

CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT

RESOLUTION NO. 2020-7-30-01

**A RESOLUTION DESIGNATING THE ASSESSMENT AREA
FOR THE PURPOSE OF FINANCING THE CONSTRUCTION OF A WELL, PUMP,
TRANSMISSION PIPELINE AND RELATED MATTERS**

WHEREAS, the Central Iron County Water Conservancy District (hereafter “District”) has held two meetings with Chekshani Cliffs residents to discuss various alternatives for improving its water system;

WHEREAS, owners of real property within the Chekshani Cliffs Subdivision and one independent neighboring parcel owner have requested that the District form an assessment area covering the Chekshani Cliffs Subdivision and one additional parcel in accordance with the Assessment Area Act set forth in Utah Code Title 11, Chapter 42 (the “Act”); and

WHEREAS, the District held the public hearing as required under Utah Code § 11-42-204 on May 21, 2020; and

WHEREAS, the District provided notice of the proposed assessment area as required by Utah Code § 11-42-202 by publishing notice in the newspaper as required by Utah Code § 11-42-202(4)(a)(I) for four consecutive weeks, by posting notice on the Utah Public Notice Website at least four weeks prior to the protest deadline, and mailing notice, by regular and certified mail, to each property owner within the proposed assessment area as required by Utah Code § 11-42-202(4)(b); and

WHEREAS, the time period for protesting the proposed assessment area ended on July 21, 2020; and

WHEREAS, the District did not receive any written protests from any of the property owners within the proposed assessment area and the District has considered those protests; and

WHEREAS, the District is authorized to adopt a Resolution designating the assessment area; and

WHEREAS, the District now desires to designate the Assessment Area for the parcel and the Chekshani Cliffs Subdivision,

NOW, THEREFORE, BE IT RESOLVED BY THE CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT AS FOLLOWS:

1. The District hereby determines that it is in the best interest of the District to designate the parcel and Chekshani Cliffs Subdivision assessment area (the “Assessment Area”).

2. The District has noted that no written protests have been filed in accordance with Utah Code § 11-42-203 and as such the District has determined that “adequate protests” (as defined in Utah Code § 11-42-102(1)) have not been filed in relation to the Assessment Area.

3. The Assessment Area shall be single classification with each parcel receiving the same expected benefit and being assessed the same amount.

4. The Assessment Area boundaries are described in **Exhibit A** and shown on the map attached hereto as **Exhibit B**.


5. The Assessment Area is created to construct a well, pump, transmission lines and related improvements to connect the current Parcel as well as the Chekshani Cliffs Subdivision culinary water lines within the Assessment Area to address and resolve water deterioration of water works and to provide a redundant source to assure adequate water supplies to the properties affected within the Assessment Area.

6. The District may begin providing the specified improvements described in the preceding sentence once this Resolution becomes effective.

7. This Resolution takes effect upon publication and recording, but in no case sooner than fifteen days after the date of its adoption.

Dated this 30th day of July, 2020.

**CENTRAL IRON COUNTY WATER
CONSERVANCY DISTRICT**

By: 
Brent Hunter, Chair

ATTEST:

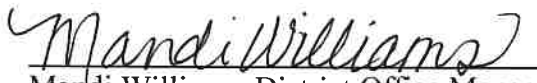

Mandi Williams, District Office Manager

Exhibit A

Boundary Area

CHEKSHANI CLIFFS

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 9;
THENCE N89°58'25"E, 526.67 FEET TO THE POINT OF BEGINNING
THENCE N00°01'35"W, 814.14 FEET;
THENCE N89°38'07"E, 223.41 FEET;
THENCE N00°21'53"W, 200.00 FEET;
THENCE S89°38'08"W, 734.10 FEET;
THENCE N29°26'21"E, 959.33 FEET;
THENCE N81°44'22"W, 444.42 FEET TO THE EAST RIGHT-OF-WAY
LINE OF OLD HIGHWAY 91;
THENCE N29°57'00"E ALONG SAID RIGHT-OF-WAY LINE 1795.31
FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING
S73°26'37"E, 724.81 FEET;
THENCE N88°47'44"E, 346.28 FEET;
THENCE N88°01'17"E, 258.45 FEET;
THENCE S65°58'57"E, 524.20 FEET TO THE EAST LINE OF SAID
SECTION 9;
THENCE S00°01'48"E ALONG SAID EAST LINE 1250.32 FEET;
THENCE LEAVING SAID EAST LINE AND RUNNING S26°58'23"W,
300.67 FEET;
THENCE S11°17'28"W, 171.51 FEET;
THENCE S37°55'48"W, 486.64 FEET;
THENCE S21°29'43"W, 461.93 FEET;
THENCE S03°43'57"E, 155.25 FEET;
THENCE S68°11'57"E, 198.42 FEET;
THENCE S78°25'30"E, 115.62 FEET;
THENCE S29°19'40"E, 139.31 FEET;
THENCE S03°11'51"E, 188.08 FEET TO THE SOUTH LINE OF SAID
SECTION 9;
THENCE S89°58'25"W, 1942.36 FEET ALONG SAID SOUTH LINE TO
THE POINT OF BEGINNING.
CONTAINING 158.091 ACRES

