

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  
LEHI CITY, dated April 6, 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 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 9<sup>th</sup> 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

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April 6, 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](mailto:annexations@utah.gov)

**RE: Osmond Annexation into Lehi City**

Dear Sir,

At the February 25, 2020, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #11-2020 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](mailto:twilson@lehi-ut.gov) or by calling (385) 201-2269.

Sincerely,

Teisha Wilson  
City Recorder, CMC

enclosures



**ORDINANCE NO: 11-2020**

**AN ORDINANCE APPROVING THE OSMOND ANNEXATION**

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the “Osmond Annexation”, located at approximately 3701 W Digital Drive 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 25<sup>th</sup> day of February 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 Osmond 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 Commercial zoning district 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 25<sup>th</sup> day of February 2020.

ATTEST

  
\_\_\_\_\_  
MARK JOHNSON, Mayor

  
\_\_\_\_\_  
Teisha Wilson, City Recorder



## EXHIBIT "A"

### Osmond Annexation Legal Description

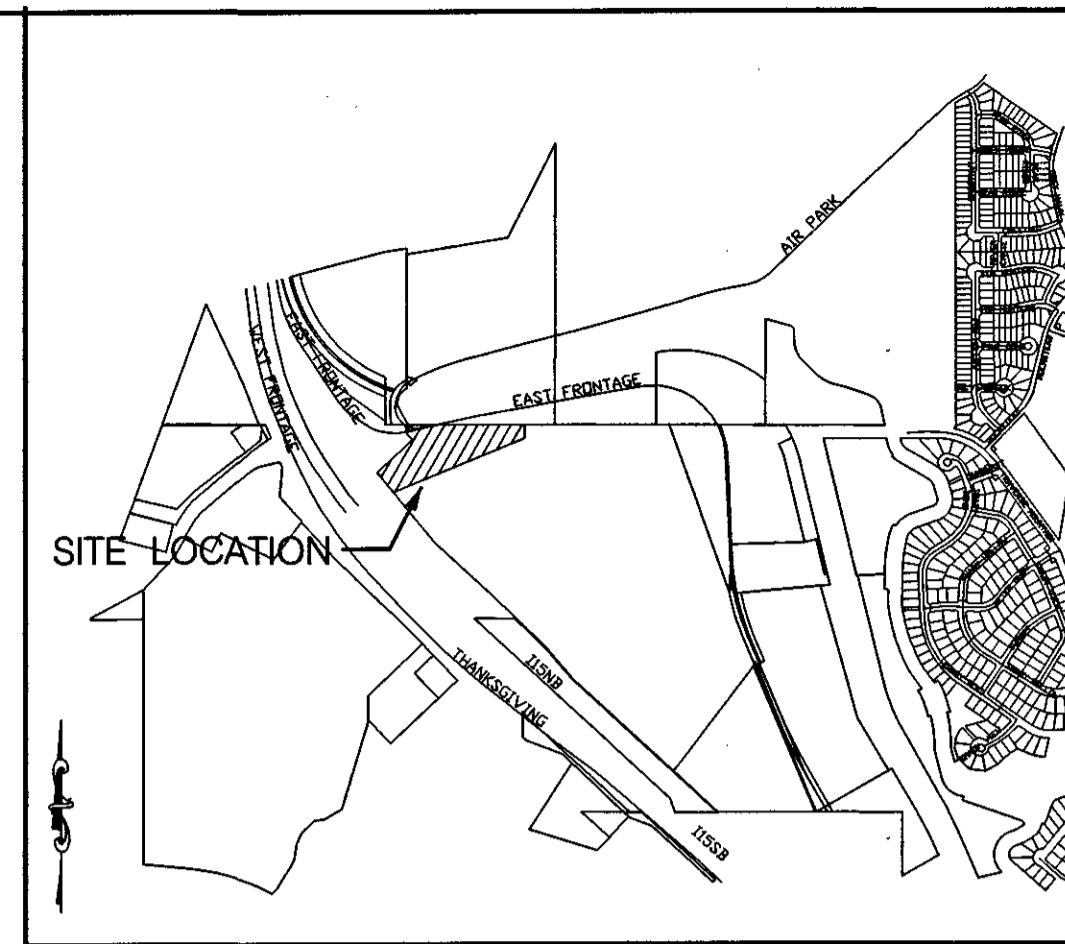
Beginning at the Northwest corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 179.93 feet; thence leaving said right of way North 47°29'00" East 335.59 feet; thence North 42°31'00" West 49.91 feet; thence North 14°00'00" West 70.29 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.82 feet to the point of beginning.

