



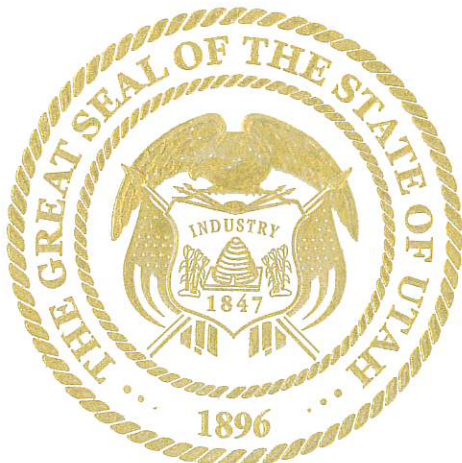
OFFICE OF THE LIEUTENANT GOVERNOR

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 SHAMROCK PROPERTIES XX LLC ANNEXATION, located in the CITY OF MOAB, dated AUGUST, 3 2023, 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 the SHAMROCK PROPERTIES XX LLC ANNEXATION, located in GRAND COUNTY, State of Utah.

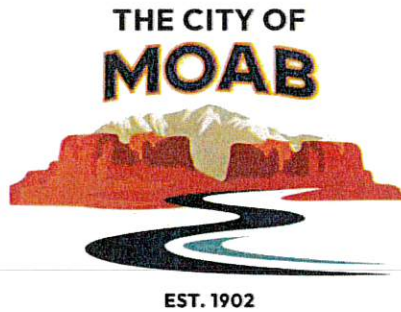
IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 9<sup>th</sup> day of August, 2023 at Salt Lake City, Utah.



DEIDRE M. HENDERSON  
Lieutenant Governor



217 East Center Street  
Moab, Utah 84532-2534  
Phone: (435) 259-2683



Sommar Johnson  
Recorder

June 15, 2023

The Honorable Deidre Henderson  
Lieutenant Governor of the State of Utah  
Utah State Capital Complex  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325

Re: City of Moab – Notice of Annexation

To Whom It May Concern,

The City of Moab has complied with the laws which govern the annexation of property into the corporate boundaries of the City. Please be advised that the City of Moab has recently adopted an Annexation Ordinance annexing real property into its corporate boundaries. Pursuant to the provisions of §10-2-425 Utah Code Ann., I have enclosed the following for your review: (1) A certified Copy of Annexing Ordinance 2023-10 dated June 13, 2023, (2) Notice of Impending Boundary Action and (3) a copy of the Annexation Plat.

We are requesting that your Office issue a Certificate of Annexation regarding this matter. If you require any additional information, please let me know.

Sincerely,



Sommar Johnson  
Moab City Recorder

**CITY OF MOAB ORDINANCE #2023-10**

**AN ORDINANCE OF THE CITY COUNCIL OF MOAB ANNEXING THE SHAMROCK PROPERTIES XX, LLC, PROPERTY AT APPROXIMATELY 1480 SOUTH HIGHWAY 191 TO THE CITY OF MOAB AND ASSIGNING THE ZONE OF C-4 GENERAL COMMERCIAL TO THE PARCEL**

The following findings describe the intent and purpose of this ordinance:

- a. Shamrock Properties XX, LLC filed a petition (the “Petition”) with the Moab City Council (the “Council”) seeking to annex certain property of approximately 3.006 acre in size as described in Exhibit “1” hereto; and,
- b. The property has been proposed for development with allowed uses in the requested zoning designation, at the time of application; and,
- c. The City Council reviewed and approved a pre-annexation agreement in a regularly scheduled meeting held on November 8, 2022, setting forth minimum project development standards in Section 6 of the pre-annexation agreement; and,
- d. The Moab Planning Commission reviewed the Petition in a public meeting held on June 8, 2023, to review the annexation and the requested zoning for C4 (General Commercial) Zone and found that the zone is acceptable for the types of uses proposed for the area; and
- e. As required by law, the Council must consider comments from affected entities, if any, and no protests that complied with the requirements of U.C.A. 10-2-407 were filed after publication of notice of the Petition; and
- f. The Council has determined that the property meets the requirements of Moab City's annexation policy plan; and
- g. The Council has determined that the property meets the annexation requirements of Utah State Code, including but not limited to the Utah Annexation Act, U.C.A. 10-2-401, et. seq., as amended (the “Act”); and
- h. The Council endorses the intent of the Act and finds that the Petition meets the criteria for annexation of the property into the City because:
  1. The property must be contiguous to the boundaries of the City. The property is contiguous with City boundaries
  2. The property must lie within the area projected for the City’s municipal expansion. The property is contiguous with the City boundaries.
  3. The property must not be included within the boundaries of another incorporated municipality. The property is not incorporated within the boundaries of another municipality.
  4. The annexation must not create unincorporated islands within the boundaries of the City. The annexation does not create unincorporated islands within the boundaries of the City.
  5. The property proposed to be annexed hereunder will not be annexed for the sole purpose

of acquiring municipal revenue or for retarding the capacity of any other municipality to annex into the same or related area.

