

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 WASHINGTON CITY, dated May 24, 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 WASHINGTON CITY, located in Washington 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 May 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 with Approved Final Local Entity Plan

May 24, 2018

Spencer Cox, Lieutenant Governor
Lieutenant Governor's Office
Utah State Capitol Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Dear Lieutenant Governor Cox:

Annexation in Washington City are approved by the City Council - the City's Legislative Body. On April 23, 2019, the City Council approved Ordinance 2019-11 accepting the following annexation:

Airport East Annexation/Addition to Washington City, Utah

As the Recorder of Washington City, and on behalf of the City Council, I hereby notify you of this impending boundary action, which is more fully described in the approved Ordinance, which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of Washington City, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-425 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully Submitted,

Danice B. Bulloch
Washington City Recorder

Upon Recording return to:
Washington City - Recorder Office
111 North 100 East
Washington, Utah 84780

ORDINANCE No. 2019-11

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF WASHINGTON CITY TO INCLUDE THE ANNEXATION OF A PARCEL OF REAL PROPERTY (AIRPORT EAST ANNEXATION) LOCATED AT OR NEAR THE ST GEORGE REGIONAL AIRPORT, ADJACENT TO THE SOUTHERN PARKWAY, WITHIN SECTIONS 23, 24,25 AND 26, TOWNSHIP 43 SOUTH, RANGE 15 WEST, WASHINGTON COUNTY, UTAH. THE WASHINGTON CITY ZONING MAP TO ZONE AND DESIGNATE THIS PROPERTY AS C-3 (GENERAL COMMERCIAL) UPON ITS ANNEXATION TO WASHINGTON CITY

WHEREAS, the City Recorder of Washington City has received an annexation petition filed by Scott Petterson, with an annexation plat showing territory proposed to be annexed by the City and requesting that the property described in the petition to be annexed into the corporate limits of Washington City; and

WHEREAS, the petition is signed by a majority owners of the real property and the owner of more than one-third in value of all real property within the territory to be annexed as shown in the last assessment roll; and

WHEREAS, the City Council of Washington City on the 13th day of March, 2019 accepted said petition for consideration; and

WHEREAS, the City Council, pursuant to applicable notice requirements, conducted a public hearing on 24th April 2019, which public hearing was closed, and after finding said proposed annexation to be consistent and in keeping with the City's Annexation Policy Declaration and General Plan;

WHEREAS, the City Council feels that the statutory regulation of the *Utah Code Annotated* have been complied with; and

THEREFORE, BE IT ORDAINED by the City Council of Washington City, State of Utah, as follows:

Section 1. Annexation. The Washington City corporate boundary is hereby enlarged and extended so as to include the below described real property situated generally in south west portion of the City, including approximately 840.41 acres of the unincorporated territory in Washington County, State of Utah. The specific territory hereby annexed is more particularly described as follows:

BEGINNING AT THE SOUTH 1/4 CORNER SECTION 23, T43S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF ST. GEORGE AS SHOWN AND DESCRIBED ON THE RECORDED PLAT FOR "ST. GEORGE AIRPORT ADDITION TO THE CITY OF ST. GEORGE" FILED AS DOCUMENT NO. 20100004137 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWELVE (12) COURSES: N1°11'41"E, 1282.25 FEET; THENCE S88°49'00"E, 129.58 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 141.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'33" TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 141.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'34"; THENCE S88°49'01"E, 171.61 FEET; THENCE N24°13'16"E, 1961.35 FEET; THENCE S89°07'27"E, 816.41 FEET; THENCE SOUTH, 489.30 FEET; THENCE S88°47'00"E, 465.80 FEET; THENCE S88°52'58"E, 1319.22 FEET; THENCE N1°10'01"E, 2646.31 FEET; THENCE N1°10'49"E, 2641.44 FEET TO A POINT ON THE BOUNDARY OF THE CORPORATE LIMITS OF WASHINGTON CITY AS SHOWN AND DESCRIBED ON THE RECORDED ANNEXATION PLAT FOR "STUCKI FARM ADDITION"; THENCE ALONG SAID CORPORATE LIMITS BOUNDARY THE FOLLOWING TWO (2) COURSES: S88°50'33"E, 1319.95 FEET TO THE CENTER 1/4 CORNER OF SECTION 13, T43S, R15W, SLB&M; THENCE S88°50'33"E, 841.95 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BLM LANDS, SAID POINT BEING ON THE WESTERLY LINE OF SECTIONAL LOT 5 OF SAID SECTION 13; THENCE ALONG SAID WESTERLY BOUNDARY OF BLM LANDS (SECTIONAL LOTS 5, 6, 8 AND 9 WITHIN SECTION 13, AND LOTS 1 AND 2 WITHIN SECTION 24, T43S, R15W, SLB&M) THE FOLLOWING NINE (9) COURSES: S18°16'30"E, 1215.52 FEET; THENCE S18°05'12"E, 1584.59 FEET; THENCE S18°19'22"E, 1620.37 FEET; THENCE S24°42'40"E, 158.66 FEET; THENCE S32°29'46"E, 186.85 FEET; THENCE S25°07'22"E, 104.02 FEET; THENCE S17°32'10"E, 220.70 FEET; THENCE S15°18'36"E, 136.23 FEET TO THE EAST LINE OF SECTION 24; THENCE S1°09'37"W, 383.76 FEET TO THE EAST 1/4 CORNER OF SECTION 24; THENCE THENCE S1°11'01"W, 2643.74 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SECTION 24; THENCE N88°50'25"W, 2638.80 FEET ALONG THE SECTION LINE TO THE SOUTH 1/4 CORNER OF SECTION 24: THENCE N88°50'19"W, 2638.35 FEET TO THE SECTION CORNER COMMON TO SECTIONS 23, 24,

25 AND 26, T43S, R15W, SLB&M; THENCE N88°52'03"W, 2641.93 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 840.41 ACRES MORE OR LESS.

Section 2. Zoning. Be it further ordained and declared that the territory described in Section 1, hereof is hereby designated and zoned C-3 (General Commercial) and incorporated herein by reference, and the Washington City Zoning Map is hereby correspondingly amended.

Section 3. General Jurisdiction.

Section 4. Filings and Notice. The City Recorder of Washington City is hereby directed to file with the Washington County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged, together with a certified copy of this Ordinance. Within 30 days after enacting this Ordinance, the City Recorder shall send notice of the enactment to each affected entity and to file with the Lieutenant Governor this Ordinance, a copy for the Annexation Plat, and notice of this annexation. The City Recorder is further directed to provide notice to the Utah State Tax Commission under the provisions of *Section 10-1-116 of Utah Code Annotated, 1953* as amended, and to provide notice of the annexation to any special districts servicing Washington City, and to file "Notice of Withdrawal of territory", as may be required by provisions of *Utah Code Annotated § 10-2-425(2)*.

Section 5. Effective Date of Annexation. The aforesaid annexation shall become effective on the date of the Lieutenant Governor's issuance of a Certification of Annexation for the above-referenced annexation.

Section 6. If any provision or clause of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof, which can be implemented without the invalid provisions(s), clause(s) or application(s) hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.

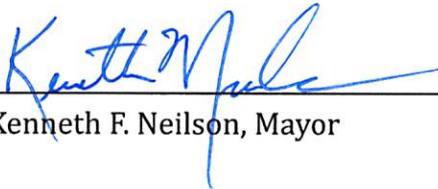
Section 7. This Ordinance supersedes or repeals the provision(s) of any ordinance(s) or resolution(s) that is (are) inconsistent with the provision(s) of this Ordinance.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its publication or posting, as required by law.

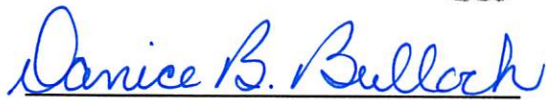
PASSED AND APPROVED by the City Council of Washington City, State of Utah, this 23rd day of April, 2019.



