

STATE OF UTAH



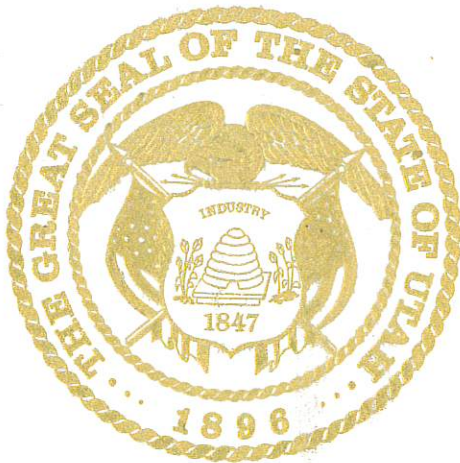
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from FRANCIS CITY, dated April 12, 2019, complying with Section 10-2-425, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to FRANCIS CITY, located in Summit County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25th day of June 2019 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor



**NOTICE OF IMPENDING BOUNDARY ACTION
STEWART RANCH SUBDIVISION**

April 12, 2019

To the Lieutenant Governor, State of Utah:

I am the City Recorder of Francis City. I am submitting this Notice of Impending Boundary Action regarding the Stewart Ranch Annexation. This annexation was accomplished by Ordinance 2019-02 which ordinance was passed by the Francis City Council on April 11, 2019.

I hereby certify that all legal requirements applicable to this boundary action have been met.

Enclosed are (1) a copy of Ordinance 2019-02 and (2) a copy of the approved final local entity plat.

Please contact me at (435) 783-6236 if you have any questions.

Signed:

Suzanne Gillett
Francis City Recorder
2317 So. Spring Hollow Rd.
Francis, Utah 84036

STATE OF UTAH)
 ss:
COUNTY OF SUMMIT)



Subscribed and sworn to before me on this 24 day of April, 2019 by
Suzanne Gillett.

NOTARY PUBLIC



FRANCIS CITY

ORDINANCE NO. 2019-02

WHEREAS, Title 10, Chapter 2 Part 4 of the Utah Code authorizes a municipality to annex unincorporated areas into the municipality; and

WHEREAS, on October 26, 2015 a petition was filed with Francis City to annex approximately 145.79 acres of land known as the Stewart Ranch Annexation into Francis city; and

WHEREAS, the City has reviewed the annexation petition and has verified that it meets all applicable legal requirements; and

WHEREAS, on January 24th, 2019 the Francis City Council held a duly-noticed public hearing to receive public input on the proposed annexation; and

WHEREAS, the Francis City Council finds it desirable and in the public interest to approve the proposed annexation at this time, subject to the conditions of an annexation agreement that has been prepared; and

WHEREAS, the City Council voted to annex the Stewart Ranch Development Property by motion during the March 28, 2019 City Council Meeting; and

WHEREAS, inadvertently, that motion did not include all of the parcels that were included and intended to be annexed as stated in the Annexation Petition; and

WHEREAS, the City Council desires to clarify its intent on that Motion from the March 28, 2019 City Council Meeting, thus necessitating this Ordinance.

NOW THEREFORE, be it hereby ordained by the Francis City Council as follows:

Section 1. The real property described in Section 2 below is the corrected property description intended to be annexed into Francis City, Utah, and the corporate limits of the city are hereby extended immediately following acceptance and approval of the Stewart Ranch Development Agreement.

Section 2. The real property subject to this Ordinance is described as follows:

