falls outside of the five-mile radius imposed by ISO it will be classified as class 10 unprotected. While the fire department will still provide fire protection, the insurance rates for these areas will be greater than the ISO class 4 the areas within the 5-mile radius.

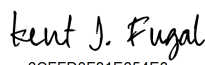
5. POLICE: The annexed property is within the area presently served by the Cedar City Police Department.

APPROVALS:

Signed by:

C6AEABACE78F49B...
CEDAR CITY FIRE DEPARTMENT

Signed by:

0ECE4ECB60E341C...
CEDAR CITY POLICE DEPARTMENT

Signed by:

6CFFD0F04E654E0...
CEDAR CITY ENGINEERING DEPARTMENT

Signed by:

CA7DA5D37416430...
PROPERTY OWNER

Eng/forms/annexation MOU blank

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:

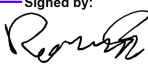
1. That they are the owners of the real property in the territory lying contiguous to the present corporate limits of the city of Cedar City, in Iron County, State of Utah.
2. That the undersigned Petitioners constitute a majority of the owners of the said real property, and at least 1/3 of the value 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 Go Civil Engineering
, 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 Dallas Buckner- Go Civil
Engineering, at 590 N 800 W
, 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 30 day of July, 2025.

Signed by:

CA7BA5D97416430...
(Please sign your name)

RYAN BRINDLEY - OWNER
(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."

***** AT THE SAME TIME THE PETITION IS FORMALLY FILED WITH THE CITY, THE FOLLOWING MUST TAKE PLACE:**

- 1. A MYLAR MUST BE FILED**
- 2. WRITTEN NOTICE BY THE PETITIONER MUST BE SENT TO EFFECTED ENTITIES.**
- 3. VERIFICATION THAT THE REQUIRED NOTICES WERE SENT MUST BE FILED WITH THE PETITION.**

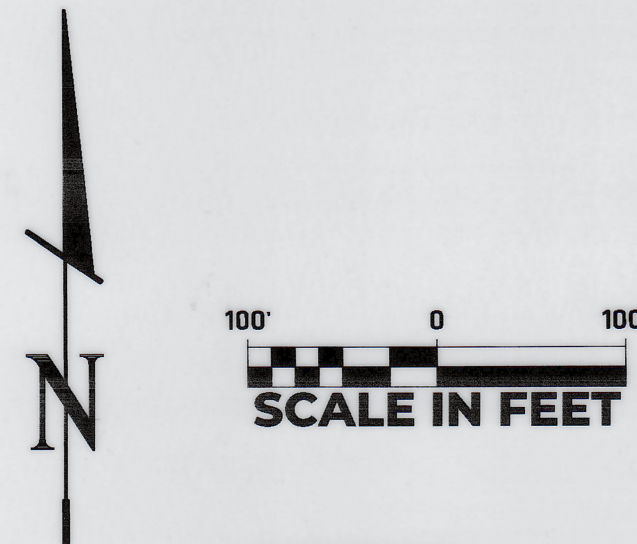
EXHIBIT A: ANNEXATION BOUNDARY

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.

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 CEAR CITY 75-FT MINOR ARTERIAL MASTER PLAN ROAD WITH A BIKE LANE.

ANNEXED PARCEL TABULATION:

PARCEL NUMBER : D-0731-0000-0000 -14.93 ACRES
PARCEL NUMBER: D-0699-0000-0000 - 4.35 ACRES
TOTAL AREA BEING ANNEXED: 19.18 ACRES

PLANNING COMMISSION APPROVAL

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

Edy Webster
CHAIRPERSON

01/08/26
DATE

LAND USE AUTHORITY APPROVAL

I, KENT J. FUGAL, CEDAR CITY LAND USE AUTHORITY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE 8th DAY OF January, 2026.

