

## NOTICE OF PROPOSED ANNEXATION

Notice is hereby given that a petition has been filed with the City of Moab, Utah, to annex 3.12 acres, more or less, of property located at approximately 938 and 940 South Highway 191, and more particularly described as follows:

Said petition was received by the Moab City Council on February 25, 2020 and certified by the Moab City Recorder on March 25, 2020 which certification states the petition meets the requirements of Title 10-2-403(2), (3) and (4) of the Utah Code Annotated as follows:

Parcel 1:

A PARCEL OF LAND IN THE SE1/4NE1/4 SECTION 12, T26S, R21E SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a chain link fence corner post, said post bears North 17° 48' West 3035.8 feet from the Southeast corner Section 12, T26S, R21 E, SLM, and proceeding thence with a chain link fence South 44° 31' West 367.0 feet to a chain link fence corner post, thence with a chain link fence North 55°49' West 31.0 feet; thence North 45°14' East 377.7 feet to a chain link fence; thence with said chain link fence South 45°45' East 24.3 feet to the point of beginning. (Parcel No. 02-0012-0037)

Parcel 2:

ALSO A DESCRIPTION OF A PARCEL OF LAND IN THE EAST 1/2 SECTION 12, T26S, R21 E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears North 0°05' East 83.0 feet from the Center East 1/16 of Section 12, T26S, R21E, SLM, and proceeding thence with the 1/16 line North 0°05' East 294.5 feet; thence North 48°33' East 216.6 feet; thence South 44°14' East 298.9 feet; thence South 45°14' West 365.9 feet; thence North 73°05' West 116.2 feet to the point of beginning. (Parcel of 02-0012-0037)

DESCRIPTION OF A PARCEL OF LAND IN THE SE1/4NE1/4, SECTION 12, T26S, R21 E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Heath Property, said corner by record bears North 3048.3 feet and West 790. feet from the Southeast corner of Section 12, Township 26 South, Range 21 East, SLM, and proceeding thence South 47°45' West 208.73 feet to the Southeast corner of the Heath property; thence with the Southwest line of Heath North 44°14' West 100.0 feet; thence North 47°45' East 205.4 feet to the Southwesterly Right of Way of U.S. Highway 191; thence with said Right of Way along a 4971.2 foot radius curve to the left 100.0 feet to the point of beginning. (Parcel No. 02-0012-0011)

- 1) That said petition contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
  - i. is located within the area proposed for annexation;
  - ii. a. Subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
  - b. covers 100% of rural real property as that term is defined in Section 17B-2a-1107 within the area proposed for annexation;
  - c. covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area

- created under Title 17, Chapter 41, Agriculture and Industrial Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and
- iii. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
  - 2) That said petition was accompanied by an accurate and recordable plat or map prepared by a licensed surveyor of the area proposed for annexation;
  - 3) If the petition proposes the annexation of an area located in a county that is not the county in which the proposed annexing municipality is located, be accompanied by a copy of the resolution, required under Subsection 10-2-402(6), of the legislative body of the county in which the area is located; and
  - 4) Designate up to five of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor; and
  - 5) That no previous petition for annexation has been filed which has not been denied, rejected, or granted for the proposed annexation area;

A copy of the complete annexation petition is available for inspection on the City's website at [www.moabcity.org](http://www.moabcity.org).

Moab City may grant the petition and annex the area described in the petition, unless a written protest to the annexation petition is filed with the Grand County Boundary Commission and a copy of the protest delivered to the Moab City Recorder. The protest period will be 30 days from the date of certification and will end on April 25, 2020.

Protests may be filed in writing with the Grand County Boundary Commission, c/o Grand County Clerk's Office, 125 E. Center St., Moab, UT 84532.

Protests may be filed with the Boundary Commission by the legislative body or the governing board of an affected entity.

Dated this 25<sup>th</sup> day of March, 2020.

/s/ Sommar Johnson  
City Recorder

Published in the TIMES INDEPENDENT April 2, 9, and 16, 2020.

