

STATE OF UTAH



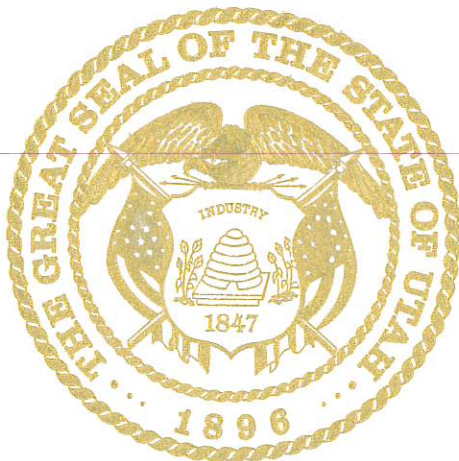
OFFICE OF THE LIEUTENANT GOVERNOR

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 PLEASANT GROVE CITY, dated March 9, 2020, 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 PLEASANT GROVE CITY, 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 11th day of March 2020 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 ANNEXATION*****

March 9, 2020

Lt. Governor's Office
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Emailed to: annexations@utah.gov

RE: Better Investment Annexation

To Whom It May Concern:

At the February 4, 2020 City Council meeting, the Mayor and City Council readopted Ordinance 2019-15 amending common boundaries by annexing a 13.27 parcel of property known as the Better Investment Annexation, located at approximately 2295 W 700 S Pleasant Grove Utah, which approved the annexation.

Enclosed you will find a copy of our Ordinance of Annexation, which includes the boundary description of the annexation, and a copy of the annexation map. The above referenced annexation meets the requirements of annexation.

If approved, please send the Certificate of Annexation to:

Pleasant Grove City
Kathy T. Kresser
City Recorder
70 South 100 East
Pleasant Grove, UT 84062

If you have any questions or need further information, please call me at 801-922-4528.

Sincerely,
/s/Kathy T. Kresser
City Recorder

enclosures

WHEN RECORDED RETURN TO:

Pleasant Grove City
Kathy Kresser
70 South 100 East
Pleasant Grove, Utah 84062

ORDINANCE NO. 2019-15

AN ORDINANCE OF THE CITY COUNCIL OF PLEASANT GROVE, UTAH COUNTY, UTAH, AMENDING PLEASANT GROVE CITY BOUNDARIES BY ANNEXING PARCELS FROM UTAH COUNTY, WITH THE SERIAL NUMBERS OF 14:054:0154, 14:054:0155, 14:054:0152, AND SURROUNDING AREAS ALONG THE I-15 CORRIDOR, TOTALING AN AREA OF 13.27 ACRES. THE AFOREMENTIONED AREA, KNOWN AS THE BETTER INVESTMENT ANNEXATION, WILL RECEIVE THE ZONING DESIGNATION OF THE GROVE ZONE, INTERCHANGE SUBDISTRICT LOCATED AT APPROXIMATELY 2295 W 700 S, PLEASANT GROVE, UT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Better Investment Club LLC and Utah Department of Transportation (UDOT) (Owners) are owners of certain real property described below, and desire to annex real property from Utah County into Pleasant Grove; and

WHEREAS, the Owners are owners of the subject property that covers a majority of the private land area within the area proposed for annexation; and

WHEREAS, the Owners own property that is equal to at least one-third (1/3) of the value of all private real property located within the area proposed for annexation; and

WHEREAS, said Owners have caused a petition to be filed with the City Recorder together with an accurate plat of the real property which was made under the supervision of a licensed surveyor; and

WHEREAS, On May 7, 2019 Pleasant Grove City Council accepted Resolution 2019-024 declaring the intent to accept the petition for the Annexation; and within 30 days the City Recorder reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-403 (2), (3), and (4)); and

WHEREAS, on May 13, 2019 the Pleasant Grove City Council received the required Notice of Certification from the City Recorder certifying that the Annexation Petition meets the requirements of State law; and

WHEREAS, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation within the area proposed for annexation and the unincorporated area within 2 miles of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406 (1) (b)); and

WHEREAS, the City did receive one written letter from a property owner, Garth Jacklin, expressing his desire to remain in the County; and

WHEREAS, said property owner is not an affected entity as defined in the statute, nor is the property rural real property as defined in the statute; and

WHEREAS, on July 16, 2019 the Pleasant Grove City Council held a duly noticed Public Hearing meeting to receive comment on the proposed annexation.

NOW, THEREFORE, pursuant to Section 10-2-419, Utah Code, the City Council of Pleasant Grove City, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH AS FOLLOWS:

ORDINANCE 2019-15 TO ANNEX CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF PLEASANT GROVE CITY, UTAH.

