

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 for the SALEM SPRINGS ANNEXATION, located in SALEM CITY, dated APRIL 4, 2022, complying with Section §10-2-402, 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 SALEM SPRINGS ANNEXATION, located in UTAH COUNTY, State of Utah.

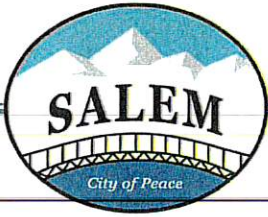
IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 4th day of April, 2022 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor



Mayor
Kurt L Christensen



Salem City Corporation

"City of Peace"

City Council
Tim De Graw
Kelly Peterson
Cristy Simons
Delys Snyder
Seth Sorensen

March 2, 2022

Lt. Governor
State of Utah
Capitol Complex Building
P.O. Box 142325
Salt Lake City, UT 84114-2325
annexations@utah.gov

Re: NOTICE OF IMPENDING BOUNDARY ACTION

Honorable Lt. Governor:

Please find enclosed a copy of certain acreage in unincorporated Utah County that was recently annexed into Salem City titled "Salem Springs Annexation AKA BYU Farm Annexation". All of the requirements have been met according to Utah Code Title 10 Utah Municipal Code Part 4 Annexation.

Sincerely,

Jeffrey Nielson
Salem City Finance Director/Recorder
(801)423-2770 ext 202
jeffn@salemcity.org

Property Description:

SALEM SPRINGS ANNEXATION LEGAL DESCRIPTION aka BYU Farm Annexation

ANNEXATION BOUNDARY LEGAL DESCRIPTION

LOCATED IN SECTIONS 5 AND 6, AND A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

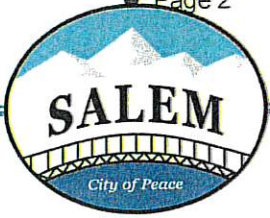
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°16'47"W ALONG THE SECTION LINE 1334.02 FEET TO AN EXISTING FENCE LINE; THENCE N00°38'31"W ALONG A FENCE LINE 371.16 FEET; THENCE N00°05'17"E 299.58 FEET; THENCE S89°45'29"W 69.16 FEET; THENCE N23°29'14"W 101.63 FEET; THENCE N50°32'45"E 17.08 FEET; THENCE N04°00'29"W 242.51 FEET; THENCE N81°11'26"W 9.63 FEET; THENCE N08°38'17"W 124.47 FEET; THENCE N00°56'33"W 485.44 FEET;; THENCE N00°56'33"W 111.84 FEET; THENCE N00°56'41"W 420.51 FEET; THENCE N89°31'45"E 166.95 FEET; THENCE N00°06'25"E 498.27 FEET; THENCE

30 West 100 South • P.O. Box 901 • Salem, UT 84653
Phone: 801-423-2770 • Fax: 801-423-2818 • SalemCity.org

Recorder - Jeffrey Nielson

Treasurer - Tammy M. Beck

Chief of Police - Brad S. James



Salem City Corporation

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March 2, 2022

N02°29'02"E 28.69 FEET; THENCE N00°11'30"W 1646.72 FEET; THENCE EAST 10.99 FEET; THENCE NORTH 286.76 FEET; THENCE N89°37'51"E 1023.02 FEET; THENCE NORTH 5.02 FEET; THENCE EAST 268.54 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE (ALSO BEING ALONG AN EXISTING FENCE LINE ALONG THE WEST SIDE OF 400 EAST STREET) 485.96 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EXTENSION OF AND SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: ; THENCE S89°59'42"E 455.23 FEET; THENCE N00°51'17"W 222.41 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 600.86 FEET TO THE NORTHERLY EXTENSION OF AN EXISTING FENCE; THENCE ALONG THE EXTENSION OF AND SAID FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 622.51 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 621.85 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 1316.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°09'50"E ALONG THE SECTION LINE 2662.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 2713.14 FEET TO NORTHEAST CORNER OF SECTION 5; THENCE S1°06'42"W ALONG THE SECTION LINE 1347.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1346.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2033.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1313.57 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'31"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 1304.38 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2648.29 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 338.90 FEET; THENCE S0°18'49"E 2650.65 FEET TO THE SOUTH LINE OF SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 338.59 FEET; THENCE N0°34'16"W 14.13 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S0°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S1°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±916.68 ACRES

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Recorder - Jeffrey Nielson

Treasurer - Tammy M. Beck

Chief of Police - Brad S. James

ORDINANCE NO. 102021

ROLL CALL

VOTING	YES	NO
KURT L CHRISTENSEN Mayor (votes only in case of tie)	<i>KLC</i>	
VACANCY City Councilmember		
TIM DEGRAW City Councilmember	<i>(TD)</i>	
STERLING M. REES City Councilmember	<i>SR</i>	
DELYS SNYDER City Councilmember	<i>DS</i>	
SETH SORENSEN City Councilmember	<i>SS</i>	

