

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 for the BAUER ROAD, LLC, ANNEXATION, located in PAROWAN CITY, dated JUNE 6, 2023, complying with Section §10-2-4, 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 BAUER ROAD, LLC, 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 22<sup>nd</sup> day of June, 2023 at Salt Lake City, Utah.



*Deidre M. Henderson*

DEIDRE M. HENDERSON  
Lieutenant Governor





**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: Deidre M. Henderson, Lt. Governor of the State of Utah**

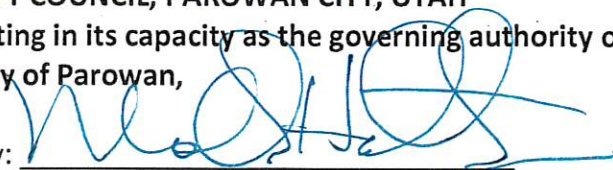
**NOTICE IS HEREBY GIVEN** that the City Council of Parowan, Utah (the "Council"), acting in its capacity as the governing authority of the City of Parowan, Iron County, Utah, at a regular meeting of the Council, duly convened pursuant to notice, on April 27, 2023; adopted Ordinance 2023-04-01, An Ordinance Concerning Bauer Road, LLC, Annexation, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Ordinance").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Cod Ann. §17-23-20. Approved as a final local entity plat by the Surveyor of Iron County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the annexation of the property into the legal boundaries of the City, as more particularly described in the Annexation Ordinance, have been met.

**WHEREFORE**, the Council hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §10-2-4.

**DATED** this 6 day of June, 2023.

**CITY COUNCIL, PAROWAN CITY, UTAH**  
acting in its capacity as the governing authority of the  
City of Parowan,

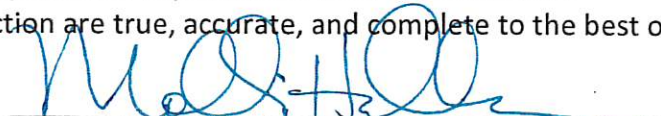
By: 

Mayor

**VERIFICATION**

STATE OF UTAH    )  
                              :SS.  
County of Iron    )

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing Notice of Impending Boundary Action are true, accurate, and complete to the best of the undersigned's knowledge and belief.



Mayor, City Council, Parowan City, Utah

SUBSCRIBED AND SWORN to before me this 6<sup>th</sup> day of June, 2023.




  
NOTARY PUBLIC



EXHIBIT "A"  
ORDINANCE NO. 2023-04-01

AN ORDINANCE CONCERNING BAUER ROAD, LLC, ANNEXATION  
PARCEL LOCATED AT 840 WEST 200 SOUTH  
ORDINANCE DATED APRIL 27<sup>TH</sup>, 2023

**WHEREAS**, a majority of the owners of certain real property described below, desire to annex such real property to Parowan City, 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 1.16 acres and lies contiguous to the corporate boundaries of Parowan City, Utah and covers a majority of the private land area with the area proposed for annexation; and

**WHEREAS**, said Petitioners and owners have caused to be filed an executed petition with the City Recorder together with an accurate legal description and plat of the real property which was made under the supervision of a licensed surveyor and which is located within the area proposed for annexation; and

**WHEREAS**, Parowan City Council accepted the petition for annexation; and within 30 days the City Recorder, with the assistance of the City Attorney, 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 copy of the Petition was provided to Iron County Clerk; and

**WHEREAS**, the annexation does not create an island or larger peninsula than what was previously created and, as such, was approved by Iron County;

**WHEREAS**, notice was posted within the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation, beginning no later than 10 days after receipt of the notice of certification, where it was most likely to give notice to the residents within, and on the Utah Public Notice Website, as provided by Utah State Law (Subsection § 10-2-406(1)(a) and (b)); and

**WHEREAS**, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities, and posted on the Parowan City Website, as proved by Utah State Law (Subsection §10-2-406(c) and (d)); and

**WHEREAS**, no qualified protests to the annexation petition were filed during the 30-day protest period.

**NOW, THEREFORE**, pursuant to Subsection §10-2-4, Utah Code Annotated, the City Council of Parowan City, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE CITY COUNCIL OF PAROWAN, UTAH AS FOLLOWS:**

**ORDINANCE ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF PAROWAN, UTAH.**

1. The real property more particularly described in Paragraph 2 below, is hereby annexed to Parowan City, Utah, and the corporate limits of Parowan, Utah, are hereby extended accordingly.
2. The real property which is the subject of this Ordinance is described as follows:  
 BEGINNING AT A POINT N00°10'59"E ALONG THE 1/16<sup>TH</sup> LINE 250.20 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°47'57"W 402.67 FEET; THENCE N00°10'59"E 125.80 FEET; THENCE N89°47'59"E 402.67 FEET TO A POINT ON SAID 1/16<sup>TH</sup> LINE; THENCE S00°10'59"W ALONG SAID 1/16<sup>TH</sup> LINE 125.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.16 ACRES, MORE OR LESS
3. The zoning map of Parowan City 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 Highway Services zone in accordance with the provision of PCMC 15.24 "Zoning Districts" and Section 10-9a-505, Utah Code Annotated, 1953, as amended.
5. A certified copy of the Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Iron County, Utah, by the City Recorder.

**PASSED AND ADOPTED** by the City Council and Mayor of the city of Parowan, Iron County, State of Utah, the 27<sup>th</sup> day of April 2023.

PAROWAN CITY

Mollie Halterman, Mayor

**Voting on Next Page**

VOTING:	AYE	NAY	ABSTAIN	ABSENT
David Burton	✓	—	—	—
Rochell Topham	✓	—	—	—
Sharon Downey	✓	—	—	—
Matthew Gale	✓	—	—	—
James Shurtleff	✓	—	—	—



Attested by:

Callie Bassett, City Recorder



