

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR  
CERTIFICATE OF BOUNDARY ADJUSTMENT

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of boundary adjustment between THE CITIES OF LEHI and SARATOGA SPRINGS, dated April 27, 2020, and April 14, 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 boundary adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to THE CITIES OF LEHI and SARATOGA SPRINGS 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 19<sup>th</sup> day of May 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 27, 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: Adjusting Common Boundaries Between Lehi and Saratoga City**

Dear Sir,

At the January 28, 2020 Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #08-2020, adjusting common boundaries with Lehi City and Saratoga Spring. This Ordinance was then reapproved on April 14, 2020. At the April 14, 2020 Saratoga Springs City Council meeting the City Council unanimously approve Ordinance 20-16 adjusting the common boundaries with Lehi City and Saratoga Springs City.

Enclosed you will find the above referenced ordinances along with the plat map of the property to be adjusted. This boundary adjustment 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



CITY OF  
**SARATOGA SPRINGS**

**NOTICE OF IMPENDING BOUNDARY ACTION**

April 14, 2020

The Honorable Spencer J. Cox  
Lieutenant Governor of the State of Utah  
Utah State Capitol Complex  
PO Box 142325  
Salt Lake City, Utah 84114-2325

RE: Notice of Impending Boundary Action – Boundary Adjustment Between the Cities of Saratoga Springs, Utah and Lehi, Utah

Dear Lieutenant Governor Cox,

On April 14, 2020, the City Council of the City of Saratoga Springs, Utah adopted Ordinance No. 20-16 (4-14-20) approving the adjustment of the Lehi City common boundary with the City of Saratoga Springs.

This adjustment pertains to property currently located in Saratoga Springs at approximately 2582 North Redwood Road and as more fully specified in the enclosed final local entity plat. The cities of Saratoga Springs and Lehi have mutually determined that the Property is better suited to be within the incorporated limits of Lehi City because Lehi City will be able to provide services to the Property in a more cost-effective manner than Saratoga Springs. A copy of the approved final local entity plat and a certified copy of Saratoga Springs Ordinance No. 20-16 (4-14-20) is attached. It is my understanding the City of Lehi will be providing their own Notice of Impending Boundary Action and ordinance approving the boundary adjustment to your office.

In accordance with Utah Code § 67-1a-6.5(3)(e), I hereby certify that all requirements applicable to this boundary adjustment have been met. I also respectfully request that your office issue a Certificate of Boundary Adjustment to the cities of Saratoga Springs and Lehi in accordance with Utah Code § 10-2-425.

If you have any questions or need additional information from me, please do not hesitate to contact me at any time.

Respectfully,

Jim Miller, Mayor



**ORDINANCE NO: 08-2020**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR THE SARATOGA SPRINGS  
BOUDNARY LINE ADJUSTMENT**

WHEREAS, Edge Homes, authorized agent for the owner of properties located at approximately 1400 North and 3800 West and further described by the legal description attached as Exhibit “A”, has applied for an amendment to the Zone District and Zoning District Map for the Boundary Line Adjustment; and

WHEREAS, the applicant seeks to have said parcels designated as TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential); and

WHEREAS, following a public hearing on January 23, 2020, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and Boundary Line Adjustment, and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on January 28, 2020, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of January 23, 2020; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment, Zoning District amendment, and Boundary Line Adjustment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

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

**PART I:**

The Zone District Designation and the Zoning District Map of the property described on Exhibit “A” are hereby amended to TH-5 (Transitional Holding, R-2 (Medium Density Residential), R-3 (High Density Residential), LI (Light Industrial), C (Commercial), and R-1-8 (Low Density Residential).

PART II:

A. If a provision of this Ordinance 08-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

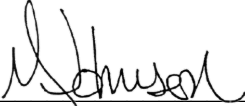
B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 28<sup>th</sup> day of January, 2020; and re-approved on this 14<sup>th</sup> day of April, 2020.

ATTEST

  
\_\_\_\_\_  
Mark Johnson, Mayor

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



EXHIBIT "A"

SARATOGA SPRINGS BOUNDARY LINE ADJUSTMENT ZONE CHANGE  
LEGAL DESCRIPTIONS

**NEWMAN PROPERTY**

COM N 89 DEG 54' 48" E 264.9 FT & S 1735.9 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 9 DEG 58' 15" E .83 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 32' 11" W 314.7 FT, RADIUS = 394.5 FT); S 37 DEG 2' 37" W 221.27 FT; S 35 DEG 38' 37" W 133.11 FT; S 39 DEG 37' 9" W 205.43 FT; ALONG A CURVE TO L (CHORD BEARS: S 30 DEG 59' 19" W 289.93 FT, RADIUS = 1230.18 FT); ALONG A CURVE TO R (CHORD BEARS: S 35 DEG 58' 6" W 157.43 FT, RADIUS = 597.9 FT); S 42 DEG 25' 27" W 92.85 FT; ALONG A CURVE TO L (CHORD BEARS: S 36 DEG 13' 35" W 202.72 FT, RADIUS = 680.78 FT); S 33 DEG 27' 26" W 10.88 FT; S 12 DEG 1' 40" E 98.8 FT; N 43 DEG 6' 48" E 13.16 FT; N 47 DEG 25' 7" E 358.58 FT; N 53 DEG 9' 5" E 495.38 FT; S 68 DEG 27' 22" E 96.59 FT; N 54 DEG 10' 0" E 57.99 FT; N 39 DEG 41' 0" E 216 FT; N 56 DEG 20' 41" E 487.56 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; W 7.14 FT TO BEG. AREA 14.831 AC.