1. The real property more particularly described in Paragraph 2, below, is hereby annexed to Pleasant Grove, Utah, and the corporate limits of Pleasant Grove, Utah, are hereby extended accordingly.
2. The real property which is the subject of this ordinance, located at approximately 2295 W 700 S is more particularly described as follows:

Legal Description: 14:054:0155

COM S 32.99 FT & E 59.12 FT FR W 1/4 COR. SEC. 30, T5S, R2E, SLB&M.; E 392.59 FT; S 0 DEG 19' 53" W 1133.43 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 1' 31" W 350.07 FT, RADIUS = 3445.69 FT); N49 DEG 51' 46" W 340.46 FT; N 442.79 FT; E 131.81 FT; N 4 DEG 51' 0" E 261.53 FT TO BEG. AREA 10.708 AC.

Legal Description 14:054:0154

COM S 89 DEG 37' 36" E 59.06 FT & S 33.37 FT FR W 1/4 COR. SEC. 30, T5S, R2E, SLB&M.; S 4 DEG 51' 0" W 260.77 FT; W 131.76 FT; N 226.87 FT; E 94.75 FT; N 32.96 FT; E 59.05 FT TO BEG. AREA 0.780 AC.

Legal Description 14:054:0152

COM S 1187.22 FT & E 444.91 FT FR E 1/4 COR. SEC. 25, T5S, R2E, SLB&M.; N 57 DEG 23' 32" W 231.56 FT; N 49 DEG 52' 15" W 326.94 FT; N 49 DEG 52' 15" W 100.29 FT; N 49 DEG 47' 5" W 23.56 FT; N 35.71 FT; S 49 DEG 51' 46" E 340.3 FT; ALONG A CURVE TO L (CHORD BEARS: S 53 DEG 1' 31" E 350.07 FT, RADIUS = 3445.69 FT); S 0 DEG 19' 54" W 21.15 FT TO BEG. AREA 0.410 AC.

3. The Pleasant Grove General Plan Land Use Map shall be amended to include the real property described above in Paragraph 2.
4. The real property described in Paragraph 2, above, shall be classified as being in the

Grove Zone, Interchange Subdistrict land use area.

5. The zoning map of Pleasant Grove City shall be amended to include the real property described above in Paragraph 2.
6. A certified copy of this Ordinance and an original plat setting forth the property of Annexation shall be filed with the County Recorder of Utah County, Utah, by the City Recorder.
7. This Ordinance shall become effective upon adoption and passage by the City Council. A copy of the Ordinance and plat shall be deposited in the Office of the City Recorder.

SECTION 4. EFFECTIVE DATE.

This ordinance shall take effect upon its passage and shall be posted or published as required by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 16th day of July, 2019. **Reapproved on this 4th day of February, 2020.**

PLEASANT GROVE CITY CORPORATION


Guy L. Fugal, Mayor

ATTEST:



Kathy T. Kresser, City Recorder, MMC



Exhibit "A"

The property is more particularly described as follows:

Legal Description: 14:054:0155

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ROLL CALL

VOTING	YES	NO
Mayor Guy L. Fugal (votes only in case of tie)		
Dianna Andersen (Council Member)	X	
Brent Bullock (Council Member)	X	
Eric Jensen (Council Member)	X	
Cyd LeMone (Council Member)	X	
Todd Williams (Council Member)	X	

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M

Date Approved/Denied/Continued: Readapted Feb 4, 2020

Motion by: Todd Williams

Seconded by: Eric Jensen

CERTIFICATE OF POSTING ORDINANCE
Pleasant Grove City Corporation

I, the duly appointed recorder for the City of Pleasant Grove, hereby certify that copies of the foregoing Ordinance No. 2020-15 was posted in the Daily Herald Newspaper on this 9 day of Feb, 2020.

Dated this 5 day of Feb, 2020.

Kathy T. Kresser
Kathy T. Kresser, MMC, City Recorder



SURVEYOR'S CERTIFICATE

I do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 147999 as prescribed by the laws of the State of Utah, and that this is a true and accurate map of the tract of land to be annexed to Pleasant Grove City, Utah County, Utah,

Surveyor *[Signature]* Date Feb. 24, 2020

BOUNDARY DESCRIPTION

Commencing at a point located South 00°25'00" East along the Section line 33.00 feet and East 0.23 feet from the West quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East along the 700 South Street Annexation to Pleasant Grove City 451.71 feet; thence along the Baker Investment LLC Property Annexation the following 3 courses: South 00°19'53" East 154.31 feet, South 37°23'32" East 247.21 feet, South 63°00'38" East 137.16 feet; thence West 216.96 feet; thence North 49°52'10" West along the North Annexation to Pleasant Grove City 760.05 feet; thence along the Clifton, LeAnn to Pleasant Grove City 760.05 feet; thence along the 700 South Street Annexation to Pleasant Grove City the following 2 courses: East 94.75 feet, North 33.00 feet to the point of beginning.

