

NOTES  
ANNEXATION SPONSOR:

PROPERTY OWNERS:  
RICK ANDERSON  
437 S BLUFF ST, SUITE 301  
ST. GEORGE, UT 84770  
TOM MILCOCK  
2451 E MAYWOOD DR  
SALT LAKE CITY, UT 84109  
SAM HASLEM  
1561 EAST 1800 SOUTH  
ST. GEORGE, UTAH 84790

RICK MARCHEL  
2582 S BADGER WAY  
NEW HARMONY, UT 84757

DAN BLAKE  
3060 NORTH ATLANTIC  
COCCOA BEACH, FL

RICHARD GOODE  
1450 LIZZY CT  
KELLER, TX 75248

DOAN MINTYLA  
175 S MID GRANDE ST  
SALT LAKE CITY, UT 84101

TAX I.D. NUMBERS:  
C1023-0000-0000  
C1099-1009-0001  
C1051-0000-0000  
C1068-0000-0000

ANNEXATION PLAT  
FOR  
[NAME]  
LOCATED IN SECTIONS 15, 16 AND 21, T34S, R9W, SLB&M

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, PROFESSIONAL UTAH LAND SURVEYOR NO. 8744084-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT.

SHAWN R. VERNON, P.L.S. NO. 8744084-2201



PROPOSED ANNEXATION DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASIN AND MERIDIAN AND RUNNING THENCE: SOUTH 00°00'23" WEST, ALONG EAST LINE OF SAID SECTION 21, 22.69 FEET TO THE NORTHERLY LINE OF THE DWYER ANNEXATION, AS RECORDED OCTOBER 13, 1995 AS ENTRY NO. 350198 IN THE OFFICE OF THE IRON COUNTY RECORDER; THENCE, ALONG SAID NORTHERLY LINE OF THE DWYER ANNEXATION, THE FOLLOWING SIX (6) COURSES: (1) SOUTH 87°38'45" WEST 1166.15 FEET; (2) SOUTHWESTERLY 239.45 FEET ALONG THE ARC OF A 713.94 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°27'47"; CHORD BEARS SOUTH 75°54'51" WEST 269.89 FEET; (3) SOUTH 66°10'50" WEST 909.32 FEET; (4) SOUTHEASTERLY 176.41 FEET ALONG THE ARC OF A 322.96 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 76°19'07"; CHORD BEARS SOUTH 51°31'45" WEST 135.97 FEET; (5) WEST 245.48 FEET; (6) SOUTH 66°10'38" WEST 34.19 FEET TO A POINT BEING 33.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE, 33.00 FEET WESTERLY AND RUNNING PARALLEL WITH THE NORTH LINE OF SAID SECTION 21 TO A POINT BEING NORTH 89°58'05" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE, 33.00 FEET WESTERLY AND RUNNING PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASIN AND MERIDIAN, NORTH 60°11'05" EAST 230.63 FEET; THENCE, 33.00 FEET WESTERLY AND RUNNING PARALLEL WITH A CERTAIN WARRANTY DEED RECORDED JULY 28, 2022 AS ENTRY NO. 794568 AND SHOWN ON A RECORD OF SURVEY PREPARED BY PLATT & PLATT, INC. RECORDED AS PLAT NO. 378 IN THE OFFICE OF THE IRON COUNTY RECORDER; THENCE, RUNNING PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, NORTH 10°17'05" EAST 161.31 FEET; THENCE, 33.00 FEET WESTERLY AND RUNNING PARALLEL WITH THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, SOUTH 02°21'10" WEST 427.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF I-15 AND THE N&M LINE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF I-15 THE FOLLOWING FOUR (4) COURSES: (1) SOUTHEASTERLY 246.97 FEET ALONG THE ARC OF A 332.84 FOOT NORTH-TANGENT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°30'49"; CHORD BEARS SOUTH 75°03'52" EAST 241.34 FEET; (2) NORTH 89°30'31" EAST 588.58 FEET; (3) NORTH 89°31'21" EAST 588.58 FEET; (4) EASTERLY 205.78 FEET ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°10'03"; CHORD BEARS NORTH 79°59'29" EAST 205.78 FEET TO THE EAST LINE OF SECTION 16; TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASIN AND MERIDIAN; THENCE, SOUTH 47°01'19" EAST 34.25 FEET TO A POINT ON THE WESTERN LINE OF PAROWAN SOUTH INTERCHANGE ADDITION, RECORDED MAY 3, 2006 AS ENTRY NO. 55887 IN THE OFFICE OF THE IRON COUNTY RECORDER; THENCE, ALONG THE BOUNDARY OF SAID OF PAROWAN SOUTH INTERCHANGE ADDITION, THE FOLLOWING FOUR (4) COURSES: (1) SOUTHERLY 35.49 FEET ALONG THE ARC OF A 807.86 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 43°15'21"; CHORD BEARS SOUTH 21°19'01" WEST 374.44 FEET; (2) SOUTH 00°16'19" EAST 66.65 FEET; (3) SOUTH 89°58'51" EAST 285.32 FEET; (4) NORTH 89°48'18" EAST 216.17 FEET; THENCE, SOUTH 10°32'56" WEST 47.90 FEET TO 89°58'51" EAST 285.32 FEET; (5) NORTH 89°48'18" EAST 216.17 FEET; (6) THROUGH A CENTRAL ANGLE OF 180 AS ENTRY NO. 222689 IN THE IRON COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SECTION 15; THENCE, THENCE, ALONG SAID NORTH LINE OF PAROWAN INVESTMENT GROUP AND THE SOUTH LINE OF SECTION 15, SOUTH 89°48'15" WEST 662.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,797,627 SQUARE FEET (87,181 ACRES).

