

IRON COUNTY SURVEYOR'S CERTIFICATE

I, CLAY TOLBERT, PROFESSIONAL UTAH LAND SURVEYOR No. 153825-2201 AND THE DEPUTY IRON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS ANNEXATION PLAT.

CLAY TOLBERT DATE

ANNEXATION PLAT FOR: CASCADE DEVELOPMENT HOLDINGS, LC

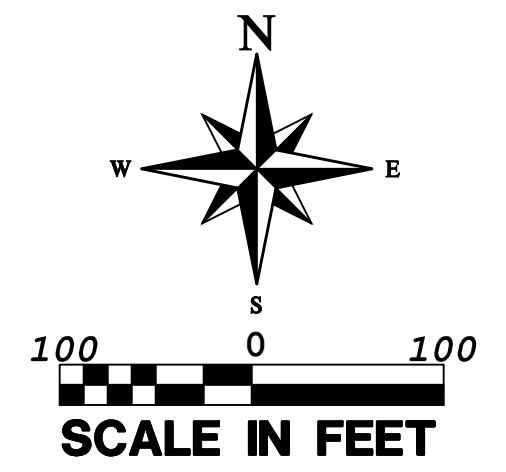
LOCATED IN SECTION 26, T35S, R11W, S.L.B.&M.
IRON COUNTY, UTAH

ANNEXATION DESCRIPTION (10.20 ACRES): D-0688-0004-0000

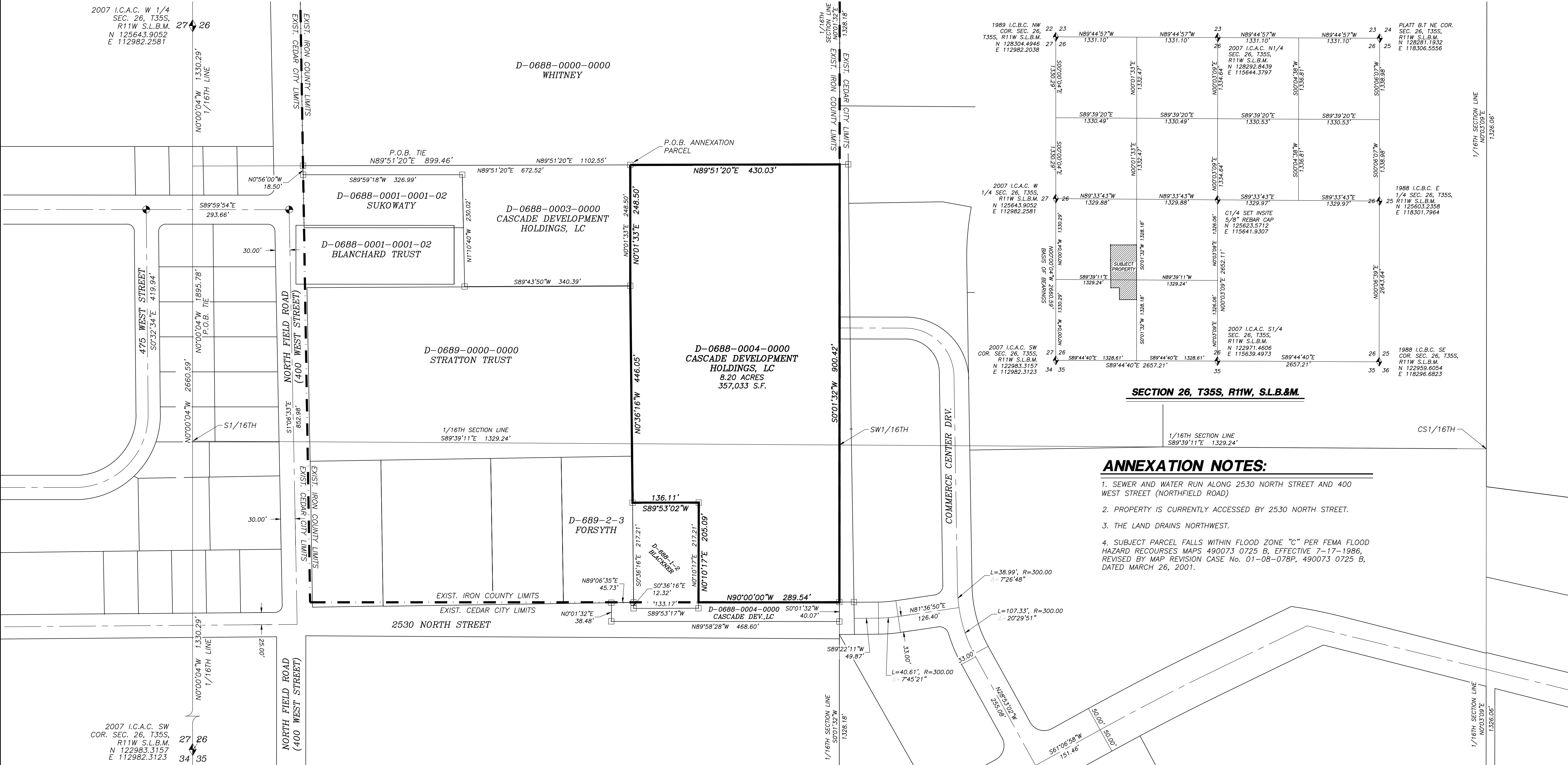
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°00'04"W, ALONG THE SECTION LINE 1,895.78 FEET; THENCE N89°51'20"E, 899.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'20"E, 430.03 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE, AND A POINT LOCATED ON THE EXISTING CEDAR CITY ANNEXATION BOUNDARY LINE; THENCE S00°01'32"W, ALONG SAID SECTION AND BOUNDARY LINE, 900.42 FEET; THENCE DEPARTING SAID SECTION LINE AND CONTINUING ALONG THE EXISTING CEDAR CITY ANNEXATION BOUNDARY LINE, N90°00'00"W, 289.54 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°10'17"E, 205.09 FEET; THENCE S89°53'02"W, 136.11 FEET; THENCE N00°36'16"W, 446.05 FEET; THENCE N00°01'33"E, 248.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.20 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- WOOLSEY LAND SURVEYING REBAR CAP MONUMENT
- PROPOSED ANNEXATION LINE
- EXISTING CEDAR CITY LIMITS LINE
- PROPOSED ANNEXATION AREA



