

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 NEPHI CITY, dated July 17, 2019, complying with Section 10-2-425, Utah Code Annotated, 1953, as amended.

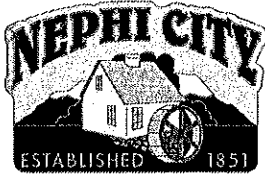
NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to NEPHI CITY, located in Juab County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 9th 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



NEPHI CITY

21 East 100 North Nephi, UT 84648

Phone: 435-623-0822

Fax: 435-623-5443

July 17, 2019

Spencer Cox
Lieutenant Governor of Utah
350 N State Street, Suite 220
PO Box 142325
Salt Lake City, UT 84114-2325

Dear Lt. Governor Cox:

I have examined the petition from Kalli Bowers requesting that certain property be annexed into Nephi City. The requested boundary action of annexation is contiguous to the existing city limits and does not create or leave an unincorporated island or peninsula.

The petition contains the signatures of the owners of at least 51% of the private land area within the area proposed for annexation. The land owned by the signers of the petition contains at least 33 1/3 percent of the value of all private real property located with the area proposed.

The accompanying plat or map (which has been prepared by a licensed surveyor) of the area proposed has been received and named the Bowers Annexation.

Our records indicate there are no previously filed annexation petition requests on this property.

This letter certifies and is official notification that the annexation request complies with the legal requirements and that all the steps necessary for municipality annexation outlined by state statute have been followed. I am requesting certification of this boundary action.

Sincerely,

Lisa E. Brough
Nephi City Recorder

Published
6-26-19

ORDINANCE 06-18-2019

AN ORDINANCE ANNEXING CERTAIN PROPERTIES TO NEPHI CITY AND ESTABLISHING ZONING CLASSIFICATION FOR SAID PROPERTY.

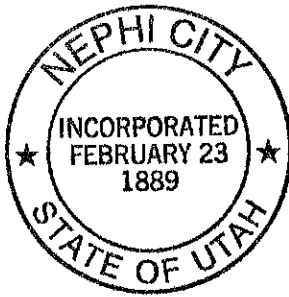
BE IT ORDAINED BY THE CITY COUNCIL OF NEPHI CITY, UTAH:

SECTION I. That the following described real property be, and the same is hereby annexed to Nephi City, Utah, the corporate limits of said city are hereby extended to include said described property, and said property is hereby declared to be part of Nephi City and shall henceforth be subject to all of the ordinances and regulations thereof, and that the description of the boundaries of Nephi City be amended to include the following property to-wit:

Bowers Annexation
See Exhibit A

SECTION II. That the territory annexed under Section I above, is hereby classified into the HC Zone as shown on Exhibit B.

SECTION III. Passed by the City Council of Nephi City, this 11th day of June, 2019.



NEPHI CITY

[Handwritten Signature]
JUSTIN D. SEELY, Mayor Pro Tempore

ATTEST:

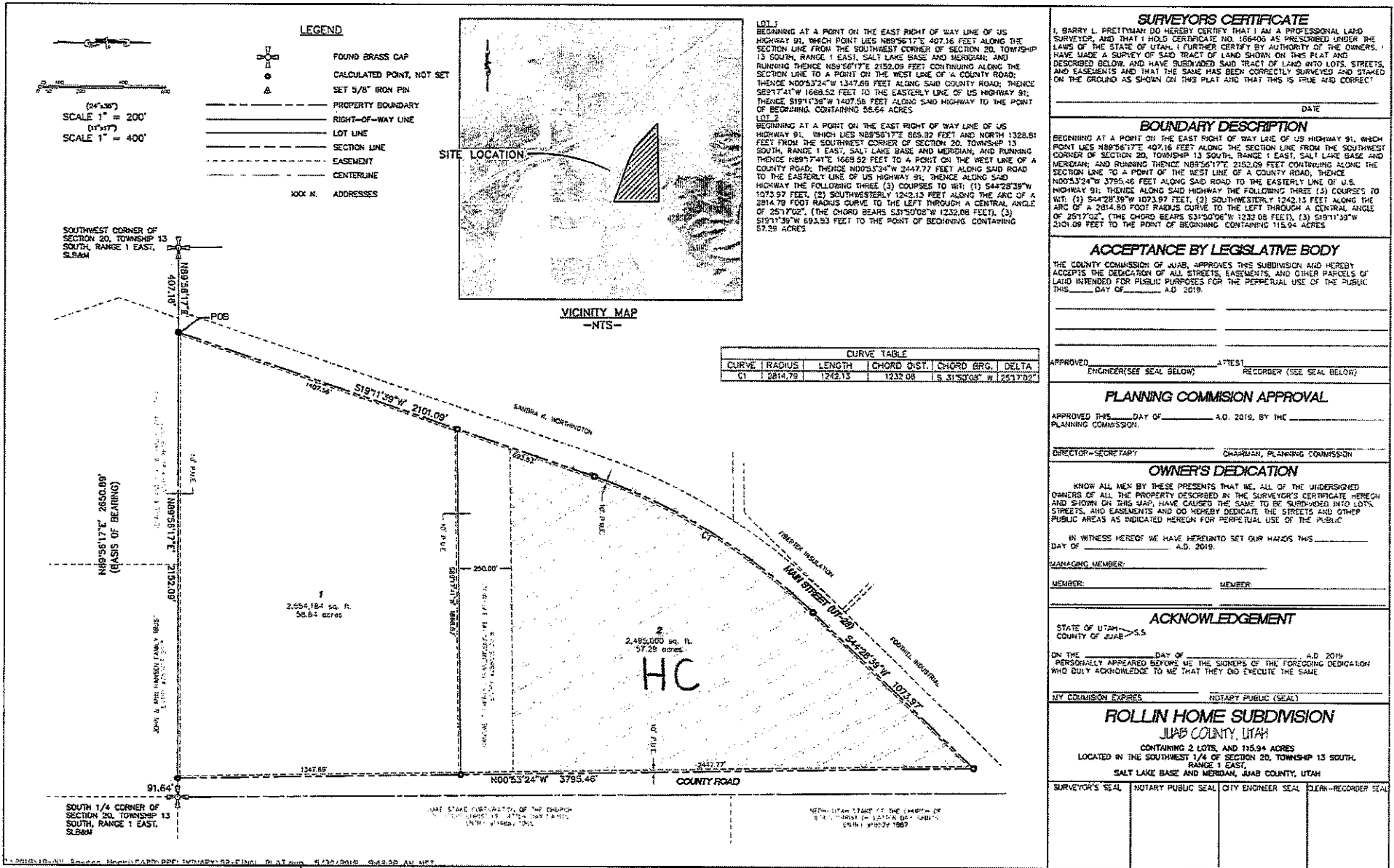
[Handwritten Signature]
LISA E. BROUGH, City Recorder

EXHIBIT A
(ORDINANCE 6-18-2019)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°26'42"W 1348.73 FEET ALONG THE QUARTER SECTION LINE AND WEST 102.11 FEET FROM THE SOUTH ¼ CORNER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°53'24"W 1292.65 FEET; THENCE EAST 112.15 FEET; THENCE ALONG THE QUARTER SECTION LINE AND ALONG THE EXISTING NEPHI CITY BOUNDARY N00°26'42"W 1280.78 FEET; THENCE CONTINUING ALONG THE EXISTING NEPHI CITY BOUNDARY THE FOLLOWING FOUR (4) COURSES TO WIT: (1) SOUTHWESTERLY 165.70 FEET ALONG THE ARC OF A 5779.58 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°38'33", (THE CHORD BEARS S43°39'09"W 165.69 FEET), (2) S44°28'39"W 1082.20 FEET, (3) SOUTHWESTERLY 435.06 FEET ALONG THE ARC OF A 2813.62 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°51'34", (THE CHORD BEARS S40°02'55"W 434.63 FEET), (4) THENCE S89°29'11"W 128.66 FEET; THENCE SOUTHWESTERLY 760.51 FEET ALONG THE ARC OF A 2914.79 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°56'57", (THE CHORD BEARS S26°31'27"W 758.35 FEET); THENCE S19°03'00" W 730.65 FEET; THENCE N89°17'41"E 1776.06 FEET TO THE POINT OF BEGINNING. CONTAINING 64.10 ACRES 2,732,031 SQ FEET.