RANDY AND KAY CARTER

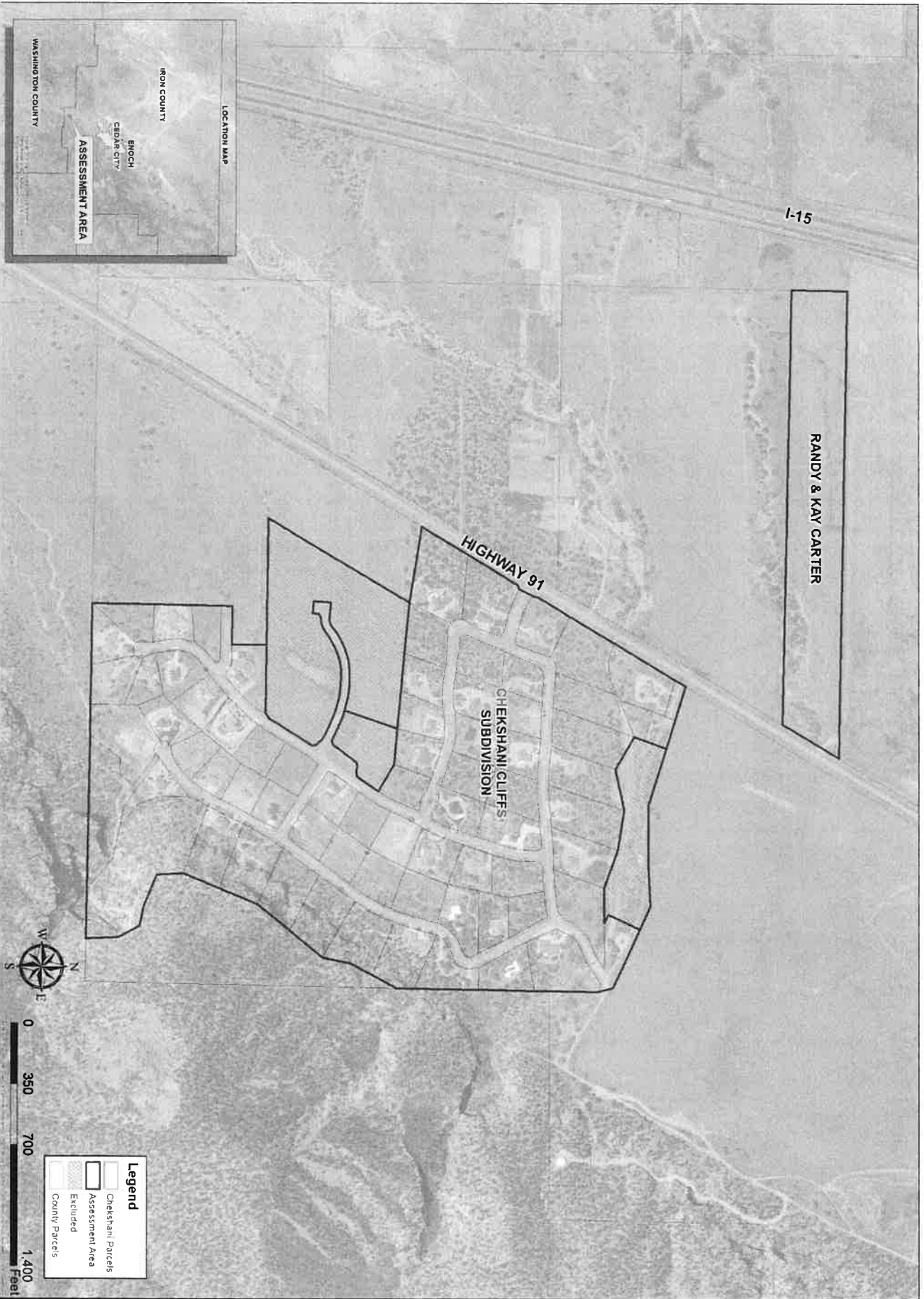
BEG AT SW COR NE1/4NW1/4 SEC 9,T38S,R12W, SLM;
N0°17'21"E 340.05 FT ALG 1/16 SEC LN; N89°41'49"E 2689.26
FT; S29°57'00"W 393.62 FT ALG WLY R/W LN HWY 91;
S89°41'45"W 1140.20 FT ALG 1/16 SEC LN TO SE COR
NE1/4NW1/4 SD SEC 9; S89°41'49"W 1354.26 FT TO POB.