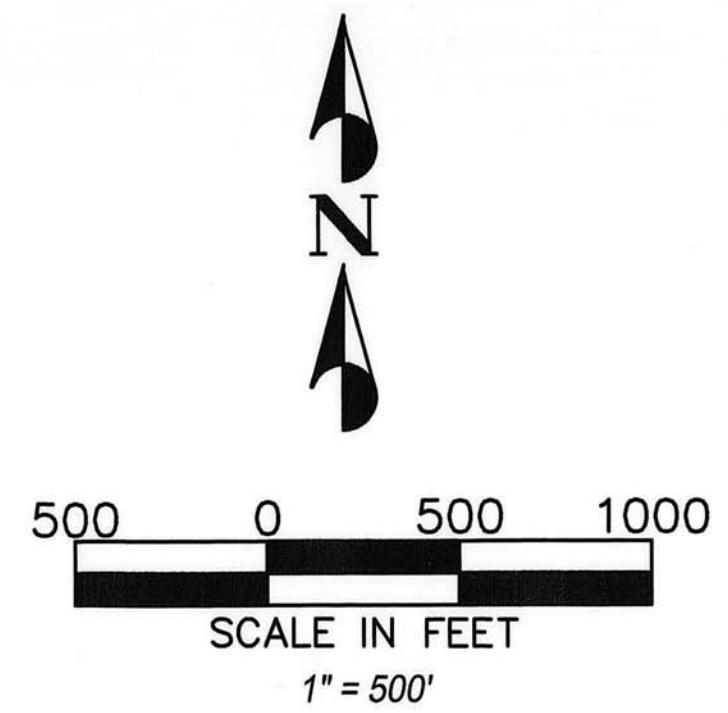
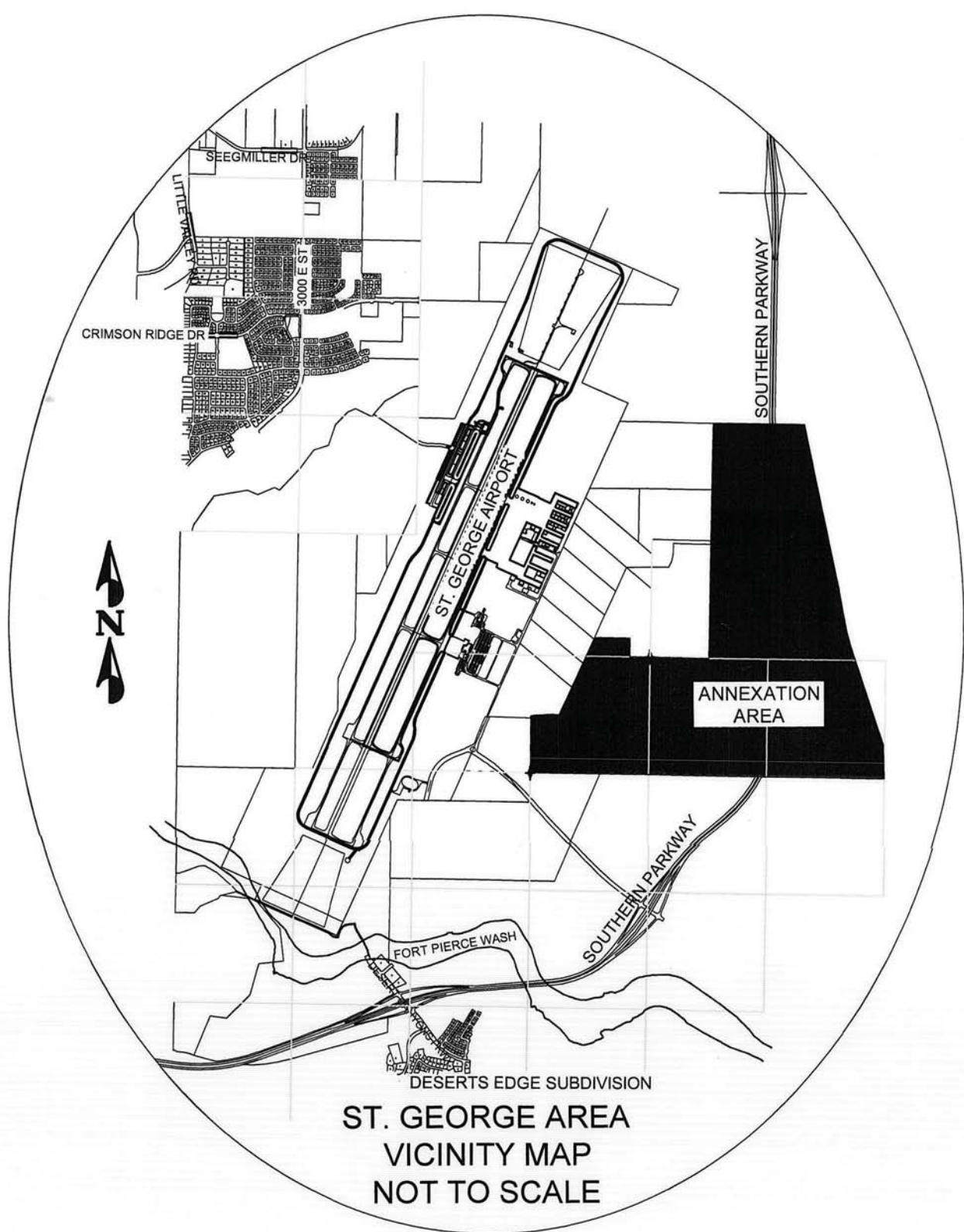
WASHINGTON CITY