Exhibit B



SURVEYORS CERTIFICATE
 I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

BOUNDARY DESCRIPTION
 BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 91, WHICH POINT LIES N89°56'17\"/>

ACCEPTANCE BY LEGISLATIVE BODY
 THE COUNTY COMMISSION OF JUAB, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2019.

APPROVED _____ ATTEST
 ENGINEER (SEE SEAL BELOW) RECORDER (SEE SEAL BELOW)

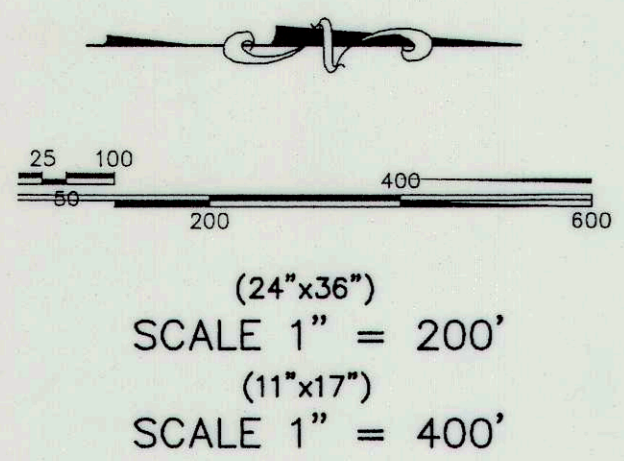
PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2019, BY THE PLANNING COMMISSION.
 DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2019.
 MANAGING MEMBER: _____ MEMBER: _____

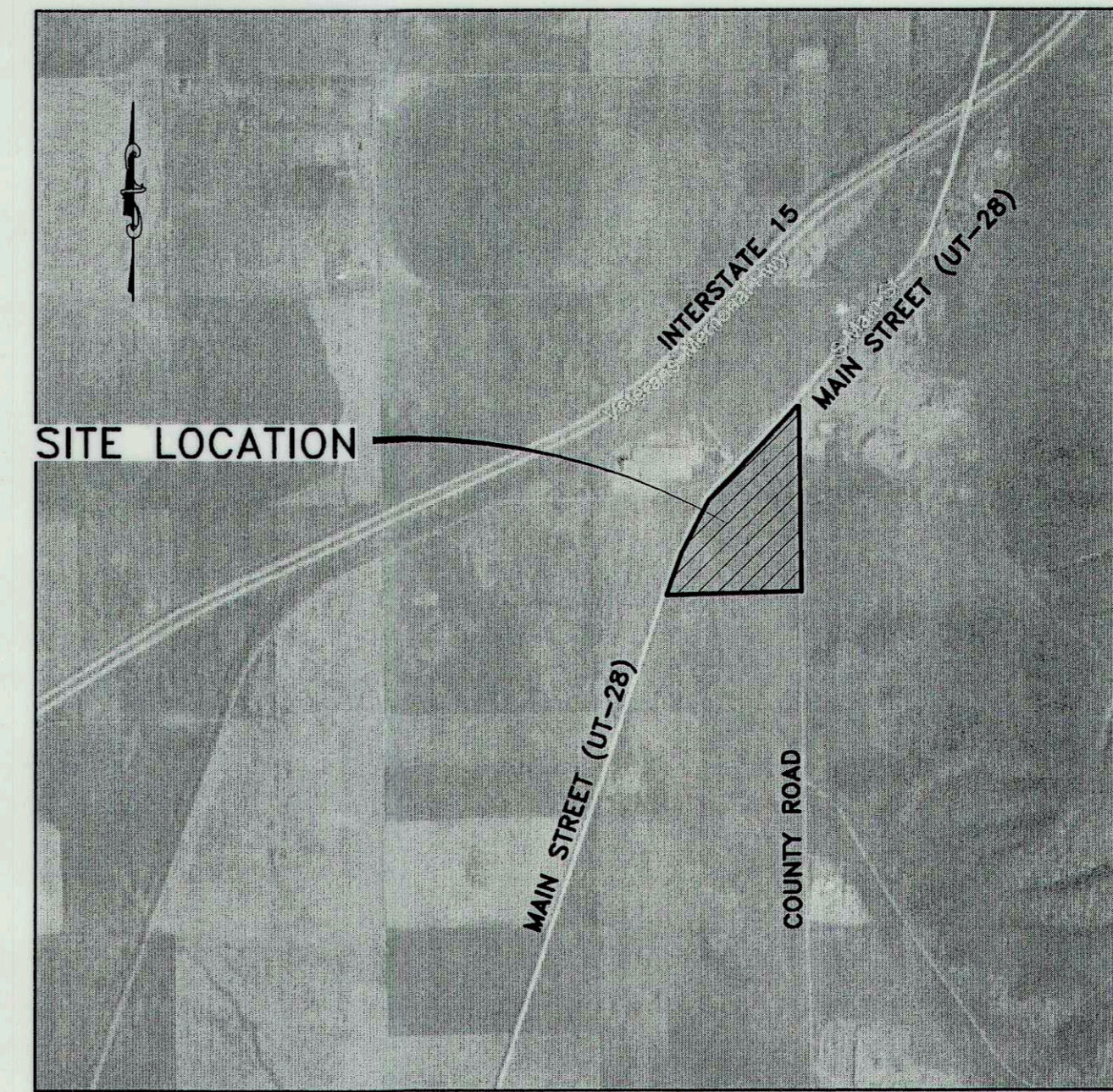
ACKNOWLEDGEMENT
 STATE OF UTAH _____ COUNTY OF JUAB _____
 ON THE _____ DAY OF _____, A.D. 2019, I PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DO EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEAL)
ROLLIN HOME SUBDIVISION
 JUAB COUNTY, UTAH
 CONTAINING 2 LOTS, AND 115.94 ACRES
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, JUAB COUNTY, UTAH

