

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 the JORDAN VALLEY WATER CONSERVANCY DISTRICT, dated August 21, 2019, complying with Title 17B-1-414, 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 boundary correction and adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to the JORDAN VALLEY WATER CONSERVANCY DISTRICT located in Utah County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30th day of August 2019 at Salt Lake City, Utah.

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

SPENCER J. COX
Lieutenant Governor





JORDAN VALLEY WATER
CONSERVANCY DISTRICT

8215 South 1300 West • West Jordan, UT 84088 • Ph: 801.565.4300 • www.jvwcd.org

Richard P. Bay, *General Manager/CEO*
Barton A. Forsyth, *Assistant General Manager*
Alan E. Packard, *Assistant General Manager*

Board of Trustees
Corey L. Rushton, *Chair*
Scott L. Osborne, *Vice-Chair*
Greg R. Christensen
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Ronald E. Sperry
Lyle C. Summers
John H. Taylor

August 21, 2019

Mr. Spencer J. Cox, Lieutenant Governor
Utah State Capitol Complex, Suite 220
P.O. Box 142325
Salt Lake City, UT 84114

Subject: Notice of Impending Boundary Action (Edge Land 16, LLC)

Dear Lieutenant Governor Cox:

Jordan Valley Water Conservancy District (Jordan Valley) was established in 1951 to develop and deliver water supplies to those residing within its service area. Periodically, Jordan Valley verifies that property which has been annexed into any of Jordan Valley's Member Agencies is annexed into our boundaries, too. A development that was annexed before January 15, 2019, into Draper City, a Member Agency of the District, needs to be annexed into Jordan Valley. Accordingly, the following documents are enclosed:

1. Letter from Jordan Valley to the U.S. Bureau of Reclamation (BOR) requesting annexation of property
2. Letter from the BOR to Jordan Valley approving the annexation
3. Petition Certification
4. Notice of Proposed Annexation
5. Resolution 19-18: "Approving Annexation of Lands into the Jordan Valley Water"
6. Final Local Entity Plat signed by Jordan Valley and the Utah County Surveyor

I hereby verify, on behalf of Jordan Valley, that all requirements applicable to the annexation and to the boundary action have been met. Thank you for your assistance with this matter. Please call me at 801-565-4300 if you have any questions.

Best Regards,


Richard P. Bay
General Manager/CEO



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

RESOLUTION OF THE BOARD OF TRUSTEES

RESOLUTION NO. 19-18

APPROVING ANNEXATION OF LANDS INTO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

WHEREAS, a written "Petition for Inclusion of Lands Within the Boundaries of the Jordan Valley Water Conservancy District" (the "Petition") was filed with the Board of Trustees on June 25, 2019, by Edge Land 16, LLC, a Utah limited liability company ("Landowner"), asking that certain real property it owns in Utah County (the "Lands") be annexed into the Jordan Valley Water Conservancy District;

WHEREAS, a copy of the Petition, including a description and map of the Lands, is attached as Exhibit A;

WHEREAS, the Petition was certified by the Board of Trustees on July 10, 2019, in the "Petition Certification" in accordance with Utah law, and written notice of the "Petition Certification" was given to the Contact Sponsor identified in the Petition in accordance with Utah law;

WHEREAS, written notice of the Petition and of the proposed annexation was properly and timely given in accordance with Utah law;

WHEREAS, a public hearing is not required by law and one has not been requested for the Petition or the proposed annexation;

WHEREAS, no objection or protest has been made either to the Petition or to the proposed annexation;

WHEREAS, all relevant statutory requirements under Utah law have been satisfied for approval of the Petition and for annexation of the Lands into the District;

WHEREAS, the City of Draper ("City") is a wholesale customer and member agency of the District; and,

WHEREAS, the City annexed the Lands into its geographical boundaries before January 15, 2019;

NOW, THEREFORE BE IT RESOLVED by the Jordan Valley Water Conservancy District Board of Trustees:

