

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 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT, dated August 18, 2020, complying with Section 17D-1-403, 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 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT 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 21st day of September 2020 at Salt Lake City, Utah.

SPENCER J. COX
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

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

Re: Notice of Annexation of Property into the Traverse Ridge Special Service District

Lieutenant Governor Cox:

Pursuant to U.C.A. § 17D-1-403, et seq., Draper City is hereby filing notice that on August 18, 2020, the Draper City Council passed Resolution 20-42, Annexing Property to the Traverse Ridge Special Service District. Please note that the notice, hearing and protest requirements of U.C.A. §§ 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District.

Enclosed please find a copy of an approved final local entity plat that meets the requirement of U.C.A. § 67-1a-6.5.

I hereby certify as the approving authority that all requirements applicable to this boundary action have been met.

The Draper City Council respectfully requests the issuance of a Certificate of Annexation in accordance with U.C.A. §§ 17D-1-403 and 67-1a-6.5.

Please advise if you have any questions or concerns.

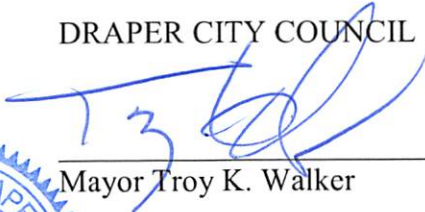
Dated this 18th day of August, 2020.

ATTEST:

DRAPER CITY COUNCIL


Laura Oscarson, City Recorder




Mayor Troy K. Walker

RESOLUTION NO. 20-42

**A RESOLUTION OF THE CITY COUNCIL ANNEXING PROPERTY
TO THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT**

WHEREAS, the Draper City Council, by Resolution 99-82 dated December 28, 1999, has previously established the Traverse Ridge Special Service District for the purpose of providing transportation, including snow removal, street lighting services, repairing and maintaining roads, and sweeping and disposal services; and

WHEREAS, Draper City has recently received an annexation petition from Edge Land 16, LLC seeking to annex property into the Traverse Ridge Special Service District for the purpose of providing the same services provided by said District; and

WHEREAS, the Draper City Council, in accordance with Utah Code Ann. §17D, Chapter 1, Part 4, has held the required meetings to annex the property into the Traverse Ridge Special Service District; and

WHEREAS, the Draper City Council finds it is in the best interest of the city and the general health, safety and welfare of the public, specifically, the future citizens of the area covered by the petition, to annex said area to the Traverse Ridge Special Service District; and

WHEREAS, the petition complies with all requirements of Utah Code Ann. §§17D-1-401 and 402.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

SECTION 1. Annexation. That certain real property particularly described in Exhibits A and B attached hereto, is hereby annexed into the Traverse Ridge Special Service District.

SECTION 2. Waiver. The notice, hearing and protest requirements of UCA 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District in accordance with Utah Code Ann. §17D-1-402.

SECTION 3. Services to be Provided. Those improvements, purposes, and services identified in Resolution 99-82, establishing the Traverse Ridge Special Service District, shall be provided in the same manner to the annexed areas from the effective date of this resolution.

SECTION 4. Property Subject to Taxation. Dating from and after the approval and adoption of this Resolution, the territory annexed hereby and described in Section 1 above shall be an integral part of the Traverse Ridge Special Service District. The taxable property located therein shall be subject to taxation for the purposes of the Traverse Ridge Special Service

District, including the payment of any bonds and other obligations thereof now outstanding or hereafter authorized and issued. All properties and users of serviced in the Special Service District, as enlarged by this annexation, shall be subject to all of the laws, regulations, powers and authority of the District and Draper City Council as provided by law.

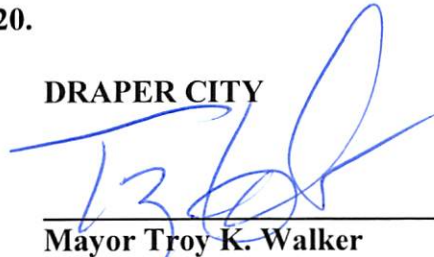
SECTION 5. Notice of Annexation. The City Council, as the governing authority of the Traverse Ridge Special Service District, shall cause a notice of annexation and a copy of this Resolution to be filed with the Utah State Tax Commission, Utah Lieutenant Governor’s Office, the Utah and Salt Lake County Assessor, and the Utah and Salt Lake County Recorder as per Utah Code Ann. §17D-1-403.