6. The annexed area does not include rural real property or private real property located in a mining protection area; and

i. The Council has held the appropriate public hearings and given the appropriate public notice and received public input pursuant to U.C.A. 10-2-407(6) – (7).


NOW, THEREFORE, BE IT ORDAINED by the Moab City Council that:

1. The Petition is approved and the property known as the Shamrock Properties XX, LLC, Annexation, as described in “Exhibit 1” and illustrated on the attached plat, “Exhibit 2”, and located at approximately 1480 South Highway 191, is hereby annexed into the City of Moab and the zoning designation, upon recommendation from the Planning Commission for said annexation, shall be C4 Zone.

2. This ordinance shall take effect immediately upon its posting pursuant to U.C.A. 10-3-711 and 63G-30-102.

PASSED AND APPROVED this 13<sup>th</sup> day of June 2023, by a majority of the City of Moab City Council.

SIGNED:

  
\_\_\_\_\_  
Joette Langianese, Mayor

6/13/23  
Date

ATTEST:

  
\_\_\_\_\_  
Sommar Johnson, Recorder

(Complete as Applicable)

Summary of ordinance posted to Moab City Website, the Utah Public Notice Website, and in a public location within the City boundaries pursuant to U.C.A. 10-3-711 and 63G-30-102 on:

JUNE 15, 2023

Effective date of ordinance: JUNE 15, 2023



“Exhibit 1”

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 191, SAID POINT BEING NORTH 89°57'00" WEST 593.60 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°03'00" WEST 260.92 FEET; THENCE NORTH 89°57'00" WEST 333.90 FEET; THENCE NORTH 00°03'00" EAST 523.36 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 51°47'00" EAST 424.69 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 3.006 ACRES, MORE OR LESS



**CITY OF MOAB**  
**NOTICE OF IMPENDING BOUNDARY ACTION**

The Honorable Deidre Henderson  
Lieutenant Governor of the State of Utah  
Utah State Capitol Complex  
P.O. Box 14235  
Salt Lake City, Utah 84114-2325

Pursuant to the provisions of Utah Code Ann. §10-2-425 the Moab City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of the City of Moab, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 3.006 acres of property into the corporate limits of the City of Moab. The property annexed is located in Grand County, State of Utah and is described as follows:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 191, SAID POINT BEING NORTH 89°57'00" WEST 593.60 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°03'00" WEST 260.92 FEET; THENCE NORTH 89°57'00" WEST 333.90 FEET; THENCE NORTH 00°03'00" EAST 523.36 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 51°47'00" EAST 424.69 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 3.006 ACRES, MORE OR LESS

Accompanying this Notice is a certified copy of the Ordinance that effectuated this annexation and boundary change, together with a plat prepared by a licensed surveyor which has been approved by the Moab City Council, together with evidence showing that this annexation plat has been recorded with the Grand County Recorder and filed with the Grand County Surveyor.

Pursuant to Utah Code Ann. §26-8a-414, the Moab City Council certifies that the City of Moab does not provide fire, ambulance or paramedic services within its corporate limits and therefore does not desire to provide such services to the property annexed into the City of Moab.

I hereby certify that the Moab City Council has completed all of the legal requirements



necessary to effectuate this annexation and boundary change.


Dated this 15<sup>th</sup> day of June, 2023.