1. The Board of Trustees of the Jordan Valley Water Conservancy District ("District") finds that the District is a water conservancy district organized in 1951 and existing under the Utah Water Conservancy District Act, Utah Code Ann. §§ 17B-2a-1001 et seq.;
2. The Board finds that the District provides both wholesale and retail culinary water service within its geographical service area situated in parts of Salt Lake and Utah Counties;
3. The Board finds that the District provides wholesale culinary water service to the City pursuant to a written agreement between the parties, and that the City acquires the wholesale water service from the District and, in turn, provides it as a retail service;
4. The Board finds that the City is now located at least partly within the District;
5. The Board finds that the City intends to provide to the Lands the same retail water service that the District provides to the City as a wholesale service;
6. The Board finds that the Lands are now outside the District's boundaries;
7. The Board finds that the Lands are within the boundaries of the North Utah County Water Conservancy District, which district provides watershed protection and flood control and does not provide wholesale or retail culinary water to the City of Draper. Inasmuch as Utah County, the City of Draper, and the North Utah County Water Conservancy District do not provide the services proposed to be provided by the District, notice of the proposed annexation need not be given by the District to Utah County, to the City of Draper, or to the North Utah County Water Conservancy District pursuant to Utah Code Ann. (1953) § 17B-1-406;
8. The Board finds that the Lands may be benefited by annexation into the District in that over time they will have access to the District's water supply, facilities, and services;
9. The Board finds that annexation of the Lands into the District will not impair or adversely affect: (a) the District's organization; (b) the District's rights in or to property; (c) any of the District's other rights or privileges; or, (d) any contract, obligation, lien, or charge for or upon which the District might be liable or chargeable had the proposed annexation not been made;
10. The Board finds that the proposed annexation does not jeopardize the prompt payment of principal and interest on the bonds of the District now outstanding or of

payment by the District of installments of indebtedness or obligations under any contract;

11. The District has entered into an agreement with the United States that requires the consent of the United States for annexation of the Lands into the District. Prior to the adoption of this Resolution, the Board received the formal, written approval of the Bureau of Reclamation to the annexation of the Lands into the District on the terms set forth in this Resolution;

12. The Board shall file a notice with the Lieutenant Governor of the State of Utah, accompanied by a copy of this Resolution and either an accurate map depicting the boundaries of the Lands or a legal description of the Lands, adequate for purposes of the Utah County Assessor and Recorder, and a certification by the Board that all requirements for annexation of the Lands have been complied with;

13. The Board determines that the proposed annexation shall be complete and effective upon the Lieutenant Governor's issuance to the Board of the certificate of annexation pursuant to Utah law, with copies sent as required by law, at which time:

(a) The Lands, as described in Exhibit A, shall be annexed into the District;

(b) The Lands shall be subject to the District's lawful water rates, assessments, taxes, fees, rules, and regulations as adopted and/or amended from time to time; and,

(c) The Lands shall be assigned to the Sixth Division of the District.

14. This Resolution shall take effect immediately upon execution by an authorized member of the Board.

PASSED, ADOPTED, and APPROVED this 14th day of August, 2019.



Corey L. Rushton
Chair of the Board of Trustees

ATTEST:



Richard P. Bay, Clerk

EXHIBIT A

COPY OF PETITION FOR INCLUSION OF LANDS
WITHIN THE BOUNDARIES OF
THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

PETITION FOR INCLUSION OF LANDS WITHIN THE BOUNDARIES OF
THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

TO THE BOARD OF TRUSTEES OF THE JORDAN VALLEY WATER
CONSERVANCY DISTRICT:

1. The undersigned, Edge Land LLC ("Landowner"), pursuant to the provisions of Utah Code Ann. § 17B-1-401, hereby petitions the Jordan Valley Water Conservancy District, through its Board of Trustees, to change the boundaries of the Jordan Valley Water Conservancy District to include and annex into the District the Lands which are described on attached Exhibit 1 and whose boundaries are shown on the map attached as Exhibit 2.

2. Landowner certifies the Lands are private and that it is the owner of the Lands. The Lands constitute 100% of the total private land within the entire area proposed to be annexed, and the Lands are equal to 100% of the assessed value of all private real property within the area proposed to be annexed.

3. The Lands are within the municipal boundary of Draper City, Utah. The City is a member agency of the District and receives wholesale water from the District, and the City intends to provide retail water to the Lands.

4. Landowner hereby assents to the inclusion of the Lands in the District and it acknowledges the Lands will be benefitted by inclusion. Landowner further acknowledges that the Lands to be included in the District shall be subject to the District's lawful water rates, assessments, taxes, fees, rules, and regulations as they may be adopted and/or amended from time to time.

