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Carri R. Jeffries, Iron County Recorder - Page 1 of 5

09/12/2023 04:57:14 PM By: FIDELITY NATIONAL TITLE - RAINBOW

When recorded mail to:  
Parowan City Corp.  
P.O. Box 576  
Parowan, Utah 84761

TAX I.D. No. A-0002-0011-0001, ~~A-0002-0001-0002~~  
A-0002-0000-0000

**PAROWAN CITY**

**NOTICE OF PENDING APPROVAL OF MINOR SUBDIVISION OR PARCEL  
BOUNDARY ADJUSTMENT**

**NOTICE OF AGREEMENT FOR FUTURE SPECIAL ASSESSMENT AND/OR  
IMPROVEMENT DISTRICTS**

The undersigned owners of the parcels described on Exhibit A, attached hereto, hereby request approval from Parowan City of a **PARCEL BOUNDARY ADJUSTMENT** between said parcels pursuant to 14.06.080 of the Parowan City Municipal Code. The revised descriptions of said parcels are also set forth on the attached exhibits.

Dated this 28 day of JUNE, 2023.

**AGREEMENT:** The undersigned and their successors in interest, hereby agree that the property(s) listed here in will agree to participate in the establishment of one or more improvement district(s) service district(s) or other legal mechanisms as determined appropriate by Parowan City, for the purpose of construction and installing future improvements and services required by Parowan City, whether known or unknown, including but not limited to installation of roads, sidewalks, sewer, electric, or other mandated systems, at the time determined by Parowan City to be appropriate; to the extent of bearing all costs, encumbrance, and burdens of said improvements or services along said property boundaries of the parcel(s) listed herein, as well as the respective share of costs, encumbrance and burdens of the improvement and services mandated by Parowan City at the time said improvements are made.

  
Property Owner Signature, Exhibit "A"

*FH Nevada*

State of ~~Utah~~)

*FH Clark* )

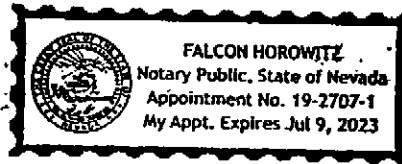
County of ~~Iron~~)

*Joseph Willardson*

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of JUNE, 2023 by  
, who signed above.

*[Signature]*

Notary Public



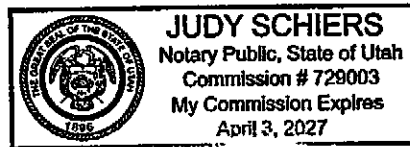
Approved this 5<sup>th</sup> day of July, 2023 by Parowan City Planning and Zoning Commission

*Larry Zajac*

Planning and Zoning Chairperson

State of Utah )

County of Iron)



The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July, 2023 by  
Larry Zajac, who signed above.

*Judy Schiers*  
Notary Public

**EXHIBIT "A"**

**Legal Descriptions prior to adjustment:**

**PARCEL 1: A-0002-0000-0000**

BEG S89°58'19"E 121.00 FT ALG SEC LN FR SW COR SEC 12,T34S,R9W, SLM; N0°10'05"E 360.00 FT; N89°58'19"W 121.00 FT; N0°10'05"E 737.25 FT ALG SEC LN; N56°39'09"E 419.95 FT; N89°56'22"E 274.32 FT ALG 1/16 SEC LN; ALG E MAIN ST R/W & N/A LN AS FOLLOW: S0°54'26"E 62.66 FT TO BRASS CAPR/W MARKER; S2°03'31"E 500.00 FT TO BRASS CAP R/W MARKER; S0°54'44"E 766.49 FT; DEPART SD MAIN ST R/W N89°58'19"W 538.50 FT ALG SEC LN & N R/W LN 700 N ST TO POB; SUBJ TO PRESCRIPTIVE RD R/W & PH EASE DESC REC BK 1007/671; TOG W/ ING/EGR DESC REC BK 1007/671; EXCPT THEREFR ALL OF N PARK SUBD; ALSO EXCPT THEREFR FOLLOW DESC REC BK 1007/671; LESS: A-2-RD.

**PARCEL 2: A-0002-0011-0001**

Beginning at a point North 0°11'02" East 1103.16 feet (calculated North 00°10'15" East 1097.25 feet) from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 00°11'02" East 57.86 feet to the Southerly Right of Way line of I-15; thence along said Right-of-Way line as follows: North 50°34'37" East 97.47 feet; thence along the arc of a non-tangent curve to the right, (Note: Radius point bears South 39°25'00" East, 743.51) a distance of 499.42 feet; thence South 72°59'47" East 94.18 feet; thence South 0°54'26" East 36.79 feet; thence departing said Right-of-Way South 89°57'14" West 271.06 feet along the 1/16 Section Line; thence South 57°43'38" West 419.95 feet to the point of beginning.