SECTION 6. Severability. If any section, part or provision of the Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of the Resolution, and all sections, parts, and provisions of the Resolution shall be severable.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon passage.


PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 18TH DAY OF AUGUST, 2020.

DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Laura Oscarson, City Recorder



VOTE TAKEN:	YES	NO
Councilmember Green	<input checked="" type="checkbox"/>	_____
Councilmember T. Lowery	<input checked="" type="checkbox"/>	_____
Councilmember F. Lowry	<input checked="" type="checkbox"/>	_____
Councilmember Roberts	<input checked="" type="checkbox"/>	_____
Councilmember Vawdrey	<input checked="" type="checkbox"/>	_____
Mayor Walker	_____	_____

Exhibit A

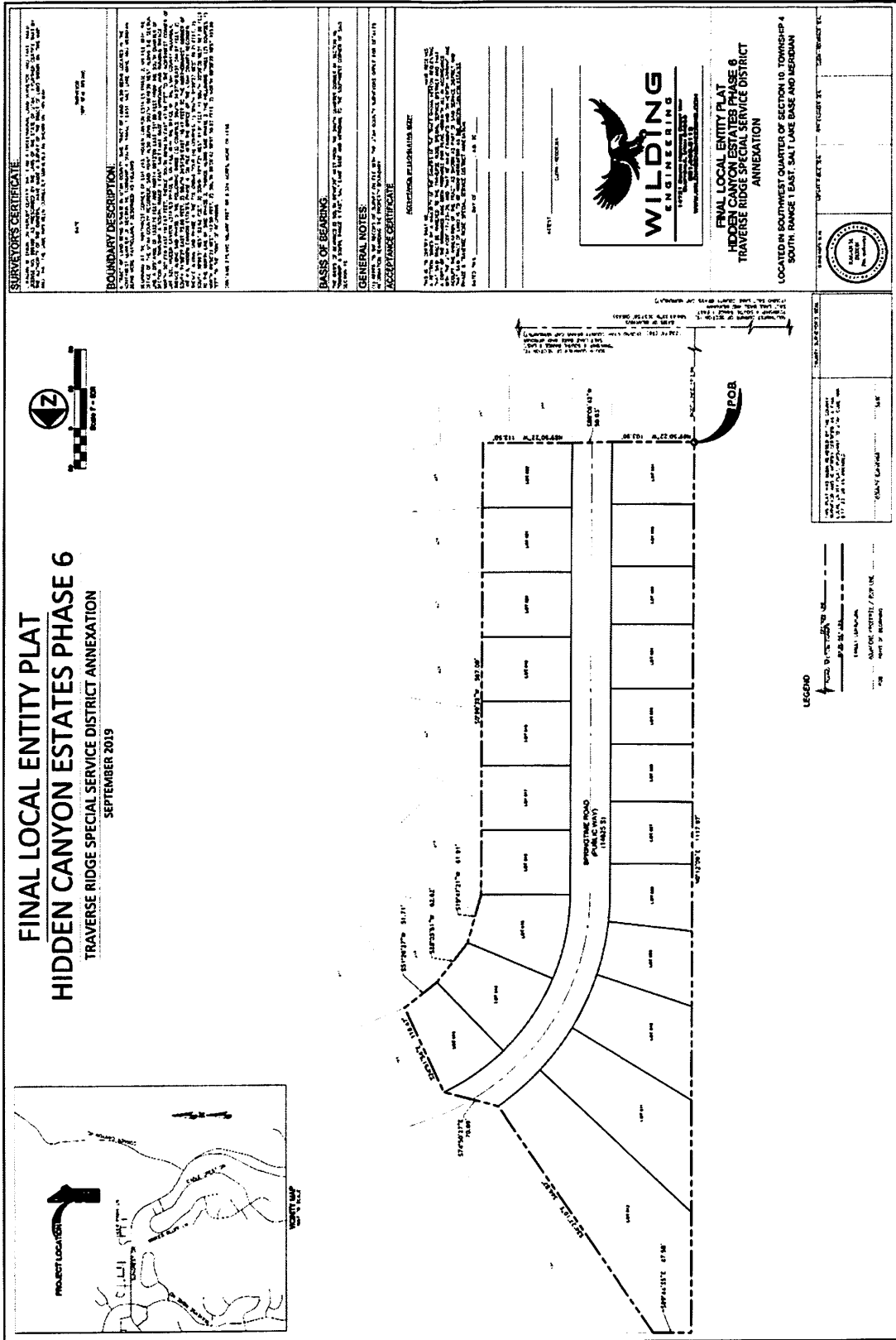
Legal Description:

A TRACT OF LAND BEING SITUATE IN UTAH COUNTY, SAID TRACT OF LAND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 243, HIDDEN CANYON ESTATES PHASE 2, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°49'39" WEST ALONG THE SECTION LINE A DISTANCE OF 1332.74 FEET AND NORTH 00°12'09" EAST 1511.89 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°12'09" EAST 1117.97 FEET; THENCE SOUTH 89°44'35" EAST 47.58 FEET TO THE NORTHWEST CORNER OF LOT 520, HIDDEN CANYON ESTATES PHASE 5, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PHASE 5 THE FOLLOWING THREE (3) COURSES, SOUTH 34°27'10" EAST 344.87 FEET, 2) SOUTH 74°50'27" EAST 70.69 FEET, 3) SOUTH 24°51'54" EAST 116.47 FEET TO THE NORTHERNMOST CORNER OF LOT 418, HIDDEN CANYON ESTATES PHASE 4, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PHASE 4 THE FOLLOWING FOUR (4) COURSES, 1) SOUTH 51°20'27" WEST 51.71 FEET, 2) SOUTH 38°03'51" WEST 62.62 FEET, 3) SOUTH 15°47'21" WEST 61.91 FEET, 4) SOUTH 00°09'38" WEST 567.00 FEET TO THE NORTH LINE OF SAID PHASE 2; THENCE ALONG SAID PHASE 2 THE FOLLOWING THREE (3) COURSES, 1) NORTH 89°50'22" WEST 112.50 FEET, 2) SOUTH 88°06'42" WEST 50.03 FEET, 3) NORTH 89°50'22" WEST 103.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 275,495 SQUARE FEET OR 6.324 ACRES, MORE OR LESS

Exhibit B



August 4, 2020

Draper City Council
1020 E. Pioneer Rd.
Draper, UT 84020

Re: Petition to annex certain property into the Traverse Ridge Special Service District

Dear Council Members:

The undersigned, Edge Land 16, LLC, a Utah Limited Liability Company, known as “**Grantor**”, is the owner of that certain real property described on Exhibit A and generally depicted on Exhibit B, each attached hereto (the “**Edge Property**”). The Edge Property is located near to but outside of the boundaries of the Traverse Ridge Special Service District (the “**TRSSD**”).

The Draper City Council (“**City Council**”) established the TRSSD by enacting Resolution No. 99-82 to provide transportation, including snow removal, and sanitation and street lighting to the property within the TRSSD (the “**Special Services**”). Section 17D-1-401 of the Utah Code authorizes the City Council to annex additional property into the TRSSD to allow such property to receive the Special Services and be subject to the taxation and other conditions of the TRSSD.

In order for property to be annexed into the TRSSD, Sections 17D-1-401 and 17D-1-203 of the Utah Code require that a petition be filed with the City Council requesting such annexation and containing certain information. This letter constitutes Grantor’s petition to the City Council that the Edge Property be annexed into the TRSSD. Below is a summary of the required information:

- Grantor has signed this letter and is the owner of 100% of the Edge Property.
- There is presently no assigned address to the Edge Property, but the Edge Property is located as described on Exhibit A and as depicted on Exhibit B, each attached hereto.
- The Special Services are not presently provided to the Edge Property.
- Grantor has reviewed the documentation related to the TRSSD and is willing to be subject to the taxation and other conditions of the TRSSD.

