

STATE OF UTAH

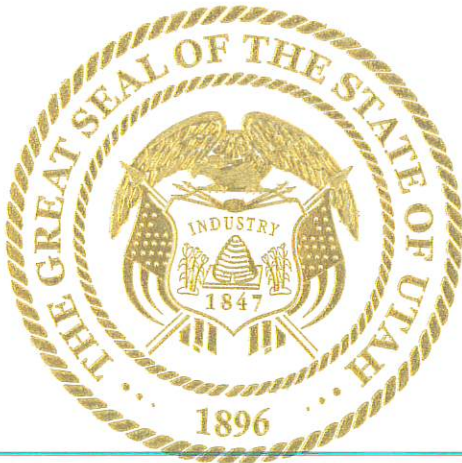


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF DISCONNECTION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of disconnection known as the DISCONNECTION OF PROPERTY FOR KANARRAVILLE TOWN FOR TALLEN TIPTON, located in KANARRAVILLE TOWN, dated JULY 25, 2024, complying with §10-2-507, Utah Code Annotated, 1953, as amended.

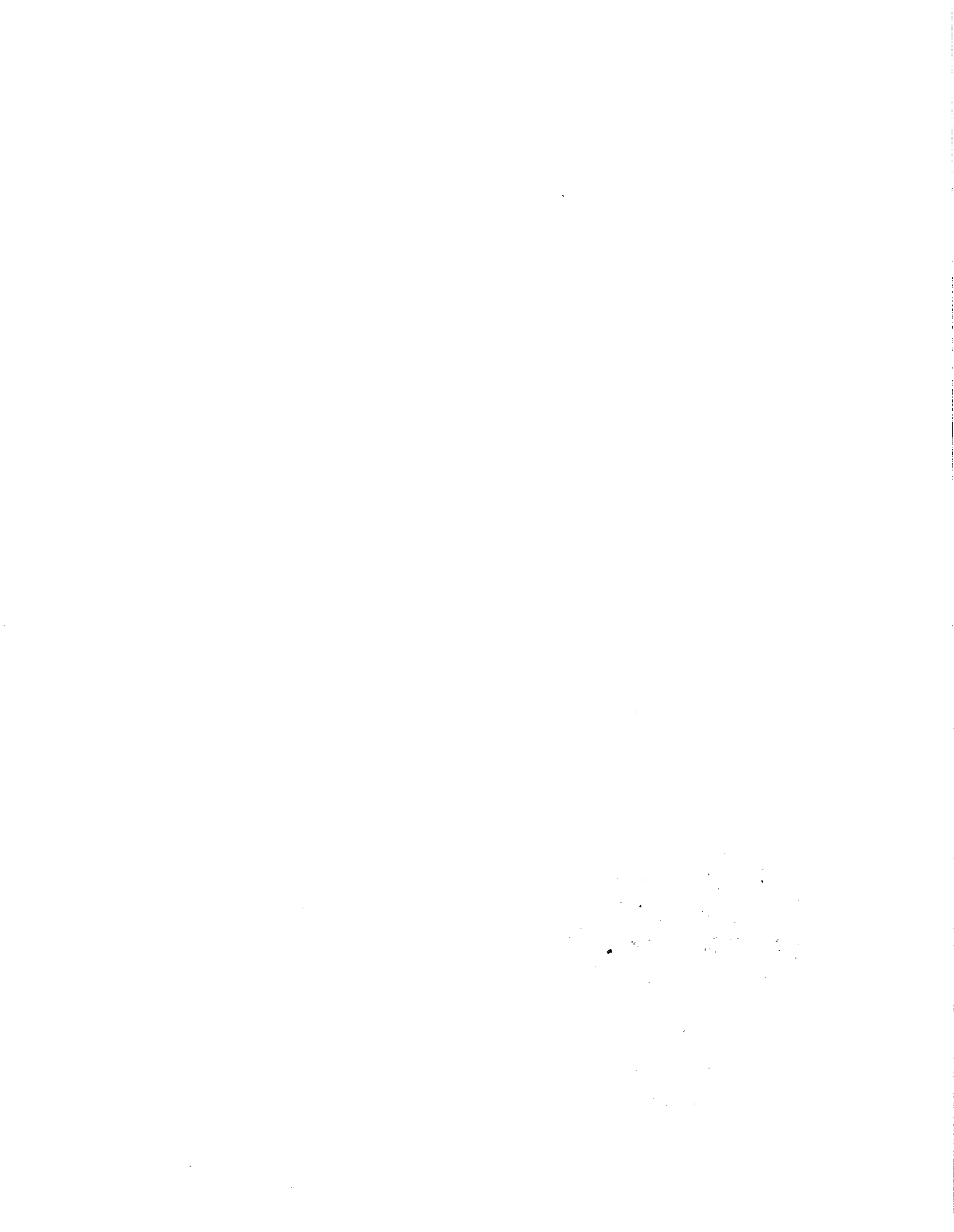
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of disconnection, referred to above, on file with the Office of the Lieutenant Governor pertaining to the DISCONNECTION OF PROPERTY FOR KANARRAVILLE TOWN FOR TALLEN TIPTON, located in IRON COUNTY, State of Utah.

