

STATE OF UTAH



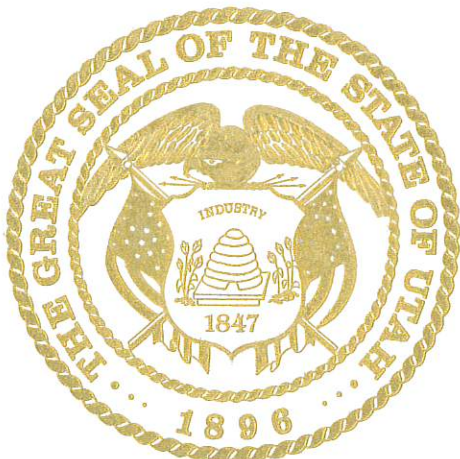
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from PARAGONAH TOWN, dated December 30, 2019, complying with Section 10-2-425, 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 PARAGONAH TOWN, 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 7<sup>th</sup> day of January 2020 at Salt Lake City, Utah.



SPENCER J. COX  
Lieutenant Governor

# Paragonah Town

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P.O. Box 600247 • Paragonah, Utah 84760 • Phone: (435) 477-8979 • Fax: (435) 477-8508

## NOTICE OF IMPENDING BOUNDARY ACTION

Spencer J. Cox, Lieutenant Governor  
State of Utah  
P.O. Box 142325  
Salt Lake City, UT 84114-2324  
e-mailed to: [annexations@utah.gov](mailto:annexations@utah.gov)

RE: Rowley Annexation into Paragonah Town

Dear Sir:

At the December 11, 2019, Paragonah Town Board Meeting the Mayor and Town Council unanimously approved Ordinance #19-1 approving the Rowley Annexation.

Attached is a copy of the referenced ordinance along with the plat map of the property to be annexed into Paragonah Town. This annexation meets all the requirements of UCC 10-2-425.

Please send the Certificate of Annexation as soon as possible to:

Iron County Courthouse  
Attention: Carri Jeffries  
P.O. Box 429  
Parowan, UT 84761

I can be reached at [paragonahtown@qwestoffice.net](mailto:paragonahtown@qwestoffice.net) or by calling (435) 477-8979.

Sincerely,



Jayne A. Stones, Clerk  
Paragonah Town

**PARAGONAH TOWN  
ORDINANCE NO. 19-1**

**AN ORDINANCE ANNEXING SPECIFIC PROPERTY OWNED BY WAYNE FRITH ROWLEY TO PARAGONAH, UTAH.**

**WHEREAS**, a majority of the owners of certain real property described below, desire to annex such real property to Paragonah, Utah, said owners being the owners of at least one-third (1/3) in value of said real property as shown by the last assessment roll; and

**WHEREAS**, said real property consists of approximately 8.93 acres and lies contiguous to the corporate boundaries of Paragonah, Utah; and

**WHEREAS**, said owners have caused a petition to be filed with the Town Clerk together with an accurate plat of the real property which was made under the supervision of a licensed surveyor; and

**WHEREAS**, the Paragonah Town Council accepted the petition of annexation; and within 30 days the Town Clerk reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-403(2), (3) and (4); and

**WHEREAS**, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and

**WHEREAS**, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406(1)(b); and

**WHEREAS**, no protests to the annexation petition were filed during the period specified;

**NOW THEREFORE**, pursuant to Section 10-2-407, Utah Code Annotated 1953, as amended, the Town Council of Paragonah Town, Utah, hereby adopts and passes, the following:

**BE IT ORDAINED BY THE TOWN COUNCIL OF PARAGONAH, UTAH, AS FOLLOWS:**

1. The real property, more particularly described in Paragraph 2, below, is hereby annexed to Paragonah Town, Utah, and the corporate limits of Paragonah, Utah are hereby extended accordingly.

**Paragonah Town  
Ordinance 19-1  
Page 2**

2. The real property which is the subject of this Ordinance is described as follows:

ALL OF LOTS 1,2,3,4,5,6,7,8,9,10,11,12 (EACH LOT BE 20X5 RDS) GARDEN LOTS, E TIER, BLK 5 RANGE 12, CENTER CREEK SURVEY; (LOC NW1/3SE1/4 SEC 32, T33S,R8W,SLM) EXCPT THEREFR ANY PART LYING W/IN W 3RD ST MORE SPECIFICIALLY DESCRIBED AS FOLLOWS

*COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 8 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°30'47"W, ALONG THE EAST-WEST CENTER SECTION LINE, 1,562.27 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF BLOCK 31, PLAT C, PARAGONAH TOWN SURVEY; SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE S01°07'10"E, ALONG SAID LINES, 998.93 FEET TO A POINT LOCATED ON THE EXISTING PARAGONAH TOWN LIMITS, AND ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 12, OF THE (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12; THENCE N89°37'48"W, ALONG SAID LINE AND ALONG THE EXISTING PARAGONAH TOWN LIMITS, 375.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE DEPARTING SAID PARAGONAH TOWN LIMITS AND RUNNING N00°12'04"W, ALONG THE WEST LINE OF SAID (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12, AND ITS PROJECTION, 1,065.97 FEET TO A POINT LOCATED ON THE NORTH LINE OF IRON COUNTY TAX PARCEL No. C-0424-0001-0425; THENCE S89°29'47"E, ALONG SAID LINE, 331.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°06'24"W, ALONG THE EAST LINE OF SAID PARCEL, 66.50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12; SAID POINT ALSO BEING LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 32; THENCE S89°30'47"E, ALONG SAID LINE, 27.96 FEET TO THE POINT OF BEGINNING. CONTAINING 8.93 ACRES.*


3. The zoning map of Paragonah Town shall be amended to include the real property described above in Paragraph 2.
4. The real property, described in Paragraph 2, above, shall be classified as being in the Residential Zone (RE), in accordance with the provisions of Chapter 12, of the Town of Paragonah Uniform Zoning Ordinance and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended.
5. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Iron County, Utah by the Town Clerk
6. This Ordinance shall become effective upon adoption and passage by the Town Council. A copy of the Ordinance and plat shall be deposited in the Office of the Town Clerk.

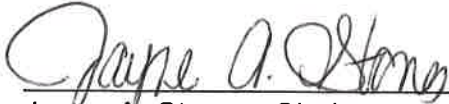
**ADOPTED AND PASSED** by the Town Council of Paragonah Town this 11<sup>th</sup>  
day of December , 2019.

**PARAGONAH TOWN:**



**ATTEST:**

  
\_\_\_\_\_  
R. Todd Robinson, Mayor

  
\_\_\_\_\_  
Jayne A. Stones, Clerk



**IRON COUNTY SURVEYOR'S CERTIFICATE**

I, STEPHEN R. PLATT, PROFESSIONAL UTAH LAND SURVEYOR No. 153825-2201 AND THE DEPUTY IRON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS WAYNE AND NANCY ROWLEY FAMILY TRUST ANNEXATION PLAT.