ANNEXATION PARCEL

BEGINNING AT A POINT THAT IS N 00°29'26" W 200.00 FEET FROM THE SOUTH ¼ SECTION CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M; THENCE N 00°29'26" W 442.15 FEET, THENCE S89°42'37" W 1,329.87', THENCE S 89°42'37"W 670.09 FEET; THENCE N 00°24'42" W 669.40 FEET; THENCE S 89°57'56" E 669.99 FEET; THENCE S 89°57'56" E 1,325.89 FEET; THENCE N 59°00'41" E 1,395.44 FEET; THENCE N 67°51'02" W 209.29 FEET TO A POINT ON A 988.37' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 224.41 FEET THROUGH A DELTA OF 13°00'33" (CHORD BEARS N 61°19'21" W 223.93 FEET); THENCE N 54°50'15" W 800.84 FEET; THENCE N89°37'20"E 2,498.53 FEET TO THE EAST 1/4 CORNER SECTION 34 TOWNSHIP 2 SOUTH, RANGE 6 EAST SLB&M; THENCE S 00°22'17" E 1,345.62 FEET: THENCE S 83°10'48" W 716.69 FEET TO A POINT ON A NON-TANGENT 1,146.28' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 65.38 FEET THROUGH A DELTA OF 03°16'04" (CHORD BEARS S 16°40'10" E 65.37 FEET); THENCE S 15°02'08" E 428.12 FEET TO A POINT ON A 573.69' RADIUS CURVE TO THE LEFT, THENCE ALONG ARC OF SAID CURVE 194.24 FEET THROUGH A DELTA OF 19°23'58" (CHORD BEARS S 24°44'07" E 193.32 FEET); THENCE S 47°31'05" W 59.60 FEET; THENCE N 89°42'14" W 454.81 FEET; THENCE N 89°19'59" W 286.85 FEET; THENCE S 19°48'24" E 596.21 FEET TO A POINT ON THE EXISTING FRANCIS CITY BOUNDARY; THENCE S 00°01'09" E 56.17 FEET, THENCE S 89°58'51" W 1,558.65 FEET; THENCE N 01°03'07" W 51.83 FEET THENCE S 85°59'11" E 109.00 FEET; THENCE NORTH 207.63 FEET, THENCE WEST 110.49 FEET TO THE POINT OF BEGINNING. AREA INCLUDES 160.09 ACRES MORE OR LESS.

Section 3. The real property described in Section 2 above shall be classified as being in the AG-1 Zone, with a preference for the townhome concept within a conservation subdivision, pursuant to the Francis City Land Use Ordinance, and the official Zoning Map of Francis City shall be amended accordingly.

Section 4. The real property described in Section 2 above, and this Annexation Ordinance shall be subject to the Annexation Agreement adopted by the Francis City Council at the time of annexation.

Section 5. This Ordinance shall take effect as and when provided by Utah Code Title 10, Chapter 2, and Part 4.

PASSED AND ADOPTED by the Francis City Council this 11th, day of April 2019.

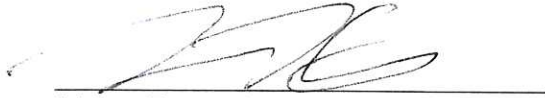
	Aye	Nay
Mayor Ames	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Cox	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Crittenden	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Councilmember Forman

X

Councilmember Fryer

APPROVED:



Mayor Byron Ames

City Seal

ATTEST:



