



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

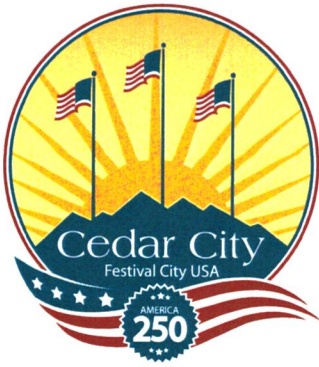
I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the JUDY R LINDSAY ANNEXATION located in CEDAR CITY, dated APRIL 30, 2026, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

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 JUDY R LINDSAY 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 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](http://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

April 30, 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 – Judy R Lindsay Annexation (100 E 3000 N)

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 6.56 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. 0311-26-2**

**AN ORDINANCE OF THE CEDAR CITY COUNCIL ANNEXING APPROXIMATELY 5.0 ACRES (6.56 WITH STREETS) OF PROPERTY LOCATED IN THE VICINITY OF 100 E 3000 N 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 5.0 acres in size (6.56 with streets added) and is located in the vicinity of 100 East and 3000 North. 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. 0311-26-2, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Phillips – Aye

Cox – Aye

Wilkey – Aye

Schmidt – Aye

Galan – Aye

Dated this 16 day of March 2026.



[SEAL]

ATTEST:

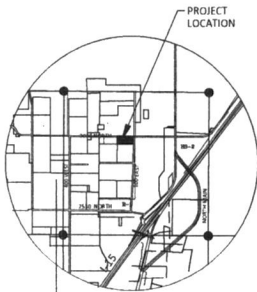
Renon Savage  
RENON SAVAGE, RECORDER

Steve Nelson  
STEVE NELSON, MAYOR  
*Pro-Tem*

## Exhibit A

Cedar City Ordinance 0311-26-2

- Annexation Ordinance 100 E 3000 N -



ANNEXATION PLAT FOR  
JUDY R LINDSAY TRUST, ETAL  
WITHIN THE NW1/4 SECTION 26, T. 35 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH

D-0636-0001-0000  
LAURENCE GREG ASHDOWN

D-0672-0005-0000  
COMBINED PARCEL  
5.00 ACRES

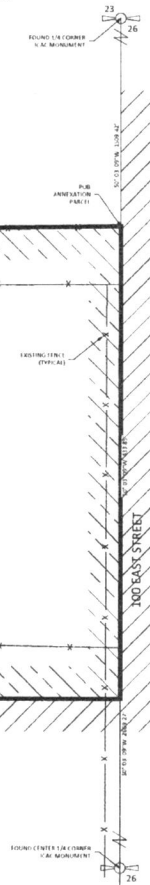
Portion of Joseph E Jackson Trust Parcel  
(SEE NARRATIVE)

B-1548-0000-0000  
JOSEPH E. JACKSON NORTH  
INTERCHANGE PROPERTY TRUST

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY DAN ROBERTS TO PREPARE AN ANNEXATION PLAT AND FACILITATE THE ANNEXATION OF THIS PROPERTY INTO CEDAR CITY. THE ANNEXATION INCLUDES 5000 SQUARE FEET OF THE NORTH AND THE CITY BOUNDARY ON THE SOUTH. JOSEPH E. JACKSON AND THE PREVIOUS OWNER OF THE PROPERTY REQUESTED A BOUNDARY AND ADJUSTMENT IN 2003 AFTER THE ANNEXATION OF THE ASHDOWN PROPERTY IN 2003. THE ANNEXATION INCLUDES THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY. THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY IS 5.00 ACRES. THE ANNEXATION INCLUDES THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY. THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY IS 5.00 ACRES. THE ANNEXATION INCLUDES THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY. THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY IS 5.00 ACRES.

CORNER OF SECTION 26 T. 35 S., R. 11 W., SLB&M FOR THE CEDAR CITY'S ANNEXATION AND COORDINATE SYSTEM



SURVEYOR'S CERTIFICATE

I, DAVID M. CLARKE, PROFESSIONAL LAND SURVEYOR, NUMBER 34884, CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH. I CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.



