

STATE OF UTAH

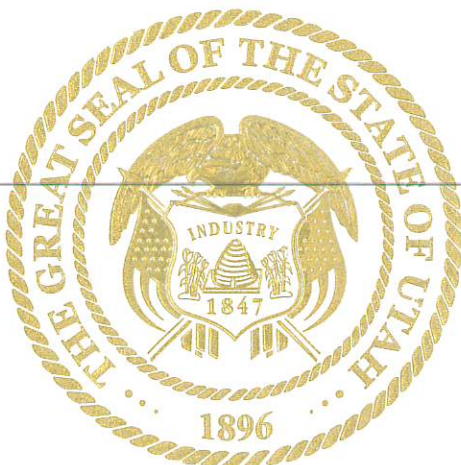


OFFICE OF THE LIEUTENANT GOVERNOR  
CERTIFICATE OF ANNEXATION

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 December 8, 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 18<sup>th</sup> day of December 2020 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX  
Lieutenant Governor

**NOTICE OF IMPENDING BOUNDARY ACTION**

TO: The Lieutenant Governor, State of Utah

**NOTICE IS HEREBY GIVEN** that the City Council of Richfield City, Utah (the "Council"), at a regular meeting of the Council, duly convened pursuant to notice, on December 8, 2020, adopted an ordinance to annex 15.46 acres of land into the corporate limits of Richfield City.

Pursuant to Utah Code Ann. Section 10-2-407, and Ordinance 2020-14, the corporate limits of Richfield City are extended to include the property identified in the Ordinance 2020-14 and the approved final plat.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Annexation.

DATED this 8 day of December, 2020.

CITY COUNCIL, RICHFIELD UTAH

By: *David Ogden*, Mayor

VERIFICATION

STATE OF UTAH                    )  
  :SS.  
COUNTY OF SEVIER            )



The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing Notice of Impending Boundary Action are true, accurate, and complete to the best of the undersigned's knowledge and belief.

David Ogden, Mayor, City Council, Richfield City Utah.

SUBSCRIBED AND SWORN to before me this 8 day of December, 2020.

*Tricia Curtis* NOTARY PUBLIC

**ORDINANCE NO. 2020-14**  
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, Roger L. Peterson, Karen Fredrickson, Chris J. Peterson, Joseph V. Peterson, Linda Hansen, Trustee, and Molly K. Ohlin, Trustee; and

WHEREAS, said real property consists of approximately 15.46 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 AT A POINT LOCATED NORTH 178.07 FEET AND WEST 163.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, T.23 S., R.3 W., S.L.B. & M., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 16 OF THE FARM PLAT, SAID POINT ALSO BEING LOCATED ON THE SOUTHEAST CORNER OF TAX PARCEL NUMBER 4-241-72, SAID POINT

ALSO BEING LOCATED ON THE NORTH LINE OF TAX PARCEL 4-241-70; THENCE N88°01'43"W ALONG THE SOUTH LINE OF SAID TAX PARCEL 4-241-72, AND THE SOUTH LINE OF TAX PARCEL 4-241-71, AND A NORTH LINE OF THE EXISTING RICHFIELD CITY BOUNDARY 671.97 FEET TO THE SOUTHWEST CORNER OF SAID TAX PARCEL 4-241-71, AND THE SOUTHWEST CORNER OF LOT 3 OF THE FARM PLAT, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF 100 EAST STREET, AND A EAST LINE OF THE EXISTING RICHFIELD CITY BOUNDARY; THENCE N00°31'43"W ALONG SAID EAST RIGHT-OF-WAY LINE 1,003.20 FEET TO THE NORTHWEST CORNER OF LOT 6 OF THE FARM PLAT AND THE SOUTHWEST CORNER OF TAX PARCEL 4-241-75; THENCE S88°01'43"E ALONG THE NORTH LINE OF SAID LOT 6 AND LOT 5 OF THE FARM PLAT ALSO ALONG THE SOUTH LINE OF SAID TAX PARCEL 4-241-75, 671.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 OF THE FARM PLAT AND THE SOUTHEAST CORNER OF SAID TAX PARCEL 4-241-75 ALSO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 200 EAST STREET; THENCE S00°31'43"E ALONG SAID WEST RIGHT-OF-WAY OF 200 EAST STREET, 1,003.20 FEET TO THE POINT OF BEGINNING. CONTAINING 15.46 ACRES.