5. The Contact Sponsor for Landowner is Steve Maddox;

Mailing Address: 13702 S 200 W Ste B12; Telephone Number: 801-494-0150
Draper, UT 84020

"Landowner":

[NAME] Gordon Jones, Edge Land 16, LLC

Dated: 06/25/2019

By: 

Its: Manager

Typed Name: Gordon Jones

Current Residence Address:
9933 S 400 E, Salem, UT 84653

Current Mailing Address:
13702 S 200 W Ste B12, Draper, UT 84020

Telephone: 801-494-0150

STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 25 day of June 2019, by Gordon Jones.

Commission expires: 03/24/2023



NOTARY PUBLIC
Residing in Lehi, UT



EXHIBIT 1

LEGAL DESCRIPTION OF THE LANDS TO BE INCLUDED AND ANNEXED INTO
THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

The following real property is located in Utah County, Utah:

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°49'39" WEST BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SAID SECTION 10, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST 2619.87 FEET AND NORTH 89°44'33" WEST 189.18 FEET FROM THE SOUTH QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF UPPER CORNER CANYON ROAD SECOND AMENDED, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15960, SAID POINT ALSO BEING THE BEGINNING OF A 306.00 FOOT RADIUS CURVE TO THE LEFT, AND RUNNING THENCE ALONG SAID UPPER CORNER CANYON ROAD SECOND AMENDED THE FOLLOWING FOUR (4) COURSES, 1) 86.15 FEET ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 16°07'52" (CHORD BEARS SOUTH 25°00'08" EAST 85.87 FEET), 2) THENCE SOUTH 33°04'04" EAST 103.76 FEET TO THE POINT OF A 244.00 FEET RADIUS CURVE TO THE RIGHT, 3) ALONG SAID CURVE A DISTANCE OF 141.44 FEET THROUGH A CENTRAL ANGLE OF 33°12'44" (CHORD BEARS SOUTH 16°27'42" EAST 139.47 FEET), 4) SOUTH 00°08'40" WEST 232.01 FEET TO THE NORTHEAST CORNER OF LOT 229, HIDDEN CANYON ESTATES PHASE 2B, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15968; THENCE ALONG SAID HIDDEN CANYON ESTATES PHASE 2B THE FOLLOWING NINETEEN (19) COURSES, 1) NORTH 89°51'20" WEST 111.56 FEET, 2) SOUTH 00°08'40" WEST 49.83 FEET, 3) SOUTH 89°55'29" WEST 117.08 FEET, 4) SOUTH 37°07'34" WEST 80.77 FEET, 5) SOUTH 84°05'07" WEST 90.00 FEET, 6) NORTH 04°13'34" WEST 41.68 FEET, 7) SOUTH 88°17'21" WEST 74.30 FEET, 8) SOUTH 76°58'51" WEST 105.00 FEET, 9) SOUTH 54°46'11" WEST 83.49 FEET, 10) SOUTH 39°33'15" WEST 201.39 FEET, 11) SOUTH 14°42'13" WEST 90.50 FEET, 12) SOUTH 09°03'47" WEST 97.34 FEET, 13) SOUTH 77°42'52" WEST 65.51 FEET, 14) SOUTH 35°06'17" WEST 68.62 FEET, 15) SOUTH 77°13'05" WEST 74.18 FEET, 16) WEST 53.03 FEET, 17) NORTH 89°50'22" WEST 112.50 FEET, 18) SOUTH 88°06'42" WEST 50.03 FEET, 19) NORTH 89°50'22" WEST 103.90 FEET; THENCE NORTH 00°12'09" EAST 1117.97 FEET; THENCE SOUTH 89°44'35" EAST 1140.87 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1782.96 FEET AND WEST 12.18 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 11°58'56" EAST 4.62 FEET TO THE POINT OF A 528.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 109.09 FEET THROUGH A CENTRAL ANGLE OF 11°50'16" (CHORD BEARS NORTH 06°03'48" EAST 108.90 FEET); THENCE NORTH 00°08'40" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 426.29 FEET TO THE POINT OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 173.90 FEET THROUGH A CENTRAL ANGLE OF 33°12'44" (CHORD BEARS NORTH 16°27'42" WEST 171.47 FEET); THENCE NORTH 33°04'04" WEST 103.76 FEET TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 145.12 FEET THROUGH A CENTRAL ANGLE OF 33°15'34" (CHORD BEARS NORTH 16°26'17" WEST 143.09 FEET); THENCE NORTH 59°45'46" EAST 1280.24 FEET; THENCE SOUTH 1914.37 FEET; THENCE NORTH 89°59'56" WEST 735.56 FEET; THENCE NORTH 341.92 FEET; THENCE WEST 238.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.772 ACRES, MORE OR LESS.