City of Moab  
217 East Center Street  
Moab, Utah 84532  
Main Number (435) 259-5121  
Fax Number (435) 259-4135

FEB 07 2020  
*RS*

FYMT REC'D  
CITY OF MOAB  
FEB 6 2020



AMT 10000 *RS*

### PETITION FOR ANNEXATION

Petition date: January 29, 2020

Petition Description (Approximate Address): 938 & 940 S Main

Contact Sponsor Name: Paul W. Jones for Lions Back Holdings, LLC

Contact Sponsor Mailing Address: 4766 S Holladay Blvd, Salt Lake City, UT 84117

Contact Sponsor Phone Number: 801-930-5101

We, the undersigned, being a majority of the owners of real property in territory lying contiguous to the corporate limits of Moab City, a municipal corporation in Grand County, State of Utah, and being also the owners of more than one-third (1/3) in value of the property in said territory as shown by the last assessment rolls in Grand County, hereby respectfully petition the Honorable Mayor and City Council of Moab City that such territory be annexed to and become part of said Moab City and that the corporate city limits of Moab City be extended so as to include the territory herein below listed.

My signature on this petition may be considered as a separate petition or as part of a multiple-petitioner petition.

| Printed Name  | Mailing Address | Signature          |
|---|-----------------|--------------------|
| 1. Jeremy C. Pope, PO Box 1415, Midway, Utah 84049                  |                 | <i>[Signature]</i> |
| 2. Aaron Mueller, PO Box 150072, Ogden, UT 84415                    |                 | <i>[Signature]</i> |
| 3. Paul W. Jones, 4766 S. Holladay Blvd, Salt Lake City, Utah 84117 |                 | <i>[Signature]</i> |
| 4.  |                 |                    |
| 5.  |                 |                    |
| 6.  |                 |                    |
| 7.  |                 |                    |
| 8.  |                 |                    |
| 9.  |                 |                    |
| 10.   |                 |                    |

\* Moab City Code 17.12.150

The territory referred to herein is comprised of the following described real property in Grand County, State of Utah, to wit:

***Please attach a legal description of the proposed annexation  
and an accurate recordable map prepared by a  
licensed surveyor of the area proposed for annexation.***

Those properties described and set forth upon the attached pages   i   through   ii  , which pages are incorporated by reference and expressly made a part of this petition.

List of Annexation Petition Attachments:

- X   Individual Legal descriptions for each property proposed for annexation; or  
A legal description that is inclusive of all properties proposed for annexation;
- An accurate, recordable map prepared by a licensed surveyor of the area(s) proposed for annexation;

Please return this form with attachments to the Moab City Offices with an annexation petition fee of \$600.00 - as per Moab Municipal Ordinance #2019-24.

Please contact the City Recorder's Office at (435) 259-5121 if you have any questions regarding this form or this process.

UCA 10-2-403(7) - On the date of filing, the petition sponsors shall deliver or mail a copy of the petition to the clerk of the county in which the area proposed for annexation is located.

## LEGAL DESCRIPTIONS

Grand County, Utah (APNs 02-0012-0037 and 02-0012-0011):

Parcel 1:

A PARCEL OF LAND IN THE SE1/4NE1/4 SECTION 12, T26S, R21E SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a chain link fence corner post, said post bears North 17°48' West 3035.8 feet from the Southeast corner Section 12, T26S, R21E, SLM, and proceeding thence with a chain link fence South 44° 31' West 367.0 feet to a chain link fence corner post, thence with a chain link fence North 65°49' West 31.0 feet, thence North 45°14' East 377.7 feet to a chain link fence; thence with said chain link fence South 45°45' East 24.3 feet to the point of beginning. (Parcel No. 02-0012-0037)

Parcel 2:

ALSO A DESCRIPTION OF A PARCEL OF LAND IN THE EAST Y2 SECTION 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears North 0°05' East 83.0 feet from the Center East 1/16 of Section 12, T26S, R21E, SLM, and proceeding thence with the 1/16 line North 0°05' East 294.5 feet, thence North 48°33' East 216.6 feet; thence South 44°14' East 298.9 feet, thence South 45°14' West 365.9 feet, thence North 73°05' West 116.2 feet to the point of beginning. (Parcel of 02-0012-0037)

EXCEPTING therefrom all oil, gas and minerals.

