

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 RICHFIELD CITY, dated March 18, 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 RICHFIELD CITY, located in Sevier County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25<sup>th</sup> 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



## Richfield City Corporation

75 East Center ▪ P.O. Box 250 ▪ Richfield, Utah 84701 ▪ Telephone: (435) 896-6439 ▪ FAX (435) 896-6512

March 18, 2020

Re: Annexation for 1535 Properties

To whom it may concern:

Richfield City is submitting this Notice of Impending Boundary Actions regarding the 1535 Properties Annexation. The Richfield City Council adopted Ordinance 2020-4 on March 10, 2020 annexing the property into the corporate boundaries of Richfield City.

This annexation complied with all of the requirements set forth in Utah Code Title 10, Chapter 2, Part 4, governing annexations.

The documents being submitted include a copy of Ordinance 2020-4, Resolution 2020-1 and Petition 2020-1 and the approved final plat.

Should you have any questions, please contact me at the number listed above.

Sincerely,

*Michele Jolley*

Michele Jolley  
Richfield City Recorder

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### Council Members

Kevin Arrington • Richard L. Barnett • Bryan L. Burrows • Kathy Christensen • Connie Nielson

### Officers

Matthew Creamer, City Administrator • Michael Langston, Finance Director • Michele Jolley, Recorder  
Chamberlain and Associates, Attorneys

**ORDINANCE NO. 2020-4**  
ORDINANCE ANNEXING SPECIFIC  
PROPERTY TO RICHFIELD, UTAH

WHEREAS, a majority of the owners of certain real property described below, desire to annex such real property to Richfield, Utah, said owner, 1535 Properties, LLC, of Richfield City; and

WHEREAS, said real property consists of approximately 1.766 acres and lies contiguous to the corporate boundaries of Richfield, Utah; 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, Richfield City Council accepted the petition for 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 10-2-408(2), (3), and (4)); 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 the area proposed for annexation and the unincorporated area within half mile 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, no protests to the annexation petition were filed during the period specified;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code, the City Council of Richfield, Utah, hereby adopts and passes the following:

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

ORDINANCE 2020-4 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF RICHFIELD, UTAH.

The real property more particularly described in Paragraph 1, below, is hereby annexed to Richfield, Utah and the corporate limits of Richfield, Utah, are hereby extended accordingly.

1. The real property which is the subject of this Ordinance is described as follows:

**BEGINNING 1098.90 FEET EAST AND 1255.38 FEET NORTH AND NORTH 87°51'09" EAST 120.08 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,**

SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EXISTING CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 232.45 FEET, MORE OR LESS TO THE ADJOINING LANDOWNER PROPERTY, SOUTH 88° EAST 203.93 FEET, MORE OR LESS TO ADJOINING LANDOWNER PROPERTY, SOUTH 236.43 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED UNDER TAX SERIAL NO. 1-9-19, AND EAST 360.87 FEET, MORE OR LESS TO ROAD RIGHT OF WAY; THENCE SOUTH 1°15' EAST 114.93 FEET; THENCE WEST 527.18 FEET, MORE OR LESS TO ADJOINING LANDOWNER PROPERTY AND SAID CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 127.50 FEET, AND SOUTH 87°51'09" WEST 40.03 FEET MORE OR LESS TO BEGINNING. CONTAINING 2.50 ACRES MORE OR LESS.

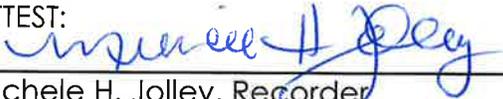
2. The zoning map of Richfield City shall be amended to include the real property described in Paragraph 2. The real property described in Paragraph 2, above, shall be classified as being **general commercial (GC)** based on approval of the suitable plan presented at the time of this annexation, in accordance with the General Plan for Richfield, Utah and provisions of Chapter 16 of the City's Land Use Management and Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended.

3. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Sevier County, Utah by the City Recorder.

4. 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.

ADOPTED AND PASSED by the City Council of Richfield, Utah, this 10<sup>th</sup> day of March, 2020.

RICHFIELD CITY  
A Utah Municipal Corporation  
By   
David Ogden, Mayor

ATTEST:  
  
Michele H. Jolley, Recorder

(S E A L)

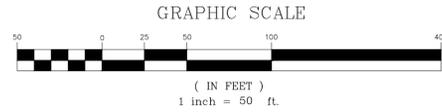
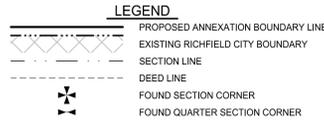
	<u>AYE:</u>	<u>NAY:</u>
Councilmember Bryan Burrows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Kathy Christensen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Todd Gleave	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Kip Hansen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Connie Nielson	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# Richfield City Annexation - 1535 Properties, LLC Addition

Located in Section 1, T.24 S., R.3 W., S.L.B. & M.