**MCLACHLAN PROPERTY**

COM S 584.1 FT & E 1202.56 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 13' 17" E 1352.8 FT; S 56 DEG 22' 29" W 501.79 FT; N 0 DEG 13' 17" W 479.32 FT; W 516.1 FT; N 10 DEG 53' 58" W 387.62 FT; N 44 DEG 56' 58" W 236.65 FT; N 19 DEG 23' 58" W 516.7 FT; N 43 DEG 17' 58" W 161.69 FT; N 89 DEG 54' 48" E 825.11 FT; ALONG A CURVE TO R (CHORD BEARS: S 22 DEG 22' 35" W 116.85 FT, RADIUS = 887 FT); S 65 DEG 52' 58" E 93.46 FT; S 64 DEG 18' 54" E 63.6 FT; S 63 DEG 36' 44" E 100 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 8' 22" E 232.85 FT, RADIUS = 1144 FT); N 89 DEG 54' 48" E 286.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 2' 9" E 74.45 FT, RADIUS = 1039 FT) TO BEG. AREA 32.791 AC.

COM N 89 DEG 53' 54" E 781.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 409.6 FT; S 0 DEG 12' 38" E 586.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 15' 45" W 156.21 FT, RADIUS = 1039 FT); N 79 DEG 57' 4" W 12.37 FT; N 84 DEG 4' 51" W 88.61 FT; N 79 DEG 57' 4" W 87.61 FT; ALONG A CURVE TO R (CHORD BEARS: S 19 DEG 8' 11" W 272.65 FT, RADIUS = 1144 FT); N 63 DEG 36' 44" W 100 FT; N 64 DEG 18' 54" W 63.6 FT; N 65 DEG 52' 58" W 93.46 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 38' 29" E 262.52 FT, RADIUS = 887 FT); N 89 DEG 53' 54" E 173.069 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 7.005 AC.

COM N 89 DEG 53' 54" E 581.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 200 FT; S 0 DEG 6' 6" E 440 FT; S 89 DEG 53' 54" W 200 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 2.019 AC.

COM S 273.66 FT & E 581.96 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 6' 6" E 165.46 FT; N 89 DEG 53' 53" E 26.92 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 49' 20" W 144.77 FT, RADIUS = 887 FT); S 89 DEG 54' 48" W 835.75 FT; N 43 DEG 17' 58" W 59.11 FT; N 24 DEG 58' 58" W 592.6 FT; N 89 DEG 55' 2" E 9.77 FT; S 24 DEG 58' 58" E 373.62 FT; N 79 DEG 19' 57" E 222.47 FT; N 89 DEG 57' 9" E 180.97 FT; N 0 DEG 1' 27" W 21.17 FT; N 89 DEG 53' 38" E 100 FT; S 0 DEG 1' 27" E 21.3 FT; N 89 DEG 59' 32" E 148 FT; N 0 DEG 1' 27" W 21.56 FT; N 89 DEG 53' 38" E 200 FT; N 87 DEG 11' 4" E 48.06 FT; N 89 DEG 58' 33" E 70.79 FT TO BEG. AREA 6.217 AC.

COM AT N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 581.47 FT; S 0 DEG 6' 6" E 274.69 FT; S 89 DEG 58' 33" W 70.79 FT; S 87 DEG 11' 4" W 48.06 FT; S 89 DEG 53' 38" W 200 FT; S 0 DEG 1' 27" E 21.56 FT; S 89 DEG 59' 32" W 148 FT; N 0 DEG 1' 27" W 21.3 FT; S 89 DEG 53' 38" W 100 FT; S 0 DEG 1' 27" E 21.17 FT; S 89 DEG 57' 9" W 180.97 FT; S 79 DEG 19' 57" W 222.47 FT; N 24 DEG 58' 58" W 373.54 FT; N 89 DEG 55' 2" E 542.18 FT TO BEG. AREA 7.115 AC.

### **BOYD BROWN PROPERTY**

COM N 20.71 FT & W 200.68 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 229.16 FT; N 24 DEG 5' 1" W 18.06 FT; N 89 DEG 55' 0" E 8.27 FT; N 12 DEG 1' 31" W 319.05 FT; N 89 DEG 52' 2" E 96.13 FT; N 12 DEG 1' 31" W 1000.01 FT; N 89 DEG 52' 4" E 607.38 FT; S 0 DEG 0' 36" E 664.59 FT; W 200.56 FT; S 643.3 FT TO BEG. AREA 11.822 AC.

COM N 36.88 FT & W 428.93 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 7" W 8.28 FT; N 24 DEG 5' 1" W 341.61 FT; N 89 DEG 52' 3" E 81.2 FT; S 12 DEG 1' 31" E 319.05 FT TO BEG. AREA 0.321 AC.