Excluded Parcels

DESC AS FOLLOWS; BEG AT NW COR OF COMMON AREA, CHEKSHANI CLIFFS
SUBD, PHASE 1 AMENDED; S17°41'45"W ALG W LN OF SD COMMON AREA, 325.55
FT TO PT ON CURV OF EXIST RD R/W (KAWIYU TRAIL) SD SUBD; ALG SD R/W
FOLLOW COURSES: CURV DATA: DELTA=13°28'34", RADIUS=776.42 FT, RADIUS PT
BEAR S15°17'49"W ALG ARC OF SD CURV 182.61 FT TO PC OF CURV TO LEFT;
CURV DATA: DELTA=41°59'10", RADIUS=443.29 FT; RADIUS PT BEAR S01°49'16"W
ALG ARC OF SD CURV 324.84 FT TO PC OF CURV TO RT; CURV DATA:
DELTA=51°18'50", RADIUS=84.93 FT; RADIUS PT BEAR N40°09'54"W ALG ARC OF SD
CURV 76.06 FT TO PT; N86°16'07"W 70.00 FT; N82°33'36"W 3.23 FT; S03°43'53"W
100.00 FT; S86°16'07"E 70.00 FT; N03°43'53"E 29.19 FT TO PC OF CURV TO RT, CURV
DATA: DELTA=87°51'05", RADIUS=20.00 FT, RADIUS PT BEAR S86°16'07"E ALG ARC
OF SD CURV 30.67 FT TO PC OF CURV TO LEFT; CURV DATA: DELTA=41°44'52",
RADIUS=134.93 FT RADIUS PT BEAR N01°34'58"E, ALG ARC OF SD CURV 98.31 FT
TO PC OF CURV TO RT; CURV DATA: DELTA=41°59'10", RADIUS=393.29 FT, RADIUS
PT BEAR S40°09'54"E, ALG ARC OF SD CURV 288.20 FT TO PC OF CURV TO RT;
CURV DATA: DELTA=29°17'40" RADIUS=726.42 FT, RADIUS PT BEAR S01°49'16"W,
ALG ARC OF SD CURV 371.41 FT TO PC OF CURV TO RT; CURV DATA:
DELTA=34°27'38" RADIUS=20.00 FT, RADIUS PT BEAR S31°06'56"W ALG ARC OF SD
CURV 12.03 FT TO PC OF CURV TO LEFT; CURV DATA: DELTA=35°35'50"
RADIUS=50.00 FT, RADIUS PT BEAR N65°34'34"E ALG ARC OF SD CURV 31.06 FT TO
PC OF CURV TO RT; CURV DATA: DELTA=90°29'08", RADIUS=20.00 FT, RADIUS PT
BEAR S29°58'45"W , ALG ARC OF SD CURV 31.59 FT TO PC OF CURV TO LEFT;
CURV DATA: DELTA=02°40'06" RADIUS=2261.02 FT, RADIUS PT BEAR S59°32'07"E
ALG ARC OF SD CURV 105.30 FT TO PC OF CURV TO RT; CURV DATA:
DELTA=08°52'43", RADIUS=1395.90 FT, RADIUS PT BEAR N62°12'13"W ALG ARC OF
SD CURV 216.31 FT TO PT, SD PT ALSO BE NE COR LOT 28, SD SUBD; S89°38'07"W
ALG N LN OF SD LOT 28, 411.76 FT TO NW COR OF SD LOT 28, SD PT ALSO BE ON
BNDRY LN OF FUTURE DEVELOPMENT, SD SUBD S89°38'08"W ALG SD BNDRY LN
734.10 FT; N29°26'21"E 959.33 FT TO SW COR LOT 23, SD SUBD; DEPART SD BNDRY
LN S85°32'00"E 295.62 FT TO COMMON COR LOTS 23 & 24, SD SUBD; S85°32'00"E
219.48 FT TO COMMON COR LOT 24 & 25, SD SUBD; S85°32'00"E 220.71 FT TO POB.
(LOC CHEKSHANI CLIFFS SUBD AMENDED)

