

STATE OF UTAH

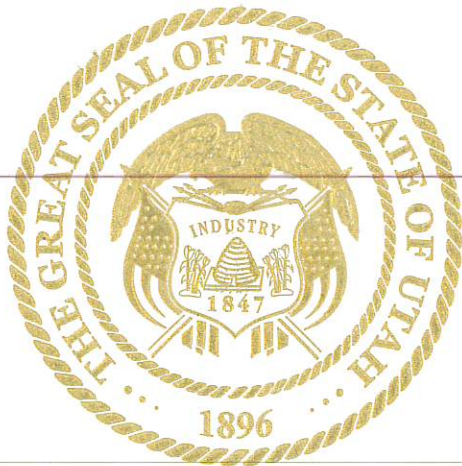


OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, DEIDRE M. HENDERSON, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from NEPHI CITY, dated January 27, 2021, 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 the NEPHI CITY, located in Juab County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 1st day of February, 2021 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



NEPHI CITY

21 East 100 North Nephi, UT 84648

Phone: 435-623-0822

Fax: 435-623-5443

January 27, 2021

Lieutenant Governor of Utah
350 N State Street, Suite 220
PO Box 142325
Salt Lake City, UT 84114-2325
annexations@utah.gov

RE: NEPHI SOUTH COMMERCIAL PARK ANNEXATION

Dear Lt. Governor:

This letter certifies and is official notification that the Nephi South Commercial Park Annexation complies with the legal requirements and that all the steps necessary for municipality annexation outlined by state statute have been followed. I am requesting certification of this boundary action.

Sincerely,

Lisa E. Brough
Nephi City Recorder
435.623.0822
lisabrough@nephi.utah.gov

Published
1-27-21

ORDINANCE 01-19-2021

AN ORDINANCE ANNEXING CERTAIN PROPERTIES TO NEPHI CITY AND ESTABLISHING ZONING CLASSIFICATION FOR SAID PROPERTY.

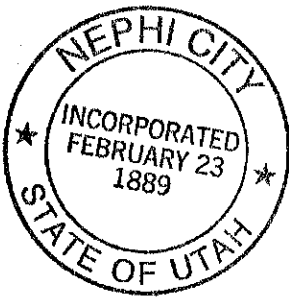
BE IT ORDAINED BY THE CITY COUNCIL OF NEPHI CITY, UTAH:

SECTION I. That the following described real property be, and the same is hereby annexed to Nephi City, Utah, the corporate limits of said city are hereby extended to include said described property, and said property is hereby declared to be part of Nephi City and shall henceforth be subject to all of the ordinances and regulations thereof, and that the description of the boundaries of Nephi City be amended to include the following property to-wit:

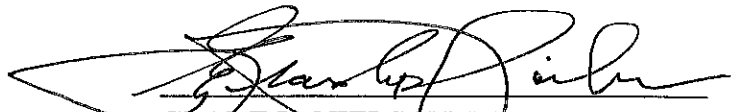
Nephi South Commercial Park Annexation
See Exhibit A

SECTION II. That the territory annexed under Section I above, is hereby classified into the ID-Industrial Zone as shown on Exhibit B.

SECTION III. Passed by the City Council of Nephi City, this 19th day of January, 2021.



NEPHI CITY


GLADE R. NIELSON, Mayor

ATTEST:


LISA E. BROUGH, City Recorder

EXHIBIT A

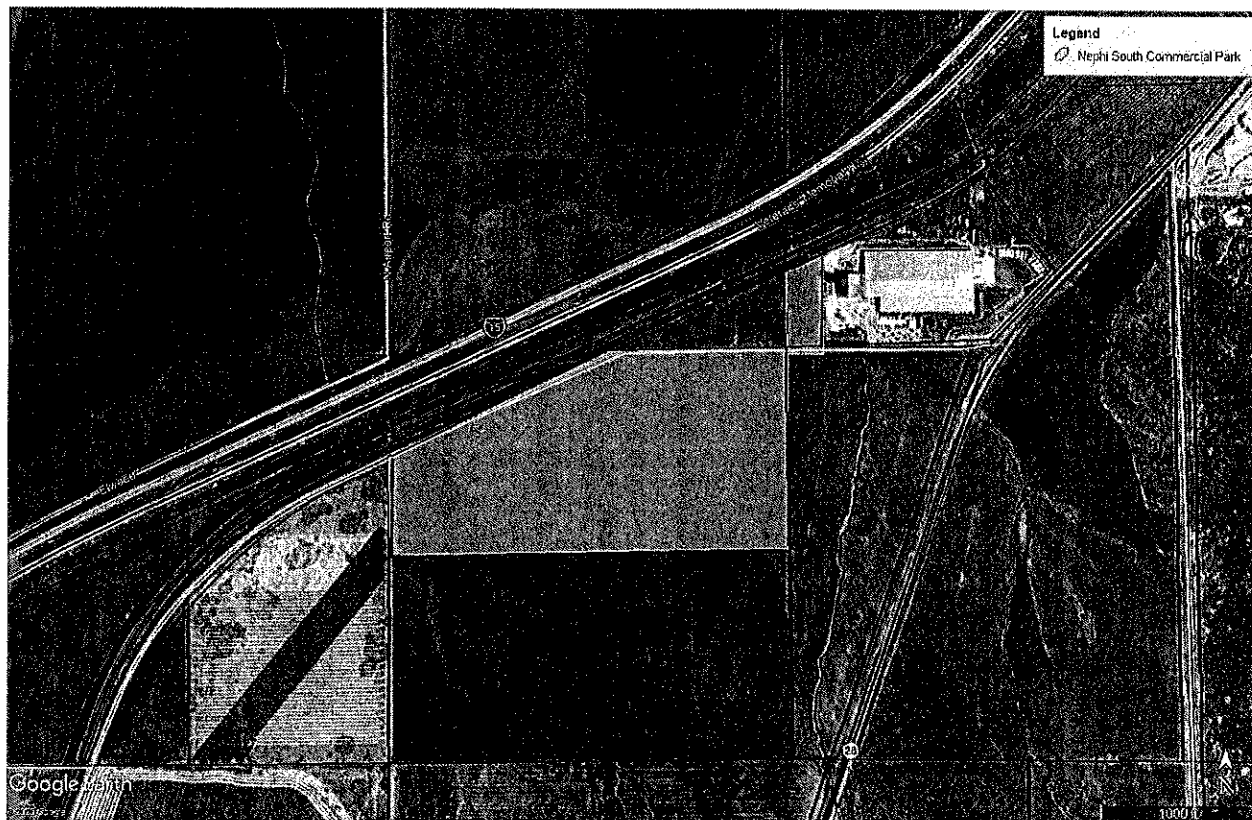
COBURN COUNTY, UTAH. BOUNDARY DESCRIPTION

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 20 Township 13 South Range 1 East SLB&M and that portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ lying South of the Rail Road Right of Way excepting therefrom the westerly 20' of section 19 Township 13 South Range 1 East SLB&M, more particularly described by metes and bounds as follows:

Beginning at the East quarter corner of section 19, Township 13 South, Range 1 East, Salt Lake Base Meridian, thence N. 00°08'36" E. 489.28 feet along the East section line of 19 to the Rail Road Right-of-Way thence N. 65°40'13" E. 265.52 feet along Rail Road Right-of-Way thence S. 00°08'36" W. 669.81 feet along the current fractional limits boundary and to the North line of Sanborn & K. York Division AB 2092-1112-20-1-1 P.4, as recorded in the Utah County recorder's office, thence S. 89°08'12" W. 101.64 feet along said north line to the East section line of section 19, thence S. 00°08'36" W. 1278.61 feet along the said section line to the 16th corner, thence S. 00°08'36" W. 2624.00 feet along the 16th line to a point 20' westerly of the mid-section line, thence N. 00°28'16" W. 694.10 feet along a line that parallels the said mid-section line to the Rail Road Right-of-way thence N. 00°08'36" W. 101.64 feet along the Rail Road Right-of-way to the mid-section line thence N. 00°08'36" W. 101.64 feet to the point of beginning.