COM S 89 DEG 55' 2" W 429.85 FT & N 21 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 55' 1" W 794.28 FT; N 12 DEG 1' 39" W 335.32 FT; N 89 DEG 52' 4" E 446.18 FT; S 24 DEG 5' 1" E 341.47 FT; N 89 DEG 55' 1" E 139.61 FT; N 24 DEG 5' 1" W 341.6 FT; N 89 DEG 52' 3" E 131.61 FT; S 24 DEG 5' 1" E 359.78 FT TO BEG. AREA 4.698 AC.

PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 0' 1" E 591.58 FT & N 89 DEG 59' 59" W 1353.58 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 902.22 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 894.06 FT; N 13 DEG 50' 38" W 251.81 FT TO BEG. AREA 5.044 AC.

PART LOT 3, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 0' 1" E 836.09 FT & N 89 DEG 59' 59" W 1405.65 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 902.21 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.22 FT; N 12 DEG 1' 20" W 250 FT TO BEG. AREA 5.067 AC.



PART LOT 2, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:: COM N 0 DEG 0' 1" E 1081.77 FT & N 89 DEG 59' 59" W 954.96 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 399.43 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 902.21 FT; N 12 DEG 1' 39" W 196.02 FT; N 2 DEG 36' 46" W 52.87 FT; N 89 DEG 52' 4" E 315.44 FT; N 89 DEG 52' 4" E 178.5 FT TO BEG. AREA 5.061 AC.

PART LOT 1, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS:: COM N 1082.68 FT & W 555.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 52' 4" W 893.37 FT; N 9 DEG 10' 48" W 247.71 FT; N 89 DEG 52' 4" E 880.79 FT; S 12 DEG 1' 30" E 250 FT TO BEG. AREA 4.982 AC.

### **PROPERTY EAST OF 3600 WEST**

COM S 293.43 FT & E 1.85 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; N 89 DEG 50' 0" E 8.28 FT; N 89 DEG 50' 4" E 298.4 FT; S 89 DEG 49' 25" E 701.63 FT; S 251.73 FT; S 89 DEG 49' 25" E 30 FT; S 121.27 FT; S 36 DEG 7' 50" W 135.53 FT; S 9 DEG 46' 58" E 19.32 FT; N 89 DEG 49' 25" W 958.54 FT; N 0 DEG 21' 39" W 499.92 FT TO BEG. AREA 11.627 AC.

COM S 793.34 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; S 89 DEG 49' 25" E 958.54 FT; S 9 DEG 46' 58" E 211.85 FT; S 72 DEG 22' 29" E 322.62 FT; S 216.73 FT; S 10.27 FT; S 2 FT; N 89 DEG 39' 12" W 281.13 FT; N 89 DEG 39' 12" W 1017.55 FT; N 0 DEG 21' 39" W 530.52 FT TO BEG. AREA 13.993 AC.

COM S 1335 FT & E 5 FT FR NW COR. SEC. 12, T5S, R1W, SLB&M.; E 1302 FT; N 160 FT; S 85 DEG 4' 0" E 633.6 FT; N 74 DEG 45' 0" E 529.6 FT; S 60 DEG 44' 0" E 400 FT; S 62 DEG 11' 0" E 136.5 FT; S 32 DEG 6' 0" W 90.6 FT; S 89 DEG 19' 0" W 197.18 FT; N 81.7 FT; W 198 FT; S 121.16 FT; S 69 DEG 19' 0" W 119.72 FT; S 24 DEG 0' 0" W 270 FT; S 2 DEG 50' 0" E 211.11 FT; W 434.52 FT; N 87.6 FT; N 16 DEG 58' 50" W 198.28 FT; N 76 DEG 43' 4" W 331.76 FT; S 13 DEG 13' 25" W 171.36 FT; S 76 DEG 43' 52" E 430.48 FT; S 87.83 FT; W 1823.65 FT; N 632.84 FT TO BEG. AREA 38.073 AC.



**ORDINANCE NO. 20-16 (4-14-20)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH ADJUSTING ITS COMMON BOUNDARIES WITH LEHI CITY, UTAH**

**WHEREAS**, Utah Code § 10-2-419 establishes the procedure for adjusting the common boundaries between adjacent municipalities; and

**WHEREAS**, the City of Saratoga Springs, Utah shares common boundaries with Lehi City, Utah; and

**WHEREAS**, a portion of properties contiguous within the incorporated limits of Saratoga Springs are better served by Lehi City and more specifically described on Exhibit A (“Property”); and

**WHEREAS**, Saratoga Springs and Lehi City have mutually determined that the Property is better suited to be within the incorporated limits of Lehi City because the Property is adjacent to Lehi development and a canal in Saratoga Springs provides a common boundary and increases the cost to service the properties with utilities from Saratoga Springs; and

**WHEREAS**, due to the reasons above, Saratoga Springs and Lehi City desire to adjust their municipal boundaries as provided by State law so that the Property can be added to the municipal boundaries of Lehi City; and

**WHEREAS**, a legal description and plat has been prepared for the boundary adjustment, which legal description and plat are attached as Exhibit A.