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL



| CURVE TABLE | | | | | |
|-------------|---------|--------|-------------|---------------|-----------|
| CURVE | RADIUS | LENGTH | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 5779.58 | 165.70 | 165.69 | S 43°39'09" W | 1°38'33" |
| C2 | 2813.62 | 435.06 | 434.63 | S 40°02'55" W | 8°51'34" |
| C3 | 2914.79 | 760.51 | 758.35 | S 26°31'27" W | 14°56'57" |



VICINITY MAP
-NTS-

SURVEYORS CERTIFICATE

I, BARRY PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, OF LAND TO BE ANNEXED INTO NEPHI CITY, JUAB COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N00°26'42"W 1348.73 FEET ALONG THE QUARTER SECTION LINE AND WEST 102.11 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°53'24"W 1292.65 FEET; THENCE EAST 112.15 FEET; THENCE ALONG THE QUARTER SECTION LINE AND ALONG THE EXISTING NEPHI CITY BOUNDARY N00°26'42"W 1280.78 FEET; THENCE CONTINUING ALONG THE EXISTING NEPHI CITY BOUNDARY THE FOLLOWING FOUR (4) COURSES TO WIT: (1) SOUTHWESTERLY 165.70 FEET ALONG THE ARC OF A 5779.58 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°38'33", (THE CHORD BEARS S43°39'09"W 165.69 FEET), (2) S44°28'39"W 1082.20 FEET, (3) SOUTHWESTERLY 435.06 FEET ALONG THE ARC OF A 2813.62 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°51'34", (THE CHORD BEARS S40°02'55"W 434.63 FEET), (4) THENCE S89°29'11"W 128.66 FEET; THENCE SOUTHWESTERLY 760.51 FEET ALONG THE ARC OF A 2914.79 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°56'57", (THE CHORD BEARS S26°31'27"W 758.35 FEET); THENCE S19°03'00"W 730.65 FEET; THENCE N89°17'41"E 1776.06 FEET TO THE POINT OF BEGINNING. CONTAINING 64.10 ACRES 2,732,031 SQ. FT.

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED NEPHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO NEPHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-401 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE BOWERS ANNEXATION

