

# STATE OF UTAH



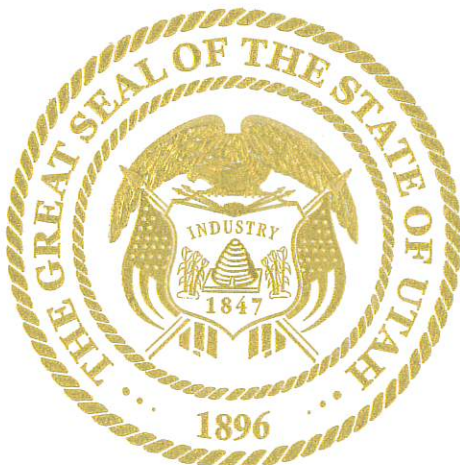
OFFICE OF THE LIEUTENANT GOVERNOR

## 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 for the RODERICK NEPHI BUSINESS PARK ANNEXATION, located in NEPHI CITY, dated July 14, 2022, 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 RODERICK NEPHI BUSINESS PARK ANNEXATION, 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 14<sup>th</sup> day of July, 2022 at Salt Lake City, Utah.



A handwritten signature in black ink, reading '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

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June 29, 2022

Deidre M. Henderson  
Lieutenant Governor of Utah  
350 N State Street, Suite 220  
PO Box 142325  
Salt Lake City, UT 84114-2325  
[annexations@utah.gov](mailto:annexations@utah.gov)

RE: Roderick Nephi Business Park Annexation

Dear Lt. Governor Henderson:

This letter certifies and is official notification that the Roderick Nephi Business Park Annexation request complies with the legal requirements and that all 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](mailto:lisabrough@nephi.utah.gov)

**ORDINANCE 06-07-2022-A**

**AN ORDINANCE ANNEXING CERTAIN PROPERTY 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:

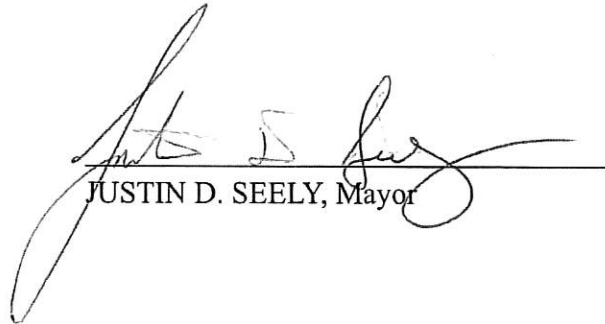
Roderick Nephi Business Park Annexation  
See Exhibit A

**SECTION II.** That the territory annexed under Section I above, is hereby classified into the ID-3 zone as shown on Exhibit B.

**SECTION III.** Passed by the City Council of Nephi City, this 7th day of June, 2022.



NEPHI CITY

  
JUSTIN D. SEELY, Mayor

ATTEST:

  
LISA E. BROUGH, City Recorder

## Exhibit A

### BOUNDARY DESCRIPTION

A parcel of land being all of that entire tract of land described in that Warranty Deed recorded January 29, 2003 as Entry No. 00230023 in Book 0446, at Page 0004 in the Office of the Juab County Recorder, a portion of State Road 28 and a portion of County Road (Elevator Road). Said parcel of land is located in the Southwest Quarter of Section 20, Township 13 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