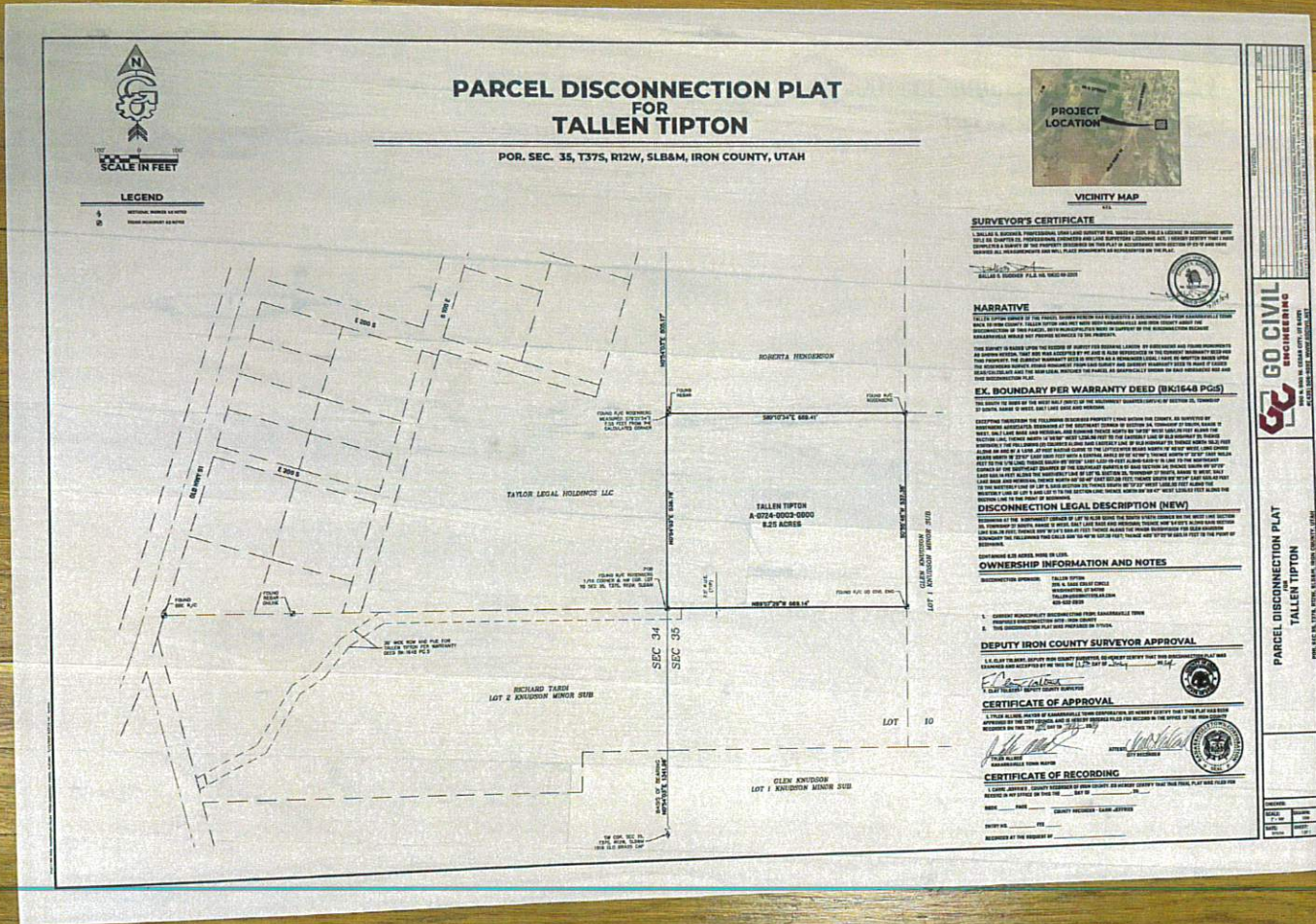


IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 12th day of August, 2024 at Salt Lake City, Utah.

A handwritten signature in black ink, reading 'Deidre M. Henderson'.

DEIDRE M. HENDERSON
Lieutenant Governor









KANARRVILLE TOWN CORPORATION
40 South Main Street, HC 65 Box 148
Kanarrville UT 84742
(435) 867-1852

NOTICE OF IMPENDING BOUNDARY ACTION

Monday, July 25, 2024

Deidre Henderson, Lieutenant Governor
State of Utah
350 North State Street, Suite 220
PO Box 142325
Salt Lake City, UT 84114-2324

RE: Disconnection of Property for Kanarrville Town for Tallen Tipton

Dear Ms. Henderson,

At the June 27, 2024 Kanarrville Town meeting, the Town Board unanimously approved Ordinance No. 06-27-24 approving the disconnection of property for Tallen Tipton.

Attached is a copy of the referenced ordinance along with a picture of the final entity plat of property to be disconnected from Kanarrville Town. Tallen Tipton has done his due diligence in the application process, including providing proper notices as required in Utah Code 10-2-501. We ask that you kindly take this into consideration as you review this boundary action.

Please send the Certificate of Disconnection to:

Kanarrville Town
Attention: Heidi Loveland, Town Clerk
HC 65 Box 148
Kanarrville, UT 84742

If you have any questions, please contact me at 435-867-1852 or heidi@kanarrville.org.

Sincerely,

Heidi Loveland
Kanarrville Town Clerk



