

STATE OF UTAH

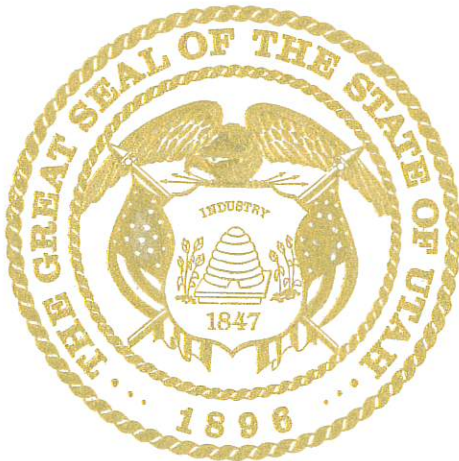


OFFICE OF THE LIEUTENANT GOVERNOR  
CERTIFICATE OF ANNEXATION

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 August 24, 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 September 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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August 24, 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: Wasatch Front Investment Properties Annexation into Lehi City**

Dear Sir,

At the May 28, 2019, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #39-2019 approving the Wasatch Front Properties Annexation. Since 90 days has elapsed from the approval date of the Ordinance, the Lehi City Council re-approved the boundary adjustment on July 28, 2020 by re-adopting Ordinance #39-2019.

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: 39-2019**

**AN ORDINANCE APPROVING THE WASATCH FRONT INVESTMENT  
PROPERTIES ANNEXATION**

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Wasatch Front Investment Properties Annexation, located at 1550 North 1255 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 28<sup>th</sup> day of May, 2019, 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 Wasatch Front Investment Properties 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 R-1-Flex 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 on the 28<sup>th</sup> day of May, 2019; and then reapproved on this 28<sup>th</sup> Day of July, 2020.

ATTEST

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

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



EXHIBIT "A"

Lehi Wasatch Front Investment Properties Annexation Legal Description

ANNEXATION DESCRIPTION

COMMENCING AT A POINT WHICH IS ON AN EXISTING FENCE LINE WHICH POINT IS SOUTH ALONG THE SECTION LINE 33.00 FEET AND EAST 262.33 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°41'07" EAST 96.97 FEET; THENCE SOUTH 14°17'43" EAST 335.00 FEET; THENCE SOUTH 89°01'00" WEST 180.65 FEET; THENCE NORTH 00°10'00" EAST 329.95 FEET TO THE POINT OF BEGINNING.

# WASATCH FRONT ANNEXATION INTO CITY OF LEHI

NORTH QUARTER  
CORNER SECTION 8,  
TOWNSHIP 5 SOUTH,  
RANGE 1 EAST, SALT  
LAKE BASE AND  
MERIDIAN

NW CORNER SECTION 8, TOWNSHIP  
5 SOUTH, RANGE 1 EAST, SALT  
LAKE BASE AND MERIDIAN

SECTION LINE - BASIS OF BEARING  
(N 89°56'53" E 2658.70)

1500 NORTH STREET LEHI CITY  
9600 NORTH STREET UTAH COUNTY

6 5  
7 8

5 8

SOUTH 33.00'

EAST 262.33

POINT OF BEGINNING

193.93'

S 88°41'07" E

96.97'

96.96'

MITCHELL PROPERTY  
12:036:0005

PROPOSED  
ANNEXATION  
AREA

17,712.13 SQ. FT.  
0.41 ACRES  
ZONE A-1  
WASATCH FRONT INVESTMENTS OF UTAH  
(LIES WITHIN CITY BOUNDARY)

DAWSON PROPERTY  
12:036:0003

MITCHELL PROPERTY  
12:036:0064

WASATCH FRONT INVESTMENTS OF UTAH  
12:036:0002  
45,440.36 SQ. FT.  
1.04 ACRES  
ZONE R-1-FLEX

EXISTING LEHI CITY PORTION  
ANNEXATION PORTION  
PARCEL TOTAL  
17,712.13 SQ. FT. (0.41 ACRES)  
45,440.36 SQ. FT. (1.04 ACRES)  
63,152.49 SQ. FT. (1.45 ACRES)