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 8<sup>th</sup> day of December 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"/>

**RESOLUTION NO. 2020-11**

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, UTAH CODE ANNOTATED, 1953, AS AMENDED.

WHEREAS, on the 21st day of September 2020, the owner of certain real property, Roger L. Peterson, Karen Fredrickson, Chris J. Peterson, Joseph V. Peterson, Linda Hansen, Trustee, and Molly K. Ohlin, Trustee; petitioners, filed a petition with the city recorder of Richfield City, Sevier County, the State of Utah requesting that such property be annexed to the corporate boundaries of Richfield City; and

WHEREAS, said petition contains the signatures of the owners of private real property that is: 1) located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation, and 3) is equal in value to at least one-third of the value of all the private real property within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Richfield City and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the city recorder; and

WHEREAS, said petition appears to comply with all of the requirements of Section 10-2-402 and 403, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Richfield City, Sevier County, State of Utah, that the Annexation Petition is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the city recorder for review pursuant to Section 10-2-405(2), Utah State Code Annotated, 1953, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 13th day of October 2020.

RICHFIELD CITY  
A Utah Municipal Corporation

By   
David C. Ogden, Mayor

ATTEST:

  
Michele Jolley, Recorder

( S E A L )

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

**Petition for Annexation #2020-2  
of Territory  
To Richfield City, Utah**

TO THE COUNCIL OF RICHFIELD CITY:

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Richfield City, hereby submit this *Petition for Annexation* and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Richfield City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
  - a. Is located within the area proposed for annexation;
  - b. Covers a majority of the private land area within the area proposed for annexation;
  - c. Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
  - d. Is described as follows:

The property subject of this petition lies contiguous to the present boundary of Richfield City's corporate limits (describe approximate location) 15.13 +/- acres at approximately 1200 S 100 E Richfield Utah and more particularly described as follows (see legal description attached):

4. That up to five (5) of the signers of this petition have been designated as sponsors, one of whom is designated as the AContact Sponsor@, with the mailing address of each sponsor being indicated;
5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected or granted;
6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125 U.C.A. if:
  - a. The request or petition was filed before the filing of the annexation petition; and
  - b. The request, a petition under Section 10-2-109 based on

that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;

- 7. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith; and
- 8. That the petitioners request the property, if annexed, to be zoned General Commercial.
- 9. That the petitioners agree to deposit with the City, underground water equal to one (1) acre foot per acre of underground water as defined in the annexation policy of Richfield City.

**WHEREFORE**, the petitioners(s) hereby request that this petition be considered by the governing body at its regular meeting, or as soon thereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

DATED this 21 day of September, 2020.

**PETITIONER(S): (name(s) as it/they appear(s) on county tax roles):**

**ADDRESS / TELEPHONE NO (contact sponsor only):**

**CS:** Brayden Gardner  
Jimmy Seear

745 S Main Richfield 435-201-2150  
PO BOX 23 Gunnison Utah 720-270-6800

**Printed name of Owner(s)**

**Signature of Owner(s)**

**S:** Roger Peterson

DocuSigned by:  
Roger L Peterson Sep-21-2020 | 13:00 M

**S:** Karen Fredrickson

DocuSigned by:  
karen Fredrickson Sep-21-2020 | 10:18

**S:** Chris Peterson

032A1E5AF2F7411...  
Chris Peterson Sep 21 2020

**S:** Joseph Peterson

Joseph V Peterson Sep 21 2020

**S:** Linda Hansen, Trustee

Linda Hansen, trustee 9-21-2020

**S:** Molly Kaye Ohlin, Trustee

DocuSigned by:  
Molly Kaye Ohlin Sep-18-2020 | 13:27

**CS** - Contact Sponsor

**S** - Sponsor

(Attach additional sheets if necessary)

<u>RECORD OWNER</u>	<u>NO. OF ACRES</u>	<u>ASSESSED VALUE</u>	<u>SEVIER CO. TAX NUMBER</u>
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Ila Mae Peterson Trust	5.01	\$36,072	4-241-73
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Vonda B Peterson Trust	5.01	\$36,072	4-241-74
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(The following four owners own both parcels below)