EXHIBIT 2

MAP SHOWING THE BOUNDARIES
OF THE LANDS TO BE INCLUDED AND ANNEXED
INTO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT

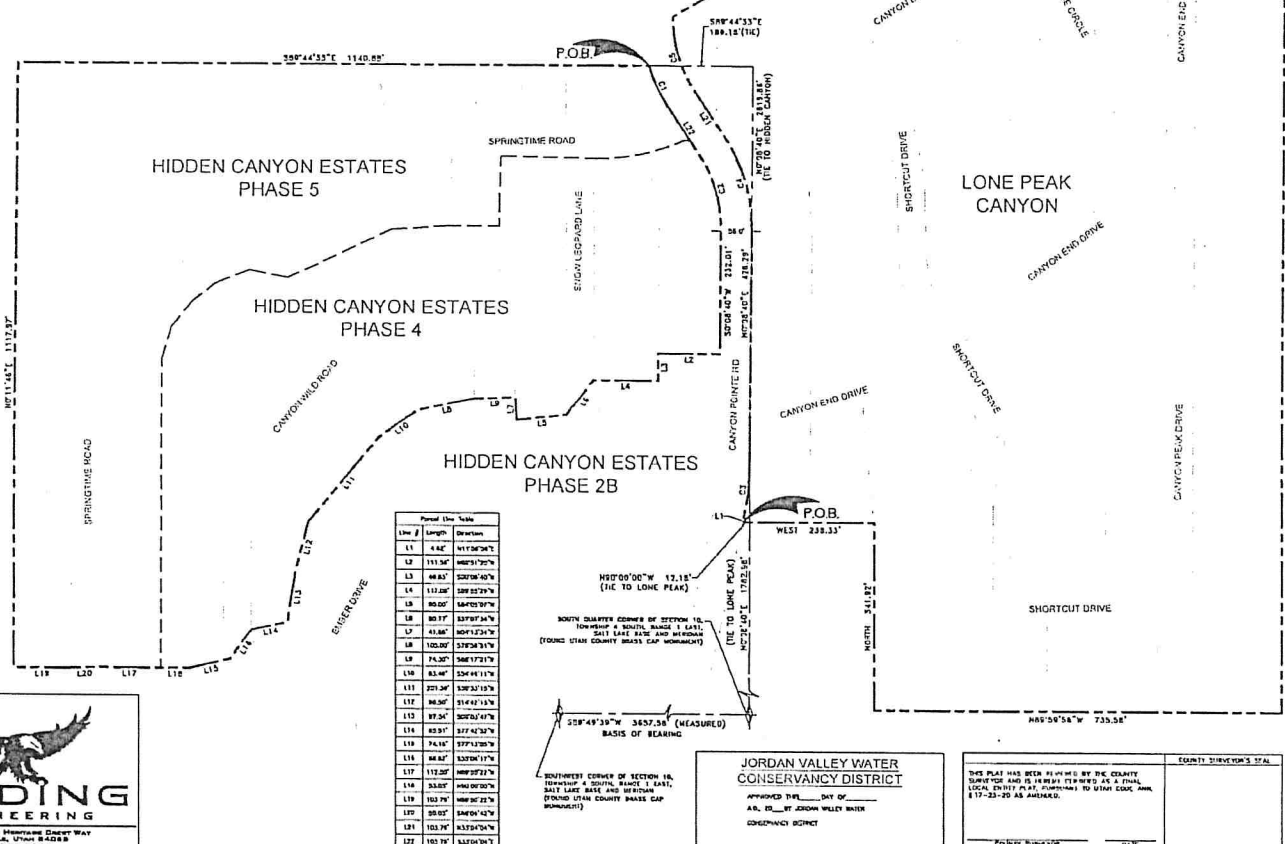
FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON ESTATES PHASES 4, 5, AND LONE PEAK CANYON SUBDIVISION