Kenneth F. Neilson, Mayor

Attest:

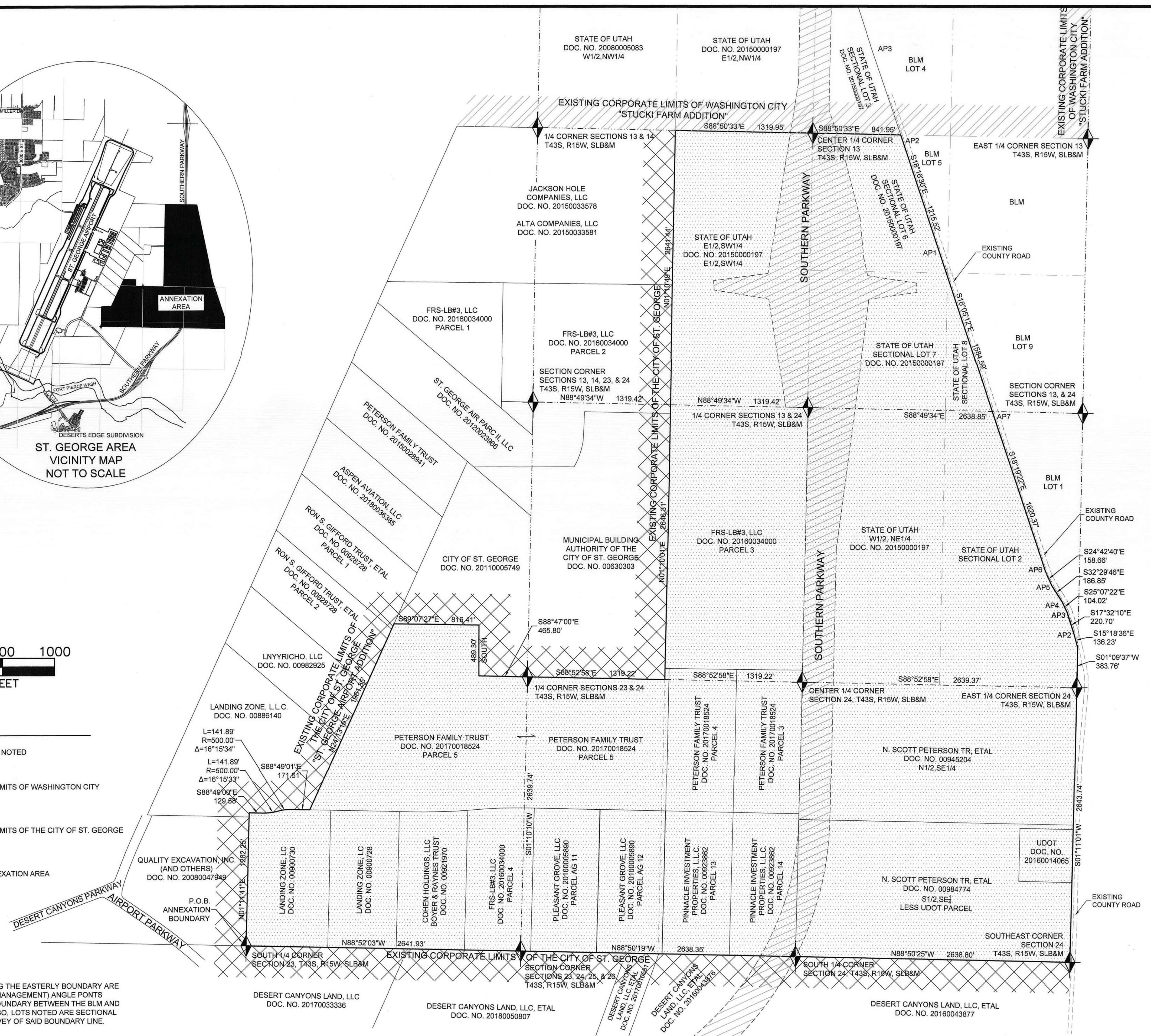


Danice B. Bulloch, MMC
City Recorder



- LEGEND**
- SECTION MONUMENT AS NOTED
 - EXISTING CORPORATE LIMITS OF WASHINGTON CITY
 - EXISTING CORPORATE LIMITS OF THE CITY OF ST. GEORGE
 - WASHINGTON CITY ANNEXATION AREA

NOTE: AP SHOWN ALONG THE EASTERLY BOUNDARY ARE BLM (BUREAU OF LAND MANAGEMENT) ANGLE POINTS ALONG THE COMMON BOUNDARY BETWEEN THE BLM AND UTAH STATE LANDS. ALSO, LOTS NOTED ARE SECTIONAL LOTS PER THE BLM SURVEY OF SAID BOUNDARY LINE.



SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7854 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS LANDS TO BE ANNEXED TO THE CORPORATE LIMITS OF WASHINGTON CITY, WASHINGTON COUNTY, UTAH AND IS HEREAFTER KNOWN AS THE "AIRPORT - EAST ANNEXATION TO WASHINGTON CITY". SAID LANDS CONTAINED WITHIN SECTIONS 13, 23 AND 24 OF TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED BELOW.

PROFESSIONAL LAND SURVEYOR
7854
ROGER M. BUNDY
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH 1/4 CORNER SECTION 23, T43S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF ST. GEORGE AS SHOWN AND DESCRIBED ON THE RECORDED PLAT FOR 'ST. GEORGE AIRPORT ADDITION TO THE CITY OF ST. GEORGE' FILED AS DOCUMENT NO. 2010004137 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWELVE (12) COURSES: N1°11'41"E, 1282.25 FEET; THENCE S88°49'00"E, 129.58 FEET TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 141.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'33" TO THE POINT OF CURVE OF A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 141.