*Stephen R. Platt*  
STEPHEN R. PLATT DATE 11-15-2019

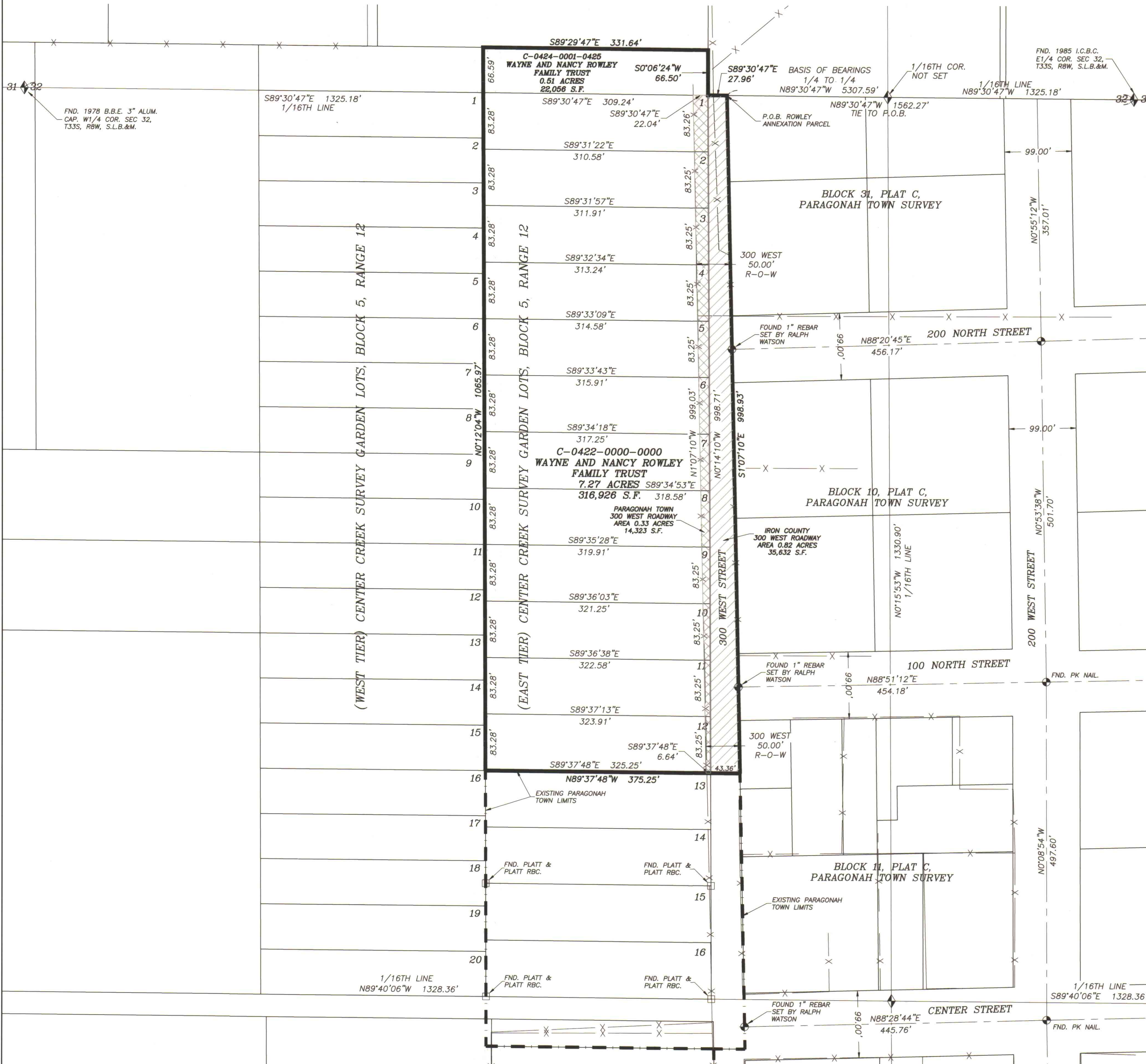
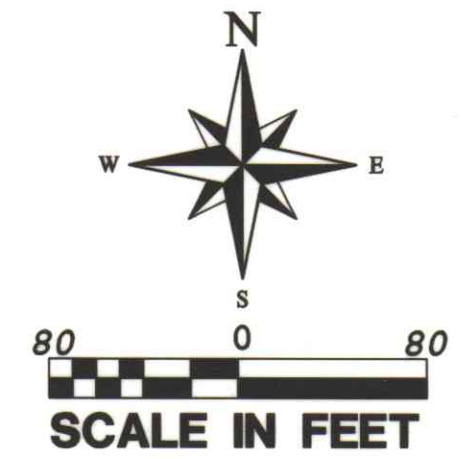


**ANNEXATION PLAT FOR:  
WAYNE & NANCY ROWLEY  
FAMILY TRUST**

LOCATED IN SECTION 32, T33S, R8W, S.L.B.&M.  
PARAGONAH TOWN, IRON COUNTY, UTAH

**LEGEND**

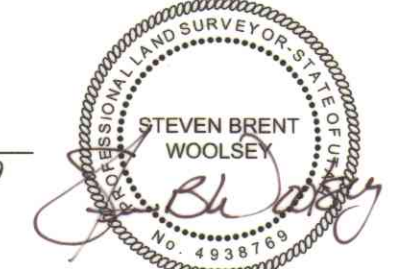
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x-x- EXISTING FENCE
- SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED
- PROPOSED ANNEXATION LINE
- - - EXISTING ANNEXATION LINE
- [Hatched Box] IRON COUNTY 300 EAST STREET ROADWAY AREA
- [Cross-hatched Box] PARAGONAH TOWN 300 EAST STREET ROADWAY AREA



**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*  
STEVEN BRENT WOOLSEY, PLS #4938769 DATE 11-15-2019



**NARRATIVE**

THIS SURVEY WAS DONE AT THE REQUEST OF THE WAYNE ROWLEY TO PERFORM AN ANNEXATION SURVEY. THE BASIS OF BEARINGS IS N89°30'47"W, 5307.59 FEET FROM THE EAST QUARTER CORNER TO THE WEST CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 8 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