Parcels: XB00-2580-
XB00-2592-112

Exhibit B

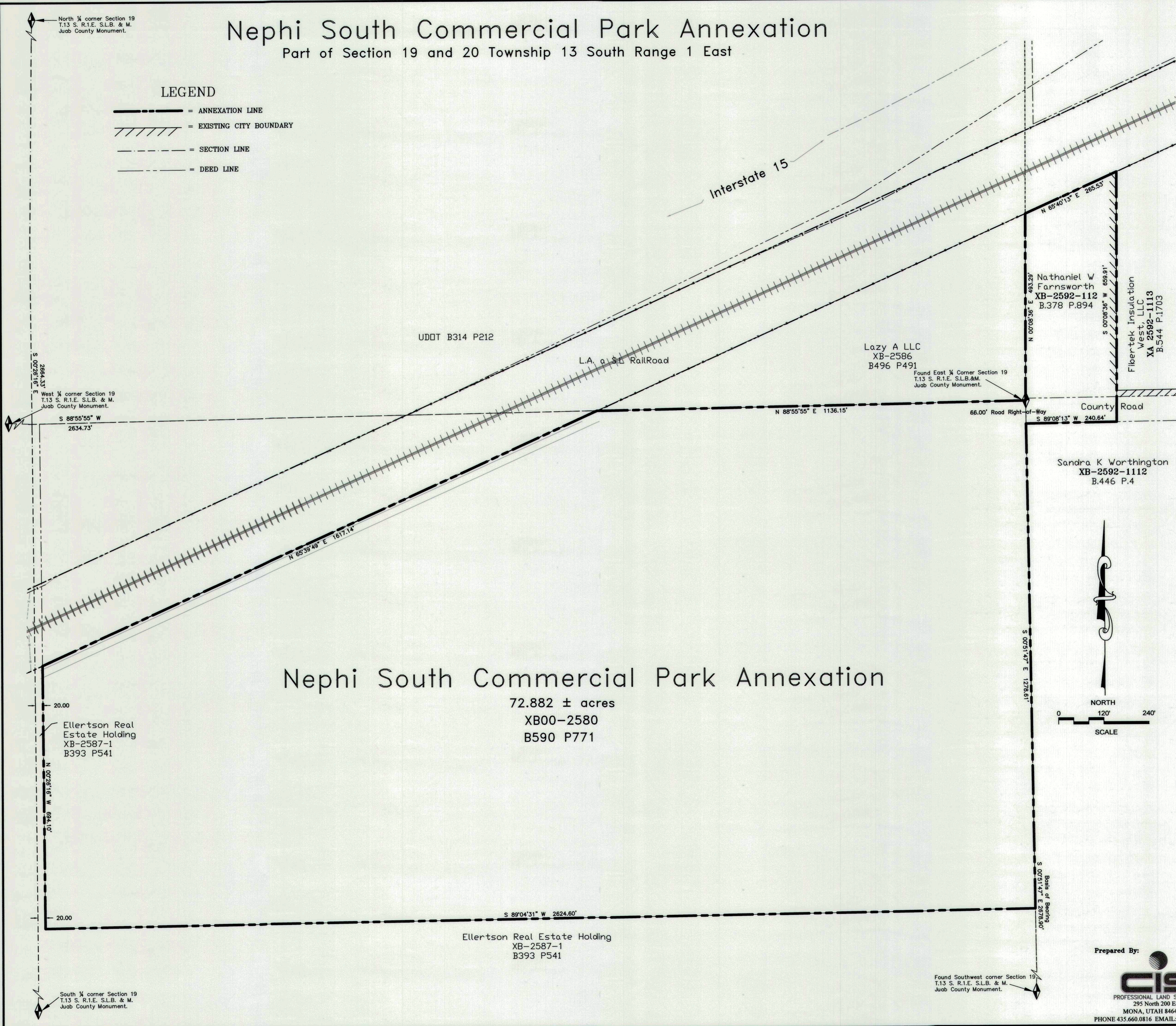


Nephi South Commercial Park Annexation

Part of Section 19 and 20 Township 13 South Range 1 East

LEGEND

- = ANNEXATION LINE
- = EXISTING CITY BOUNDARY
- = SECTION LINE
- = DEED LINE

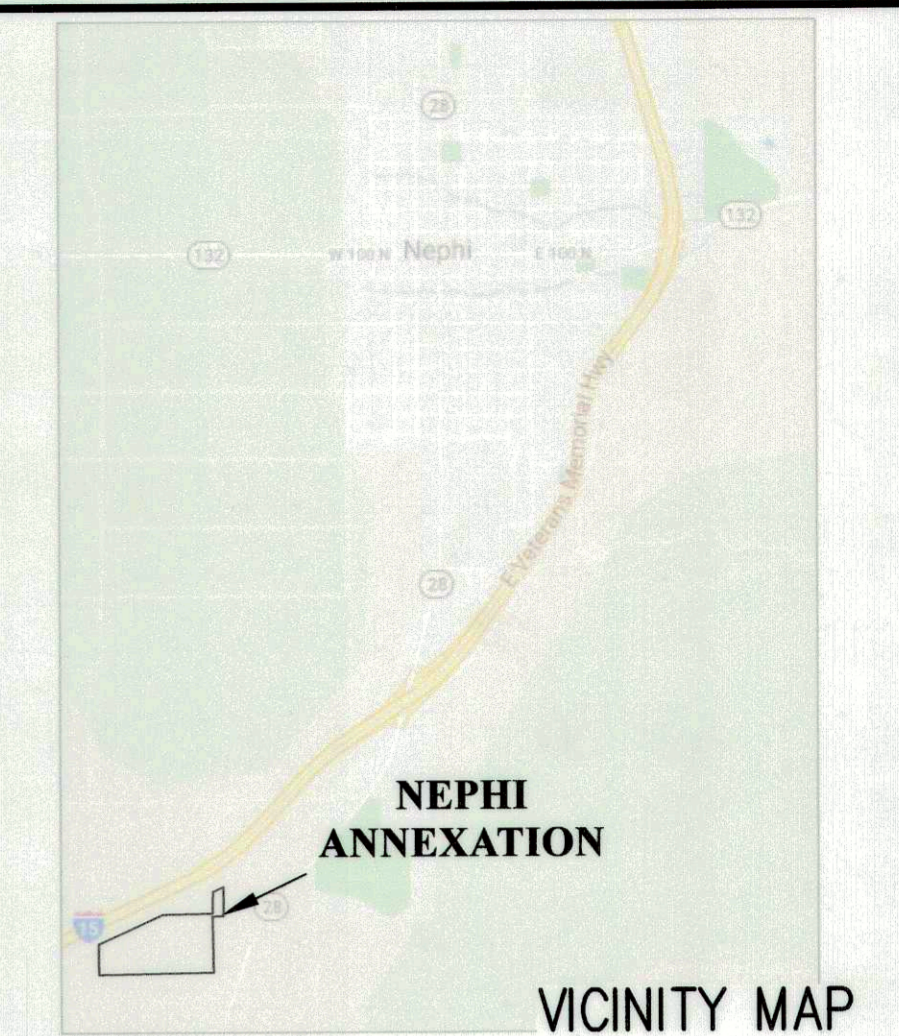


Nephi South Commercial Park Annexation

72.882 ± acres
XB00-2580
B590 P771

Ellertson Real Estate Holding
XB-2587-1
B393 P541

Ellertson Real Estate Holding
XB-2587-1
B393 P541



SURVEYOR'S CERTIFICATE
I, CORY I SQUIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 5561206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NEPHI CITY, JUAB COUNTY, UTAH.