**NOW THEREFORE**, after posting the requisite public notice and holding the requisite public hearing as provided by Utah law, and after finding that the boundary adjustment furthers the health, safety, and general welfare of the City of Saratoga Springs, Utah, the City Council ordains as follows:

**SECTION I – ENACTMENT**

After holding the requisite public hearing, the City Council, in accordance with Utah Code § 10-2-419, adjusts its common boundaries with Lehi City. The City Council finds that the boundary adjustment promotes the health, safety, and welfare of the residents of the City of Saratoga Springs by properly shifting the ownership and obligations to service the Property to Lehi City. A legal description and map showing the location of the adjustment area are attached as Exhibit A to this Ordinance. No protests were received to this action.

**SECTION II – REPEALER**

If any provisions of the Saratoga Springs Code are inconsistent with this ordinance they are hereby repealed.

**SECTION III – AMENDMENT OF CONFLICTING ORDINANCES**

To the extent that any ordinances, resolutions, or policies of the City of Saratoga Springs conflict with the provisions of this ordinance, they are hereby amended to comply with this ordinance.

**SECTION IV – EFFECTIVE DATE**

This ordinance shall take effect following publication of a short summary of the ordinance in the Provo Daily Herald on one occasion as required by Utah Code § 10-3-711 and following the proper filing, recording, and notice required in Utah Code § 10-2-425.

**SECTION V – SEVERABILITY**

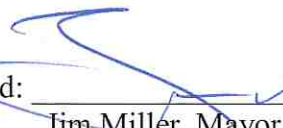
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

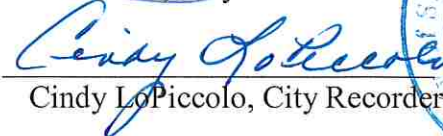
**SECTION VI – PUBLIC NOTICE**

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
  - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
  - ii. post a complete copy of this ordinance in three public places within the City.

**ADOPTED AND PASSED** by the City Council of the City of Saratoga Springs, Utah, this 14<sup>th</sup> day of April 2020.

Signed:   
Jim Miller, Mayor

Attest:   
Cindy LoPiccolo, City Recorder



**VOTE**

Chris Carn	<u>Aye</u>
Michael McOmber	<u>Aye</u>
Ryan Poduska	<u>Aye</u>
Chris Porter	<u>Aye</u>
Stephen Willden	<u>Aye</u>

**EXHIBIT A**

A parcel of land situate in the Northeast Quarter of Section 11 and the Southeast Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running

thence North 89°53'54" East 1,190.64 feet along the section line and the Country Mile Annexation City of Saratoga Springs;

thence South 00°14'11" East 1,945.26 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 56°14'39" West 976.47 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 39°40'03" West 215.93 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 54°27'38" West 54.85 feet along the Country Mile Annexation City of Saratoga Springs;

thence North 68°36'18" West 87.25 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 53°04'54" West 495.42 feet along the Country Mile Annexation City of Saratoga Springs;

thence North 47°59'23" West 11.17 feet along the Country Mile Annexation City of Saratoga Springs;

thence South 55°27'09" West 351.18 feet along the Country Mile Annexation City of Saratoga Springs to a point on the Easterly Line of the Utah Lake Canal;

thence along the Easterly Line of said Utah Lake Canal the following (25)twenty-five courses: 1)North 33°00'57" East 198.72 feet; 2)North 41°00'17" East 232.89 feet; 3)North 29°47'30" East 296.77 feet; 4)North 39°10'02" East 258.81 feet; 5)North 36°33'02" East 273.14 feet; 6)North 34°03'18" East 167.05 feet; 7)North 16°55'30" East 116.99 feet; 8)North 03°54'05" East 114.61 feet; 9)North 07°09'38" West 57.77 feet; 10)North 10°19'44" West 229.92 feet; 11)North 13°20'50" West 144.89 feet; 12)North 38°45'41" West 53.40 feet; 13)North 47°38'31" West 154.70 feet; 14)North 30°12'56" West 41.80 feet; 15)North 17°09'04" West 362.70 feet; 16)North 23°30'23" West 112.48 feet; 17)North 37°49'03" West 59.46 feet; 18)North 43°40'05" West 151.05 feet; 19)North 26°40'51" West 211.53 feet; 20)North 23°59'15" West 387.75 feet; 21)North 23°59'15" West 504.37 feet; 22)North 17°55'59" West 209.75 feet; 23)North 16°38'34" West 261.78 feet; 24)North 17°40'46" West 421.81 feet; 25)North 06°08'49" West 14.34 feet to the Northerly Boundary Line of said Lot 1, said point also being on the Southerly Boundary Line of The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat, recorded as November 6, 2018 as Entry No. 106267:2018 and Map No. 16317;

thence North 89°52'02" East 970.06 feet along the Southerly Boundary Line of said The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat to the Westerly Boundary Line of The Exchange in Lehi Phase 8 P.U.D. Subdivision Plat, recorded January 18, 2018 as Entry No. 5686:2018 and Map No. 15854;

thence South  $00^{\circ}01'27''$  East 668.87 feet along said Westerly Boundary Line and the Westerly Boundary Line of The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat, recorded December 29, 2017 as Entry No. 129839:2017 and Map No. 15832;

thence South  $89^{\circ}55'13''$  West 201.04 feet along the Westerly Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat;

thence South 659.87 feet along the Westerly Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat and the Westerly Boundary Line of The Exchange in Lehi Phase 12 P.U.D. Subdivision Plat, recorded November 29, 2018 as Entry No. 113142:2018 and Map No. 16348 and the Westerly Boundary Line of The Exchange in Lehi Phase 12BB Condominium Plat, recorded November 29, 2018 as Entry No. 113143:2018 and Map No. 16349 to the section line;