Kent J. Fugal
KENT J. FUGAL - CEDAR CITY LAND USE AUTHORITY

IRON COUNTY SURVEYOR APPROVAL

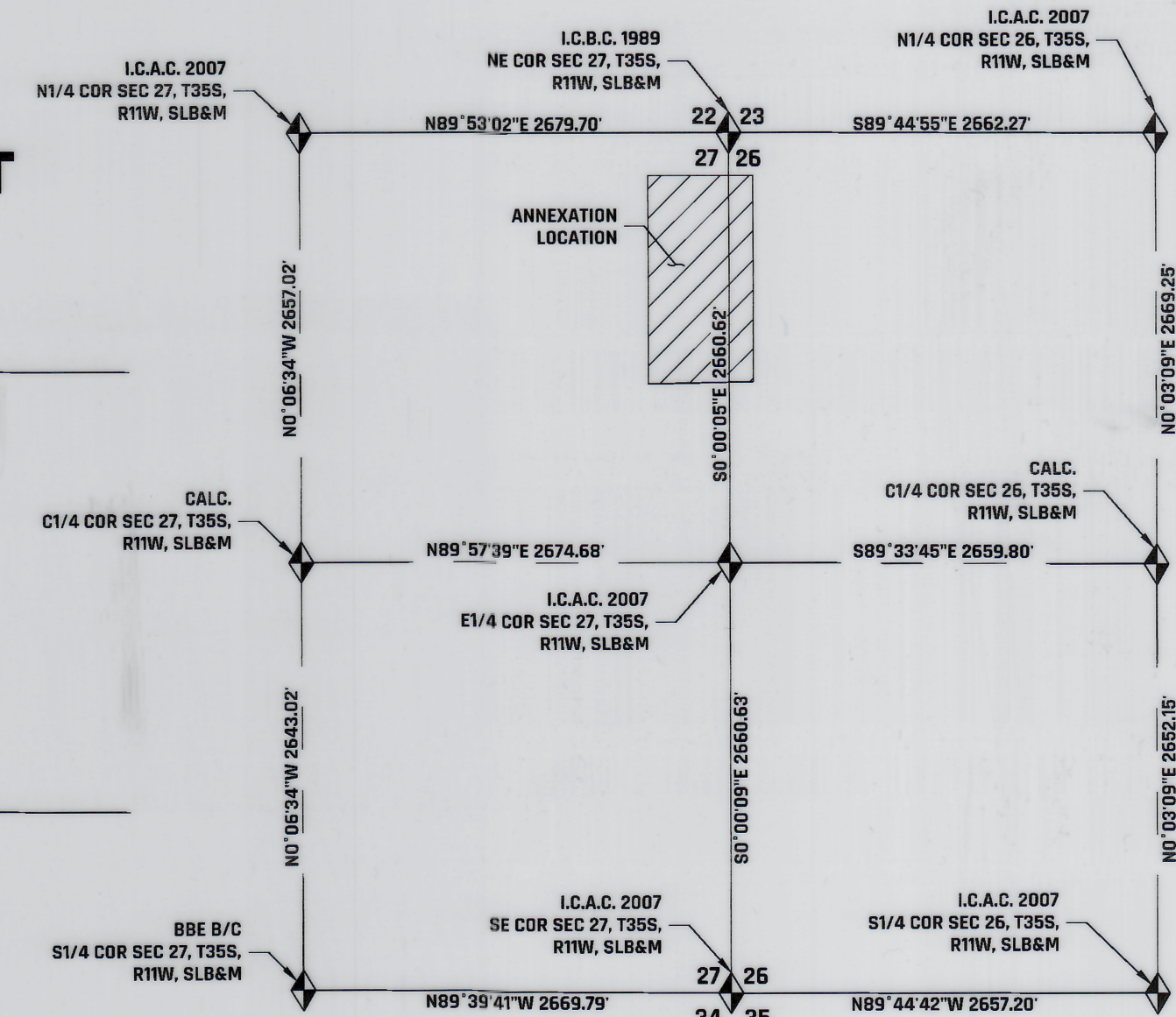
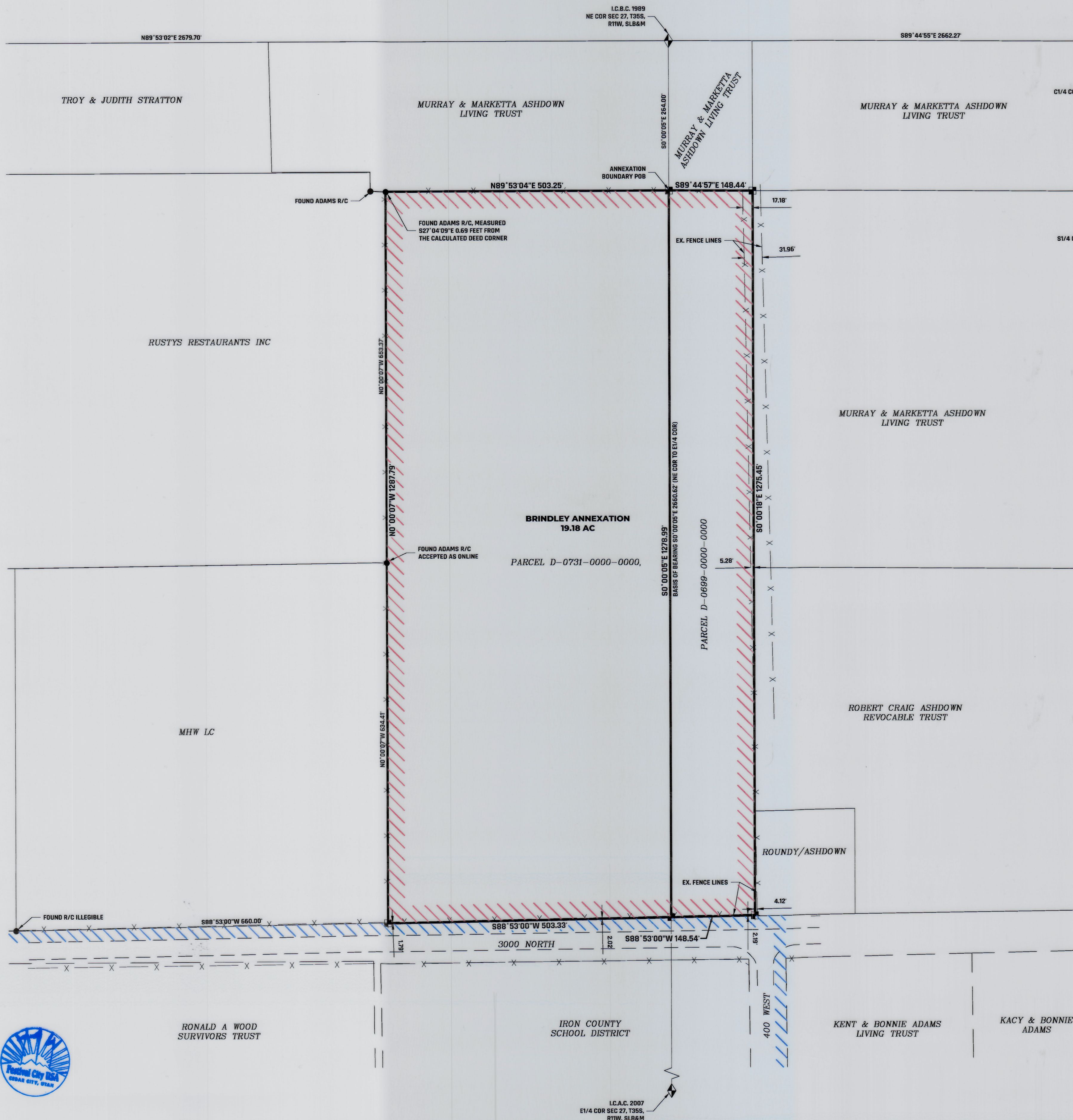
I, CLAY TOLBERT AS DEPUTY COUNTY SURVEYOR, DO HEREBY APPROVE THIS ANNEXATION THIS THE 8th DAY OF January, 2026.

Clay Tolbert
CLAY TOLBERT, DEPUTY COUNTY SURVEYOR

CERTIFICATE OF ACCEPTANCE

I, STEVE NELSON, 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 4th DAY OF January, 2026.

BY: *Steve Nelson*
STEVE NELSON, MAYOR
ATTEST: *Renon Savage*
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 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
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 PROJECTED USING RECORD OF SURVEY DISTANCE TO ESTABLISH THE NORTHWEST CORNER, THEN CLOSED BASED ON THE RECORD DEED TO THE FROM THE SECTION CORNER. THE NORTH AND EAST LINES WERE RE-ESTABLISHED BASED UPON HONORING ADJACENT DEEDS OF RECORD.

REFERENCES:
ROS RUSTYS RESTAURANTS INC BY ADAMS 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°00'16"E 1275.45 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 1287.79 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 ____

NO	DESCRIPTION	BY	DATE

GO CIVIL ENGINEERING

990 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:	DRAWN:
SCALE: 1" = 100'	MP
DATE: 12/15/25	SHEET: 1 OF 1