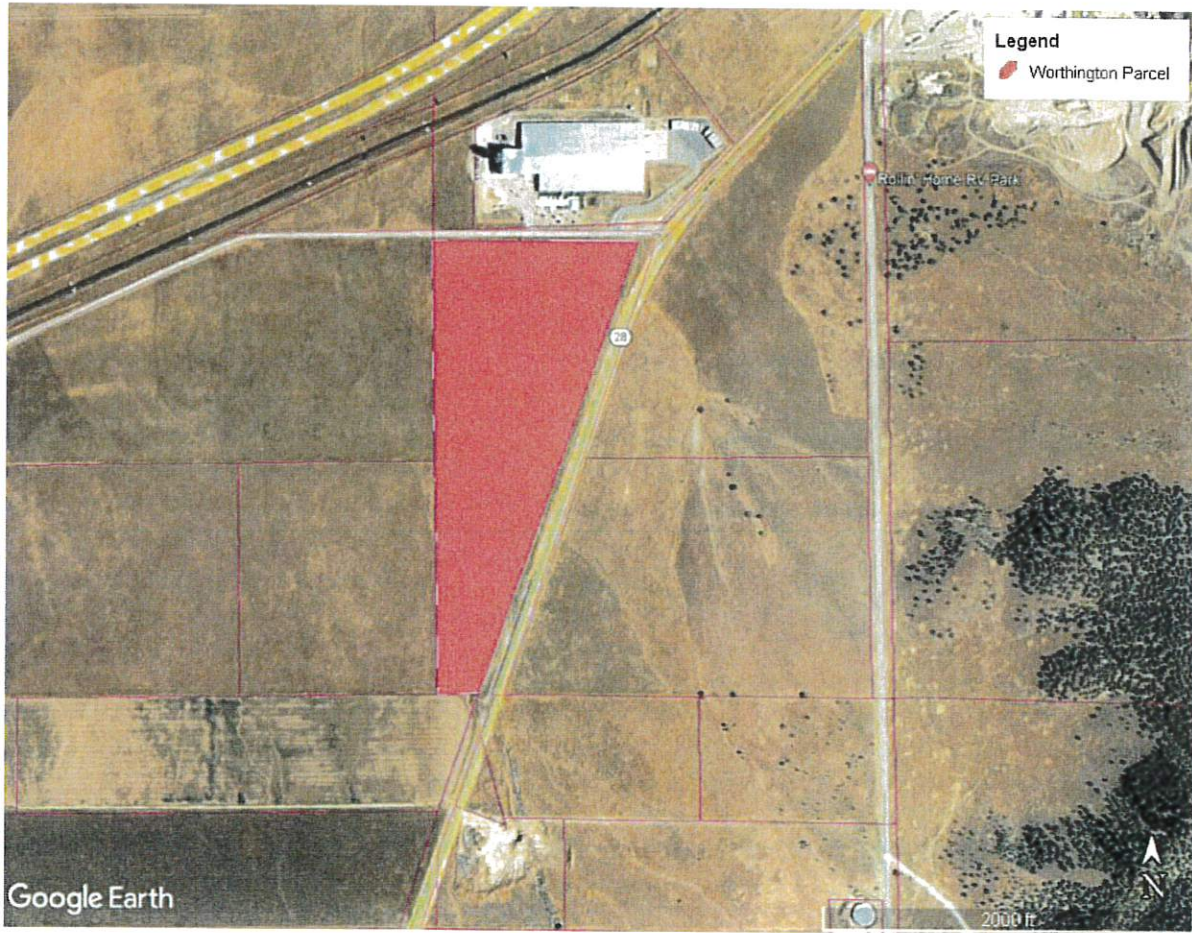
**Beginning** at the Southwest corner of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian, thence North 2618 feet along the Section line to and along an existing Nephi City boundary established by that Nephi South Commercial Park Annexation recorded as Entry No. 298756, having Map #397 in the Office of said Recorder; thence along said existing Nephi City boundary established by said Nephi South Commercial Park Annexation the following two courses: 1) East (R=N 89°08'13" E) 240.64 feet more or less; 2) N. 00°58'20" E. (R=N 00°08'36" E) 69.67 feet more or less to a southwesterly corner of said existing Nephi City boundary established by that Nephi - Fibertek Annexation recorded April 23, 2009 as Entry No. 256896 in Book 532, at Page 1922 having Map # 351 in the Office of said Recorder; thence along said existing Nephi City boundary established by that Nephi - Fibertek Annexation the following two courses: 1) N. 89°15'56" E. (R=N 89°15'39" E 328.00) 326.98 feet; 2) N. 89°06'05" E. (R=N 89°05'48" E) 817.32 feet more or less to an existing Nephi City boundary established by that Bowers Annexation recorded August 13, 2019 as Entry No. 291607 in Book 590, at Page 1957, having Map #378 in the Office of said Recorder and a point of non-tangency with a 2914.79 - foot radius curve to the left, concave easterly (Radius point bears S. 56°01'22" E.); thence along said existing Nephi City boundary established by that Bowers Annexation the following three (3) courses: 1) southerly 760.51 feet along the arc of said curve, through a central angle of 14°57'03" (Chord bears S. 26°30'07" W. 758.35 feet); 2) S. 19°01'40" W. (R=S19°03'00"W) 730.65 feet; 3) N. 89°16'21" E. (R=N89°17'41"E.) 99.93 feet more or less to a easterly right-of-way line of State Road - 28 described in those Plans of State of Utah State Road Commission - Plans of Proposed State Road F.A.P. & U.S.W.P.H.P. No. W.P.H. 70-B; thence S. 19°01'40" W. 1413.80 feet more or less along said easterly right-of-way line to the southerly line of said Section 20; thence West 448.37 feet more or less along said southerly line of said Section 20 to the **Point of Beginning**.