Chris Peterson

Roger Peterson	2.60	\$18,720	4-241-71
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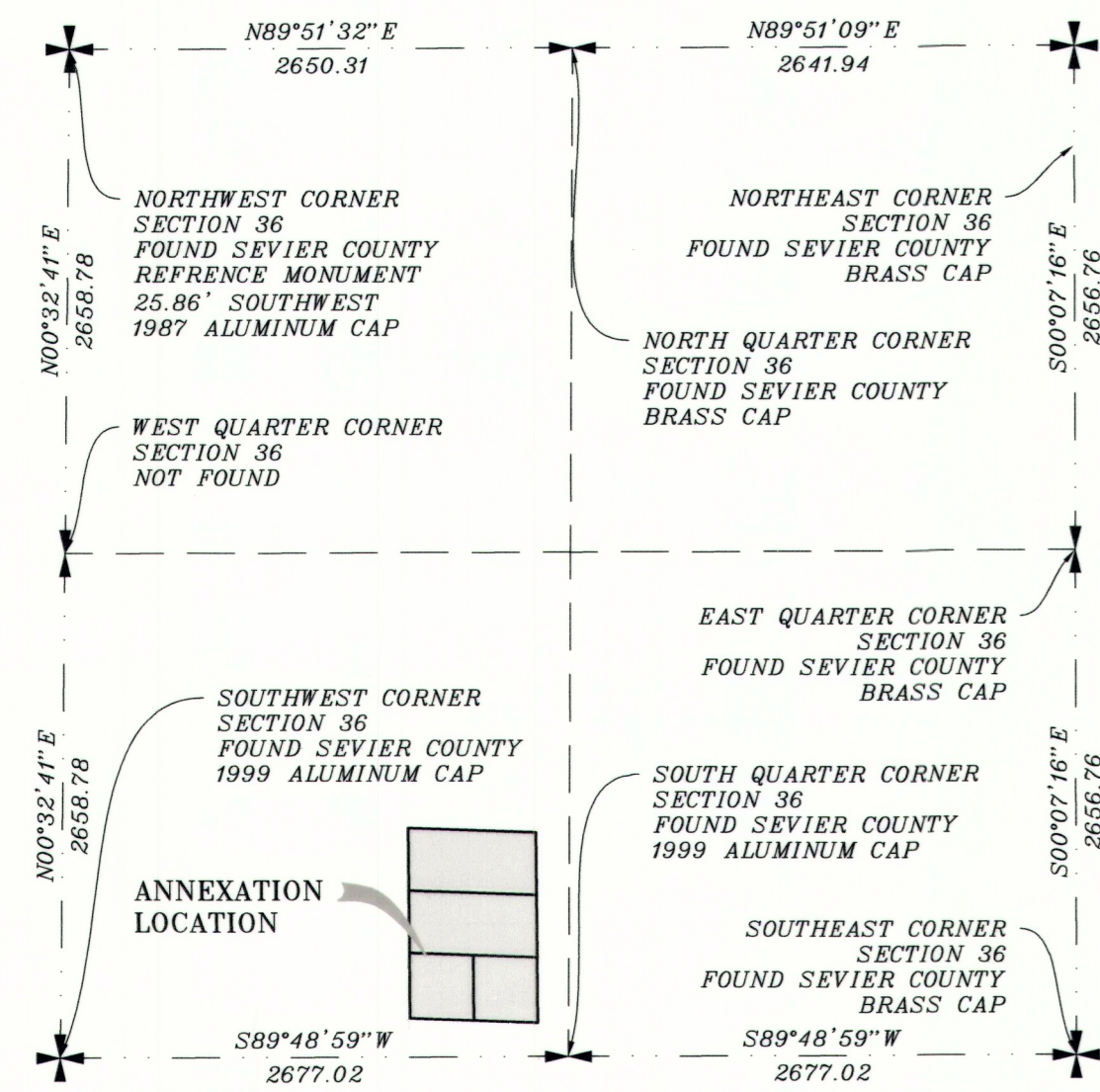
Joseph Peterson	2.51	\$18,072	4-241-72
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Karen Fredrickson