MOAB CITY COUNCIL



By Mayor Joette Langianese

ATTEST

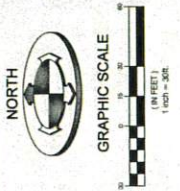


Sommar Johnson  
Moab City Recorder

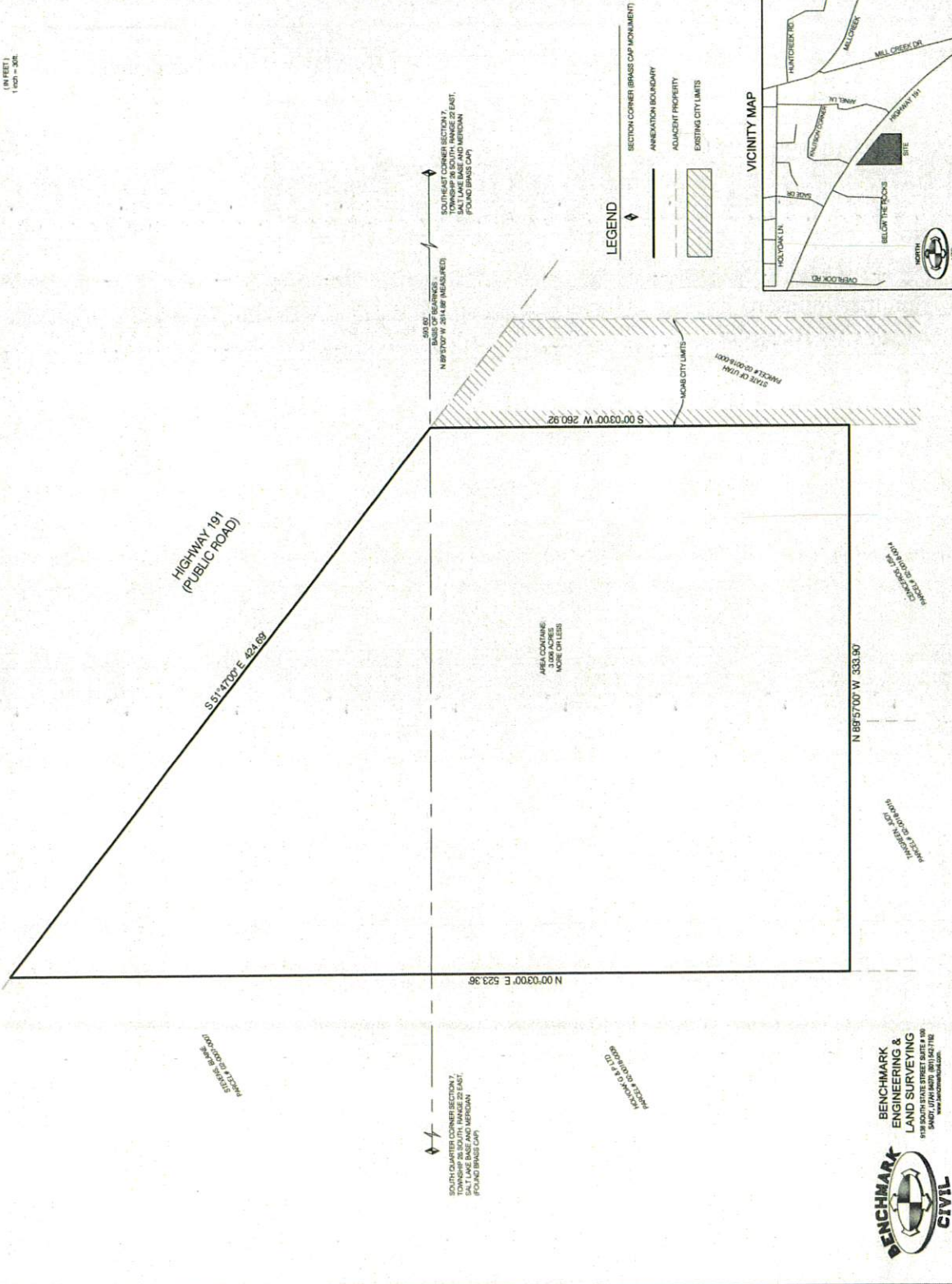
( S E A L )

# SHAMROCK PROPERTIES XX LLC ANNEXATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,  
AND THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 28 SOUTH, RANGE 22 EAST,  
SALT LAKE BASE AND MERIDIAN  
MOAB CITY, GRAND COUNTY, UTAH



GRAPHIC SCALE  
1 inch = 300 feet



## SURVEYOR'S CERTIFICATE

I, **LEON A. LIMA**, SAULT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 72623 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH UNDER TITLE 56, CHAPTER 22, AND THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, THAT THE PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF HIGHWAY 191, SAID POINT BEING NORTH 87°07'00\"/>



7-31-23  
DATE

## ACCEPTANCE CERTIFICATE - CITY OF MOAB

THE ANNEXATION MAP OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR ADJACENT TO THE CITY, AND DO HEREBY TRACT, PROVIDED NOTICE AND CONTACTED BEARINGS ON THE WATER, AND ACCEPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF SAID TRACT TO THE CITY, AND THAT THE CITY DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF MOAB CITY, TO BE KNOWN HEREAFTER AS THE SHAMROCK PROPERTIES XX LLC ANNEXATION, DATED THE 13<sup>TH</sup> DAY OF JULY, 2023.

APPROVED: *[Signature]* DATE: 8/1/23  
 MAYOR/CITY COUNCIL  
 APPROVED: *[Signature]* DATE: 8/2/23  
 CITY RECORDER



APPROVED: *[Signature]* DATE: 8/3/23  
 COUNTY SURVEYOR

## FINAL LOCAL ENTITY PLAT

SHAMROCK PROPERTIES XX LLC ANNEXATION  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7  
AND THE NORTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 28 SOUTH, RANGE 22 EAST,  
SALT LAKE BASE AND MERIDIAN  
MOAB CITY, GRAND COUNTY, UTAH

STATE OF UTAH, GRAND COUNTY, RECORDER AT THE REQUEST OF \_\_\_\_\_  
 DATE: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ FEE: \_\_\_\_\_  
 GRAND COUNTY RECORDER  
 COUNTY RECORDER

**BENCHMARK**  
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