

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 LEHI CITY, dated April 27, 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 the LEHI 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 27th day of April 2020 at Salt Lake City, Utah.



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

SPENCER J. COX
Lieutenant Governor



153 North 100 East
Lehi, UT 84043
(801) 768-7100

April 23, 2020

NOTICE OF IMPENDING BOUNDARY ACTION

Spencer J. Cox, Lieutenant Governor
State of Utah
P.O. Box 142325
Salt Lake City, Utah 84114-2325

e-mailed to: annexations@utah.gov

RE: Jones Annexation into Lehi City

Dear Sir,

At the March 31, 2020, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #16-2020 approving the Annexation to Lehi City.

Enclosed you will find the above referenced ordinance along with the plat map of the property to be annexed into Lehi City. This annexation meets all the requirements of UCC 10-2-425.

Please send the Certificate of Annexation to:

Teisha Wilson, City Recorder
Lehi City
153 N. 100 E.
Lehi, UT 84043

I can be reached at twilson@lehi-ut.gov or by calling (385) 201-2269.

Sincerely,

Teisha Wilson
City Recorder, CMC

enclosures



ORDINANCE NO: 16-2020

AN ORDINANCE APPROVING THE JONES ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Jones Annexation, located at approximately 3350 North 1200 West and further identified by Exhibit “A” pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 17th day of March 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Jones Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit “A”, in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

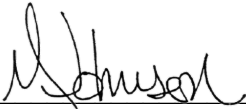
Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 and Commercial zoning districts designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder


Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 31th day of March 2020.

ATTEST



MARK JOHNSON, Mayor



Teisha Wilson, City Recorder



EXHIBIT "A"

Joyce Jones Annexation Legal Description

Boundary Description

COMMENCING AT THE EAST ONE QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M THENCE 425.41 FEET NORTH 0°09'13" EAST ALONG THE SECTION LINE; THENCE 58.83 FEET NORTH 89°57'55" WEST TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET AND THE **POINT OF BEGINNING**; THENCE NORTH 89°57'55" WEST 670.77 FEET ALONG THE NORTHERLY LINE OF THE LELEGREN PROPERTY ADDITION TO LEHI CITY; THENCE NORTH 0°09'13" EAST 103.53 FEET ALONG THE ALPINE SCHOOL DISTRICT PROPERTY LINE; THENCE NORTH 89°59'02" EAST ALONG THE SOUTHERLY LINE OF THE INNOVATION POINTE ADDITION TO CORPORATE LIMITS OF LEHI CITY; THENCE NORTH 0°09'30" EAST 321.04 FEET ALONG THE EASTERLY LINE OF SAID INNOVATION POINTE ADDITION; THENCE SOUTH 89°54'17" EAST 441.13 FEET ALONG THE SOUTHERLY LINE OF THE BULLRIVER LEHI PROPERTY ANNEXATION TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 0°09'30" WEST 424.31 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**.

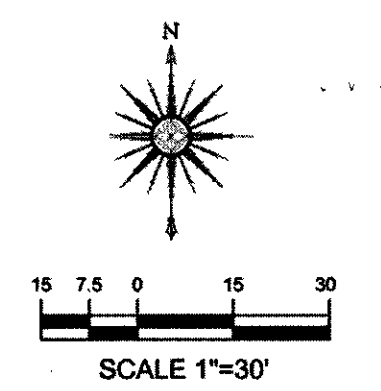
CONTAINS 4.846 ACRES, more or less.

COMMERCIAL ZONE AREA DESCRIPTION

Located in the Northeast Quarter of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah. The boundaries of said parcel are described as follows:

Commencing at the East Quarter Corner of said Section 31 thence 424.71 feet North 00°09'13" East along the section line; thence 634.47 feet North 89°50'47" West to the POINT OF BEGINNING; North 89°57'55" West 75.00 feet; thence North 00°02'05" East 50.00 feet; thence South 89°57'55" East 75.00 feet; thence South 00°02'05" West 50.00 feet to the POINT OF BEGINNING.

The above-described parcel contains 3,750 square feet or 0.086 acres.