JORDAN VALLEY WATER CONSERVANCY DISTRICT

ANNEXATION

FINAL LOCAL ENTITY PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	86.14'	236.62'	183°45'	S27°02'11" E	83.96'
C2	161.44'	244.02'	217°14'	S19°27'42" E	156.47'
C3	209.68'	106.00'	115°07'14'	N49°52'34" E	196.90'
C4	173.87'	300.00'	212°14'	N25°23'14" E	171.24'
C5	115.12'	236.02'	221°13'41"	N18°21'17" W	113.90'



**WILDING
ENGINEERING**
14751 SOUTHWEST HIGHWAY, SUITE 200
BUTTE, NEBRASKA 68502
WWW.WILDINGENGINEERING.COM

SURVEYOR'S CERTIFICATE:

I, GARDEN M. DODD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 18036188 AS PROVIDED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE COMMISSION, I HAVE MADE A PLYNEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

DATE _____ SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING STRIP IN ALL OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, BEING A PORTION OF SECTION 10, WEST 1/4 OF SECTION 10, WEST 1/4 OF SECTION 10, AND THE SOUTHWEST CORNER OF SAID SECTION 10, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEIGHBORING SURVEYS, PHASES 4 AND 5, COMBINED LEGAL DESCRIPTION:

BEINGING AT A POINT WHICH IS NORTH 82°04'40" EAST 2816.81 FEET AND NORTH 84°21'07" WEST 18 FEET FROM THE SOUTH QUARTER OF SECTION 10, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF UPPER CANYON CANYON ROAD BEING ADJACENT TO THE FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 10862, SAID POINT ALSO BEING THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, AND FINISHING THENCE ALONG SAID UPPER CANYON CANYON ROAD BEING ADJACENT THE FOLLOWING: FOUR (4) COURSES, (1) BE 15 FEET ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 150°24' (CROSS BEARS NORTH 25°07' EAST 88 FEET), (2) THENCE SOUTH 34°07' EAST 151.19 FEET TO THE POINT OF A 244.02 FEET RADIUS CURVE TO THE RIGHT, (3) ALONG SAID CURVE A DISTANCE OF 161.44 FEET THROUGH A CENTRAL ANGLE OF 217°14' (CROSS BEARS SOUTH 19°27' EAST 156 FEET), (4) SOUTH 27°01' WEST 80 FEET TO THE POINT OF THE UTAH COUNTY RECORDER AS MAP NO. 10862, THENCE ALONG SAID UPPER CANYON CANYON ROAD BEING IN THE FOLLOWING ORDER: (1) COURSE, (1) NORTH 84°21' WEST 113.90 FEET, (2) SOUTH 07°01' WEST 80 FEET, (3) SOUTH 10°08' WEST 17.08 FEET, (4) SOUTH 37°04' WEST 87.97 FEET, (5) SOUTH 84°20' WEST 90 FEET, (6) NORTH 04°12' WEST 41.84 FEET, (7) SOUTH 04°12' WEST 41.84 FEET, (8) SOUTH 17°02' WEST 77.40 FEET, (9) SOUTH 11°03' WEST 103.79 FEET, (10) SOUTH 23°02' WEST 86.26 FEET, (11) SOUTH 14°42' WEST 86.26 FEET, (12) SOUTH 07°04' WEST 87.34 FEET, (13) SOUTH 07°04' WEST 87.34 FEET, (14) SOUTH 23°02' WEST 83.51 FEET, (15) SOUTH 17°02' WEST 74.16 FEET, (16) WEST 113.83 FEET, (17) NORTH 02°02' WEST 113.80 FEET, (18) SOUTH 04°12' WEST 80.17 FEET, (19) NORTH 04°12' WEST 80.17 FEET, THENCE NORTH 09°57' EAST 117.02 FEET, THENCE SOUTH 84°20' EAST 113.90 FEET TO THE POINT OF BEGINNING.

LONE PEAK CANYON SUBDIVISION LEGAL DESCRIPTION:

ALSO BEINGING AT A POINT WHICH IS NORTH 02°04' EAST 1782.86 FEET AND WEST 19.18 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, AND FINISHING THENCE NORTH 76°07' EAST 482 FEET TO THE POINT OF A 234.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE A DISTANCE OF 108.00 FEET THROUGH A CENTRAL ANGLE OF 170°24' (CROSS BEARS NORTH 59°24' EAST 108.00 FEET), THENCE NORTH 02°04' EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 439.74 FEET TO THE POINT OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE A DISTANCE OF 112.40 FEET THROUGH A CENTRAL ANGLE OF 37°24' (CROSS BEARS NORTH 62°12' WEST 112.40 FEET), THENCE ALONG SAID CURVE A DISTANCE OF 143.12 FEET THROUGH A CENTRAL ANGLE OF 37°24' (CROSS BEARS NORTH 62°12' WEST 143.12 FEET), THENCE NORTH 35°14' EAST 133.24 FEET, THENCE SOUTH 14°13' WEST 133.24 FEET, THENCE WEST 33.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 28 FEET ABOVE, MORE OR LESS.