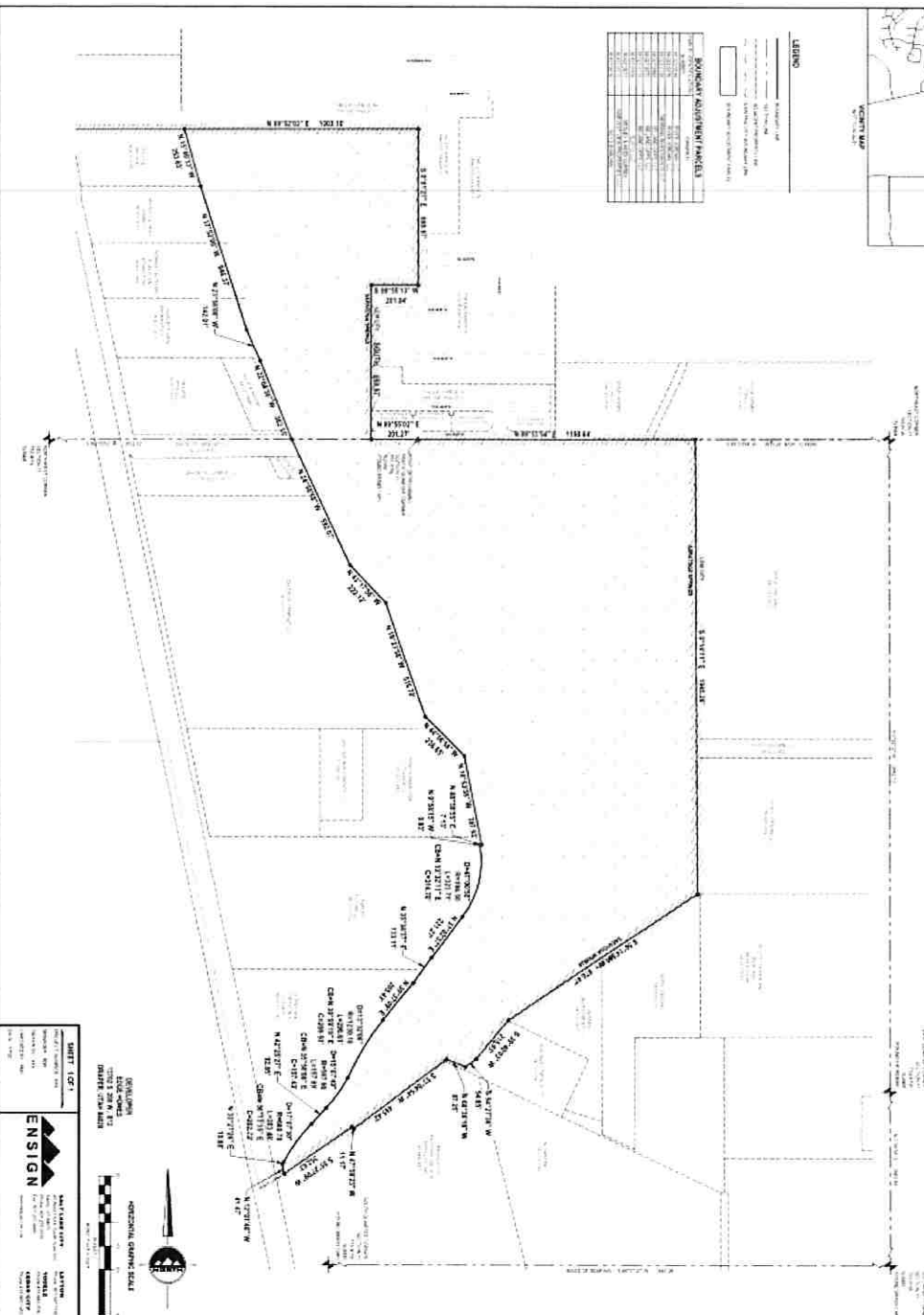
thence North  $89^{\circ}55'02''$  East 201.27 feet along the section line to the point of beginning.

Contains 3,795,027 Square Feet or 87.122 Acres



**LEGEND**

Proposed Adjustment	Shaded Area
Adjacent Property	Dashed Line
Property Line	Solid Line
Right-of-Way	Double Line
Waterway	Wavy Line
Other	Various Symbols



**FINAL LOCAL ENTITY PLAT**  
**BOUNDARY ADJUSTMENT OF PROPERTY INTO LEHI CITY**  
 LOCATION: UNDEVELOPED QUARTER 11, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LAND DISTRICT AND MERIDIAN  
 COUNTY: LEHI, IOWA

**ENGIN**  
 Surveying & Mapping  
 1000 1st St, Lehi, IA 50455  
 Phone: 515-338-1111  
 Fax: 515-338-1112  
 Email: info@enginsurvey.com  
 Website: www.enginsurvey.com