NO.	REVISIONS	DESCRIPTION	DATE	BY



ANNEXATION NOTES:

- SEWER AND WATER RUN ALONG 2530 NORTH STREET AND 400 WEST STREET (NORTHFIELD ROAD)
- PROPERTY IS CURRENTLY ACCESSED BY 2530 NORTH STREET.
- THE LAND DRAINS NORTHWEST.
- SUBJECT PARCEL FALLS WITHIN FLOOD ZONE "C" PER FEMA FLOOD HAZARD RECOURSES MAPS 490073 0725 B, EFFECTIVE 7-17-1986, REVISED BY MAP REVISION CASE No. 01-08-078P, 490073 0725 B, DATED MARCH 26, 2001.

PETITIONER:

PETITIONER:
CASCADE DEVELOPMENT HOLDINGS, LC
P.O. BOX 930
CENTENNIAL PARK, ARIZONA 86021

DEVELOPER'S AGENT:
CHARLES HAMMON
321 NORTH MALL DRIVE
ST. GEORGE, UTAH 84790
1-435-619-4586 CELL

PROPERTY OWNER:

CASCADE DEVELOPMENT HOLDINGS, LC, AS TO:
(D-0688-0004-0000)=8.20 ACRES
TOTAL=8.20 ACRES

CEDAR CITY ACCEPTANCE

I, GARTH O. GREEN, MAYOR OF CEDAR CITY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL, THIS THE _____ DAY OF _____, 2022.

ATTEST: RENON SAVAGE-CITY RECORDER BY: GARTH O. GREEN-MAYOR

CEDAR CITY ATTORNEY'S APPROVAL

I, TYLER ROMERIL, ATTORNEY FOR CEDAR CITY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY PURSUANT TO ITS ANNEXATION ORDINANCE AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 2022.

CITY ATTORNEY-TYLER ROMERIL

CERTIFICATE OF RECORDING

I, CARRI R. JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2022.

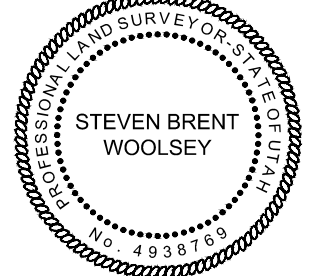
BOOK _____ PAGE _____ COUNTY RECORDER

ENTRY NO. _____ FEE _____

RECORDED AT THE REQUEST OF:
CASCADE DEVELOPMENT HOLDINGS, LC

SURVEYOR'S CERTIFICATE

I, STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS AN ANNEXATION SURVEY MADE UNDER MY DIRECTION, LOCATED IN IRON COUNTY, UTAH. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769 DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF THE CASCADE DEVELOPMENT HOLDINGS, LC TO PERFORM AN ANNEXATION SURVEY. THE BASIS OF BEARINGS IS N00°00'04"W, 2660.59 FEET FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
50 WEST 3600 NORTH
BOUCH CITY, UTAH 84701
435-959-2318 CELL
steve@woolseyls.com

ANNEXATION PLAT FOR:
CASCADE DEVELOPMENT HOLDINGS, LC
IRON COUNTY, UTAH
LOCATED IN SECTION 26, T35S, R11W, S.L.B.&M.

DATE: 8-11-2022
SCALE: 1"=100'
JOB NO. 1321
SHEET NO. 1 OF 1