OPEN AREA OF CHEKSHANI CLIFFS SUBDIVISION, PHASE 1 AMENDED DESC AS
FOLLOW; BEG N00°01'48"W ALG E SEC LN SEC 9, 324.31 FT FR E1/4 COR SEC
9,T38S,R12W, SLM; SD PT BEING NE COR CHEKSHANI CLIFFS SUBD, PHASE 1,
AMENDED; S00°01'48"E ALG SD E SEC LN 0.27 FT TO A PT ON W LN OF A CURV OF
AN EXIST RD (WIPISHANI LANE); CURV DATA: RADIUS= 93.00 FT, DELTA= 64°16'54",
TANG= 58.43 FT, RADIUS PT BEAR= S26°40'18"W ALG ARC OF SD CURV 104.34 FT;
S52°23'24"W 48.08 FT TO NE COR LOT 10, SD SUBD; DEPART SD W LN; S88°50'56"W
466.18 FT TO COR COMMON W/ LOTS 9 & 10, SD SUBD; N71°29'02"W 230.00 FT TO
COR COMMON W/ LOTS 8 & 9, SD SUBD; N82°06'00"W 233.59 FT TO COR COMMON
W/ LOTS 7 & 8, SD SUBD; S76°59'33"W 241.73 FT TO COR COMMON W/ LOTS 6 & 7,
SD SUBD; N61°06'49"W 218.62 FT TO COR COMMON W/ LOTS 4, 5 & 6, SD SUBD;
N18°53'16"E 198.46 FT TO NE COR OF LOT 4, SD SUBD; SD PT ALSO BEING ON N LN
OF SD SUBD; ALG SD N LN FOLLOWING COURSES; S73°26'37"E 345.86 FT;
N88°47'44"E 346.28 FT; N88°01'17"E 258.45 FT; S65°58'57"E 102.18 FT TO A PT ON
WELL PARCEL; DEPART SD N LN OF SD SUBD; S24°01'03"W ALG E LN OF SD WELL
PARCEL 200.00 FT TO PT ON S LN OF SD WELL PARCEL; DEPART SD E LN
S65°58'57"E ALG SD S LN 46.48 FT TO A PT ON N EASE LN LOT 10, SD SUBD;
N88°50'56"E ALG SD EASE LN 169.63 FT TO A PT ON E LN OF SD WELL PARCEL;
N24°01'03"E ALG SD E LN 127.86 FT TO A PT ON SD N LN OF SD SUBD; DEPART SD
E LN S65°58'57"E ALG SD N LN 222.02 FT TO POB; EXCL WELL PARCEL: E-401-6-71-
WP.

BEG AT SW COR OF LOT 26, CHEKSHANI CLIFFS SUBD, PHASE 1 AMENDED;
S85°32'00"E 211.04 FT TO COMMON COR OF LOTS 26 & 27 SDSUBD; S60°20'29"E
180.48 FT TO SE COR LOT 27 SD SUBD; SD PT BE ON W R/W LN OF TU-EE TRAIL;
ALG SD W LN FOLLOW COURSES: S30°15'32"W 11.09 FT TO PC OF CURV TO
RTCURV DATA: D=4°53'10", R=467.00', ALG ARC SD CURV 39.82 FT TO PT;
S35°08'32"W 54.05 FT TO PC OF CURV TO LEFT, CURV DATA:D=00°33'30",
R=5033.00', ALG ARC SD CURV 49.04 FT TO PC NON-TANGENT CURV TO RT CURV
DATA: D=85°37'44", R=20.00', RADIUSPT BEARS N55°24'48"W ALG ARC SD CURV
29.89 FT TO PT; N58°47'04"W 5.08 FT TO PC OF CURV TO LEFT, CURV DATA:
D=85°40'39",
R=50.00'; ALG ARC SD CURV 74.77 FT TO PT; S34°32'16"W 148.87 FT TO PC OF
CURV TORT, CURV DATA: D=84°30'15", R=20.00'; ALG ARC SD CURV 29.50 FT TO PC
OF NON-TANGENT CURV TO LEFT SD PT ALSO BE ON N'LY LN OF KAWIYU TRAIL,
CURV DATA: D=13°44'42", R=776.42', RADIUS PT BEARS S29°02'32"W ALG ARC SD
CURV & N LN OF KAWIYU TRAIL 186.26 FT; DEPART SD CURV & N'LY LN N17°41'45"E
325.55 FT TO POB; AKA COMMON AREA LOT 72, CHEKSHANI CLIFFS SUBD, PHASE I
AMENDED.



<p>ENSIGN THE EXPERTS IN PROPERTY AND LAND INFORMATION</p> <p>10000 N. 210 Cedarvale, MO 64721 Phone: 417-506-1453 Fax: 417-506-7218 www.ensign.com</p> <p>SAYLORS CITY, MISSOURI 64682</p> <p>LAVON Phone: 417-512-1189</p> <p>TOOLE Phone: 417-813-1500 www.ensign.com</p>	<p>CENTRAL IRON COUNTY WCD CHEKSHANI CLIFFS ASSESSMENT AREA APRIL 2020</p>	<p>LEGAL EXHIBIT</p>	<p>C-100</p>
	<p>Legend</p> <ul style="list-style-type: none"> Chekshani Parcels Assessment Area Excluded County Parcels 	<p>Scale: 0, 350, 700, 1,400 Feet</p>	<p>North Arrow</p>