**Legal Descriptions after boundary line adjustment:**

**PARCEL 1: Part of A-0002-0011-0001 & A-0002-0000-0000**

Beginning at the intersection of the Northerly line of 750 North Street and the Westerly line of Main Street, said point being South 89°58'19" East 659.50 feet along the section line and North 00°54'44" West 616.48 feet along the Westerly line of said Main Street, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence South 89°05'16" West 298.00 feet along the Northerly line of said 750 North Street;  
thence North 01°58'54" West 748.17 feet to a point on the Southerly right-of-way line of Interstate 15;  
thence Northeasterly along the Southerly right-of-way line of Interstate 15 the following (2) courses;  
thence Easterly 215.45 feet along an arc of a 743.51 foot radius non-tangent curve to the right (center bears South 17°30'56" East, long chord bears North 80°47'10" East 214.70 feet with a central angle of 16°36'11");  
thence South 73°00'17" East 94.10 feet to the Westerly line of said Main Street;  
thence Southerly along said Westerly line of Main Street the following (3) courses;  
thence South 00°54'44" East 100.00 feet;  
thence South 02°03'17" East 500.10 feet;  
thence South 00°54'44" East 150.11 feet to the Point of Beginning.

Containing 230,559 square feet or 5.29 acres.

**PARCEL 2: Part of A-0002-0000-0000 & A-0002-0011-0001**

- Beginning at a point on the Westerly line of Main Street, said point being South 89°58'19" East 659.50 feet along the section line and North 00°54'44" West 423.57 feet along the Westerly line of said Main Street, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North 89°58'19" West 270.50 feet;  
thence South 00°10'05" West 206.51 feet to the Northeasterly corner of North Park Subdivision, as found on file at the Iron County Recorder's Office;  
thence North 89°58'19" West 100.00 feet along the Northerly line of said North Park Subdivision to the Easterly line of 75 West Street;  
thence Northerly along the said Easterly line of 75 West Street the following (2) courses;  
thence North 00°10'05" East 283.83 feet;  
thence Northeasterly 38.80 feet along an arc of a 25.00 foot radius curve to the right (center bears South 89°50'07" East, long chord bears North 44°37'35" East 35.02 feet with a central angle of 88°55'23") to the Southerly line of 750 North Street;  
thence North 89°05'16" East 344.02 feet along said Southerly line of 750 North Street to the Westerly line of said Main Street;  
thence South 00°54'44" East 107.91 feet along said Westerly line of Main Street to the Point of Beginning.

Containing 59,280 square feet or 1.36 acres.

Together with:

Beginning at a point being North 00°10'05" East 360.00 feet along the section line and South 89°58'19" East 26.70 feet from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North 00°10'05" East 131.73 feet;  
thence Northeasterly 46.56 feet along an arc of a 30.00 foot radius curve to the right (center bears South 89°50'07" East, long chord bears North 44°37'35" East 42.03 feet with a central angle of 88°55'23") to the Southerly line of 750 North Street;  
thence Easterly along said Southerly line of 750 North Street the following (2) courses;  
thence North 89°05'16" East 139.41 feet;  
thence Southeasterly 39.74 feet along an arc of a 25.00 foot radius curve to the right (center bears South 00°54'34" East, long chord bears South 45°22'14" East 35.69 feet with a central angle of 91°04'39") to the Westerly line of 75 West Street;  
thence South 00°10'05" West 281.89 feet along said Westerly line of 75 West Street to the Northerly line of North Park Subdivision, as found on file at the Iron County Recorder's Office;  
thence North 89°58'19" West 100.00 feet along the Northerly line and to the Northwesterly corner of said North Park Subdivision;  
thence North 00°10'05" East 143.00 feet;  
thence North 89°58'19" West 94.30 feet to the Point of Beginning.

Containing 45,598 square feet or 1.05 acres.

Together with:

Beginning at a point on the Section line, said point being North 00°10'05" East 636.84 feet along the section line, from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base & Meridian, and running;

thence North 00°10'05" East 526.67 feet along said Section line 12 to a point on the Southerly line of the Interstate 15 Right-of-Way;

thence Northeasterly along said Southerly line of Interstate 15 the following (2) courses;

thence North 50°34'46" East 95.88 feet;

thence Northeasterly 284.26 feet along an arc of a 743.51 foot radius curve to the right (center bears South 39°25'14" East, long chord bears North 61°31'55" East 282.53 feet with a central angle of 21°54'18");

thence South 01°58'54" East 748.17 feet to the Northerly line of 750 North Street;

thence Westerly along the Northerly line of said 750 North Street the following (3) courses;

thence South 89°05'16" West 292.71 feet;

thence Northwesterly 47.69 feet along an arc of a 30.00 foot radius curve to the right (center bears North 00°54'44" West, long chord bears North 45°22'18" West 42.82 feet with a central angle of 91°04'52");

thence North 89°49'55" West 26.70 feet to the Point of Beginning.

Containing 224,760 square feet or 5.16 acres.