Parcel 3:

TOGETHER WITH an access easement described as follows:

Beginning at a point which bears North 3048.3 feet, thence West 790.9 feet from the Southeast Corner Section 12, T26S, R21E, SLM, and proceeding thence South 47°45' West 208.73 feet, thence North 44° 14' West 8.71 feet, thence North 47°45' East 208.5 feet, thence with the Highway R-0-W Southeast 8.71 feet to the point of beginning.

Parcel 4:

ALSO TOGETHER WITH an access and utility easement in the NE1/4 Section 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which bears North 3048.3 feet thence West 790.9 feet from the Southeast Corner Section 12, T26S, R21E, SLM, and proceeding thence South 47°45' West 208.73 feet, thence South 44° 14' East 11.29 feet, thence North 47°45' East 209.3 feet to the West Right-of-Way of U.S. Highway 191; thence Northwest with said Right-of-Way, along the arc of a curve 11.29 feet to the point of beginning.

Parcel 5:

DESCRIPTION OF A PARCEL OF LAND IN THE SE1/4NE1/4, SECTION 12, T26S, R21E, SLM, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of the Heath Property, said corner by record bears North 3048.3 feet and West 790. feet from the Southeast corner of Section 12, Township 26 South, Range 21 East, SLM, and proceeding thence South 4 7° 45' West 208. 73 feet to the Southeast corner of the Heath property; thence with the Southwest line of Heath North 44°14' West 100.0 feet; thence North 47°45' East 205.4 feet to the Southwesterly Right of Way of U.S. Highway 191; thence with said Right of Way along a 4971.2 foot radius curve to the left 100.0 feet to the point of beginning. (Parcel No. 02-0012-0011)

EXCEPTING therefrom all oil and gas.

MOAB LBH ANNEXATION MAP  
MOAB CITY, GRAND COUNTY, UTAH

Surveyor's Certificate

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

ANNEXATION DESCRIPTION

A parcel of land located within the Northeast Quarter of Section 12, Township 26 South, Range 21 East, Salt Lake Base and Meridian, being more particularly described as:  
Beginning at a point on the Westerly boundary of the Holyoak Family Trust parcel, said point being North 18°00'49" West 3057.33 feet from the Southeast corner of Section 12, Township 26 south, Range 21 East, Salt Lake Base and meridian, and proceeding with said parcel thence South 45°45'00" East 24.30 feet; thence South 44°31'00" West 366.95 feet; thence North 65°49'00" West 31.00 feet; thence North 45°14'00" East 11.80 feet; thence North 73°05'00" West 116.18 feet to a point on the east line of the SW1/4NE1/4 of said Section 12, said point also being the current Moab City boundary line; thence with said boundary lines North 00°05'00" East 294.46 feet; thence North 48°33'00" East 216.57 feet; thence South 44°14'00" East 198.87 feet; thence North 47°45'00" East 205.37 feet to a point on the southerly right-of-way of Highway 191; thence with said right-of-way with a curve having a radius of 4970.48 feet, to the left with an arc length of 100.16 feet, (a chord bearing of South 46°08'14" East 100.16 feet); thence South 47°45'00" West 208.70 feet to the point of beginning, having an area of 3.13 acres, more or less.

Lucas Blake  
License No. 7540504

COUNTY SURVEYOR APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 A.D. BY \_\_\_\_\_

COUNTY SURVEYOR

COUNTY RECORDER NO. \_\_\_\_\_  
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_  
COUNTY RECORDER