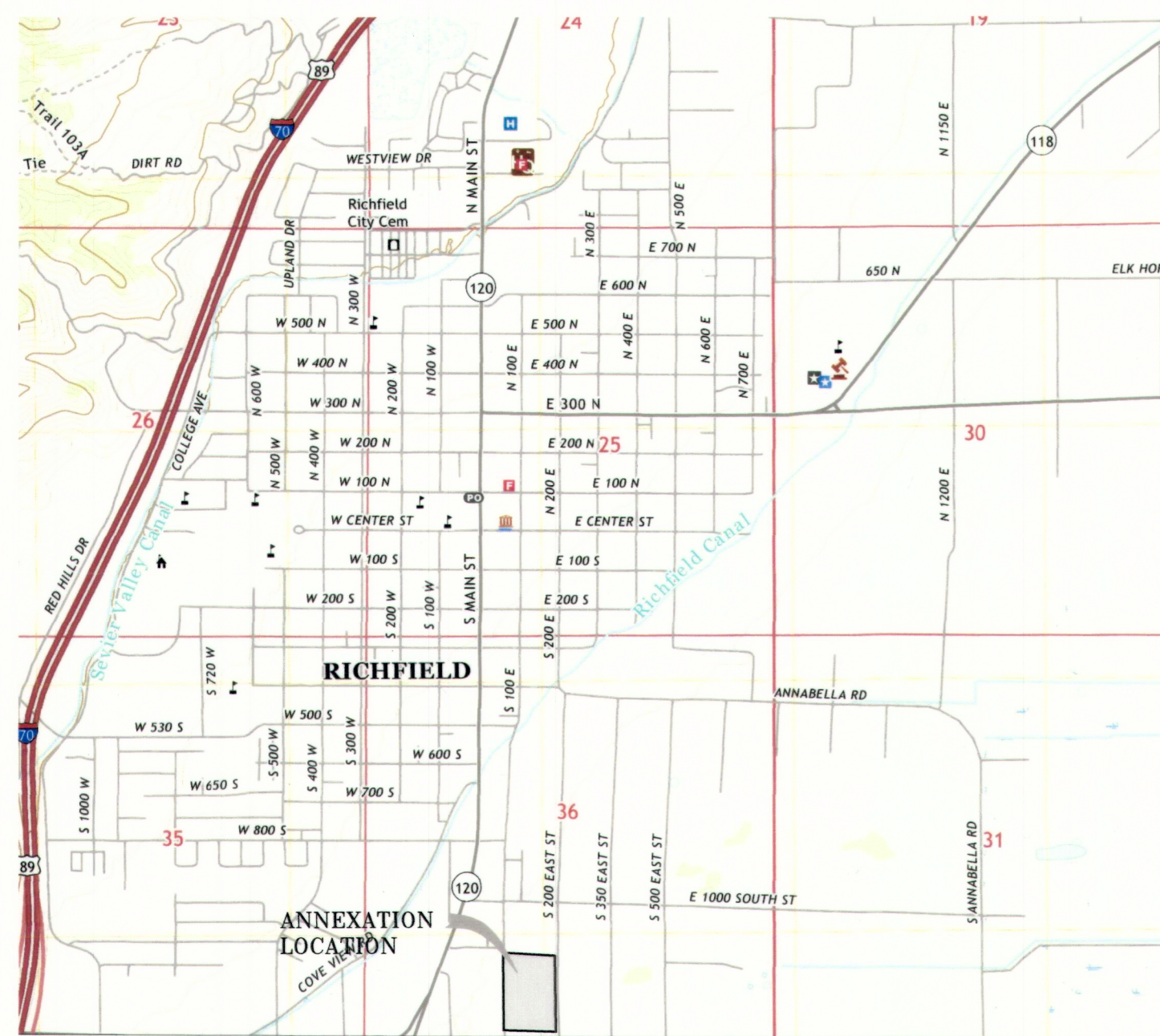
# CSSE COMPOSITES ANNEXATION

## LOCATED IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN RICHFIELD CITY, SEVIER COUNTY, UTAH 2020



SECTION 36, T 23 S, R.3 W.