City Recorder Suzanne Gillett

Annexation Boundary Legal Description

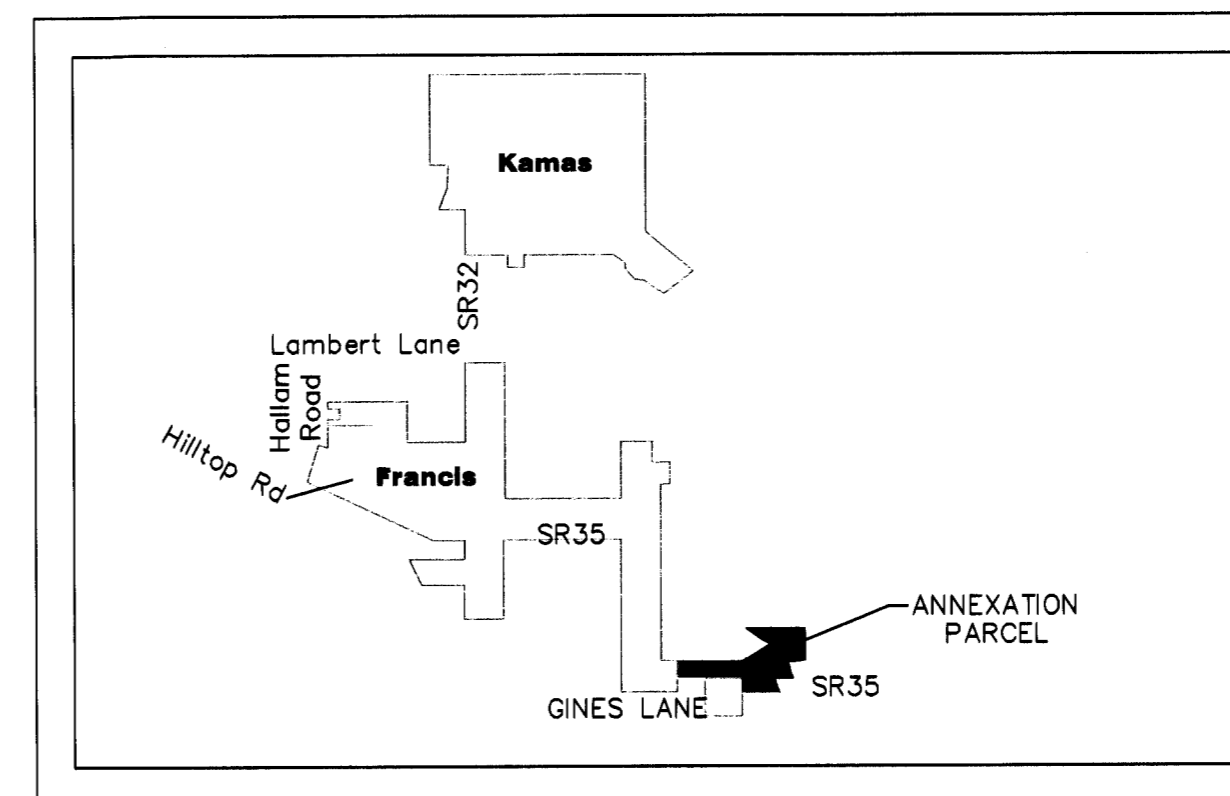
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STEWART RANCH ANNEXATION

TO THE CITY OF FRANCIS

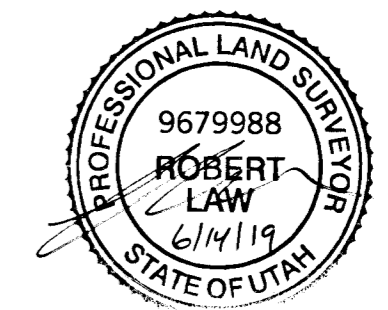
LOCATED IN S 1/2 SEC. 34 T.2 S., R.6 E, SALT LAKE BASE & MERIDIAN



VICINITY MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9679988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