I MOVE this ordinance be adopted: *[Signature]*
City Councilmember

I SECOND the foregoing motion: *[Signature]*
City Councilmember /

SALEM CITY, UTAH

ORDINANCE 102021

**AN ORDINANCE ANNEXING AND ZONING PROPERTY
KNOWN AS THE BYU FARM ANNEXATION**

WHEREAS a petition has been filed with Salem City Council by Brigham Young University, Chris & Sally Nelson, Melvin N. & Shirley T. Bangerter, Zephyr Ranches, LC,

Smart Style Limousin Zephyr, LLC, Smart's Farm Zephyr, LLC, McKee Investments Zephyr, LLC, Lyle J. Smart Family Partnership, Smart Style Limousin, LLC, Smart's Farm, LLC, McKee Investments, LLC, Smart Rock, LLC, and McKee Rock, LLC ("Petitioners"), the owners of property representing a majority of the assessed valuation of real property hereinafter described, which property lies contiguous to the corporate limits of Salem City;

WHEREAS the Petitioners have also submitted an accurate plat of said territory and have filed the same in the office of the Salem City Recorder (attached as an exhibit hereto);

WHEREAS on May 5, 2021, the Salem City Council accepted the petition for further consideration and certified it to the Utah County Boundary Commission, pursuant to Utah Code Ann. §10-2-405, on May 21, 2021;

WHEREAS the Salem City Recorder has certified that the petition complies with the requirements of Utah Code Ann. §10-2-403, as they pertain to annexations;

WHEREAS publication of the certification took place in the *Payson Chronicle*, a paper with local circulation in Salem City, on April 14, April 21, and April 28, 2021;

WHEREAS a number of protests were received concerning the annexation petition;

WHEREAS the Utah County Commission adopted Resolution No. 2021-455 on May 12, 2021, whereby it consented to the BYU Farm Annexation despite it leaving unincorporated islands or peninsulas, pursuant to the authority granted by Utah Code Ann. § 10-2-402(1)(b)(iii);

WHEREAS on August 23, 2021, the Utah County Boundary Commission held a public hearing on the protests received;

WHEREAS, after consideration of the protests received, the Utah County Boundary Commission denied each protest and issued its Findings, Conclusions, and Decision on

September 15, 2021;

WHEREAS a public hearing was held before the Salem City Council on Wednesday, October 6, 2021, pursuant to Utah Code Ann. §10-2-407, with notice having taken place in accordance with said section;

WHEREAS, at the public hearing, the City Council heard the comments and discussion concerning the annexation and zoning of the property; and

WHEREAS, following the public hearing, the Council found there are SESD facilities in the area;

NOW THEREFORE, be it ordained and enacted by the Salem City Council as follows:

Section 1. Annexation. Pursuant to Utah Code Ann. 10-2-402(1)(c), the Salem City Council hereby consents to the annexation despite it leaving unincorporated islands or peninsulas. The boundaries of Salem City are hereby extended so as to include and incorporate within the said City limits the following described land: [AS DESCRIBED IN THE LEGAL DESCRIPTION AND DEPICTED IN THE ATTACHED EXHIBIT]

Section 2. Zoning Classification. Pursuant to Salem City Code § 14-1-030, the property is hereby zoned as follows: R-15, A-1 and Master Planned Zone. [AS DESCRIBED IN THE LEGAL DESCRIPTION AND DEPICTED IN THE ATTACHED EXHIBIT]

Section 3. Not Part of Municipal Code. This ordinance shall not become part of the Salem City Municipal Code.

Section 4. Effective Date. This ordinance shall become effective upon posting.

DATED: October 20, 2021.


KURT L CHRISTENSEN, Mayor

Attest:


JEFFREY D. NIELSON, City Recorder



AFFIDAVIT OF POSTING

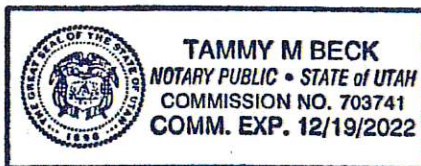
JEFFREY D. NIELSON, being first duly sworn, deposes and says that he is the duly appointed and qualified recorder of the City of Salem, a Municipal Corporation of the State of Utah, and that on the 22 day of October, 2021, he posted a true and correct copy of Ordinance No. 102021 as enacted by Salem City Council on October 20, 2021, said posting being made at the City Offices, at the United States Post Office, and at the Salem City Library, all being public places and located within the City Limits of Salem, Utah County, Utah.