AREA=13.27 acres

Basis of Bearing: South 00°25'00" East along the Section line

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we the undersigned Pleasant Grove City Council have adopted a resolution of its intent to annex the tract of land shown hereon to Pleasant Grove City, Utah pursuant to an ordinance annexing said tract into Pleasant Grove City, Utah in accordance with the ordinance has been prepared for filing herewith, all in accordance with Utah Code Section 10-2-418 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 and that said tract of land is to be known hereafter as "Better Investment Annexation"

Dated this 2 day of MARCH 2020
[Signatures]
 Mayor
 Council Members

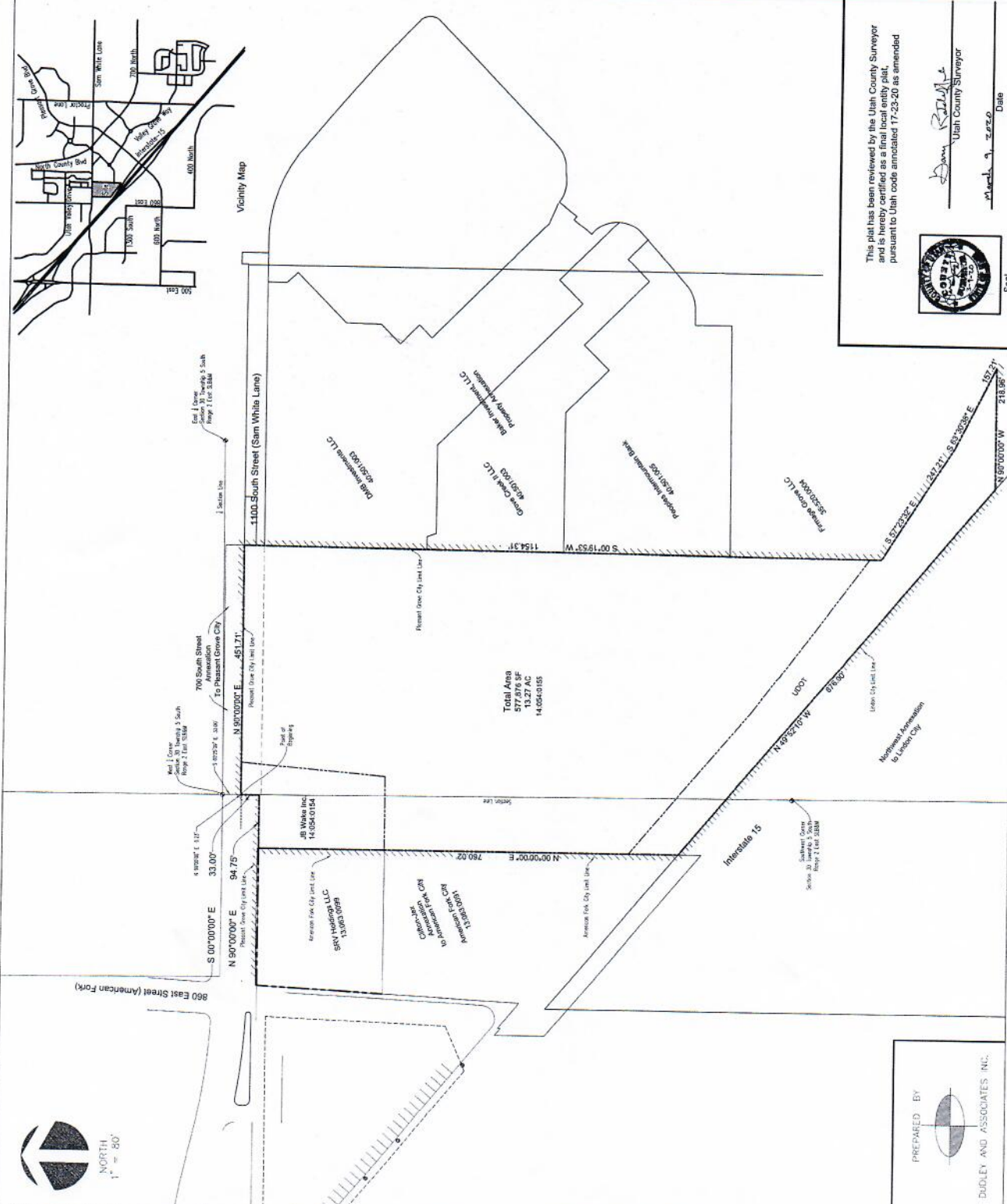
Attest: *[Signature]* Recorder



Better Investment Annexation

Pleasant Grove City
 Located in the Southwest quarter of Section 30
 Township 5 South Range 2 East S.L.B.M.

1"=80'



This plat has been reviewed by the Utah County Surveyor and is hereby certified as a final local entity plat pursuant to Utah code annotated 17-23-20 as amended



[Signature]
 Utah County Surveyor

Date March 3, 2020



PREPARED BY
 DUNCLEY AND ASSOCIATES INC.