Sevier County, Utah  
2020



NORTHWEST CORNER OF SECTION 1, T.24 S., R.3 W., S.L.B. & M.

N01°04'11"W 2619.43'  
BASIS OF BEARINGS

NORTH 1255.38' (TIE)

WEST QUARTER CORNER OF SECTION 1, T.24 S., R.3 W., S.L.B. & M.

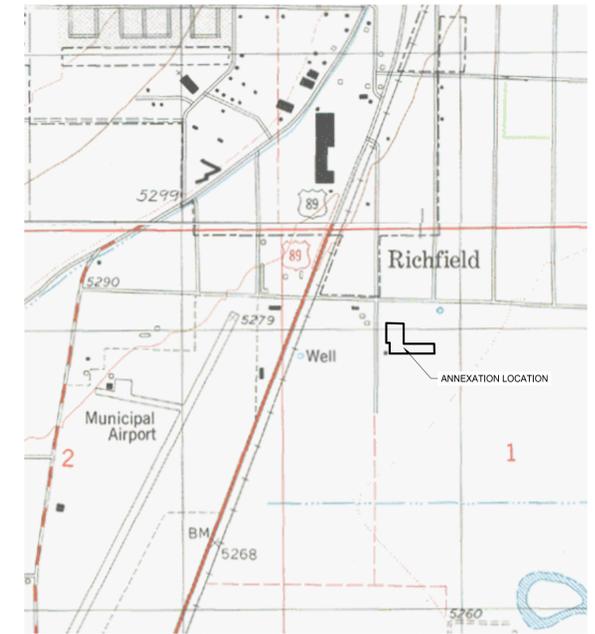
**NOTES**

1. BASIS OF BEARINGS USED WAS N01°04'11"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 1, T.24 S., R.3 W., S.L.B. & M.
2. THE PURPOSE OF THIS SURVEY IS TO ANNEX THE PROPERTY IDENTIFIED AS TAX PARCEL 4-292-47 INTO THE CORPORATE BOUNDARY OF RICHFIELD CITY, UTAH.

**ANNEXATION BOUNDARY DESCRIPTION**  
TAX PARCEL 4-292-47

BEGINNING 1098.90 FEET EAST AND 1255.38 FEET NORTH AND NORTH 87°51'09" EAST 120.08 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EXISTING CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 232.45 FEET, MORE OR LESS TO THE ADJOINING LANDOWNER PROPERTY; SOUTH 88°00'00"E 203.83 FEET, MORE OR LESS TO ADJOINING LANDOWNER PROPERTY; SOUTH 236.43 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED UNDER TAX SERIAL NO. 1-9-19, AND EAST 360.87 FEET, MORE OR LESS TO ROAD RIGHT OF WAY; THENCE SOUTH 1°15' EAST 114.93 FEET; THENCE WEST 527.18 FEET, MORE OR LESS TO ADJOINING LANDOWNER PROPERTY AND SAID CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 127.50 FEET, AND SOUTH 87°51'09" WEST 40.03 FEET MORE OR LESS TO BEGINNING.

CONTAINING 2.50 ACRES MORE OR LESS



**VICINITY MAP**  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE**  
I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343839, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE ANNEXED.

REGISTERED LAND SURVEYOR \_\_\_\_\_  
DATE 03/23/2020  
SURVEYOR'S SEAL

**COUNTY SURVEYOR APPROVAL**  
I, \_\_\_\_\_, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE # \_\_\_\_\_, ACTING AS THE SEVIER COUNTY SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON MEETS ALL APPLICABLE REQUIREMENTS TO THE BOUNDARY ACTION AND HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT.

REGISTERED LAND SURVEYOR \_\_\_\_\_  
DATE \_\_\_\_\_  
SURVEYOR'S SEAL

**ACCEPTANCE BY LEGISLATIVE BODY**  
THIS IS TO CERTIFY THAT WE, \_\_\_\_\_, RICHFIELD 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 RICHFIELD AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-3-1 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 "1535 PROPERTIES, LLC ADDITION" ANNEXATION.

ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

MAYOR \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_ COUNCIL MEMBER \_\_\_\_\_  
COUNCIL MEMBER \_\_\_\_\_ COUNCIL MEMBER \_\_\_\_\_

ATTEST \_\_\_\_\_ CITY RECORDER  
RECORDER'S SEAL

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1808-JDE | FILE NAME: h:\d\proj\1808-jde\dwg\1808-jde\_annexation.dwg  
SURVEYED BY: JDE | DRAWN BY: KDB / TRG | UPDATED: 3/23/2020 | PLOTTED: 3/23/2020

**1535 Properties, LLC**  
**Addition to Richfield City**  
Sevier County, Utah  
Scale: 1" = 50'