ANNEXATION NARRATIVE

MAVERIK HAS REQUESTED THIS ANNEXATION PLAT TO ANNEX THE SHOWN PROPERTY TO PAROWAN CITY. THE BASIS OF BEARING IS S00°14'45" W BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASIN AND MERIDIAN. THE BASIS OF BEARING FOR THIS PLAT HAS BEEN ESTABLISHED PER RECORD OF SURVEY RECORDED THAT ARE LOCATED WITHIN SECTION 11, (RECORD OF SURVEY NO. 643, 2913, 3009, 3069 & 3516) THE NORTH LINE OF SECTION 21 IS SHOWN AS BEING S89°58'51" E 5291.08 (2045.54 FROM SEC COR TO 1/4 COR), RECORD OF SURVEY THAT ARE RECORDED IN THE OFFICE OF SURVEYOR NO. 1719, 2427 & 3776 SHOW THE SOUTH LINE OF SECTION 16 BEING S89°27'35" E 5291.84 (2045.92 FROM SEC COR TO 1/4 COR), ALL RECORD INFORMATION PER DEED AND SURVEYS WITHIN SECTION 16 HAS BEEN NOTATED TO MATCH THE RECORD AND MEASURED BEARINGS WITHIN SECTION 21. THE SECTION LINE DISTANCE OF 5291.68 AS PER THE SECTION 21 SURVEYS HAS BEEN ACCEPTED TO MATCH 2012 BLM REFERENCE MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION 21 AND A BICE REBAR & CAP WITH A LATH MARKED 95 REFERENCE CORNER FOR THE NORTHEAST CORNER OF SECTION 21.

COUNTY SURVEYOR'S APPROVAL

I, CLAY TOLBERT, IRON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

COUNTY ENGINEER'S APPROVAL

I, RICHARD WILSON, IRON COUNTY ENGINEER, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS EXAMINED AND ACCEPTED BY ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