ANNEXATION NARRATIVE

BEFOREME, AT A PUBLIC MEETING OF THE CEDAR CITY BOARD OF ALDERMEN, HELD AT THE CITY CLERK'S OFFICE, ON THE 15TH DAY OF MAY, 2023, THE FOLLOWING PERSONS WERE PRESENT: DAVID M. CLARKE, SURVEYOR; DAN ROBERTS, OWNER; AND THE CEDAR CITY BOARD OF ALDERMEN. THE BOARD OF ALDERMEN HAS REVIEWED AND APPROVED THIS ANNEXATION PLAT AND HAS ORDERED THAT IT BE RECORDED FOR THE PUBLIC RECORDS OF THE COUNTY OF IRON, UTAH.

PLAT FOR THE CITY OF CEDAR CITY

THE CITY OF CEDAR CITY HAS REVIEWED AND APPROVED THIS ANNEXATION PLAT AND HAS ORDERED THAT IT BE RECORDED FOR THE PUBLIC RECORDS OF THE COUNTY OF IRON, UTAH.

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**P. PLATT & P. PLATT, INC.**  
CONSULTING  
ENGINEERS  
&  
LAND SURVEYORS

1000 N. 1000 E.  
SUITE 100  
ST. GEORGE, UT 84770  
TEL: (435) 634-1111  
FAX: (435) 634-1111  
WWW.PPLATT.COM



|      |                 |
|------|-----------------|
| DATE | 10/15/2023      |
| BY   | DAVID M. CLARKE |
| FOR  | DAN ROBERTS     |

ANNEXATION PLAT FOR  
JUDY R LINDSAY TRUST, ETAL  
WITHIN THE NW1/4 SECTION 26, T. 35 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH

RECORDED AT THE CLERK'S OFFICE OF THE COUNTY OF IRON, UTAH, ON THE 15TH DAY OF MAY, 2023.  
CLERK OF COUNTY

Exhibit B

Cedar City Ordinance 0311-26-2

- Annexation Ordinance 100 E 3000 N -



Exhibit C

Cedar City Ordinance 0311-26-2

- Annexation Ordinance 100 E 3000 N -

ANNEXATION MEMORANDUM OF  
UNDERSTANDING

FOR

THE AVAILABILITY AND PROVIDING OF CITY SERVICES

ANNEXATION NAME: Judy Lindsay ETAL and the Joseph E. Jackson North Interchange Property Trust

ANNEXATION LOCATION: 5.78-acre parcel on the southwest corner of 3000N. And 100 E. and the road known as 3000 N. Street containing .78 acres

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

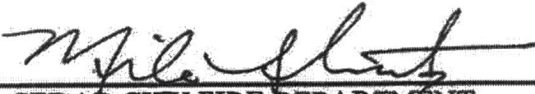
1. WATER: Water is available at 100 E. 8" line.
2. SEWER: Sewer is available at 3000 N. and south of the property
3. DRAINAGE: The property slopes to the west.
4. ACCESS: Property fronts 3000 N. and 100 E.
5. DIRE: **Please reach out to the Cedar City Fire Department regarding the language below.** All 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 have 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.

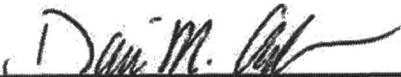
Developments within Cedar City's designated Wildland Urban Interface areas shall conform to the Utah Wildland Urban Interface Code as adopted by Cedar City Corporation.

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.

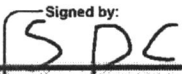
6. POLICE: The annexed property within the area presently served by the Cedar City Police Department.