BASIS OF BEARING:

THE BASIS OF BEARING IS SOUTH 89°14' WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

GENERAL NOTES:

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE UTAH COUNTY RECORDER OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

ACCEPTANCE CERTIFICATE:

ACCEPTED AND FINISHED THIS 15TH DAY OF _____, A.D. 20____.

DATE THIS _____ DAY OF _____, A.D. 20____.

ATTEST _____
COUNTY RECORDER

**FINAL LOCAL ENTITY PLAT
HIDDEN CANYON ESTATES PHASES 4 AND 5
AND LONE PEAK CANYON SUBDIVISION
JORDAN VALLEY WATER CONSERVANCY DISTRICT
ANNEXATION
FINAL LOCAL ENTITY PLAT**

LOCATED IN ALL OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN.

COUNTY SURVEYOR'S SEAL

THIS PLAT HAS BEEN APPROVED BY THE COUNTY SURVEYOR AND IS HEREBY FILED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANN. § 17-29-20 AS AMENDED.

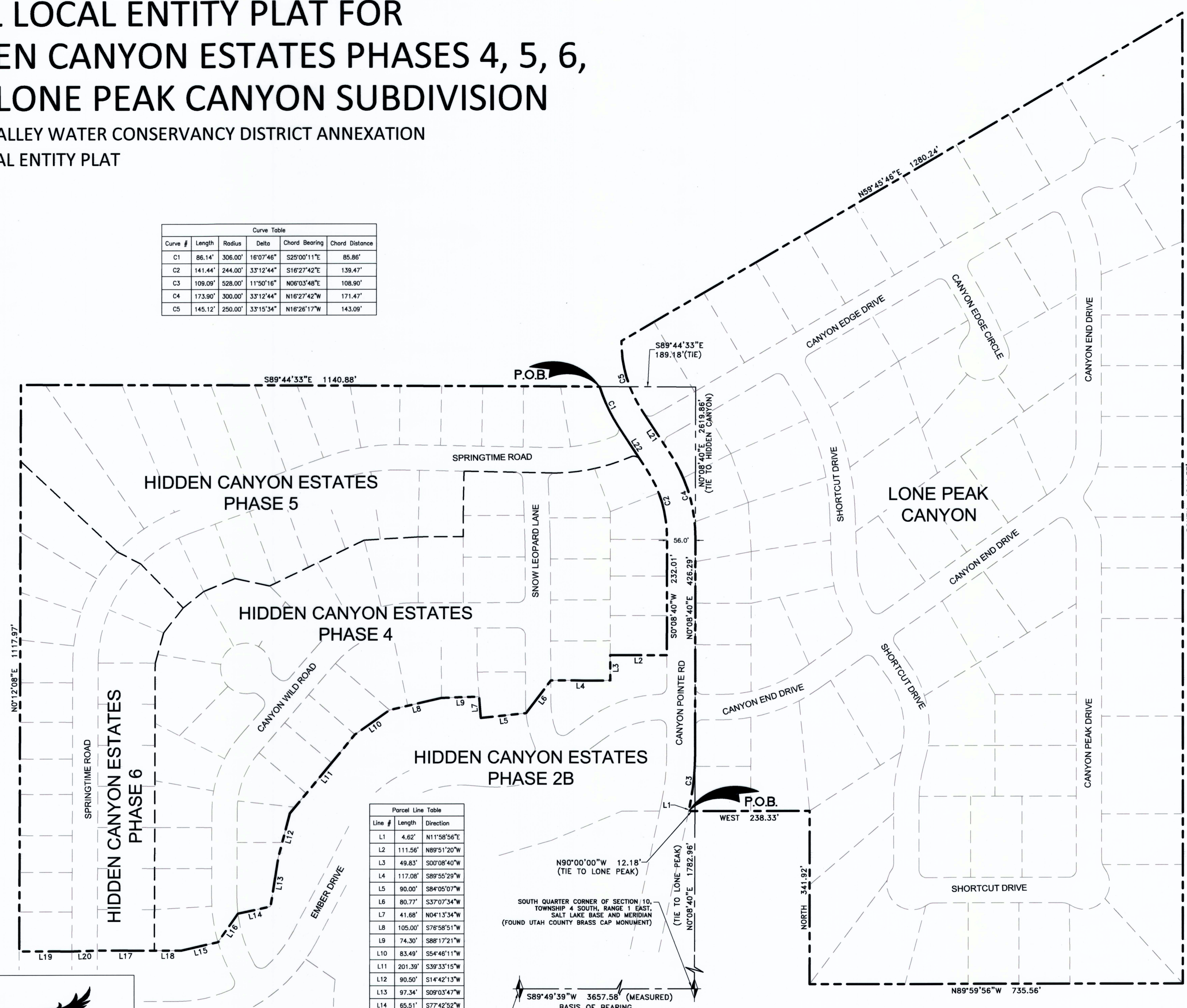
COUNTY SUPERVISOR _____ DATE _____

FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON ESTATES PHASES 4, 5, 6, AND LONE PEAK CANYON SUBDIVISION