KANARRAVILLE TOWN CORPORATION
40 South Main Street, HC 65 Box 148
Kanarraville UT 84742
(435) 867-1852

ORDINANCE NO. 06-27-24

AN ORDINANCE DISCONNECTING REAL PROPERTY FROM
KANARRAVILLE TOWN BOUNDARIES

WHEREAS, Kanarraville Town boundaries include certain real property from which Tallen Tipton (hereafter referred to as "Petitioner") has filed a request with the Town to disconnect, (hereafter referred to as "Petition"); and

WHEREAS, Kanarraville Town has reviewed the Request for Disconnection filed by Tallen Tipton and determined that Petitioner has properly complied with all requirements set forth in Utah Code Ann. 10-02-501; and

WHEREAS, Kanarraville Town did hold a timely Public Hearing on Thursday, June 13, 2024, pursuant to Utah Code Ann. 10-2-502.5 after proper notice had been provided; and

WHEREAS, Kanarraville Town has reviewed factors such as public input, impact upon the adjoining property owners, existing or projected streets or public ways, and utility services, and have determined that Kanarraville Town would not be adversely impacted in the foreseeable future if Petitioner's Petition were granted; and

WHEREAS, as set forth by the Kanarraville Town Board, only the exact acreage of the parcel being disconnected will be considered for future annexation; and

WHEREAS, as set forth by the Kanarraville Town Board, all water rights, wells, and/or water system installed on said parcel will become property of Kanarraville Town as part of any approved future annexation.