APPROVALS:

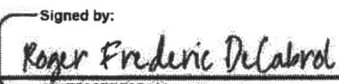
  
CEDAR CITY FIRE DEPARTMENT

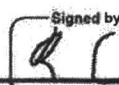
  
CEDAR CITY POLICE DEPARTMENT

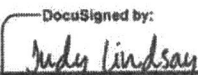
\_\_\_\_\_  
CEDAR CITY ENGINEERING  
DEPARTMENT

Signed by:  
  
\_\_\_\_\_  
Sebastian Claude de Cabrol

Signed by:  
  
\_\_\_\_\_  
Anabel Victoire de Cabrol

Signed by:  
  
\_\_\_\_\_  
Roger Frederic de Cabrol

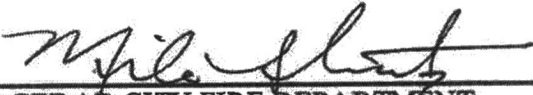
Signed by:  
  
\_\_\_\_\_  
Barbara Michelle de Cabrol

DocuSigned by:  
  
\_\_\_\_\_  
Judy R. Lindsay

\_\_\_\_\_  
Richard Brett Jackson

\_\_\_\_\_  
James Bradley Jackson

APPROVALS:

  
CEDAR CITY FIRE DEPARTMENT

  
CEDAR CITY POLICE DPARTMENT

\_\_\_\_\_  
CEDAR CITY ENGINEERING  
DEPARTMENT

\_\_\_\_\_  
Sebastian Claude de Cabrol

\_\_\_\_\_  
Anabell Victoire de Cabrol

\_\_\_\_\_  
Roger Frederic de Cabrol

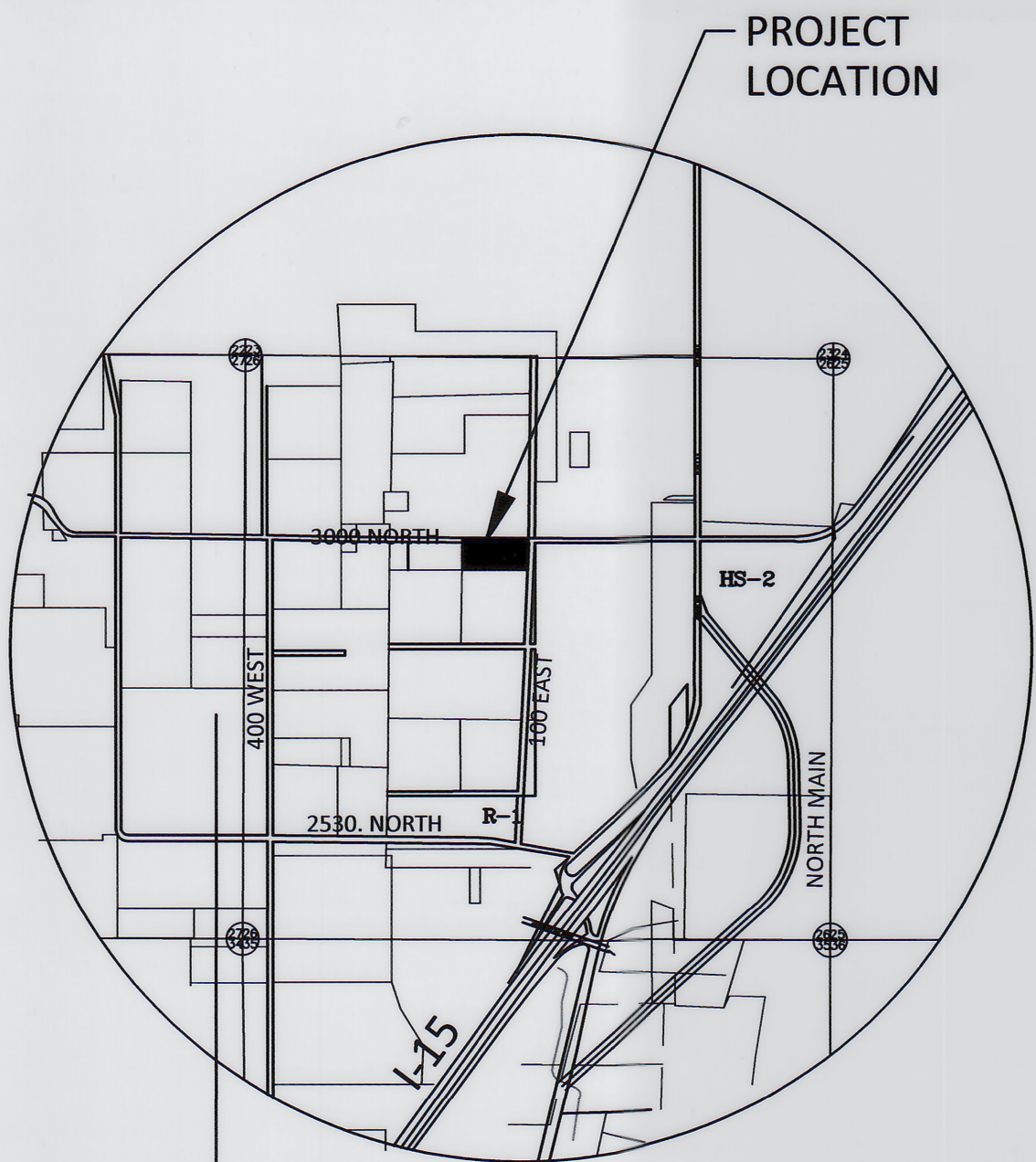
\_\_\_\_\_  
Barbara Michelle de Cabrol

\_\_\_\_\_  
Judy R. Lindsay

*Richard Brett Jackson*  
\_\_\_\_\_  
Richard Brett Jackson

*James Bradley Jackson*  
\_\_\_\_\_  
James Bradley Jackson

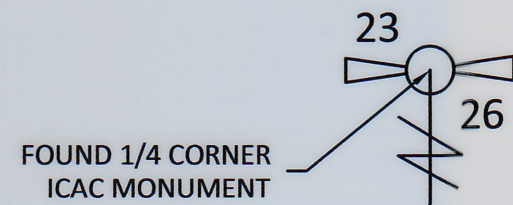
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ANNEXATION PLAT FOR  
**JUDY R LINDSAY TRUST, ETAL**  
WITHIN THE NW1/4 SECTION 26, T. 35 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH



D-0636-0001-0000  