JORDAN VALLEY WATER CONSERVANCY DISTRICT ANNEXATION
FINAL LOCAL ENTITY PLAT

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	86.14'	306.00'	16°07'46"	S25°00'11"E	85.86'
C2	141.44'	244.00'	33°12'44"	S16°27'42"E	139.47'
C3	109.09'	528.00'	11°50'16"	N06°03'48"E	108.90'
C4	173.90'	300.00'	33°12'44"	N16°27'42"W	171.47'
C5	145.12'	250.00'	33°15'34"	N16°26'17"W	143.09'

Line #	Length	Direction
L1	4.62'	N11°58'56"E
L2	111.56'	N89°51'20"W
L3	49.83'	S00°08'40"W
L4	117.08'	S89°55'29"W
L5	90.00'	S84°05'07"W
L6	80.77'	S37°07'34"W
L7	41.68'	N04°13'34"W
L8	105.00'	S78°58'51"W
L9	74.30'	S88°17'21"W
L10	83.49'	S54°46'11"W
L11	201.39'	S39°33'15"W
L12	90.50'	S14°42'13"W
L13	97.34'	S09°03'47"W
L14	65.51'	S77°42'52"W
L15	74.18'	S77°13'05"W
L16	68.62'	S35°06'17"W
L17	112.50'	N89°50'22"W
L18	53.03'	N90°00'00"W
L19	103.90'	N89°50'22"W
L20	50.03'	S88°06'42"W
L21	103.76'	N33°04'04"W
L22	103.76'	S33°04'04"E



SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.
DATE: July 3, 2019
SURVEYOR: Kagan M. Dixon (SEE SEAL BELOW)