WHEREAS, Kanarraville Town has determined by this ordinance that disconnection from Kanarraville Town boundaries of the real property set forth in Exhibit A is appropriate and should be granted.

NOW, THEREFORE, IT IS ORDAINED by the Town Board of Kanarraville, Iron County, Utah, that until further ordinance is adopted, the following legally described property is disconnected from Kanarraville Town subject to the legal rights of any interested party to file a complaint for review with the District Court said Complaint to be filed within thirty (30) days from the date of execution hereof.

See attached Exhibit "A" for Property Description

This ordinance is hereby passed and adopted by the Kanarraville Town Board on the 27th day of June 2024 and will take effect in accordance with the terms set forth herein and shall become effective immediately upon execution thereof.

Mayor Tyler Alfred

ATTEST:

Heidi Loveland, Town Clerk

ROLL CALL VOTE:

Councilor Stoney Shugart
Councilor Jared Blackburn
Councilor Brandon Jonsson
Councilor Thayne Williams

YES
YES
YES
Absent

EXHIBIT "A"
PROPERTY DESCRIPTION FOR TALLEN TIPTON

NARRATIVE:

Tallen Tipton, owner of Parcel #A-0724-0003-0000, has requested a disconnection from Kanarraville Town back into Iron County. Mr. Tipton has met with both the Kanarraville Town Board, and Reed Erickson of Iron County about the disconnection of this parcel. Both municipalities were in support of the disconnection because Kanarraville Town would not provide services to the land locked piece of property. This parcel was split off from the previous owner, Glen Knudson, to facilitate the development of that county property. However, by doing so, it consequently land-locked this parcel leaving it without access to town water. Having exhausted all potential utility easement options, this is the only viable option moving forward.

Property Description:

ALL OF FOLLOW DESC, LOC IN TOWN LIMITS OF KANARRA: S 112 RODS OF W1/2SW1/4 SEC 35, T37S,R12W, SLM; EXCL PART LYING W/IN CNTY DESC REC BK 522/761. LESS FOLLOW DESC PROP: BEG AT SE COR OF SEC 34,T37S,R12W, SLM; N88°58'28"W 1061.78 FT ALG SEC LN; N14°05'50"W 1236.98 FT TO E'LY LN OF OLD HWY 91; N'LY FOLLOW COURSE ALG SD E'LY LN OF OLD HWY 91: N 50.31 FT ALG ARC OF 1695.47 FT RADIUS CURV TO LEFT (CNTR BEAR N70°45'03"W LONG CHORD BEAR N18°23'57"E 50.30 FT W/ CNTRL ANGLE OF 01°42'00"); N17°32'57"E 103.24 FT TO 1/16 LN; S89°00'36"E 1337.19 FT ALG SD 1/16 LN TO NE COR OF SE1/4SE1/4 OF SD SEC 34; S89°07'29"E 669.14 FT ALG N'LY LN OF LOT 10, SEC 35,T37S,R12W, SLM; N00°55'48"E 537.38 FT; S89°10'34"E 669.42 FT TO W'LY LN OF LOT 9, SD SEC 35; S00°57'33"W 1882.93 FT ALG W'LY LN OF LOT 9 & LOT 11 TO SEC LN; N88°59'47"W 1336.92 FT ALG SEC LN TO POB.