LAURENCE GREG ASHDOWN



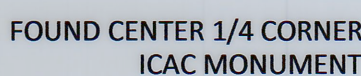
POB  
ANNEXATION  
PARCEL

S0° 03' 09" W 1509.42'

S0° 03' 09" W 433.85'

100 EAST STREET

S0° 03' 09" W 2860.27'



N89° 16' 29" E 665.25'  
3000 NORTH STREET

N89° 43' 31" E 665.19'

D-0672-0005-0000  
COMBINED PARCEL  
5.00 ACRES

QUITCLAIM PARCEL

EXISTING FENCE  
(TYPICAL)

Portion of Joseph E Jackson Trust Parcel  
(SEE NARRATIVE)

S89° 35' 31" W 330.01'

N88° 58' 09" W 330.05'

N90° 00' 00" W 5.10'

N90° 00' 00" W 665.09'

D-0683-0002-0000  
DENNIS & DEBRA JOHNSON

B-1688-0043-0000  
PACE FAMILY

B-1548-0000-0000  
JOSEPH E. JACKSON NORTH  
INTERCHANGE PROPERTY TRUST

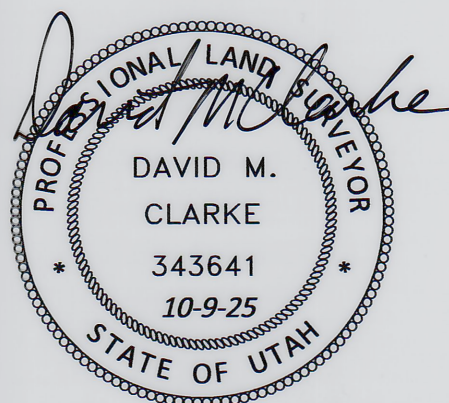
SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY DAN ROBERTS TO PREPARE AN ANNEXATION PLAT AND FACILITATE THE ANNEXATION OF THIS PROPERTY INTO CEDAR CITY.  
THIS ANNEXATION INCLUDES 3000 NORTH ON THE NORTH AND THE CITY BOUNDARY ON THE SOUTH. JOSEPH JACKSON AND THE PREVIOUS OWNERS OF THE LINDSAY PROPERTY RECORDED A BOUNDARY LINE ADJUSTMENT IN 2005 AFTER THE ANNEXATION OF THE JACKSON PROPERTY IN 1996. THIS ANNEXATION INCLUDES THE PORTION OF THE JACKSON PROPERTY THAT IS NOT CURRENTLY WITHIN THE CITY BOUNDARY.  
THE BASIS OF BEARINGS IS S.0°03'09"W. BETWEEN THE NORTH 1/4 AND THE CENTER QUARTER CORNER OF SECTION 26 T.35S., R.11W., SLB&M. PER THE CEDAR CITY GPS CALIBRATION AND COORDINATE SYSTEM.