The above-described parcel of land contains 2,329,765 sq ft., in area or 53.484 acres more or less.

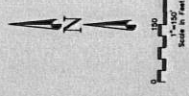
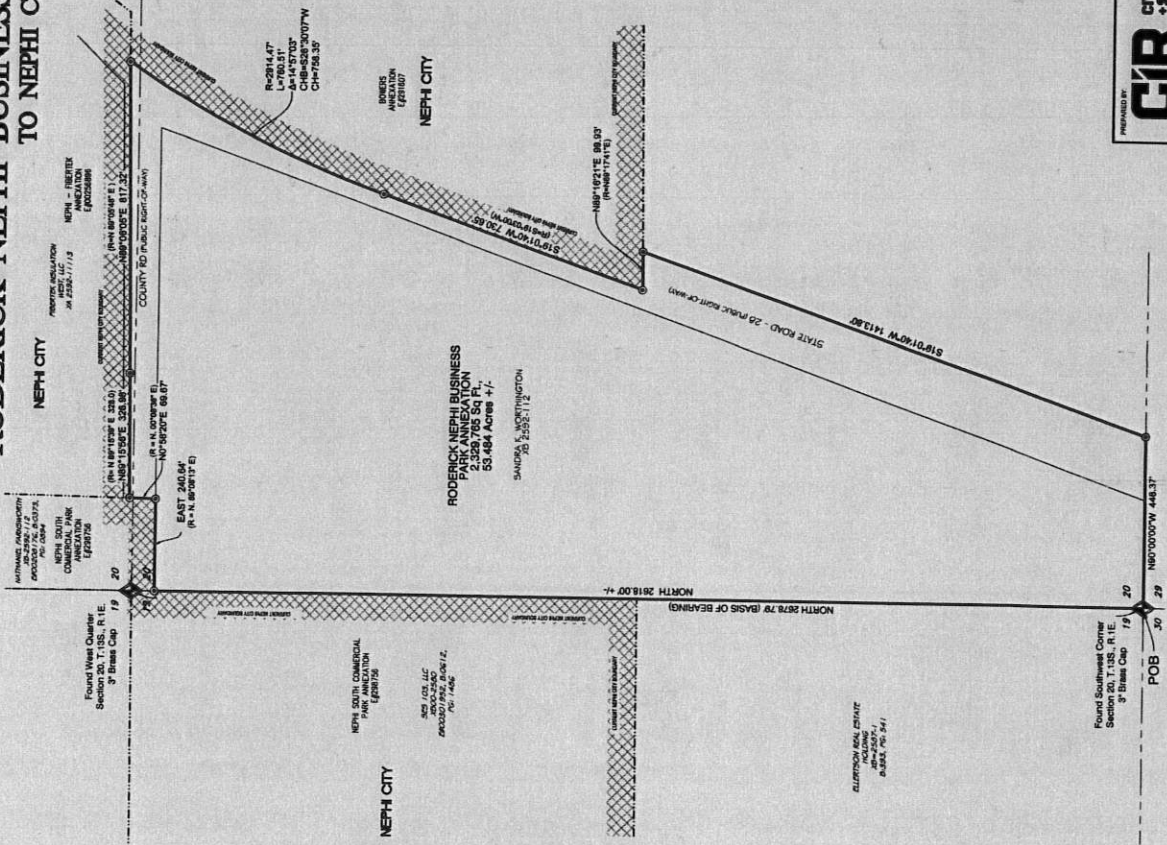
Affects: Parcel No. XB 2592-112, Part of County Road (Elevator Road), and part of State Road 28.