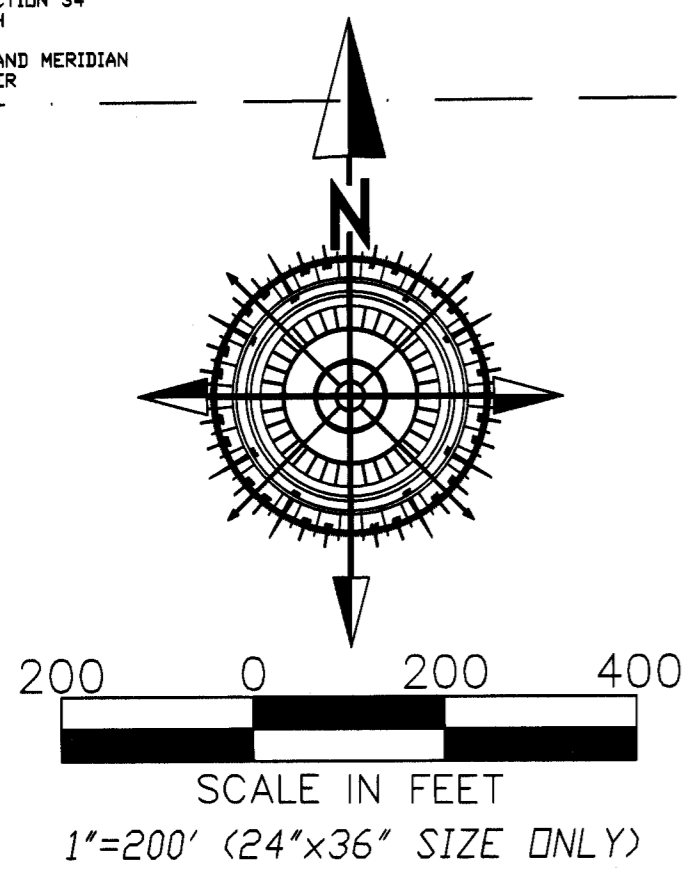


BOUNDARY DESCRIPTION

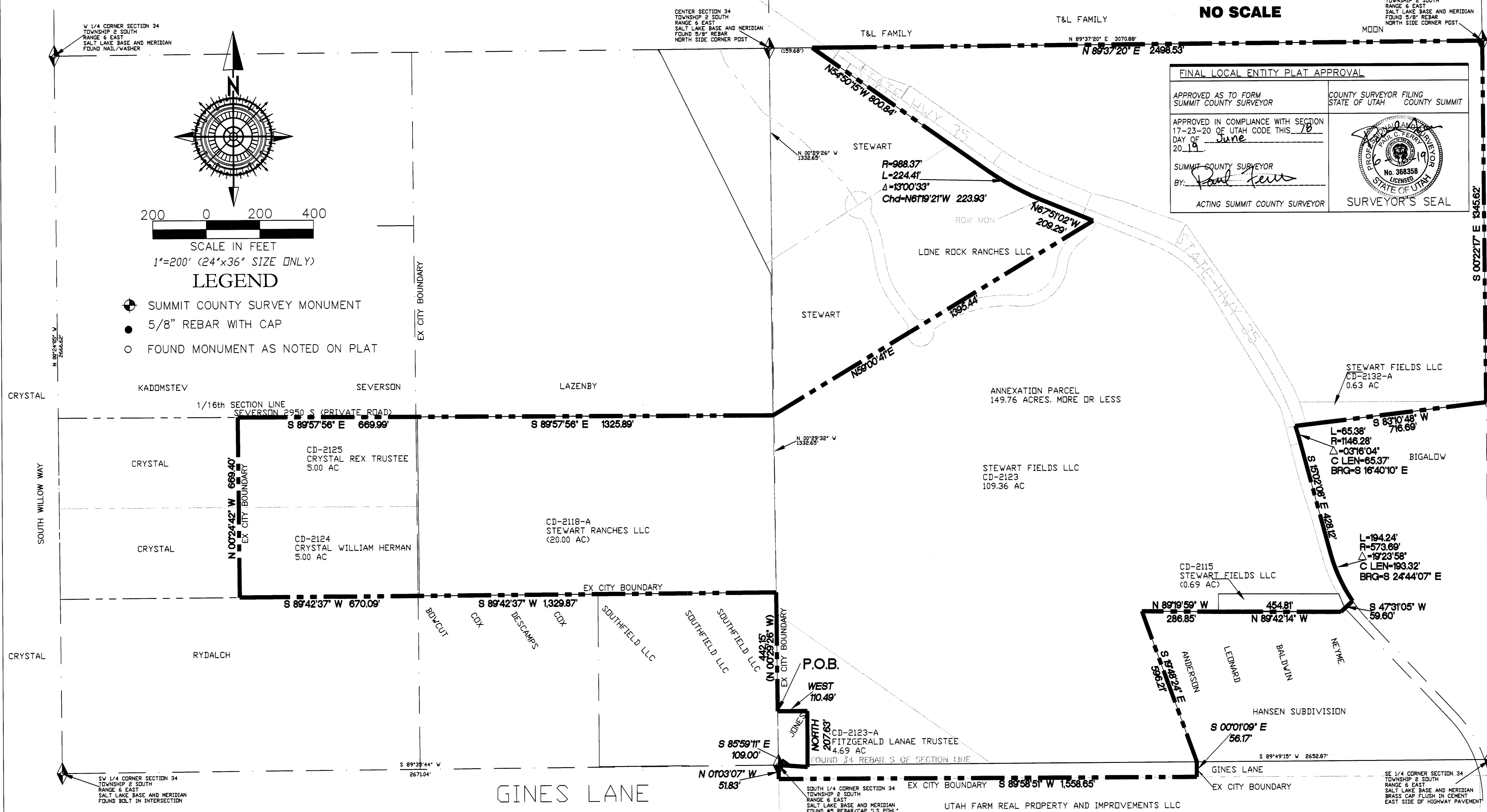
ANNEXATION PARCEL BEGINNING AT A POINT THAT IS N 00°29'26" W 200.00 FEET FROM THE SOUTH 1/4 SECTION CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SLB&M; THENCE N 00°29'26" W 442.15 FEET, THENCE S89°42'37" W 1,329.87 FEET; THENCE S 89°42'37" W 670.09 FEET; THENCE N 00°24'42" W 669.40 FEET; THENCE S 89°57'56" E 669.99 FEET; THENCE S 89°57'56" E 1,325.29 FEET; THENCE N 59°00'41" E 1,395.44 FEET; THENCE N 67°51'02" W 209.29 FEET TO A POINT ON A 988.37' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 224.41 FEET THROUGH A DELTA OF 13°00'33" (CHORD BEARS N 61°19'21" W 223.93 FEET); THENCE N 54°50'15" W 800.84 FEET; THENCE N89°37'20"E 2,498.53 FEET TO THE EAST 1/4 CORNER SECTION 34 TOWNSHIP 2 SOUTH, RANGE 6 EAST SLB&M; THENCE S 00°22'17" E 1,345.62 FEET; THENCE S 83°10'48" W 716.69 FEET TO A POINT ON A NON-TANGENT 1,146.28' RADIUS CURVE TO THE RIGHT; THENCE ALONG ARC OF SAID CURVE 65.38 FEET THROUGH A DELTA OF 03°16'04" (CHORD BEARS S 16°40'10" E 65.37 FEET); THENCE S 15°02'08" E 428.12 FEET TO A POINT ON A 573.69' RADIUS CURVE TO THE LEFT; THENCE ALONG ARC OF SAID CURVE 194.24 FEET THROUGH A DELTA OF 19°23'58" (CHORD BEARS S 24°44'07" E 193.32 FEET); THENCE S 47°31'05" W 59.60 FEET; THENCE N 89°42'14" W 454.81 FEET; THENCE N 89°19'59" W 286.85 FEET; THENCE S 19°48'24" E 596.21 FEET TO A POINT ON THE EXISTING FRANCIS CITY BOUNDARY; THENCE S 00°01'09" E 56.17 FEET, THENCE S 89°58'51" W 1,558.65 FEET; THENCE N 01°03'07" W 51.83 FEET THENCE S 85°59'11" E 109.00 FEET; THENCE NORTH 207.63 FEET, THENCE WEST 110.49 FEET TO THE POINT OF BEGINNING. AREA INCLUDES 149.76 ACRES MORE OR LESS.