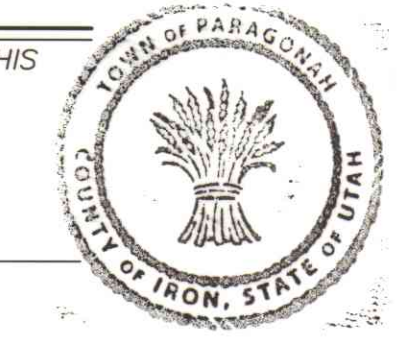
**ANNEXATION DESCRIPTION (8.93 ACRES):**

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 8 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°30'47"W, ALONG THE EAST-WEST CENTER SECTION LINE, 1,562.27 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF BLOCK 31, PLAT C, PARAGONAH TOWN SURVEY; SAID POINT ALSO BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET; THENCE S01°07'10"E, ALONG SAID LINES, 998.93 FEET TO A POINT LOCATED ON THE EXISTING PARAGONAH TOWN LIMITS, AND ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 12, OF THE (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12; THENCE N89°37'48"W, ALONG SAID LINE AND ALONG THE EXISTING PARAGONAH TOWN LIMITS, 375.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE DEPARTING SAID PARAGONAH TOWN LIMITS AND RUNNING N00°12'04"W, ALONG THE WEST LINE OF SAID (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12, AND ITS PROJECTION, 1,065.97 FEET TO A POINT LOCATED ON THE NORTH LINE OF IRON COUNTY TAX PARCEL No. C-0424-0001-0425; THENCE S89°29'47"E, ALONG SAID LINE, 331.64 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°06'24"W, ALONG THE EAST LINE OF SAID PARCEL, 66.50 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID (EAST TIER), OF CENTER CREEK SURVEY, GARDEN LOTS, BLOCK 5, RANGE 12; SAID POINT ALSO BEING LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 32; THENCE S89°30'47"E, ALONG SAID LINE, 27.96 FEET TO THE POINT OF BEGINNING. CONTAINING 8.93 ACRES.

**PARAGONAH TOWN ACCEPTANCE**

I, R. TODD ROBINSON, MAYOR OF PARAGONAH TOWN, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL, THIS THE 11 DAY OF DECEMBER, 2019.

ATTEST: *Jayne Stones* TOWN RECORDER BY: *R. Todd Robinson* R. TODD ROBINSON-MAYOR



**CITY ATTORNEY'S APPROVAL**

I, JUSTIN W. WAYMENT, ATTORNEY FOR PARAGONAH TOWN, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS ANNEXATION PLAT, AND THAT SAID PLAT MEETS THE REQUIREMENTS OF PARAGONAH TOWN PURSUANT TO ITS ANNEXATION ORDINANCE AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE 11 DAY OF DECEMBER, 2019.

*Justin W. Wayment*  
TOWN ATTORNEY—JUSTIN W. WAYMENT

**NOTES**

- SPONSORS: WOOLSEY LAND SURVEYING, P.C.  
50 WEST 3600 NORTH  
ENOCH, UTAH 84721  
1-435-559-2315
- WAYNE & NANCY ROWLEY FAMILY TRUST  
P.O. BOX 600211  
PARAGONAH, UTAH 84760  
1-435-559-2828
- PROPERTY OWNERS:  
WAYNE & NANCY ROWLEY FAMILY TRUST, IRON COUNTY (300 WEST ROADWAY), PARAGONAH TOWN (300 WEST ROADWAY);  
ROWLEY TRUST: C-0424-0001-0425= 0.51 ACRES, C-0422-0000-0000=7.27 ACRES. TOTAL 7.78 ACRES  
IRON COUNTY 300 WEST STREET ROADWAY=0.82 ACRES.  
PARAGONAH TOWN 300 WEST ROADWAY=0.33 ACRES.
- TOTAL=8.93 ACRES

**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 \_\_\_\_\_, 20\_\_\_\_.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
RECORDED AT THE REQUEST OF:  
WAYNE AND NANCY ROWLEY FAMILY TRUST

WOOLSEY LAND SURVEYING, P.C.  
Land Surveyors - Land Planners  
50 WEST 3600 NORTH  
ENOCH CITY, UTAH 84721  
435-559-2315 CELL  
435-559-2828 FAX  
www.woolseyland.com

ANNEXATION PLAT FOR:  
**WAYNE AND NANCY ROWLEY FAMILY TRUST**  
WEST OF PARAGONAH TOWN  
IRON COUNTY, UTAH  
LOCATED IN SECTION 32, T33S, R8W, S.L.B.&M.

DATE: 10-3-2019  
SCALE: 1"=80'  
JOB NO.  
1608  
SHEET NO.  
**1 OF 1**