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'34"; THENCE S88°49'01"E, 171.61 FEET; THENCE N24°13'16"E, 1961.35 FEET; THENCE S89°07'27"E, 818.41 FEET; THENCE SOUTH, 489.30 FEET; THENCE S88°47'00"E, 465.80 FEET; THENCE S88°52'58"E, 1319.22 FEET; THENCE N1°10'01"E, 2646.31 FEET; THENCE N1°10'49"E, 2641.44 FEET TO A POINT ON THE BOUNDARY OF THE CORPORATE LIMITS OF WASHINGTON CITY AS SHOWN AND DESCRIBED ON THE RECORDED ANNEXATION PLAT FOR 'STUCKI FARMS ADDITION' FILED AS RECORDED NO. 324885 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE ALONG SAID CORPORATE LIMITS BOUNDARY THE FOLLOWING TWO (2) COURSES: S88°50'33"E, 1319.95 FEET TO THE CENTER 1/4 CORNER OF SECTION 13, T43S, R15W, SLB&M; THENCE S88°50'33"E, 841.95 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BLM LANDS, SAID POINT BEING ON THE WESTERLY LINE OF SECTIONAL LOT 5 OF SAID SECTION 13; THENCE ALONG SAID WESTERLY BOUNDARY OF BLM LANDS (SECTIONAL LOTS 5, 6, 8 AND 9 WITHIN SECTION 13, AND LOTS 1 AND 2 WITHIN SECTION 24, T43S, R15W, SLB&M) THE FOLLOWING NINE (9) COURSES: S18°18'30"E, 1215.52 FEET; THENCE S18°05'12"E, 1584.59 FEET; THENCE S18°19'22"E, 1520.37 FEET; THENCE S24°42'40"E, 158.98 FEET; THENCE S32°29'46"E, 186.85 FEET; THENCE S25°07'22"E, 104.02 FEET; THENCE S17°32'10"E, 220.70 FEET; THENCE S15°18'36"E, 136.23 FEET TO THE EAST LINE OF SECTION 24; THENCE S1°09'37"W, 383.76 FEET TO THE EAST 1/4 CORNER OF SECTION 24; THENCE THENCE S1°11'01"W, 2643.74 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SECTION 24; THENCE N88°50'19"W, 2638.35 FEET TO THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, T43S, R15W, SLB&M; THENCE N88°52'03"W, 2641.93 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 840.41 ACRES MORE OR LESS.