DATED: 10/22, 2021.


JEFFREY D. NIELSON, City Recorder

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 22nd day of October, 2021, by Jeffrey D. Nielson.




NOTARY PUBLIC

EXHIBIT

**SALEM SPRINGS ANNEXATION LEGAL DESCRIPTION
AND ANNEXATION PLAT
aka BYU Farm Annexation**

ANNEXATION BOUNDARY LEGAL DESCRIPTION

LOCATED IN SECTIONS 5 AND 6, AND A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°16'47"W ALONG THE SECTION LINE 1334.02 FEET TO AN EXISTING FENCE LINE; THENCE N00°38'31"W ALONG A FENCE LINE 371.16 FEET; THENCE N00°05'17"E 299.58 FEET; THENCE S89°45'29"W 69.16 FEET; THENCE N23°29'14"W 101.63 FEET; THENCE N50°32'45"E 17.08 FEET; THENCE N04°00'29"W 242.51 FEET; THENCE N81°11'26"W 9.63 FEET; THENCE N08°38'17"W 124.47 FEET; THENCE N00°56'33"W 485.44 FEET;; THENCE N00°56'33"W 111.84 FEET; THENCE N00°56'41"W 420.51 FEET; THENCE N89°31'45"E 166.95 FEET; THENCE N00°06'25"E 498.27 FEET; THENCE N02°29'02"E 28.69 FEET; THENCE N00°11'30"W 1646.72 FEET; THENCE EAST 10.99 FEET; THENCE NORTH 286.76 FEET; THENCE N89°37'51"E 1023.02 FEET; THENCE NORTH 5.02 FEET; THENCE EAST 268.54 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE (ALSO BEING ALONG AN EXISTING FENCE LINE ALONG THE WEST SIDE OF 400 EAST STREET) 485.96 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EXTENSION OF AND SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: ; THENCE S89°59'42"E 455.23 FEET; THENCE N00°51'17"W 222.41 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 600.86 FEET TO THE NORTHERLY EXTENSION OF AN EXISTING FENCE; THENCE ALONG THE EXTENSION OF AND SAID FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 622.51 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 621.85 FEET THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 1316.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°09'50"E ALONG THE SECTION LINE 2662.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 2713.14 FEET TO NORTHEAST CORNER OF SECTION 5; THENCE S1°06'42"W ALONG THE SECTION LINE 1347.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1346.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2033.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1313.57 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'31"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 1304.38 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE

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CONTAINS: ±916.68 ACRES

EXHIBIT
BYU FARM ANNEXATION ZONING LEGAL PROPERTY DESCRIPTIONS

R15 ZONE

LOCATED IN SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°16'47"W ALONG THE SECTION LINE 1334.02 FEET TO AN EXISTING FENCE LINE; THENCE N00°38'31"W ALONG A FENCE LINE 371.16 FEET; THENCE N00°05'17"E 299.58 FEET; THENCE S89°45'29"W 69.16 FEET; THENCE N23°29'14"W 101.63 FEET; THENCE N50°32'45"E 17.08 FEET; THENCE N04°00'29"W 242.51 FEET; THENCE N81°11'26"W 9.63 FEET; THENCE N08°38'17"W 124.47 FEET; THENCE N00°56'33"W 485.44 FEET;; THENCE N00°56'33"W 111.84 FEET; THENCE N00°56'41"W 420.51 FEET; THENCE N89°31'45"E 166.95 FEET; THENCE N00°06'25"E 498.27 FEET; THENCE N02°29'02"E 28.69 FEET; THENCE N00°11'30"W 1646.72 FEET; THENCE EAST 10.99 FEET; THENCE NORTH 286.76 FEET; THENCE N89°37'51"E 1023.02 FEET; THENCE NORTH 5.02 FEET; THENCE EAST 268.54 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE (ALSO BEING ALONG AN EXISTING FENCE LINE ALONG THE WEST SIDE OF 400 EAST STREET) 485.96 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE EXTENSION OF AND SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: ; THENCE S89°59'42"E 455.23 FEET; THENCE N00°51'17"W 222.41 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 240.37 FEET TO THE NORTHERLY EXTENSION OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: S0°10'46"E 227.40 FEET; THENCE S0°54'23"E 406.38 FEET; THENCE S0°33'37"E 695.82 FEET; THENCE S89°09'38"W 699.07 FEET TO THE QUARTER SECTION LINE; THENCE S0°22'15"E ALONG THE QUARTER SECTION LINE 3987.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±163.32 ACRES