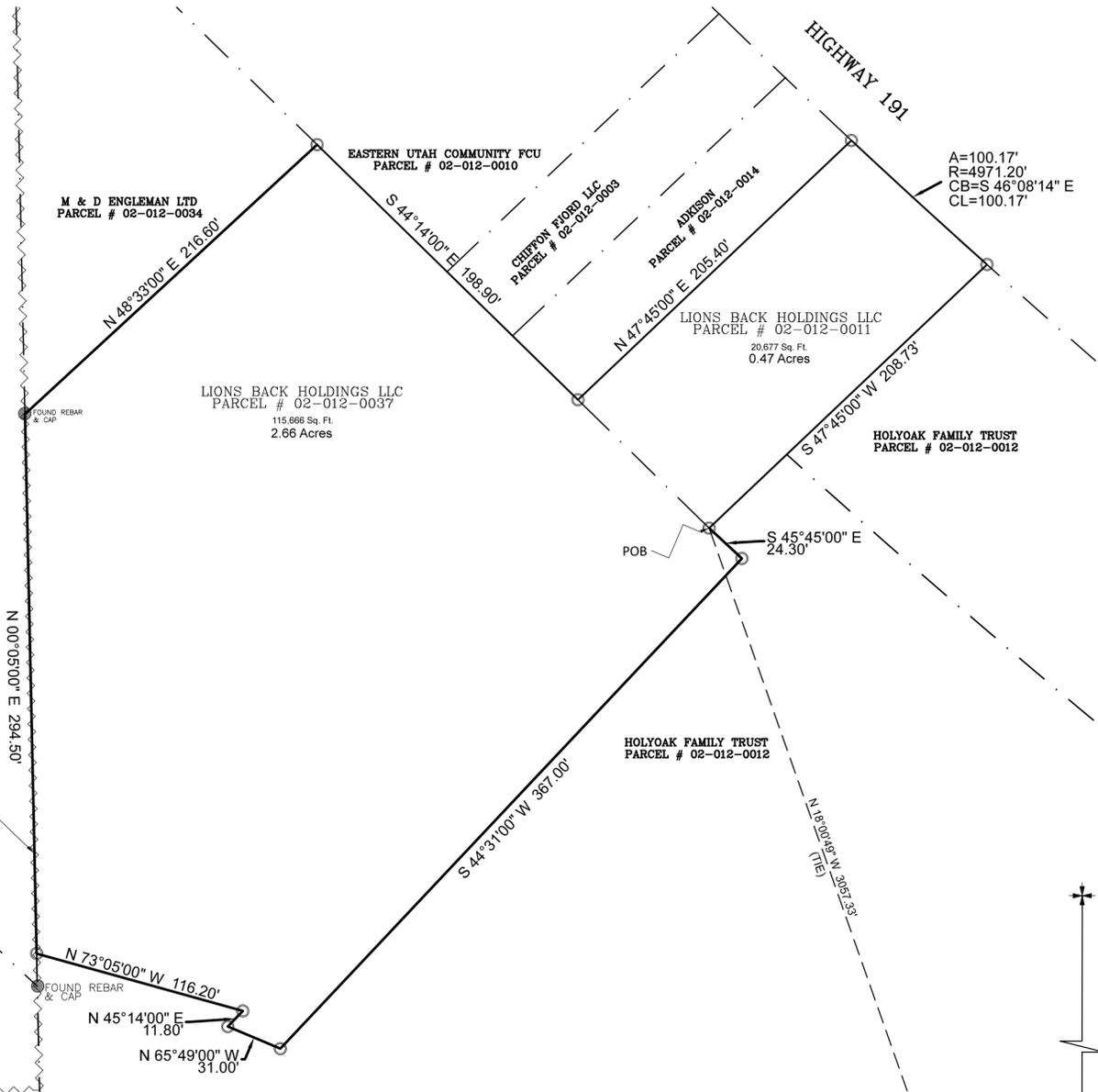
LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 12  
TOWNSHIP 26 SOUTH, RANGE 21 EAST  
SALT LAKE BASE AND MERIDIAN

ANNEXATION MAP  
938 & 940 S MAIN ST.  
MOAB, UT 84532



30 South 100 East  
Moab, UT 84532  
435.259.8171

|         |        |
|---------|--------|
| Project | 061-20 |
| Date    | 4/2/20 |
| Sheet   | 1 of 1 |



STANDARD LEGEND

- PROP. CORNER FOUND
- PROP. CORNER SET
- ✚ SECTION MONUMENT
- ~~~~~ MOAB CITY BOUNDARY

APPROVED BY MOAB CITY

\_\_\_\_\_  
MAYOR APPROVED

\_\_\_\_\_  
CITY RECORDER APPROVED

EAST QUARTER  
CORNER  
SECTION 12,  
T26S, R21E,  
SLB&M

N 00°00'26" E 2606.3'  
BASIS OF BEARING

SOUTHEAST  
CORNER  
SECTION 12,  
T26S, R21E,  
SLB&M