# Exhibit B

Roderick Nephi Business Park - ID-3, Light Industrial Zone

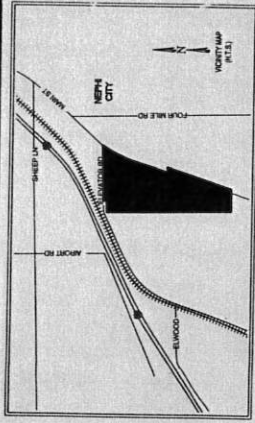


# FINAL LOCAL ENTITY PLAT RODERICK NEPHI BUSINESS PARK ANNEXATION TO NEPHI CITY



**Legend of Symbols & Abbreviations**

- Proposed Annexation Boundary
- Current Nephi City Boundary
- Adjacent Parcel
- Section Line
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument



**SURVEYORS CERTIFICATE**

I, Brian A. Mitchell, do hereby certify that this Final Local Entity Plat for the Roderick Nephi Business Park Annexation to Nephi City, Utah, was prepared in accordance with Title 16, Chapter 26, of the Professional Engineers and Land Surveyors Act. It has been carefully reviewed and found to be a true and correct representation of the actual conditions on the ground.

Dated this 15<sup>th</sup> day of June, 2022.



**BOUNDARY DESCRIPTION**

A parcel of land being all of that entire tract of land described in that Warranty Deed recorded January 20, 2022 as Entry No. 2022-000012, and the portion of that same tract of land described in that Warranty Deed recorded February 13, 2022 as Entry No. 2022-000013, located in the Southeast Quarter of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian and is described as follows:

Beginning at the southeast corner of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian, the boundary line runs along the section line to the east along the existing Nephi City boundary established by that Final Local Entity Plat for the Roderick Nephi Business Park Annexation to Nephi City, Utah, recorded January 20, 2022 as Entry No. 2022-000012, and the portion of that same tract of land described in that Warranty Deed recorded February 13, 2022 as Entry No. 2022-000013, located in the Southeast Quarter of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian and is described as follows:

Beginning at the southeast corner of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian, the boundary line runs along the section line to the east along the existing Nephi City boundary established by that Final Local Entity Plat for the Roderick Nephi Business Park Annexation to Nephi City, Utah, recorded January 20, 2022 as Entry No. 2022-000012, and the portion of that same tract of land described in that Warranty Deed recorded February 13, 2022 as Entry No. 2022-000013, located in the Southeast Quarter of Section 20, Township 13 South, Range 1 East, Salt Lake Meridian and is described as follows:

**ACCEPTANCE BY LEGISLATIVE BODY**

This is to certify that the Nephi City Council has read and heard the matter being presented by Urban Cook Architects, and has granted the petition seeking annexation of the above-described parcel to the City of Nephi. The annexation is hereby approved and the parcel is hereby annexed to the City of Nephi. This annexation has been completed as mandated by Utah Code.

Dated this 15<sup>th</sup> day of June, A.D. 2022.

*Jason Kelly, Mayor*  
*Shay Ditt*  
*Glenn*  
*Allen*  
 Nephi Council Members  
 Nathan Merritt, Council Member  
 [Signature], Council Member  
 [Signature], Council Member  
 [Signature], Council Member

**FINAL LOCAL ENTITY PLAT  
RODERICK NEPHI BUSINESS PARK ANNEXATION  
TO NEPHI CITY, UTAH**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
CITY OF NEPHI, JUNE COUNTY, UTAH

**COUNTY SURVEYOR**  
 Approved in compliance with 17-23-300 of the Utah State Code this day of June, A.D. 2022.  
*[Signature]*  
 Utah County Surveyor

**GIR CIVIL ENGINEERING & SURVEYING**  
 10718 South Riverwood Lane, Suite 102, South Jordan, Utah 84092  
 PREPARED BY

SHEET 1 OF 1