**SECTIONAL SCALING SCALE**  
 1" = 400.00'

**North Arrow**

**REQUIREMENTS**  
 IOWA SURVEYING BOARD  
 CHAPTER 177, IOWA CODE  
 CHAPTER 177.1, IOWA CODE

**DATE OF SURVEY**  
 08/15/2023

**DATE OF PLAT**  
 08/15/2023

**DATE OF RECORDING**  
 08/15/2023

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**FINAL LOCAL ENTITY PLAT**  
**BOUNDARY ADJUSTMENT OF**  
**PROPERTY INTO LEHI CITY**  
 LOCATION: UNDEVELOPED QUARTER 11, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 4 WEST, LAND DISTRICT AND MERIDIAN  
 COUNTY: LEHI, IOWA

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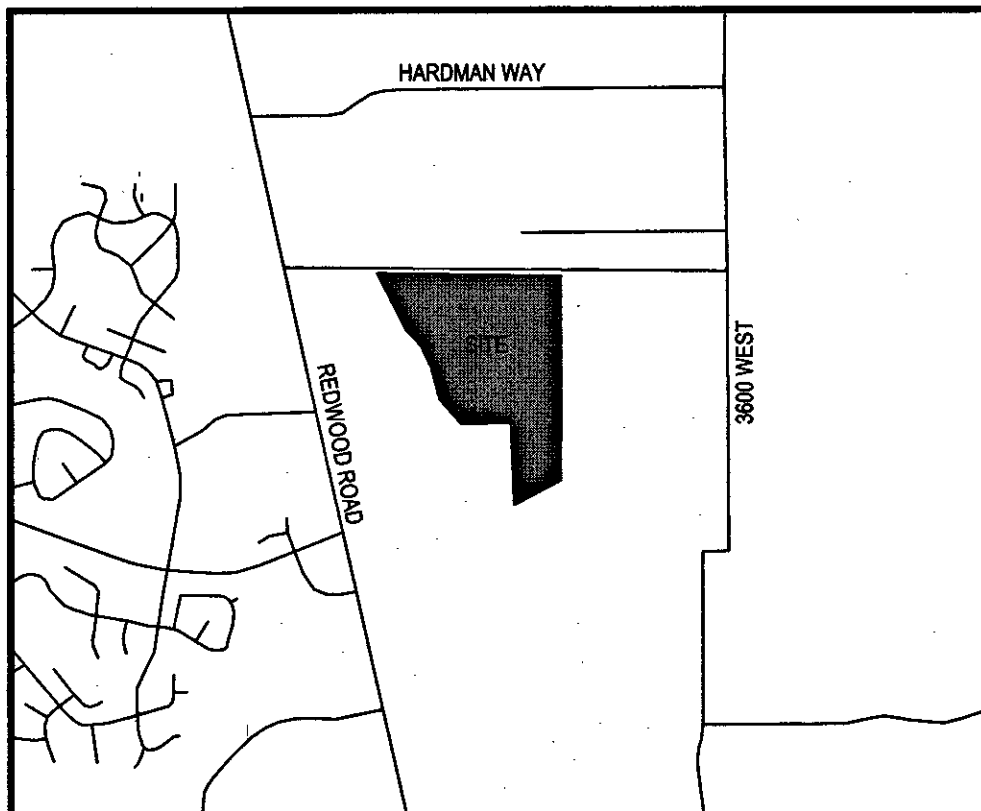
**DATE OF CLOSURE**  
 08/15/2023



# FINAL LOCAL ENTITY PLAT

## BOUNDARY ADJUSTMENT OF PROPERTY INTO LEHI CITY

LOCATED WITHIN NORTHEAST QUARTER OF SECTION 11  
AND THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
UTAH COUNTY, UTAH