FINAL LOCAL ENTITY PLAT APPROVAL

APPROVED AS TO FORM SUMMIT COUNTY SURVEYOR	COUNTY SURVEYOR FILING STATE OF UTAH COUNTY SUMMIT
APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF UTAH CODE THIS <u>10</u> DAY OF <u>June</u> 20 <u>19</u> .	
SUMMIT COUNTY SURVEYOR BY: <u>Paul Hewitt</u> ACTING SUMMIT COUNTY SURVEYOR	



- LEGEND
- ⊕ SUMMIT COUNTY SURVEY MONUMENT
 - 5/8" REBAR WITH CAP
 - FOUND MONUMENT AS NOTED ON PLAT



ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, A LEGISLATIVE BODY OF THE CITY OF FRANCIS, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF FRANCIS, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-3-1 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

APPROVED: [Signature]
MAYOR

WITNESS MY HAND AND OFFICIAL SEAL
THIS 10 DAY OF June 2019

[Signature]
RECORDER

ANNEXATION PLAT

ADDITION TO THE CORPORATE LIMITS
OF
THE CITY OF FRANCIS
SUMMIT COUNTY
STATE OF UTAH

COUNTY RECORDERS NO. _____
STATE OF UTAH, COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ DAY OF _____ 20____
TIME: _____ FEE: _____ BOOK: _____ PAGE: _____

PROJECT ENGINEER: **GATEWAY CONSULTING, inc.**
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 994-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD: **PEPG CONSULTING L.L.C.**
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

FILE NO. **S0009794**
06/18/2019 03:46:47 PM B: 0002 P: 1263
Survey 1 of 1
SUMMIT COUNTY RECORDER
FEE \$ 8.00 BY FRANCIS TOWN

5-9794