NARRATIVE

THE HEREON ANNEXATION PLAT IS NOT INTENDED TO REPRESENT A FIELD SURVEY OF THE ANY OF THE PARCELS INCLUDED WITHIN THE BOUNDARY OF THE ANNEXATION. NO BOUNDARY CORNERS ARE INTENDED TO BE PLACED IN CONJUNCTION WITH THE PREPARATION OF THIS PLAT. BEARINGS AND DIMENSIONS SHOWN ARE FROM RECORD INFORMATION INCLUDING THE WASHINGTON CITY AND ST. GEORGE CITY HCN (HORIZONTAL CONTROL NETWORK). BEARINGS ARE GRID BASED ON THE HCN AND DIMENSIONS ARE PROJECTED FROM GRID TO GROUND.

AIRPORT - EAST ANNEXATION/ ADDITION TO WASHINGTON CITY

LOCATED IN SECTIONS 13, 23 AND 24 TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

<p>COUNTY SURVEYOR'S CERTIFICATE</p> <p>THE HEREON ANNEXATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THE <u>24th</u> DAY OF <u>April</u>, A.D. 2019.</p> <p>No. 171303 Ronald G. [Signature] WASHINGTON COUNTY SURVEYOR</p>	<p>CITY SURVEYOR'S APPROVAL</p> <p>THE HEREON ANNEXATION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THE <u>24th</u> DAY OF <u>May</u>, A.D. 2019.</p> <p>[Signature] WASHINGTON CITY SURVEYOR WASHINGTON CITY, UTAH</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE <u>23</u> DAY OF <u>May</u>, A.D. 2019.</p> <p>[Signature] CITY ATTORNEY WASHINGTON CITY, UTAH</p>	<p>WASHINGTON CITY ACCEPTANCE</p> <p>I HEREBY CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF WASHINGTON CITY WAS ACCEPTED BY THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, WASHINGTON COUNTY, UTAH, BY A RESOLUTION PASSED ON THE <u>24th</u> DAY OF <u>April</u>, A.D. 2019.</p> <p>IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX THE CORPORATE SEAL OF WASHINGTON CITY, UTAH.</p> <p>[Signature] MAYOR OF WASHINGTON CITY, UTAH</p> <p>[Signature] ATTORNEY AT LAW</p>	<p>RECORDED NUMBER</p> <p>WASHINGTON COUNTY RECORDER</p>
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PREPARED BY: R&B SURVEYING
257 PRICKLEY PEAR DRIVE WASHINGTON, UTAH 84780
PHONE: 435-632-3540

LOCATED IN: SECTIONS 13, 23 AND 24, T43S, R15W, SLB&M

PREPARED: JANUARY 24, 2019