NOT TO SCALE



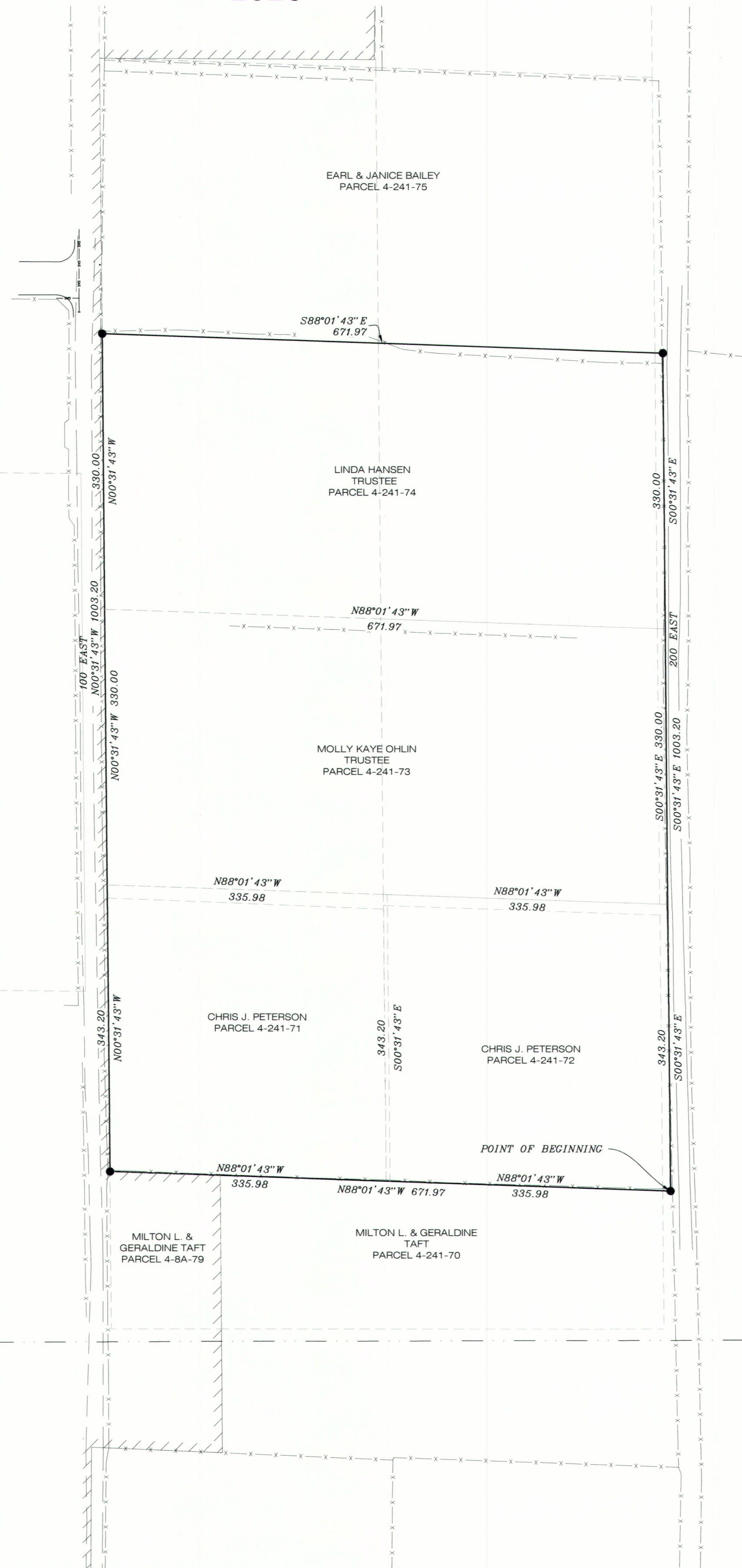
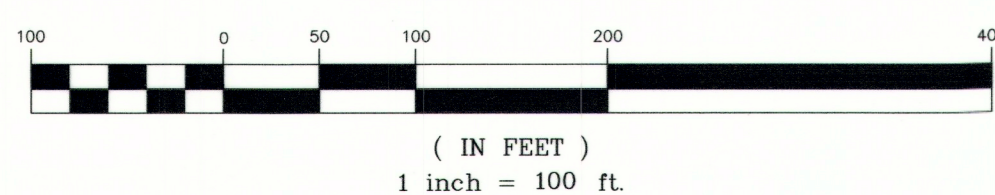
VICINITY MAP