Parcel #A-0724-0003-0000
Iron County Account #0330727
Acres 8.46
Tax District 03 - Kanarraville

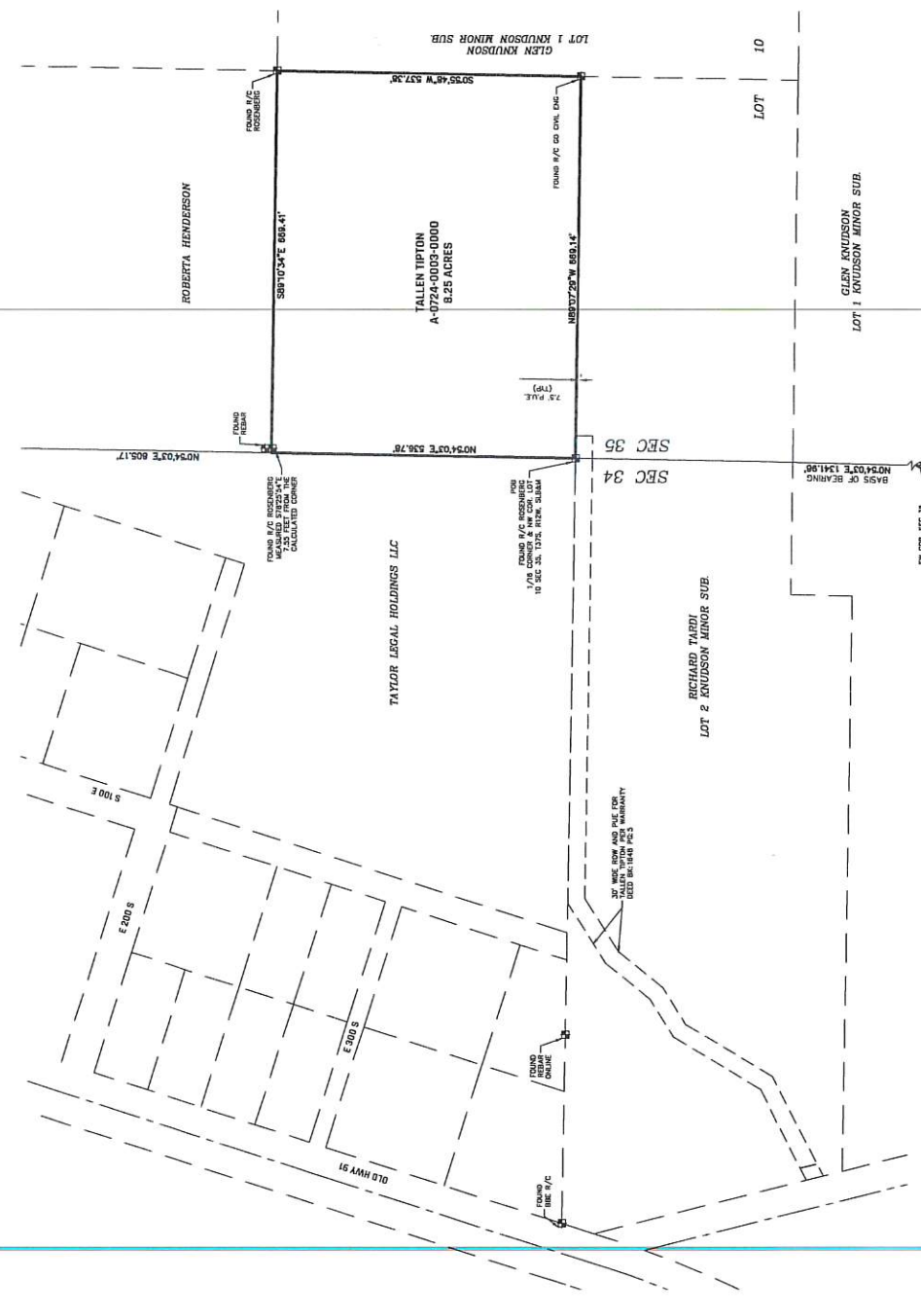


PARCEL DISCONNECTION PLAT FOR TALLEN TIPTON

POR. SEC. 35, T37S, R12W, S1B&M, IRON COUNTY, UTAH



LEGEND
SECTIONAL NUMBER AS SHOWN
FORM INFORMATION AS NOTED



SURVEYOR'S CERTIFICATE

I, DALLAS E. BUCKNER, PROFESSIONAL UTILITY LAND SURVEYOR NO. 10622489-2021, HOLD A LICENSE IN ACCORDANCE WITH THE UTILITY LAND SURVEYING ACT, CHAPTER 136B, R.S.A., AND I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE MEASUREMENTS SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-20-17 AND HAVE VERIFIED ALL MEASUREMENTS AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.



DALLAS E. BUCKNER P.L.E. NO. 10622489-2021

NARRATIVE

THE TALLEN TIPTON PARCEL, SURVYOR'S PLAT NO. A-0724-0003-0000, IS A DISCONNECTION FROM TALLEN TIPTON LOT 1 KNUDSDON MINOR SUB, TALLEN TIPTON PARCEL, SURVYOR'S PLAT NO. A-0724-0003-0000, AND IRON COUNTY ABOUT THE HANNAH TRAIL AND HANNAH RD. THIS PARCEL IS BEING DISCONNECTED FROM THE HANNAH TRAIL AND HANNAH RD. IN SUPPORT OF THE DISCONNECTION BECAUSE THE SURVEY IS BASED UPON THE RECORDS OF SURVEY FOR THE SAME LOTS. BY DISCONNECTING THE PARCEL FROM THE HANNAH TRAIL AND HANNAH RD., THE PARCEL WILL BE ABLE TO BE USED FOR OTHER PURPOSES. THE DISCONNECTED PARCEL WILL BE USED FOR OTHER PURPOSES. THE DISCONNECTED PARCEL WILL BE USED FOR OTHER PURPOSES.

EX. BOUNDARY PER WARRANTY DEED (BK1648 PG15)