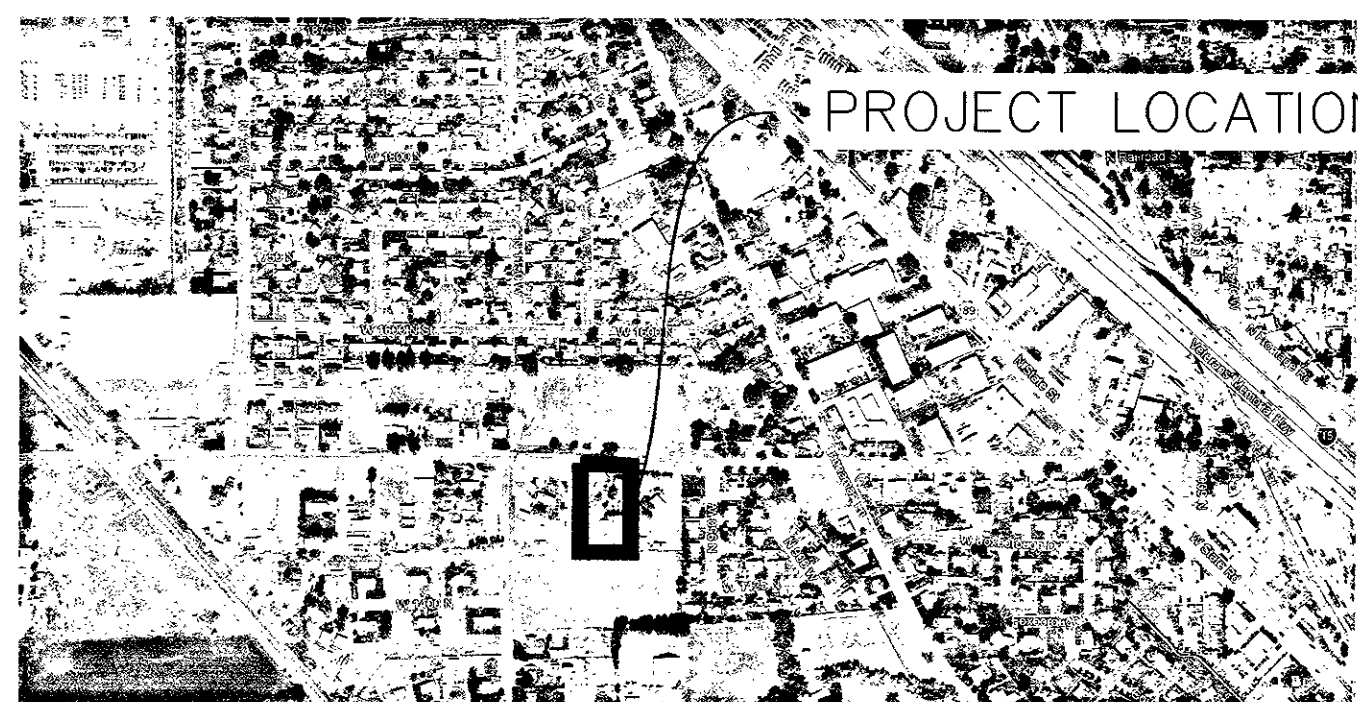
S 89°01'00" W  
451.90'

S 89°01'00" W  
180.65'

S 89°01'00" W  
12.86'

EXISTING LEHI CITY BOUNDARY

MITCHELL PROPERTY  
12:036:0030

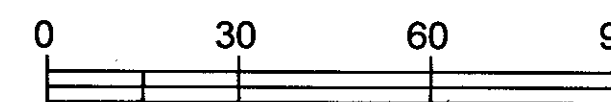


VICINITY MAP (NTS)

### LEGEND

- SECTION LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ROAD CENTER LINE
- EXISTING LEHI CITY BOUNDARY
- PROPOSED ANNEXATION AREA
- UTAH COUNTY SURVEY MONUMENT

SCALE (FT.)



1"=30'

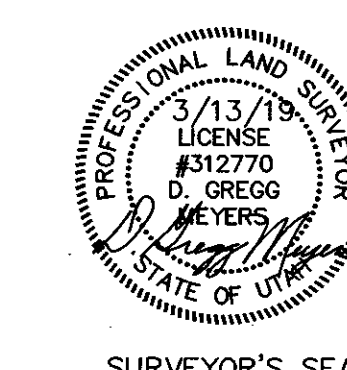
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH

#### ANNEXATION DESCRIPTION

COMMENCING AT A POINT WHICH IS ON AN EXISTING FENCE LINE WHICH POINT IS SOUTH ALONG THE SECTION LINE 33.00 FEET AND EAST 262.33 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°41'07" EAST 96.97 FEET; THENCE SOUTH 14°17'43" EAST 335.00 FEET; THENCE SOUTH 89°01'00" WEST 180.65 FEET; THENCE NORTH 00°10'00" EAST 329.95 FEET TO THE POINT OF BEGINNING, CONTAINING 63,152 SQUARE FT (1.45 ACRES).

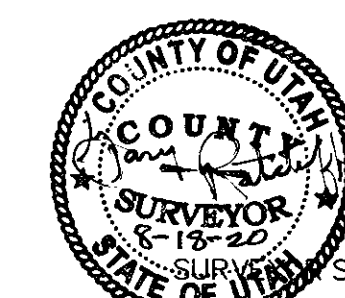
*D. Gregg Meyers*  
SURVEYOR  
3/13/19  
DATE



### UTAH COUNTY SURVEYOR

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

*Jane Raitelle*  
COUNTY SURVEYOR  
August 18, 2020  
DATE



### 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

WASATCH FRONT ANNEXATION.

DATED THIS 31<sup>ST</sup> DAY OF JULY, 2020

*[Signature]*  
MAYOR

ATTEST: *[Signature]*  
RECORDER



RECORDER SEAL

### WASATCH FRONT ANNEXATION PLAT INTO CITY OF LEHI