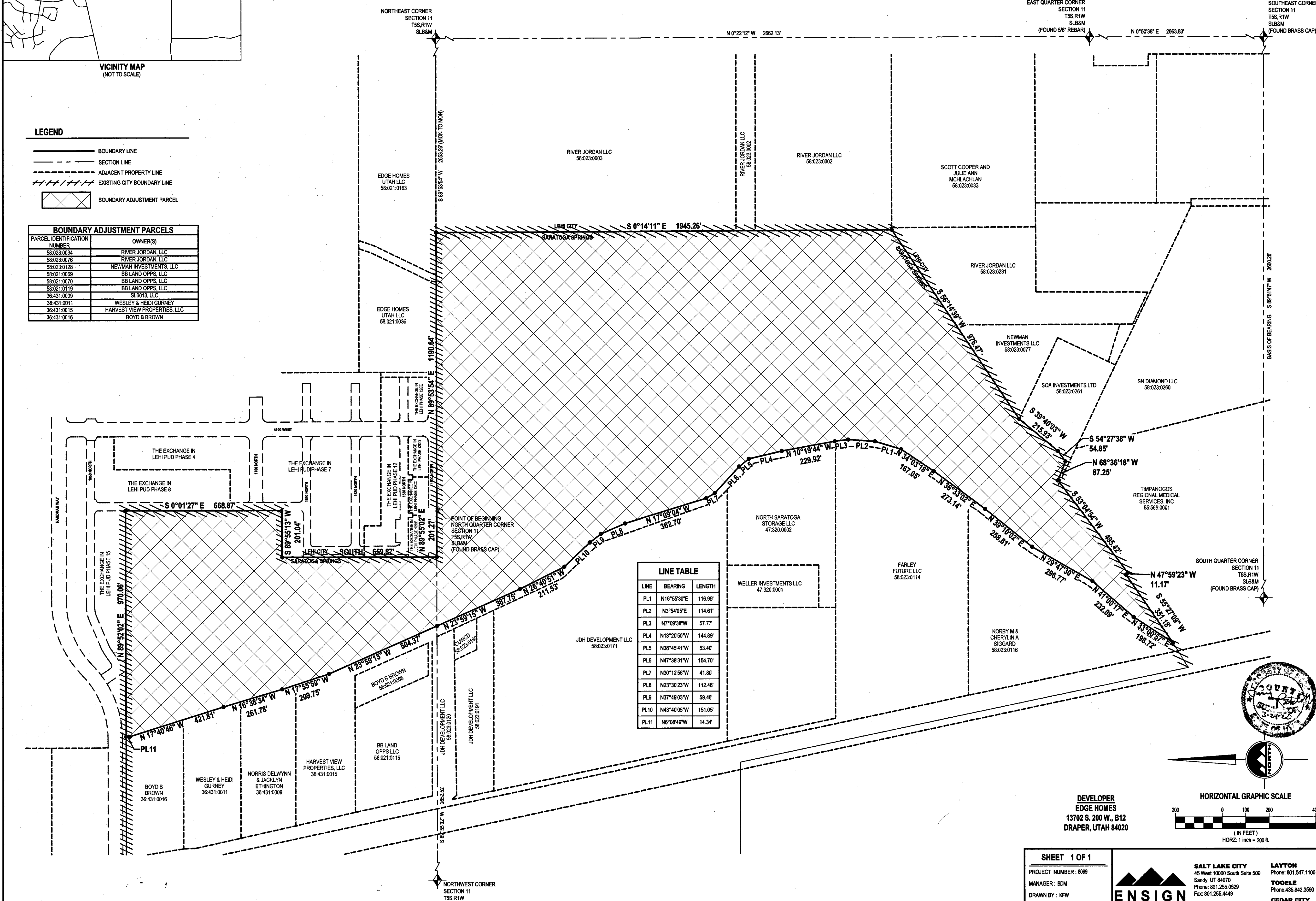


VICINITY MAP  
(NOT TO SCALE)

### LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EXISTING CITY BOUNDARY LINE
- BOUNDARY ADJUSTMENT PARCEL

BOUNDARY ADJUSTMENT PARCELS	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
58.023.0034	RIVER JORDAN LLC
58.023.0076	RIVER JORDAN LLC
58.023.0128	NEWMAN INVESTMENTS, LLC
58.021.0069	BB LAND OPFS, LLC
58.021.0070	BB LAND OPFS, LLC
58.021.1119	BB LAND OPFS, LLC
36.431.0009	SL0013, LLC
36.431.0011	WESLEY & HEIDI GURNEY
36.431.0015	HARVEST VIEW PROPERTIES, LLC
36.431.0016	BOYD B BROWN



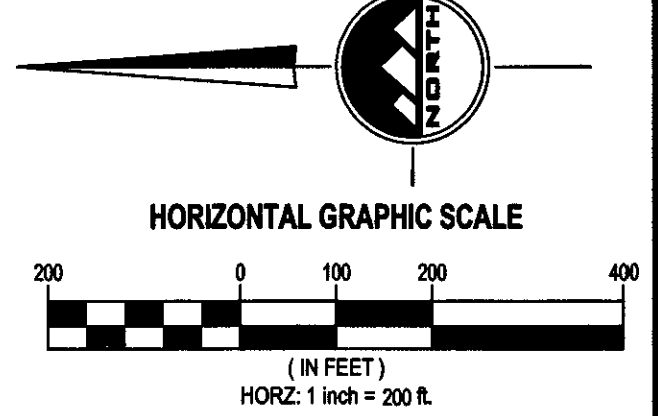
LINE	BEARING	LENGTH
PL1	N16°53'30"E	116.99'
PL2	N3°54'05"E	114.61'
PL3	N7°09'38"W	57.77'
PL4	N13°20'50"W	144.89'
PL5	N38°45'41"W	53.40'
PL6	N47°38'31"W	154.70'
PL7	N30°12'56"W	41.80'
PL8	N23°30'23"W	112.48'
PL9	N37°49'03"W	59.46'
PL10	N43°40'05"W	151.05'
PL11	N8°08'49"W	14.34'

**SHEET 1 OF 1**  
PROJECT NUMBER: 8069  
MANAGER: BDM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 3/20



**SALT LAKE CITY**  
45 West 10000 South Suite 500  
Sandy, UT 84070  
Phone: 801.255.0229  
Fax: 801.255.4449  
WWW.ENSIGNUTAH.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOELE**  
Phone: 435.843.3590  
**CEDAR CITY**  
Phone: 435.865.1453



**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 286882, do hereby certify that a Final Local Entity Plat in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereto is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within UTAH COUNTY to be annexed into the LEHI CITY.

**BOUNDARY DESCRIPTION**  
A parcel of land situated in the Northeast Quarter of Section 11 and the Southeast Quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said point also being on the Country Mile Annexation City of Saratoga Springs, and running  
thence North 89°53'54" East 1,190.64 feet along the section line and the Country Mile Annexation City of Saratoga Springs;  
thence South 02°14'11" East 1,945.26 feet along the Country Mile Annexation City of Saratoga Springs;  
thence South 56°14'39" West 976.47 feet along the Country Mile Annexation City of Saratoga Springs;  
thence South 39°40'03" West 215.93 feet along the Country Mile Annexation City of Saratoga Springs;  
thence South 54°27'38" West 54.85 feet along the Country Mile Annexation City of Saratoga Springs;  
thence North 89°36'18" West 87.25 feet along the Country Mile Annexation City of Saratoga Springs;  
thence South 53°04'54" West 456.42 feet along the Country Mile Annexation City of Saratoga Springs;  
thence North 47°59'23" West 11.17 feet along the Country Mile Annexation City of Saratoga Springs to a point on the Easterly Line of the Utah Lake Canal;  
thence along the Easterly Line of said Utah Lake Canal the following (25) twenty-five courses: 1) North 33°00'57" East 196.72 feet; 2) North 41°00'17" East 232.89 feet; 3) North 29°47'30" East 296.77 feet; 4) North 39°10'02" East 258.81 feet; 5) North 36°33'02" East 273.14 feet; 6) North 34°03'18" East 167.05 feet; 7) North 16°55'30" East 116.99 feet; 8) North 03°54'05" East 114.61 feet; 9) North 07°09'38" West 57.77 feet; 10) North 10°19'44" West 229.92 feet; 11) North 13°20'50" West 144.89 feet; 12) North 38°45'41" West 53.40 feet; 13) North 47°38'31" West 154.70 feet; 14) North 30°12'56" West 41.80 feet; 15) North 17°09'04" West 362.70 feet; 16) North 23°30'23" West 112.48 feet; 17) North 37°49'03" West 59.46 feet; 18) North 43°40'05" West 151.05 feet; 19) North 26°40'51" West 215.93 feet; 20) North 23°59'15" West 387.75 feet; 21) North 23°59'15" West 504.37 feet; 22) North 17°55'59" West 209.75 feet; 23) North 16°38'34" West 281.78 feet; 24) North 17°40'48" West 421.81 feet; 25) North 06°08'49" West 14.34 feet to the Northern Boundary Line of said Lot 1, said point also being on the Southern Boundary Line of The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat, recorded as November 6, 2018 as Entry No. 1062872018 and Map No. 16317;  
thence North 89°52'02" East 970.06 feet along the Southern Boundary Line of said The Exchange in Lehi Phase 15 P.U.D. Subdivision Plat to the Western Boundary Line of The Exchange in Lehi Phase 8 P.U.D. Subdivision Plat, recorded January 18, 2018 as Entry No. 56882018 and Map No. 15654;  
thence South 02°14'11" East 668.87 feet along said Western Boundary Line and the Western Boundary Line of The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat, recorded December 29, 2017 as Entry No. 1295382017 and Map No. 15532;  
thence South 89°55'13" West 201.04 feet along the Western Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat;  
thence South 69.87 feet along the Western Boundary Line of said The Exchange in Lehi Phase 7 P.U.D. Subdivision Plat and the Western Boundary Line of The Exchange in Lehi Phase 12 P.U.D. Subdivision Plat, recorded November 29, 2018 as Entry No. 1131422018 and Map No. 16348 and the Western Boundary Line of The Exchange in Lehi Phase 12B Condominium Plat, recorded November 29, 2018 as Entry No. 1131432018 and Map No. 16349 to the section line;  
thence North 89°52'02" East 201.27 feet along the section line to the point of beginning.  
Contains 3,795,027 Square Feet or 87.122 Acres

DATE 3/3/20  
PATRICK M. HARRIS  
LICENSE NO. 286882

**SARATOGA SPRINGS**  
APPROVED THIS 9<sup>th</sup> DAY OF March, 2020, BY THE CITY OF SARATOGA SPRINGS.  
MAYOR: [Signature] ATTNEY: [Signature]  
CLERK/RECORDER (SEE SEAL BELOW)

**LEHI CITY**  
APPROVED THIS 20<sup>th</sup> DAY OF March, 2020, BY THE LEHI CITY.  
MAYOR: [Signature] ATTNEY: [Signature]  
CLERK/RECORDER (SEE SEAL BELOW)

**UTAH COUNTY SURVEYOR**  
APPROVED THIS 2<sup>nd</sup> DAY OF March, 2020, BY THE UTAH COUNTY SURVEYOR. THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.  
[Signature]  
UTAH COUNTY SURVEYOR

**FINAL LOCAL ENTITY PLAT**  
**BOUNDARY ADJUSTMENT OF**  
**PROPERTY INTO LEHI CITY**  
LOCATED WITHIN NORTHEAST QUARTER OF SECTION 11  
AND THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
UTAH COUNTY, UTAH.

SEALS AND STAMPS:  
- SURVEYOR'S SEAL: PATRICK M. HARRIS, LICENSE NO. 286882, DATE 3/3/20  
- CITY ENGINEERS SEAL: [Signature], DATE 3/11/20  
- CLERK/RECORDER SEAL: [Signature], DATE 3/11/20  
- COUNTY SEAL: UTAH COUNTY, UTAH