A1 AGRICULTURAL ZONE

LOCATED IN SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S88°47'12"W ALONG THE SECTION LINE 338.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S88°47'12"W 338.59 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: N0°34'16"W 2629.98 FEET; THENCE N88°42'14"E 35.58 FEET; THENCE N0°31'58"W 22.66 FEET TO THE QUARTER SECTION LINE; THENCE N89°11'13"E ALONG THE QUARTER SECTION LINE 314.89 FEET; THENCE S0°18'49"E 2650.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.96 ACRES

ALSO INCLUDING THE FOLLOWING:

LOCATED IN SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N0°18'48"W ALONG THE SECTION LINE 393.09 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: N79°00'00"E 144.19 FEET; THENCE N45°30'00"E 206.00 FEET; THENCE N81°30'00"E 115.00 FEET; THENCE SOUTH 589.11 FEET TO THE SECTION LINE; THENCE N88°58'46"W ALONG THE SECTION LINE 400.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.50 ACRES

MASTER PLANNED ZONE

LOCATED IN SECTIONS 5 AND 6, AND A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N0°22'15"W ALONG THE QUARTER SECTION LINE 3987.05 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: N89°09'38"E 699.07 FEET; THENCE N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 406.38 FEET; THENCE N0°10'46"W 227.40 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 360.50 FEET TO THE NORTHERLY EXTENSION OF AN EXISTING FENCE; THENCE ALONG THE EXTENSION OF AND SAID FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 622.51 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 621.85 FEET THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E ALONG THE SECTION LINE 1316.91 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°09'50"E ALONG THE SECTION LINE 2662.93 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 2713.14 FEET TO NORTHEAST CORNER OF SECTION 5; THENCE S1°06'42"W ALONG THE SECTION LINE 1347.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1346.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2033.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1313.57 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'31"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 653.80 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 2615.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S0°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S1°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±727.90 ACRES

EXHIBIT

BYU Farm - Salem Annexation Area Map

Parcels 29-050-0093, 29-050-0049, 29-050-0113, 29-050-0111, 29-050-0112, 29-050-0110, 29-049-0002, 29-049-0001, 29-049-0003, 29-049-0004, 29-049-0006, 29-049-0012, 29-049-0013, 29-050-0108 to be annexed into Salem as Master Planned Zone

Parcels 29-050-0020, 29-050-0084, 29-050-0085, 29-050-0082, 29-050-0071, 29-050-0032, 29-050-0033, 29-050-0095 to be annexed into Salem as R15 Zone

Legend

Yellow: 163.32 acres to be R-15 Zone.

Blue: 25.46 acres to be A-1 Agricultural Zone.

Green: 727.9 acres to be Master Planned Zone

Total Annexation Area: 916.68 acres.

Parcels 29-050-0124 and 29-049-0007 to be annexed into Salem as A1 Agricultural Zone



Resolution No. 2021-455

**RESOLUTION CONSENTING TO THE BYU FARM – DR HORTON ANNEXATION
INTO SALEM CITY, UTAH.**

WHEREAS, the Board of County Commissioners of Utah County is in receipt of a request to consent to the BYU Farm – DR Horton Annexation from a property owner within the said Annexation and dated April 29, 2021. A map depicting the BYU Farm – DR Horton Annexation is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, pursuant to Section 10-2-402(1)(b)(iii), Utah Code Annotated, 1953 as amended, an unincorporated area may not be annexed which will leave or create an unincorporated island or unincorporated peninsula unless the county and municipality have agreed otherwise; and

WHEREAS, the Board of County of County Commissioners of Utah County have no objection to the BYU Farm – DR Horton Annexation into Salem City, Utah; and

NOW, THEREFORE, be it resolved by the Board of County Commissioners of Utah County, Utah, that pursuant to Section 10-2-402(1)(b)(iii)(B) and 17-23-20(4)(e), Utah Code Annotated, 1953 as amended, Utah County hereby consents to the BYU Farm – DR Horton Annexation into Salem City, Utah, so long as the boundaries of the BYU Farm – DR Horton Annexation remain the same as those depicted in Exhibit “A” attached hereto.

RESOLVED AND ORDERED this 12th day of May 2021.

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

DocuSigned by:

William C. Lee

F54207765933462
WILLIAM C. LEE, Chair

ATTEST:
JOSH DANIELS
Temporary Manager-Utah County
Clerk/Auditor

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

By: DocuSigned by:
Alice Black
3937075D91C74DB...
Deputy

By: DocuSigned by:
Robert J Moore
889C11BACFB0471...
Deputy County Attorney

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

VOTE
YEA NAY

WILLIAM C. LEE, CHAIR

 x

THOMAS K. SAKIEVICH, COMMISSIONER

 x

AMELIA POWERS GARDNER,
COMMISSIONER

 x