IRON COUNTY COMMISSION APPROVAL

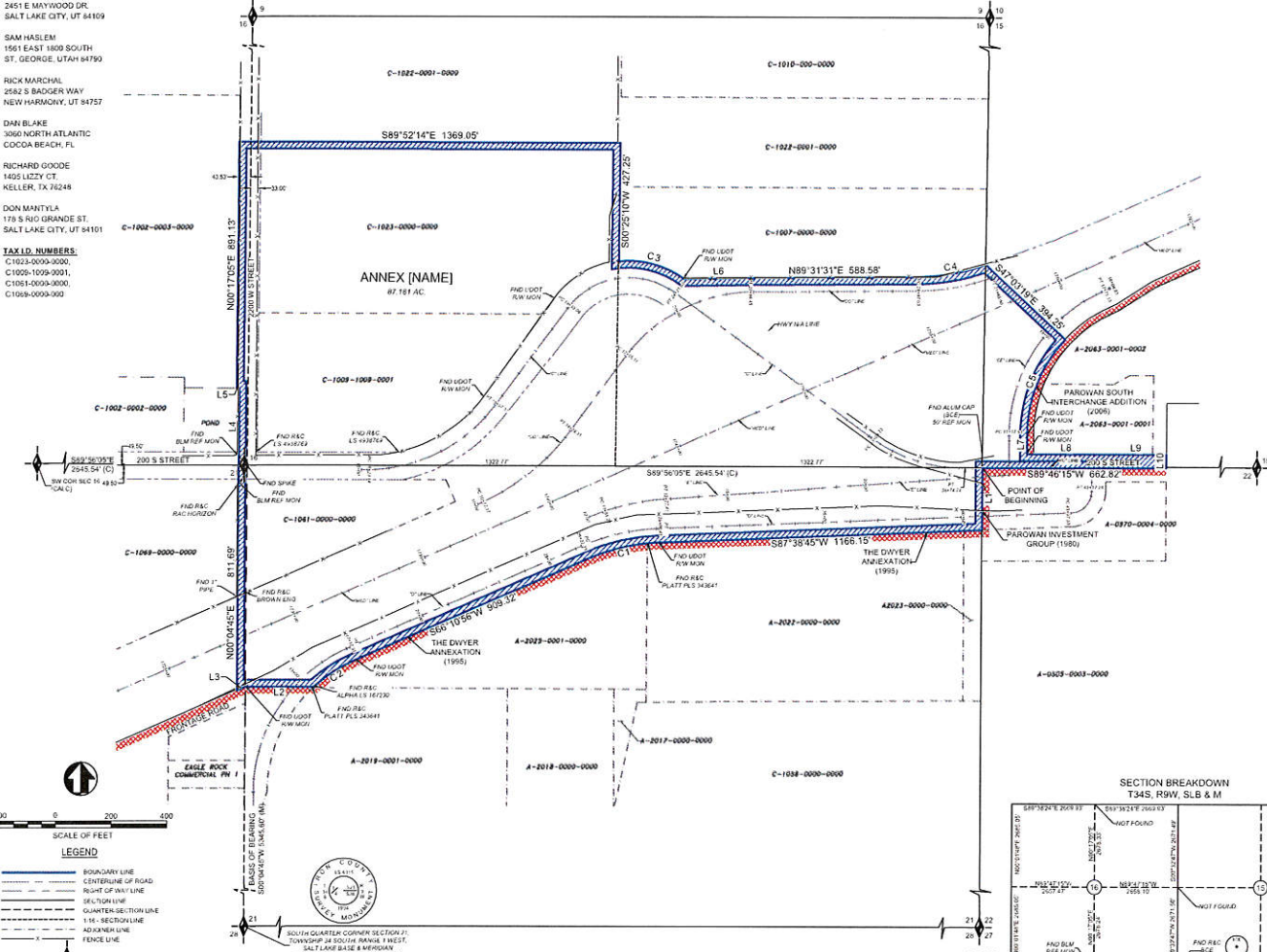
I, MAKE BLEAK, CHAIRMAN OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CERTIFICATE OF ACCEPTANCE

I, MOLLY HALTERMAN, MAYOR OF PAROWAN CITY, DO HEREBY CERTIFY THAT THIS ANNEXATION 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 \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

CERTIFICATE OF RECORDING

I, CAROL JEFFERSON, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.



LEGEND

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 1:81 SECTION LINE
- ADJACENT LINE
- FENCE LINE
- SECTION CORNER
- PROPOSED ANNEXATION
- EXISTING CITY QUARTS

CURVE TABLE

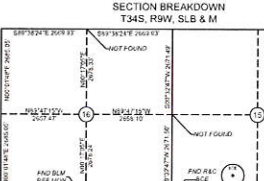
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	767.48	713.84	21°27'47"	S76°54'51"W	263.89
C2	176.41	572.96	19°19'31"	S56°31'45"W	175.57
C3	246.87	332.84	42°30'49"	S75°03'52"E	241.34
C4	255.79	768.51	19°04'03"	N79°59'29"E	234.57
C5	383.49	507.90	43°15'21"	S21°19'01"W	374.44

DETAIL SW SEC 16, T34S, R9W, SLB&M

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S00°02'23"W	222.69	L6	N89°03'34"E	291.97
L2	N90°00'00"W	245.89	L7	S00°18'19"E	66.55
L3	S88°10'38"W	34.19	L8	S89°58'53"E	285.32
L4	N00°17'05"E	280.62	L9	N89°48'19"E	218.17
L5	N89°43'12"W	10.53	L10	S00°32'56"W	49.50

DETAIL S1/4 SEC 16, T34S, R9W, SLB&M

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S00°02'23"W	222.69	L6	N89°03'34"E	291.97
L2	N90°00'00"W	245.89	L7	S00°18'19"E	66.55
L3	S88°10'38"W	34.19	L8	S89°58'53"E	285.32
L4	N00°17'05"E	280.62	L9	N89°48'19"E	218.17
L5	N89°43'12"W	10.53	L10	S00°32'56"W	49.50



DATE: 7-6-2023  
PLAT NO.:  
SCALE: 1" = 200'  
SHEET NO.:  
SHEET TOTAL:

ANNEXATION FOR [NAME]

ANNEXATION NARRATIVE

COUNTY SURVEYOR'S APPROVAL  
COUNTY ENGINEER'S APPROVAL  
IRON COUNTY COMMISSION APPROVAL

CERTIFICATE OF ACCEPTANCE  
CITY RECORDER

CERTIFICATE OF RECORDING  
COUNTY RECORDER: CAROL JEFFERSON  
ENTRY NO.:  
RECORDED AT THE REQUEST OF:  
1  
1