BOUNDARY DESCRIPTION
That portion of the SW¼NW¼ of section 20 Township 13 South Range 1 East SLB&M and that portion of the N½SE¼ lying South of the Rail Road Right of Way excepting therefrom the westerly 20' of section 19 Township 13 South Range 1 East SLB&M, more particularly described by metes and bounds as follows:
Beginning at the East quarter corner of section 19, Township 13 South, Range 1 East, Salt Lake Base Meridian, thence N. 00°08'36" E. 493.29 feet along the East section line of 19 to the Rail Road Right-of-Way, thence N. 65°40'13" E. 265.53 feet along said Rail Road Right-of-Way, thence S. 00°08'36" W. 659.91 feet along the current nephi city limits boundary and to the North line of Sandra K Worthington XB-2592-1112 B.446 P.4, as recorded in the Juab County recorder's office, thence S. 89°08'13" W. 240.64 feet along said north line to the East section line of section 19, thence S. 00°51'47" E. 1278.61 feet along the said section line to the 16th corner, thence S. 89°04'31" W. 2624.60 feet along the sixteenth line to a point 20' easterly of the mid-section line, thence N. 00°26'16" W. 694.10 feet along a line that parallels 20' easterly of the mid-section line to the Rail Road Right-of-way, thence N. 65°39'49" E. 1617.14 feet along the Rail Road Right-of-way to the mid section line, thence N. 88°55'55" E. 1136.15 feet to the point of beginning.
The above described parcel of land contains 3,174,748 square feet in area or 72.882 ± acres more or less.
BASIS OF BEARING = UTAH COORDINATE SYSTEM 1983, CENTRAL ZONE (S 00°51'47" E 2678.90' along the East Line of the E¼ corner to the Southeast corner Section 19)
11-16-20
DATE

ACCEPTANCE BY THE NEPHI CITY COUNCIL:
THIS IS TO CERTIFY THAT WE, THE NEPHI CITY COUNCIL, HAVING DULY NOTICED AND HELD THE PUBLIC HEARING MANDATED BY THE UTAH CODE ANNOTATED, HAVE GRANTED THE PETITION SEEKING ANNEXATION OF THE PROPERTY DEPICTED HEREON AND, AFTER DUE EXAMINATION AND DELIBERATION, HAVE, BY ORDINANCE (NO. 21-19-2021) ANNEXED SAID PROPERTY INTO AND AS A PART OF NEPHI CITY TO BE KNOWN HEREAFTER AS THE "NEPHI SOUTH ANNEXATION." THIS ANNEXATION HAS BEEN COMPLETED AS MANDATED BY UTAH CODE.

THIS 19th DAY OF January, A.D. 2020

Glade Nielson MAYOR
Nathan Mammott COUNCIL MEMBER
Larry Osgood COUNCIL MEMBER
Kent Jones COUNCIL MEMBER
Justin Seely COUNCIL MEMBER
Skip Woodward COUNCIL MEMBER

Recording Information

ATTEST:
CITY CLERK
Jane C. Brown

NEPHI CITY
INCORPORATED FEBRUARY 23 1889
STATE OF UTAH

ANNEXATION PLAT
NEPHI SOUTH COMMERCIAL PARK ANNEXATION
TO NEPHI CITY, JUAB COUNTY, UTAH
SCALE 1"= 120 FEET

<p>SURVEYOR'S SEAL</p>	<p>County Surveyor Acceptance: This plat has been reviewed on behalf of Craig J. Sperry, Juab County Surveyor and is hereby certified as a Final Local Entity Plat pursuant to Utah Code Annotated 47-98-20 by:</p>	<p>CLERK-RECORDER'S SEAL</p>
------------------------	---	------------------------------

Prepared By: **CIS**
PROFESSIONAL LAND SURVEYING
295 North 200 East
MONA, UTAH 84645-0428
PHONE 435.660.0816 EMAIL: cory@cispls.com