NOT TO SCALE

**LEGEND**

- ANNEXATION BOUNDARY LINE
- DEED LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- EXISTING FENCE LINES
- EDGE OF ASPHALT
- SET YELLOW PLASTIC CAP
- STAMPED LS 183343
- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- EXISTING CITY BOUNDARY

**GRAPHIC SCALE**

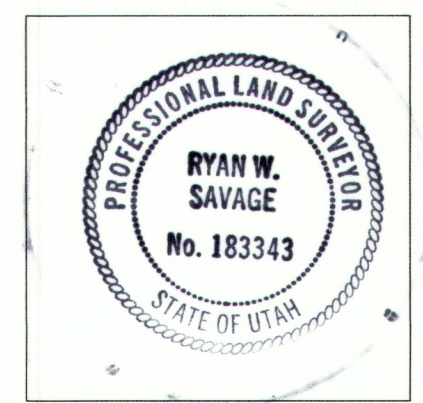


**SURVEYORS CERTIFICATE**

I, RYAN W. SAVAGE, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #183343, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE ANNEXED.

*Ryan W. Savage*  
RYAN W. SAVAGE, PLS 183343

11/30/2020  
DATE



SURVEYORS SEAL

**ANNEXATION DESCRIPTION**

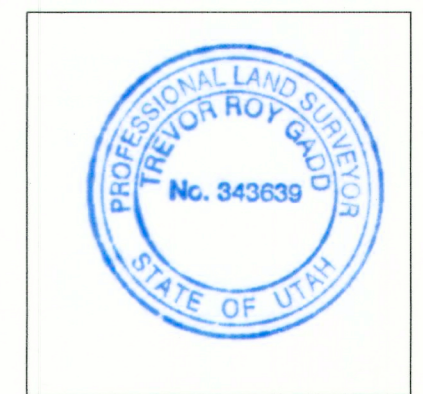
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**COUNTY SURVEYOR'S APPROVAL**

I, *Troy E. Gadd*, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, ACTING AS THE SEVIER COUNTY DEPUTY 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.

*Troy E. Gadd*  
ACTING DEPUTY COUNTY SURVEYOR

11/30/2020  
DATE



SURVEYORS 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 UTAH CODE SECTION 10-2-403 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 CSSE COMPOSITES ANNEXATION.

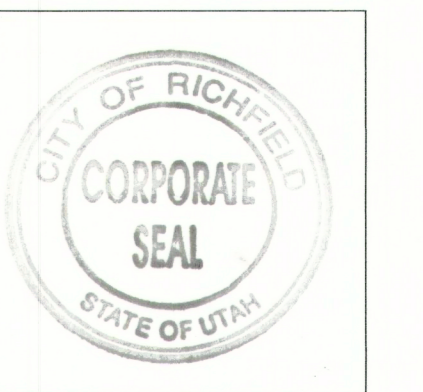
- |  |   |
|--|---|
| <i>Wade C. Ogden</i><br>MAYOR              | <i>Comie Kullen</i><br>COUNCIL MEMBER   |
| <i>Pat Coffey</i><br>COUNCIL MEMBER        | <i>Bryan Z. Brown</i><br>COUNCIL MEMBER |
| <i>Kathy Christensen</i><br>COUNCIL MEMBER | <br>COUNCIL MEMBER                      |

ATTEST: *Mason H. Peay*  
CITY RECORDER

**APPROVALS**

*Monte Turner*  
PLANNING COMMISSION CHAIRMAN

n/a  
CITY ATTORNEY



ATTEST: *Mason H. Peay*  
CITY RECORDER

CITY RECORDERS SEAL



DRAWN: R.W.S. CHECKED: R.W.S. 2009-016S DWG: ANNEXATION DATE: 10/27/2020

## CSSE COMPOSITES ANNEXATION

RICHFIELD CITY, SEVIER COUNTY, UTAH  
SCALE: 1" = 100'