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: 10-09-2025  
DAVID M. CLARKE  
UTAH P.L.S. #343641



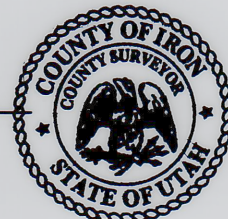
ANNEXATION BOUNDARY:

BEGINNING AT A POINT WHICH IS SITUATED S.0°03'09"W. ALONG THE CENTER SECTION LINE 1509.42 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, THENCE CONTINUING S.0°03'09"W. ALONG SAID CENTER SECTION LINE 433.85 FEET, THENCE WEST 665.09 FEET, THENCE N.0°02'21"E ALONG SAID LINE 425.43 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE WHICH IS ON THE NORTH SIDE OF 3000 NORTH STREET, THENCE N.89°16'29"E ALONG SAID FENCE LINE 665.25 FEET TO THE POINT OF BEGINNING.  
CONTAINS 6.56 ACRES OF LAND.

DEPUTY IRON COUNTY SURVEYOR APPROVAL

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

4/22/26  
DATE:



*F. Campbell*  
DEPUTY IRON COUNTY SURVEYOR

CEDAR CITY ATTORNEY APPROVAL

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

4/22/2026  
DATE:

*Paulie*  
CITY ATTORNEY

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 12<sup>th</sup> DAY OF April, 2026

*Sei*  
MAYOR

*Renon Savage*  
ATTEST CITY RECORDER



LIST OF PROPERTY OWNERS & ACREAGE

- |                                                |            |
|------------------------------------------------|------------|
| 1. JUDY LINDSAY TRUST, ETAL:                   | 5.00 ACRES |
| 2. JOSEPH E. JACKSON TRUST:                    | 0.78 ACRE  |
| 3. CEDAR CITY/IRON COUNTY (3000 NORTH STREET): | 0.78 ACRE  |

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.

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 \_\_\_\_\_, 2025.

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_ FEE: \_\_\_\_\_

RECORDED AT THE REQUEST OF: \_\_\_\_\_

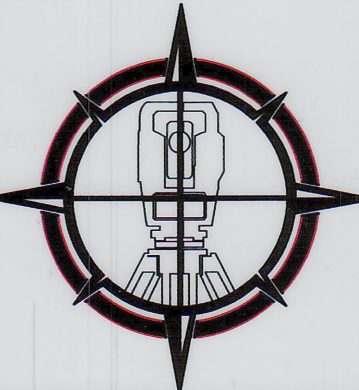
**P**  
LATT  
&  
**P**  
LATT, INC  
CONSULTING  
CIVIL ENGINEERS  
&  
LAND SURVEYORS

195 N. 100 E.  
CEDAR CITY, UT 84720

TEL: (435) 586-6151

FAX: (435) 586-8567

EMAIL:  
PLATT@INFOWEST.COM



REVISION:  
DATE  
DATE  
DATE  
DATE

ANNEXATION PLAT FOR  
**JUDY R LINDSAY TRUST, ETAL**  
WITHIN THE NW1/4 SECTION 26, T. 35 S., R. 11 W., SLB&M  
IRON COUNTY, UTAH

DRAWN BY:

CHECKED BY:  
R.B. PLATT

DATE: 10-09-2025

SCALE: 1" = 40'

PAGE: 1 OF 1