Area = 5.80 Acres

# OSMOND ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTIONS 26  
TOWNSHIP 4 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
LEHI CITY, UTAH COUNTY, UTAH

GENEVA ROCK PRODUCTS INC.  
SERIAL NO. 58:001:0026



VICINITY MAP

UTAH DIVISION OF PARKS AND RECREATION  
SERIAL NO. 58:001:0056

STAKER & PARSON COMPANIES  
SERIAL NO. 58:001:0042

UTAH DEPARTMENT OF TRANSPORTATION  
SERIAL NO. 58:0011:0067

SOUTHWEST CORNER SECTION 24  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

NORTHEAST CORNER SECTION 26  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

SOUTH QUARTER CORNER SECTION 24  
TOWNSHIP 4 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

(THIS AREA HAS NO  
OWNERSHIP ACCORDING  
TO UTAH COUNTY RECORDS)

N14°00'00"W  
70.29'  
N42°31'00"W  
49.91'

93 SOUTH MAIN LLC  
SERIAL NO. 58:004:0008

**OSMOND  
ANNEXATION**  
(AREA = 5.80 ACRES)  
PROPOSED ZONING: COMMERCIAL

S00°23'37"W  
93.46'

SECTION LINE S89°49'01"E 1674.76'

LEHI CITY BOUNDARY LINE

ROAD DEDICATION AREA  
N47°29'00"E - 335.59'  
S67°39'53"W - 985.50'

LEHI CITY BOUNDARY LINE

INTERSTATE 15  
RIGHT OF WAY LINE

N39°25'00"W  
179.93'

POINT OF THE MOUNTAIN  
ANNEXATION  
LEHI CITY  
(TH-5 ZONE)

SAINT KATHERINE PRIVATE TRUST  
SERIAL NO. 58:002:0147

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	04°45'20"	1000.00	83.00	82.98	N 80°10'08" W

## ROAD DEDICATION DESCRIPTION

Beginning at the Northwest corner of the Annexation Property which point is North 89°48'21" West 829.82 feet from the Northeast Corner of Section 26, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°48'21" East along said section line 423.32 feet; thence along the south right of way line the following two (2) courses: (1) South 77°47'28" West 318.27 feet; (2) along the arc of a 1000.00 foot radius curve to the right through a central angle of 04°45'20", the chord bears South 80°10'08" West 82.98 feet to the westerly line of said Annexation Property; thence along said westerly line the following two (2) courses: North 42°31'00" West 19.96 feet; (2) North 14°00'00" West 70.29 feet to the point of beginning.

Area = 0.424 Acres

(SEE HATCHED AREA ABOVE)

## SURVEYOR'S CERTIFICATE

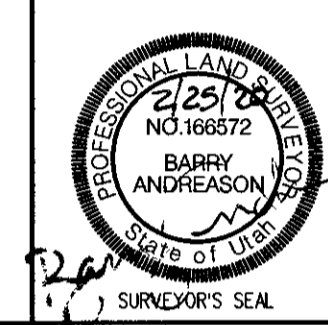
I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE DESCRIBED PROPERTY HEREIN WAS PERFORMED UNDER MY DIRECTION AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT

## BOUNDARY DESCRIPTION

Beginning at the Northwest corner of Section 25, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Point of the Mountain Annexation and along the Lehi City boundary line the following two (2) Courses: (1) South 00°23'37" West 93.46 feet; (2) South 67°39'53" West 985.50 feet to the Northeasterly right of way line of Interstate 15; thence along said right of way North 39°25'00" West 179.93 feet; thence leaving said right of way North 47°29'00" East 335.59 feet; thence North 42°31'00" West 49.91 feet; thence North 14°00'00" West 70.29 feet to the north line of said Section 26; thence South 89°48'21" East along said section line 829.82 feet to the point of beginning.

Area = 5.80 Acres

*Barry Andreason*  
SURVEYOR  
FEB 25, 2020  
DATE



## COUNTY SURVEYOR

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

*Dany Ratcliffe*  
UTAH COUNTY SURVEYOR

March 9, 2020  
DATE



## ACCEPTANCE BY THE MAYOR

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED MAYOR OF LEHI CITY HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF LEHI AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-1-04 AND 10-2-401 THRU 423 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

"OSMOND OFFICE", ANNEXATION DATED THIS 25th DAY OF February A.D. 2020 BY RESOLUTION NO. 893-85

*Tom Johnson*  
APPROVED BY MAYOR

ATTESTED *Julia Wilson*  
RECORDER



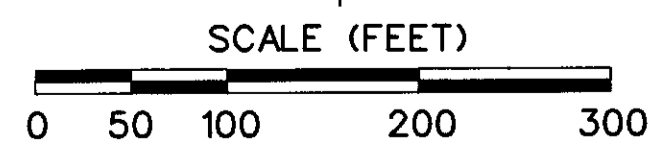
## ANNEXATION PLAT

OSMOND  
ANNEXATION

THE CITY OF LEHI  
SCALE: 1" = 100 FEET  
UTAH COUNTY, UTAH

RECEIVED

MAR 03 2020  
Utah County  
Surveyor



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