ZONING INFORMATION

ZONE	TH-5 BP
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LEGEND

- ANNEXATION AREA BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING FENCE LINE
- EXISTING WALL LINE

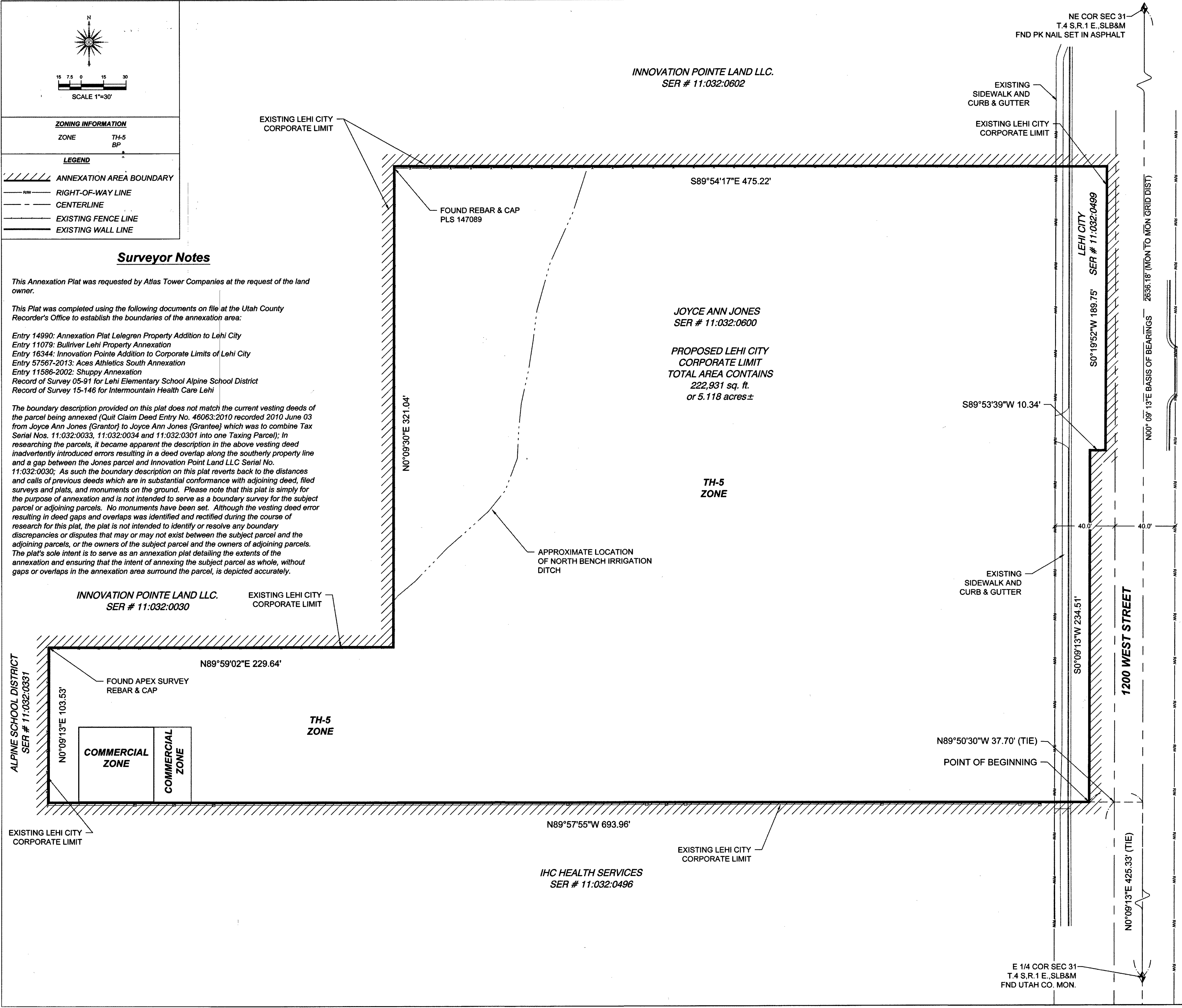
Surveyor Notes

This Annexation Plat was requested by Atlas Tower Companies at the request of the land owner.

This Plat was completed using the following documents on file at the Utah County Recorder's Office to establish the boundaries of the annexation area:

Entry 14990: Annexation Plat Lelegren Property Addition to Lehi City
 Entry 11079: Bullriver Lehi Property Annexation
 Entry 16344: Innovation Pointe Addition to Corporate Limits of Lehi City
 Entry 57567-2013: Aces Athletics South Annexation
 Entry 11586-2002: Shuppy Annexation
 Record of Survey 05-91 for Lehi Elementary School Alpine School District
 Record of Survey 15-146 for Intermountain Health Care Lehi