THE SOUTH HALF (50%) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 37 SOUTH, RANGE 12 WEST, SALT LAKE BASIN AND MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY (LWN) WITHIN THE COUNTY, AS SHOWN BY DEEDS 10, WEST, SALT LAKE BASIN AND MERIDIAN, AND RANGING THENCE NORTH 86° 52' 30\"/>

DISCONNECTION LEGAL DESCRIPTION (NEW)

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 ALSO BEING THE SOUTH 1/4TH CORNER OF THE WEST 1/4TH SECTION 35, T37S, R12W, S1B&M, IRON COUNTY, UTAH, THENCE SOUTH 89° 10' 34\"/>

OWNERSHIP INFORMATION AND NOTES

- DISCONNECTION SPONSOR: TALLEN TIPTON, TALLEN TIPTON, 1000 HANNAH TRAIL, HANNAHVILLE, UT 84703, TALLEN@TALLENTIPTON.COM, 435-622-8300
- CURRENT MUNICIPALITY DISCONNECTING FROM: HANNAHVILLE TOWN
- PROPOSED DISCONNECTION INTO: IRON COUNTY
- THIS DISCONNECTION PLAT WAS PREPARED ON 7/17/24.

DEPUTY IRON COUNTY SURVEYOR APPROVAL

I, CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS DISCONNECTION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS THE ____ DAY OF _____, 20__.

CERTIFICATE OF APPROVAL

I, CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE ____ DAY OF _____, 20__.

CERTIFICATE OF RECORDING

CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS FINAL PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 20__.

BOOK _____ PAGE _____ COUNTY RECORDER - CARRI JEFFRIES

ENTRY NO. _____ FEE _____

RECORDED AT THE REQUEST OF _____

CHECKER:	DATE:
SCALE:	DRAWING:
BY:	DATE:
REVISIONS:	



PARCEL DISCONNECTION PLAT FOR TALLEN TIPTON

CHECKER:	DATE:
SCALE:	DRAWING:
BY:	DATE:
REVISIONS:	