BOUNDARY DESCRIPTION:
A TRACT OF LAND BEING SITUATE IN ALL OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°49'39" WEST BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SAID SECTION 10, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
HIDDEN CANYON ESTATES PHASES 4, 5, AND 6 COMBINED LEGAL DESCRIPTION:
BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST 2619.87 FEET AND NORTH 89°44'33" WEST 189.18 FEET FROM THE SOUTH QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF UPPER CORNER CANYON ROAD SECOND AMENDED, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15960; SAID POINT ALSO BEING THE BEGINNING OF A 306.00 FOOT RADIUS CURVE TO THE LEFT; AND RUNNING THENCE ALONG SAID UPPER CORNER CANYON ROAD SECOND AMENDED THE FOLLOWING FOUR (4) COURSES, 1) 86.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°07'46" (CHORD BEARS SOUTH 25°00'11" EAST 85.86 FEET); 2) SOUTH 33°04'04" EAST 103.76 FEET TO THE POINT OF A 244.00 FOOT RADIUS CURVE TO THE RIGHT; 3) ALONG SAID CURVE A DISTANCE OF 141.44 FEET THROUGH A CENTRAL ANGLE OF 33°12'44" (CHORD BEARS SOUTH 16°27'42" EAST 139.47 FEET); 4) SOUTH 00°08'40" WEST 232.01 FEET TO THE NORTHEAST CORNER OF LOT 229, HIDDEN CANYON ESTATES PHASE 2B, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 15966; THENCE ALONG SAID HIDDEN CANYON ESTATES PHASE 2B THE FOLLOWING NINETEEN (19) COURSES, 1) NORTH 89°51'20" WEST 111.56 FEET, 2) SOUTH 00°08'40" WEST 49.83 FEET, 3) SOUTH 89°55'29" WEST 117.08 FEET, 4) SOUTH 37°07'34" WEST 80.77 FEET, 5) SOUTH 84°05'07" WEST 90.00 FEET, 6) NORTH 04°13'34" WEST 41.68 FEET, 7) SOUTH 88°17'21" WEST 74.30 FEET, 8) SOUTH 76°58'51" WEST 105.00 FEET, 9) SOUTH 54°46'11" WEST 83.49 FEET, 10) SOUTH 39°33'15" WEST 201.39 FEET, 11) SOUTH 14°42'13" WEST 90.50 FEET, 12) SOUTH 09°03'47" WEST 97.34 FEET, 13) SOUTH 77°42'52" WEST 65.51 FEET, 14) SOUTH 35°08'17" WEST 68.62 FEET, 15) SOUTH 77°13'05" WEST 74.18 FEET, 16) WEST 53.03 FEET, 17) NORTH 89°50'22" WEST 112.50 FEET, 18) SOUTH 88°06'42" WEST 50.03 FEET, 19) NORTH 89°50'22" WEST 103.90 FEET; THENCE NORTH 00°12'08" EAST 1117.97 FEET; THENCE SOUTH 89°44'33" EAST 1140.88 FEET TO THE POINT OF BEGINNING.
LONE PEAK CANYON SUBDIVISION LEGAL DESCRIPTION:
ALSO BEGINNING AT A POINT WHICH IS NORTH 00°08'40" EAST 1782.96 FEET AND WEST 12.18 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 11°58'56" EAST 4.62 FEET TO THE POINT OF A 528.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 109.09 FEET THROUGH A CENTRAL ANGLE OF 11°50'16" (CHORD BEARS NORTH 06°03'48" EAST 108.90 FEET); THENCE NORTH 00°08'40" EAST 426.29 FEET TO THE POINT OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 173.90 FEET THROUGH A CENTRAL ANGLE OF 33°12'44" (CHORD BEARS NORTH 16°27'42" WEST 171.47 FEET); THENCE NORTH 33°04'04" WEST 103.76 FEET TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 145.12 FEET THROUGH A CENTRAL ANGLE OF 33°15'34" (CHORD BEARS NORTH 16°26'17" WEST 143.09 FEET); THENCE NORTH 59°45'46" EAST 1280.24 FEET; THENCE SOUTH 1914.37 FEET; THENCE NORTH 89°50'56" WEST 735.56 FEET; THENCE NORTH 341.92 FEET; THENCE WEST 238.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 58.772 ACRES, MORE OR LESS.

BASIS OF BEARING:
THE BASIS OF BEARING IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.
GENERAL NOTES:
(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE UTAH COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

ACCEPTANCE CERTIFICATE
ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE, _____ HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE JORDAN VALLEY WATER CONSERVANCY DISTRICT AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE 17-23-20, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID SERVICE DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS FINAL LOCAL ENTITY PLAT FOR HIDDEN CANYON ESTATES PHASES 4, 5, 6, AND LONE PEAK CANYON SUBDIVISION, JORDAN VALLEY WATER CONSERVANCY DISTRICT ANNEXATION.
DATED THIS _____ DAY OF _____, A.D. 20____
ATTEST _____
CLERK-RECORDER

**FINAL LOCAL ENTITY PLAT FOR
HIDDEN CANYON ESTATES PHASES 4, 5, 6,
AND LONE PEAK CANYON SUBDIVISION
JORDAN VALLEY WATER CONSERVANCY DISTRICT
ANNEXATION
FINAL LOCAL ENTITY PLAT**
LOCATED IN ALL OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S SEAL KAGAN M. DIXON No. 9061091 7/3/19	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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JORDAN VALLEY WATER CONSERVANCY DISTRICT
APPROVED THIS 15th DAY OF August A.D. 2019 BY JORDAN VALLEY WATER CONSERVANCY DISTRICT
Richard P. Bay
JORDAN VALLEY WATER CONSERVANCY DISTRICT

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 8 17-23-20 AS AMENDED.
Gary Ratcliffe
COUNTY SURVEYOR
Aug 20, 2019
DATE

COUNTY SURVEYOR'S SEAL