Please note that because Grantor is collectively the sole owner of the Edge Property, the notice, hearing, and protest requirements of Part 2 of Section 17D-1 of the Utah Code do not apply. *See 17D-1-402 Utah Code.* Therefore, all that is required of the City Council to annex the Edge Property is to (a) adopt a resolution annexing the Edge Property and (b) file with the lieutenant governor a copy of a notice of impending boundary action and an approved final local entity plat as set forth in Section 17D-1-403 of the Utah Code.

In the event you have any questions or need any additional information, please contact Brandon Watson of Grantor by mail at: 13702 S 200 W B12, Draper, UT 84020, by email at: brandon@edgehomes.com and by phone at: (801) 913-7028.

Thank you for your consideration of this petition.

Very truly yours,

EDGE LAND 16, LLC, a Utah limited liability
Company
13702 S 200 W B12
Draper, UT 84020

By: 

Name: Steve Maddox

Its: Manager

Exhibit A
(Legal Description of Edge Property)

A TRACT OF LAND BEING SITUATE IN UTAH COUNTY, SAID TRACT OF LAND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 275,495 SQUARE FEET OR 6.324 ACRES. MORE OR LESS
22 LOTS

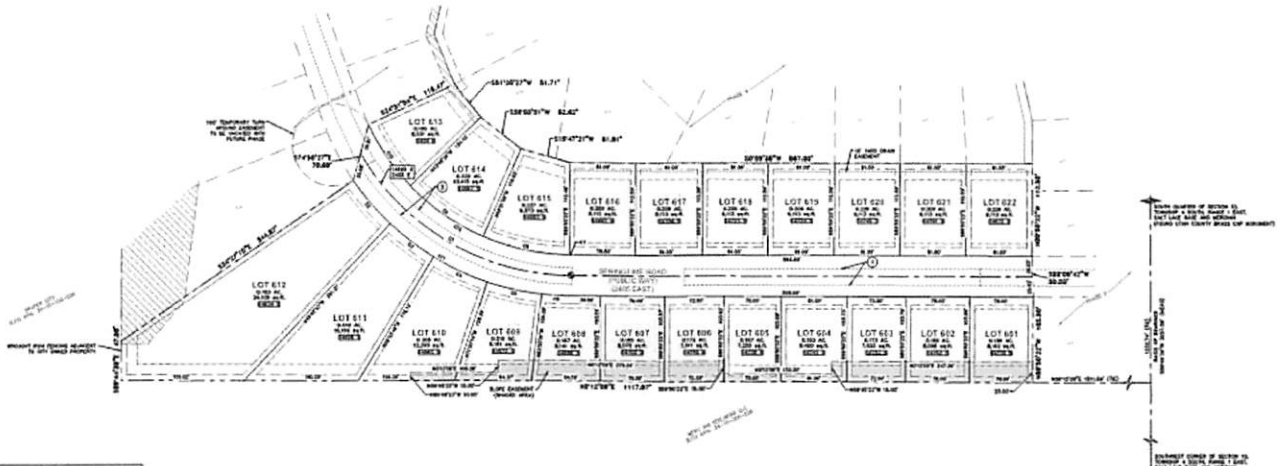
Exhibit B
(Depiction of Edge Property Attached)

**HIDDEN CANYON
ESTATES PHASE 6**

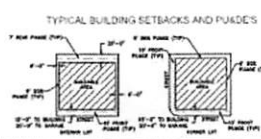
FINAL PLAT
SHEET 2 OF 2
SEPTEMBER 2019



1. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
2. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
3. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
4. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
5. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
6. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
7. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
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10. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
11. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
12. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
13. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
14. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
15. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
16. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
17. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
18. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
19. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.
20. The plat is subject to all laws and ordinances of the State of Colorado and the County of Summit.