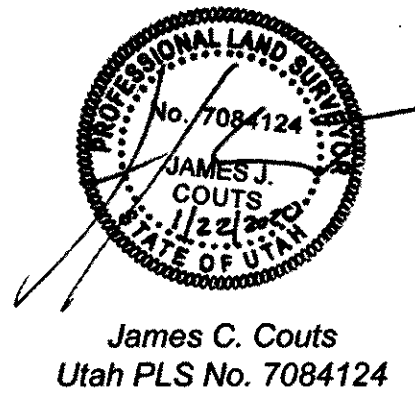
The boundary description provided on this plat does not match the current vesting deeds of the parcel being annexed (Quit Claim Deed Entry No. 46063:2010 recorded 2010 June 03 from Joyce Ann Jones (Grantor) to Joyce Ann Jones (Grantee) which was to combine Tax Serial Nos. 11:032:0033, 11:032:0034 and 11:032:0301 into one Taxing Parcel); In researching the parcels, it became apparent the description in the above vesting deed inadvertently introduced errors resulting in a deed overlap along the southerly property line and a gap between the Jones parcel and Innovation Point Land LLC Serial No. 11:032:0030; As such the boundary description on this plat reverts back to the distances and calls of previous deeds which are in substantial conformance with adjoining deed, filed surveys and plats, and monuments on the ground. Please note that this plat is simply for the purpose of annexation and is not intended to serve as a boundary survey for the subject parcel or adjoining parcels. No monuments have been set. Although the vesting deed error resulting in deed gaps and overlaps was identified and rectified during the course of research for this plat, the plat is not intended to identify or resolve any boundary discrepancies or disputes that may or may not exist between the subject parcel and the adjoining parcels, or the owners of the subject parcel and the owners of adjoining parcels. The plat's sole intent is to serve as an annexation plat detailing the extents of the annexation and ensuring that the intent of annexing the subject parcel as whole, without gaps or overlaps in the annexation area surround the parcel, is depicted accurately.



Surveyor's Certificate

I, James C. Couts, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7084124 as prescribed under the Laws of the State of Utah. I further certify that this plat of addition to the corporate limits of Lehi City, Utah County, Utah is a true and correct representation of data compiled from a survey supervised by me and from records on file at the office of the Utah County Recorder.

Dated this 22nd Day of JANUARY 2020



Boundary Description

COMMENCING AT THE EAST ONE QUARTER CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M THENCE 425.33 FEET NORTH 0°09'13" EAST ALONG THE SECTION LINE; THENCE 37.70 FEET NORTH 89°50'30" WEST TO THE POINT OF BEGINNING; THENCE NORTH 89°57'55" WEST 693.96 FEET ALONG THE NORTHERLY LINE OF THE LELEGREN PROPERTY ADDITION TO LEHI CITY; THENCE NORTH 0°09'13" EAST 103.53 FEET ALONG THE ALPINE SCHOOL DISTRICT PROPERTY LINE; THENCE NORTH 89°59'02" EAST 229.64 FEET ALONG THE SOUTHERLY LINE OF THE INNOVATION POINTE ADDITION TO CORPORATE LIMITS OF LEHI CITY; THENCE NORTH 0°09'30" EAST 321.04 FEET ALONG THE EASTERLY LINE OF SAID INNOVATION POINTE ADDITION; THENCE SOUTH 89°54'17" EAST 475.22 FEET ALONG THE SOUTHERLY LINE OF THE BULLRIVER LEHI PROPERTY ANNEXATION; THENCE SOUTH 0°19'52" WEST 189.75 FEET ALONG THE WESTERLY LINE OF THE SHUPPY ANNEXATION; THENCE SOUTH 89°53'39" WEST 10.34 FEET ALONG THE NORTHERLY LINE OF THE ACES ATHLETICS SOUTH ANNEXATION; THENCE SOUTH 00°09'13" WEST 234.51 FEET ALONG THE WESTERLY LINE OF SAID ACES ATHLETICS SOUTH ANNEXATION TO THE POINT OF BEGINNING.

CONTAINS 5.118 ACRES, more or less.

Acceptance by Legislative Body

This is to certify that we the undersigned Lehi 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 Lehi City, Utah and that a copy of 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 the Joyce Ann Jones Addition to Lehi City Annexation.

Dated this 17th Day of APRIL 2020

[Signature]
Mayor

[Signature]
City Recorder

County Surveyor

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

[Signature] April 17, 2020
Utah County Surveyor

[Signature] Date
4-17-20

Jones Property Annexation

A part of the Northeast Quarter of Section 31, Township 4 South, Range 1 East, SLB&M, US Survey
Utah County, Utah

Recorded #

State of Utah, County of Utah, Recorded and Filed at the Request of

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Utah County Recorder