DATED THIS 6th DAY OF August, 2019

GLADE MELSON, MAYOR

 KENT W.M. JONES

 NATHAN MEMMOTT

 LARRY OSTLER

 JUSTIN SEELY

 SKIP F. WORWOOD

 CITY RECORDER
 8/6/19
 DATE

ACCEPTANCE BY JUAB COUNTY SURVEYOR

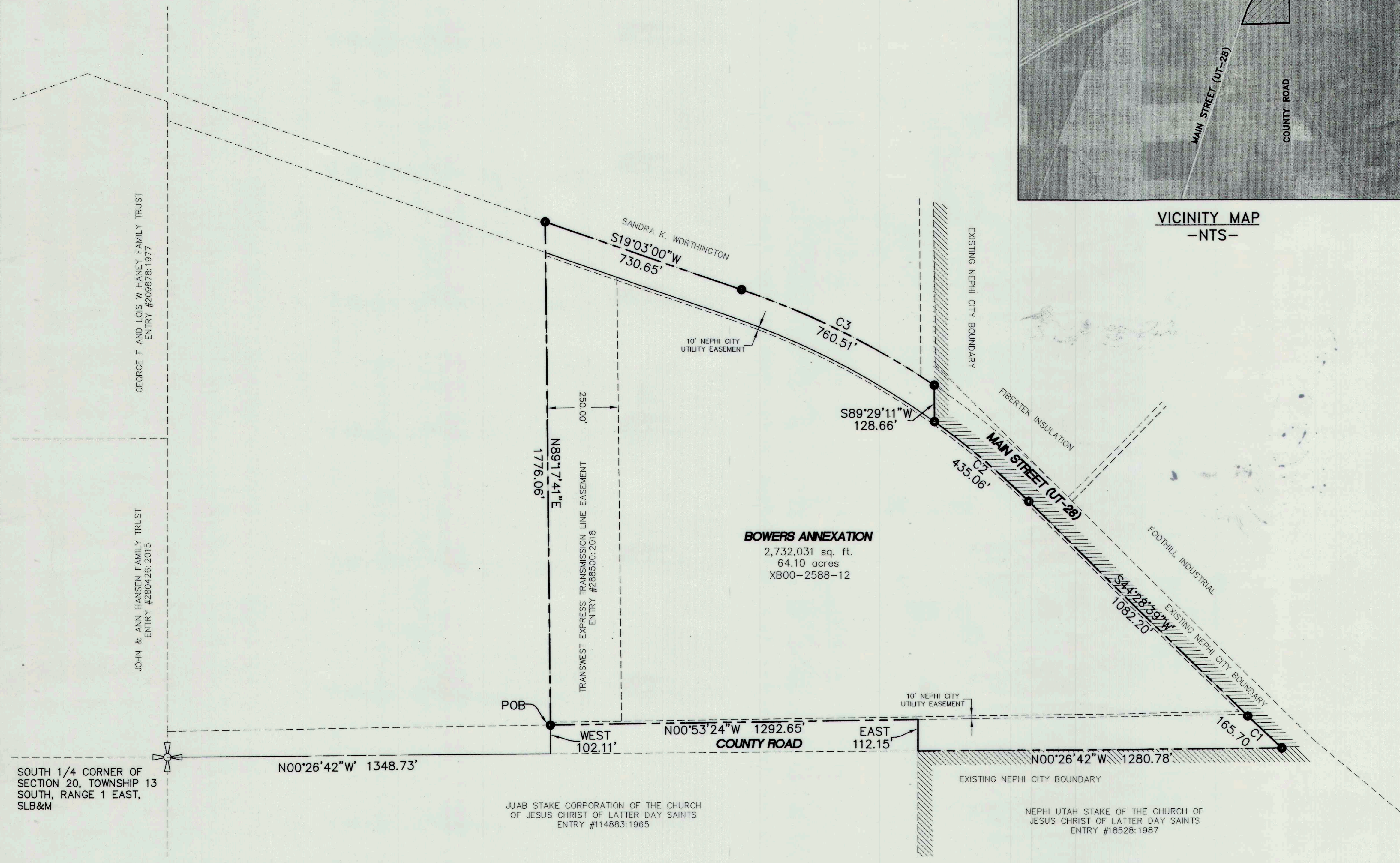
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

BY:
 JUAB COUNTY SURVEYOR, CRAIG J. SPERRY
 SURVEYOR CERTIFICATE NO.: 152774
 8-5-19
 DATE

ANNEXATION PLAT

BOWERS ANNEXATION
NEPHI CITY, JUAB COUNTY, UTAH

SURVEYOR'S SEAL:
 COUNTY SURVEYOR SEAL:
 CITY ENGINEER SEAL:



BOWERS ANNEXATION
2,732,031 sq. ft.
64.10 acres
XB00-2588-12

EXISTING NEPHI CITY BOUNDARY