Line #	Length	Bearing	Adj.	Old Station	New Station
01	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
02	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
03	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
04	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
05	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
06	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
07	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
08	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
09	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
10	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
11	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
12	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
13	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
14	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
15	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
16	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
17	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
18	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
19	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00
20	100.00	S 00° 00' 00" W	0.0000	100+00.00	100+00.00



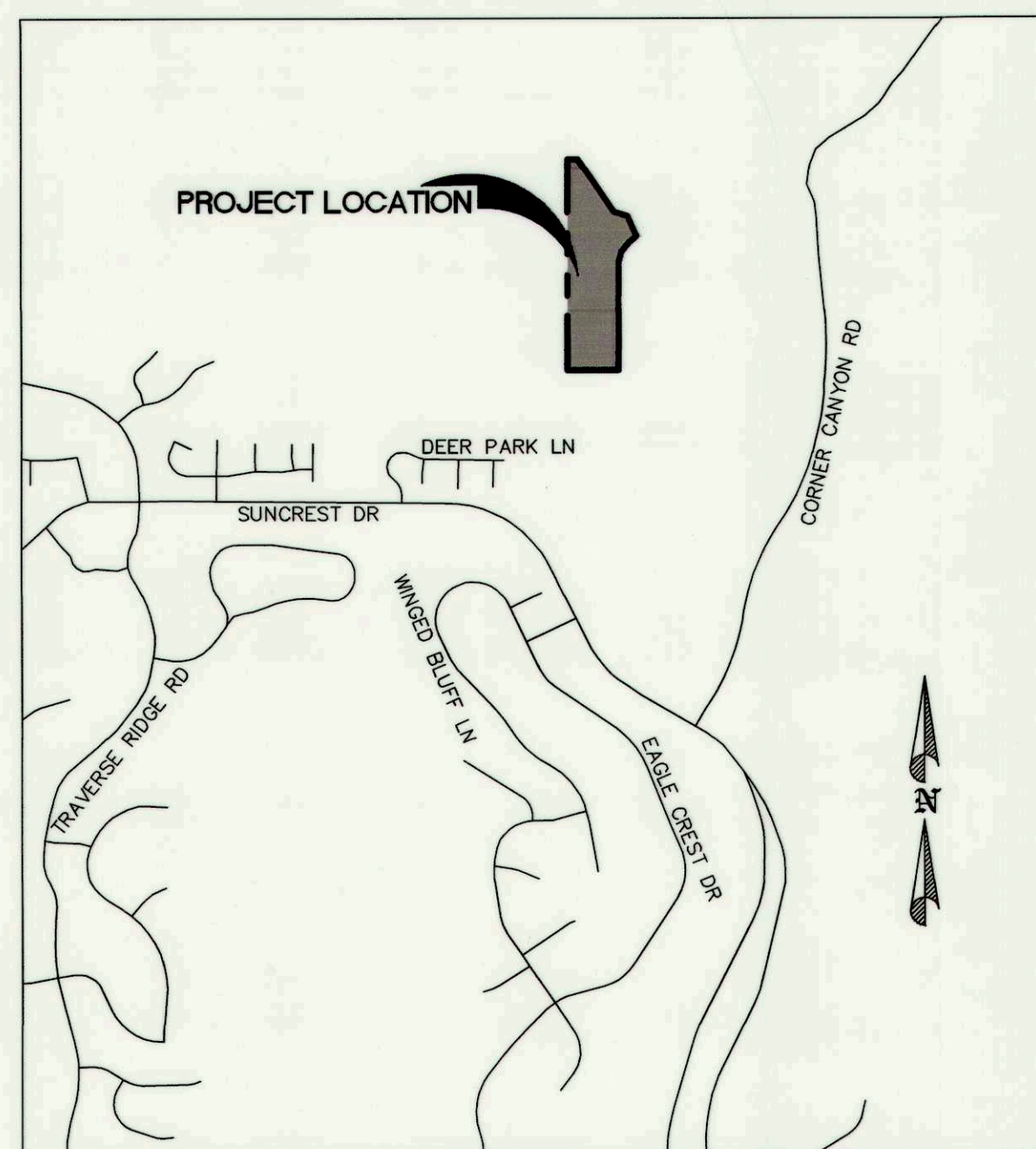
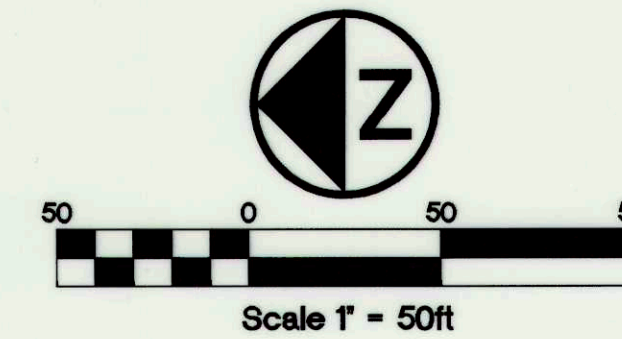
- LEGEND**
- 1. PUBLIC UTILITY RIGHT-OF-WAY
 - 2. PUBLIC UTILITY RIGHT-OF-WAY
 - 3. PUBLIC UTILITY RIGHT-OF-WAY
 - 4. PUBLIC UTILITY RIGHT-OF-WAY
 - 5. PUBLIC UTILITY RIGHT-OF-WAY
 - 6. PUBLIC UTILITY RIGHT-OF-WAY
 - 7. PUBLIC UTILITY RIGHT-OF-WAY
 - 8. PUBLIC UTILITY RIGHT-OF-WAY
 - 9. PUBLIC UTILITY RIGHT-OF-WAY
 - 10. PUBLIC UTILITY RIGHT-OF-WAY
 - 11. PUBLIC UTILITY RIGHT-OF-WAY
 - 12. PUBLIC UTILITY RIGHT-OF-WAY
 - 13. PUBLIC UTILITY RIGHT-OF-WAY
 - 14. PUBLIC UTILITY RIGHT-OF-WAY
 - 15. PUBLIC UTILITY RIGHT-OF-WAY
 - 16. PUBLIC UTILITY RIGHT-OF-WAY
 - 17. PUBLIC UTILITY RIGHT-OF-WAY
 - 18. PUBLIC UTILITY RIGHT-OF-WAY
 - 19. PUBLIC UTILITY RIGHT-OF-WAY
 - 20. PUBLIC UTILITY RIGHT-OF-WAY

1. OF THIS BOUNDARY
2. OF THIS BOUNDARY
3. OF THIS BOUNDARY

FINAL LOCAL ENTITY PLAT HIDDEN CANYON ESTATES PHASE 6

TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION

AUGUST 2020



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, KACAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

8/7/2020
DATE

Kacan M. Dixon
SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN UTAH COUNTY, SAID TRACT OF LAND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 275,495 SQUARE FEET OR 6.324 ACRES, MORE OR LESS

BASIS OF BEARING:

THE BASIS OF BEARINGS IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

GENERAL NOTES:

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE UTAH COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

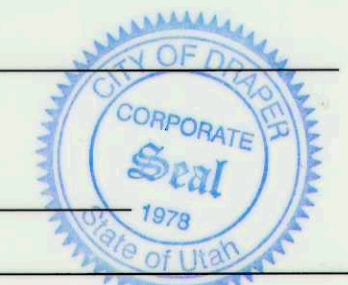
ACCEPTANCE CERTIFICATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, Draper City Council HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE 17-23-20, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID SERVICE DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE HIDDEN CANYON ESTATES PHASE 6 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION.

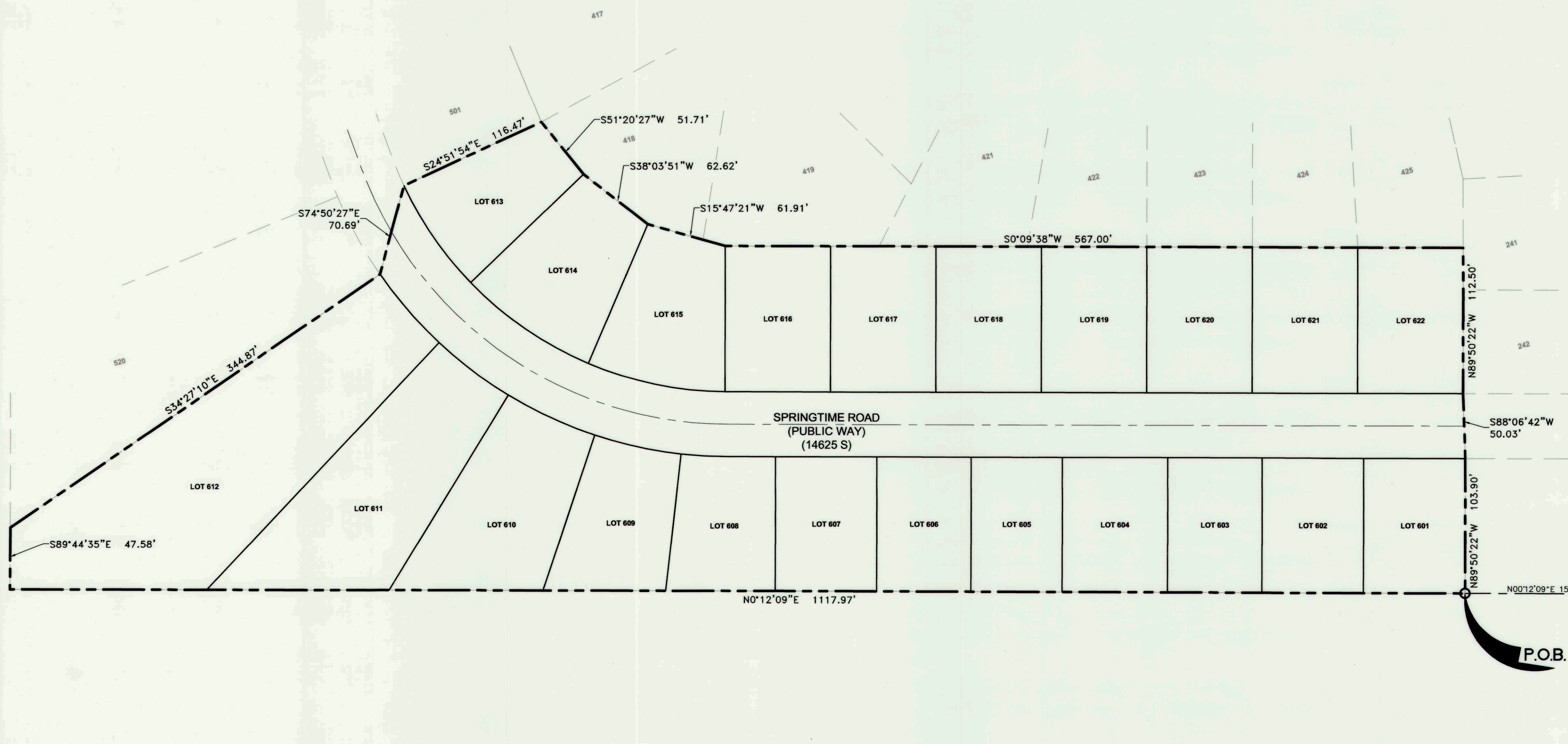
DATED THIS 7th DAY OF August A.D. 2020
Mayor, Trudy

ATTEST *Kacan M. Dixon*
CLERK-RECORDER



FINAL LOCAL ENTITY PLAT HIDDEN CANYON ESTATES PHASE 6 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION

LOCATED IN SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY BRASS CAP MONUMENT)
1332.74' (MEAS)
BASIS OF BEARINGS
S89°49'39" W 3657.56' (MEAS)
SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND SALT LAKE COUNTY BRASS CAP MONUMENT)

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- BOUNDARY LINE
- STREET CENTERLINE
- ADJACENT PROPERTY / ROW LINE
- POB POINT OF BEGINNING

COUNTY SURVEYOR'S SEAL

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

Dawn Rattelle 9-3-20
COUNTY SURVEYOR DATE

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL