

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 known as the LA BONNER ANNEXATION, located in HEBER CITY, dated JANUARY 30, 2023, complying with Section §10-2-425, Utah Code Annotated, 1953, as amended.

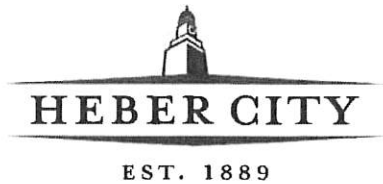
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the LA BONNER ANNEXATION, located in WASATCH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30th day of January, 2023 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor



Heber City Corporation
75 North Main Street
Heber City, Utah 84032

*******NOTICE OF IMPENDING BOUNDARY ADJUSTMENT*******

January 19, 2023

Lt. Governor's Office
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Emailed to: annexations@utah.gov

RE: LA Bonner Annexation

To Lt. Governor Henderson:

During the December 6, 2022, Heber City Council Meeting, the Heber City Council approved Ordinance 2022-32, accepting the LA Annexation. The annexation parcel consists of .95 acres, is located at approximately 928 North Mill Road, in Wasatch County, Utah, and amends common boundaries as designated in Heber City's Annexation Policy Plan.

Also attached is a copy of the Ordinance, which includes the boundary description of the annexation, and a copy of the annexation map. The above-referenced annexation meets all applicable requirements of boundary action for annexation.

If approved, please send the Certificate of Annexation to:

Heber City
Trina Cooke
City Recorder
75 North Main Street
Heber City, UT 84032

If you have any questions, please feel free to call me at 435-657-7886.

Sincerely,

Trina Cooke
Heber City Recorder



ORDINANCE NO. 2022-32

AN ORDINANCE APPROVING THE LA BONNER ANNEXATION LOCATED AT APPROXIMATELY 928 NORTH MILL ROAD.

BE IT ORDAINED by the City Council of Heber City, Utah, the properties described in Exhibit A, as illustrated in Exhibit B, are hereby annexed into the City of Heber City, Utah, and the properties contained therein shall initially have the zoning designation of Residential R-1.

This Ordinance shall take effect immediately upon passage, but not prior to the execution of the Development Agreement illustrated in Exhibit C.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 6th day of December 2022.

	AYE	NAY	ABSENT	ABSTAIN
Rachel Kahler	<u>X</u>	_____	_____	_____
Michael Johnston	<u>X</u>	_____	_____	_____
Ryan Stack	<u>X</u>	_____	_____	_____
Scott Phillips	<u>X</u>	_____	_____	_____
Yvonne Barney	<u>X</u>	_____	_____	_____

APPROVED:

Heidi Franco
Mayor Heidi Franco



ATTEST:

Dina W Cooke Date: 12/6/2022
RECORDER

EXHIBIT A: LEGAL DESCRIPTION

PARCEL SERIAL NUMBER: OWC-0738-0-032-035

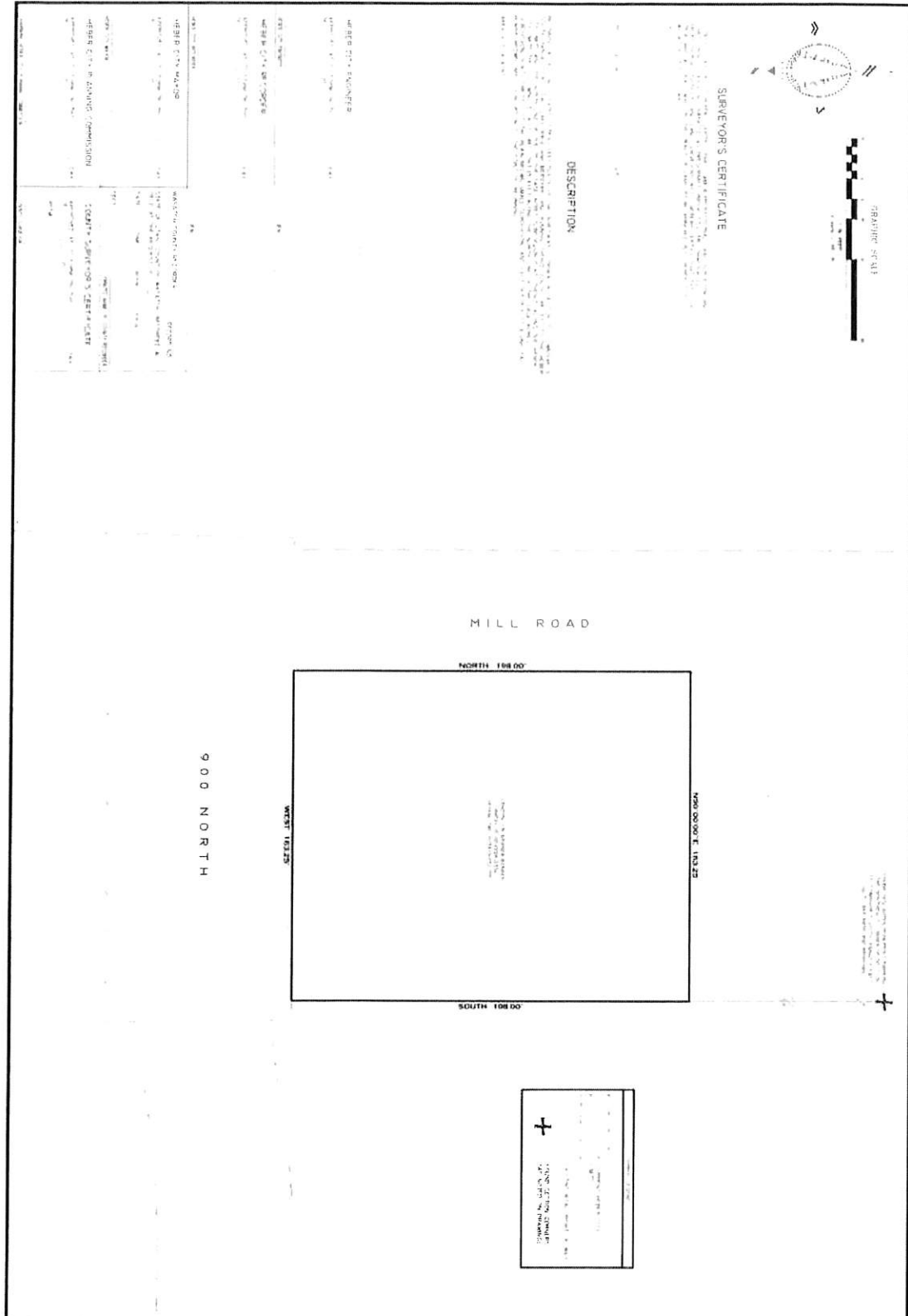
PARCEL NUMBER: 00-0008-0304

DESCRIPTION

BEGINNING AT A POINT LOCATED 1138.52 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 198 FEET TO THE HEBER CITY LIMITS AND THE NORTH LINE OF THE OF THE SAGE ACRES SUBDIVISION PLAT; THENCE ALONG THE HEBER CITY LIMITS THE FOLLOWING 3 CALLS: WEST 163.25 FEET ALONG THE NORTH LINE OF THE SAGE ACRES SUBDIVISION, NORTH 198 FEET TO THE BLAIN BROWN SMALL SUBDIVISION, AND EAST 163.25 FEET ALONG SAID BLAINE BROWN SMALL SUBDIVISION TO THE POINT OF BEGINNING.

AREA = 0.74 ACRES

EXHIBIT B: ANNEXATION PLAT



22-02-05/	LANDON & AMANDA BONNER	ANNEXATION PLAT <small>WASATCH COUNTY</small>	<small>VELEMENT LAND SURVEYING 2206 S. 127TH ST. EAST, HELEN, UT 84020 801-597-9275 & 801-657-8748</small>
1 OF 1	BONNER ANNEXATION	LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 3 SOUTH RANGE 5 EAST S&T LAND BASE & 14 MID-JAN	

EXHIBIT C: DEVELOPMENT AGREEMENT

When recorded return to:

Landon Bonner
928 North Mill Road
Heber City, UT 84032

Heber City Corporation
Attn: J. Mark Smedley
75 North Main Street
Heber City, UT 84032

PARCEL SERIAL NUMBER: OWC-0738-0-032-035
PARCEL NUMBER: 00-0008-0304

DEVELOPMENT AGREEMENT

(LA Bonner Annexation)

THIS AGREEMENT entered into this ____ day of _____, 2022, by and between Heber City, hereinafter referred to as “City”, and the undersigned as “Developer”, “Owner” or “Developer/Owner”. Developer and the City are, from time to time, hereinafter referred to individually as a “Party” and collectively as the “Parties.” Unless otherwise noted herein, this Agreement supersedes and replaces any previous development agreements entered into by and between the Developer and the City involving the same Property and is the entire, complete Agreement between the Parties.

RECITALS

WHEREAS, the Developer is the owner of approximately 0.95 acres of real property described in Exhibit A, located at 928 North Mill Road, Heber City, Utah (the “Property”); and

WHEREAS, the Developer has submitted a petition to the City requesting annexation of the property; and

WHEREAS, the City and Developer are desirous to see redevelopment of the site in a manner consistent with the General Plan and existing adjoining development; and

WHEREAS, the City, acting pursuant to its authority under Utah Code Ann. §10-9a-101, *et. seq.*, in compliance with the Heber City Land Use Code, and in furtherance of its land use policies, goals, objectives, ordinances and regulations, has made certain determinations with respect to the Property, and therefore has elected to approve and enter into this Agreement in order to advance the policies, goals and objectives of the City, and to promote the health, safety and general welfare of the public.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

1. **Zoning.** Upon annexation, the property shall initially be zoned R-1 Residential.
2. **Future Development.** Future development shall not exceed one new lot to accommodate an additional detached single-family dwelling.
3. **Right of Way Dedication.** Upon subdivision of the property, Developer will convey ownership of any property within Mill Road to Heber City as per Heber City standard.
4. **Round-a-bout Right of Way.** Upon request of Heber City, Developer will convey ownership of the property required by the City to construct a round-a-bout at the corner of Mill Road and 900 North.
5. **Access.** All properties shall be prohibited from establishing driveway access to 900 North.
6. **Driveway Location.** Upon subdivision of the property, any new driveway access for the new lot shall be established on the northern side of the lot (furthest side from 900 North).
7. **Water.** Upon subdivision of the property, Developer shall abandon the culinary well and connect the existing home to the City's central water system. Any new dwelling units shall be connected to the City's central water system.
8. **Water Rights.** Upon subdivision of the property, Developer shall convey water rights to the City in an amount required as per City standard for each water connection.
9. **Existing Septic tank.** If acceptable to the Health Department, the existing home may continue to be served by the septic tank and drain field, even after the property is subdivided into two lots. When the septic tank is no longer is used, owner agrees to clean the existing septic tank and fill with suitable material and connect the existing home to the City's central sewer system. Upon approval of the City, owner may install a sewer lateral to one or both lots earlier than subdivision of the property, such as when the City is installing the round-about, when constructing 900 North or when maintaining Mill Road. Any new dwelling units created by a subdivision shall be connected to the City's central sewer system.
10. **Conditions of Approval:** The City shall not impose any further Conditions on Current Approvals other than those detailed in this Agreement, and on the Project Plats, unless agreed to in writing by the Parties. The Developer shall remain bound by all legally adopted Ordinances, Resolutions, Construction Standards and Specifications and policies

of the City and all Federal, State policies in effect at the time of application unless specifically agreed to otherwise herein.

11. **Acceptance of Improvements:** The City agrees to accept all Property improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that 1) the City's planning and engineering departments review and approve the plans for any Property improvements prior to construction; 2) Developer permits City planning and engineering representatives to inspect upon request any and all of said Property improvements during the course of construction; 3) the Property improvements are inspected by a licensed engineer who certifies that the Property improvements have been constructed in accordance with the approved plans and specifications; 4) Developer has warranted the Property improvements as required by the City planning and engineering departments; and 5) the Property improvements pass a final inspection by the City planning and engineering departments.
12. **Applicable Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Utah. The rules, regulations, official policies, standards and specifications applicable to the development of the Property (the "Applicable Law") shall be in accordance with those set forth in this Agreement, and those rules, regulations, official policies, standards and specifications, including City Ordinances and Resolutions, in force and effect on the date the City Council granted preliminary approval to Developer for the Project. Developer expressly acknowledges and agrees that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of the subdivision plat, including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of the City.
13. **Default.** Any failure by either Party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party, unless such period is extended by written mutual agreement, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day time period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of an uncured default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.
14. **Termination.** If the City elects to consider terminating this Agreement due to a material default of the Developer, then the City shall give to the Developer a written notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City Council at a duly noticed public meeting. The Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If the City

Council determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City Council shall send written notice of termination of this Agreement to the Developer by certified mail and this Agreement shall thereby be terminated thirty (30) days thereafter. In addition, the City may thereafter pursue any and all remedies at law or equity. By presenting evidence at such public meeting, the Developer does not waive any and all remedies available to the Developer at law or in equity.

15. **Remedies.** Either Party may institute an equitable action to cure, correct or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the Parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement; provided, however, that no action for monetary damages may be maintained by either Party against the other Party for any act or failure to act relating to any subject covered by this Agreement (with the exception of actions secured by liens against real property), notwithstanding any other language contained elsewhere in this Agreement. With respect to any dispute arising out of, or relating in any way to, this Agreement or the Property, the Parties agree that: (a) this Agreement shall be governed by Utah law; (b) any claim be instituted and maintained only in the Fourth Judicial District, Wasatch County, State of Utah, to whose exclusive jurisdiction I hereby consent; (c) irrevocably WAIVE MY RIGHT TO A JURY TRIAL except as prohibited by law. In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.
16. **Entire Agreement.** This Agreement, including its Exhibits, contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City and of the Developer.
17. **Time is of the essence.** In case any party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party or parties may pursue any and all remedies available in equity, at law, and/or pursuant to the terms of this Agreement.
18. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue for a period of five (5) years. Unless otherwise agreed between the City and the Developer, the Developer's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement. Upon termination of this Agreement, the obligations of the Parties to each other hereunder shall terminate, but none of the dedications, easements, deed restrictions, licenses, building permits, or certificates of occupancy granted prior to the expiration of the term or termination of this Agreement shall be rescinded or limited in any manner.

19. **No Third-Party Beneficiary Rights.** This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any third-party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.
20. **Recording.** This Agreement shall be recorded with the Wasatch County Recorder as soon as reasonably practicable and no later than thirty (30) days after a binding vote of the City Council approving the Agreement. The City Recorder shall cause to be recorded, at the Developer's expense, a fully executed copy of this Agreement in the Official Records of the County of Wasatch no later than the date on which the first plat for the Project is recorded.
21. **Notices.** Any notice or communication required hereunder between the City and the Developer must be in writing and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (1) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United State mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses as set forth below:

The City:

Heber City Manager
75 N Main Street
Heber City, UT 84032

Developer

Landon Bonner
928 North Mill Road
Heber City, UT 84032

22. **Insurance and Indemnification.** Developer shall defend and hold the City and its officers, employees and consultants harmless for any and all claims, liability and damages arising out of the negligent actions or inactions of such Developer, its agents or employees pursuant to this Agreement, unless caused by the City's gross negligence or willful misconduct.
23. **Bodily Injury and Property Damage Insurance.** Developer agrees to and shall indemnify and hold the City and its elected and appointed boards, officers, agents,

employees, and consultants harmless from and against all liability, loss, damage, costs, or expenses (including reasonable attorneys' fees and court costs) rising from or as a result of the death of any person or any accident, injury, loss or damage to any person or property directly caused by any acts done or omissions of Developer or its agents, servants, employees or contractors in connection with this Agreement, except for willful misconduct or negligent acts or omissions of the City or its elected or appointed boards, officers, agents, employees or consultants.

24. **Binding Effect.** If Developer conveys any portion of the Property or buildings to one or more owners or sub-developers, the property so conveyed shall have the same rights, privileges, and shall be subject to the same limitations and rights of the City, applicable to such properties under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.
25. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.
26. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.
27. **Other Necessary Acts.** Each Party shall execute and deliver to the other Party any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
28. **Covenants Running with the Land and Manner of Enforcement.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. Notwithstanding anything in this Agreement to the contrary, the owners of the individual lot in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary. The City may look to the Developer, its successors and/or assigns, or the lot owners for performance of the provisions of this Agreement relative to the portions of the Projects owned or controlled by such party. The City may, but is not required to, perform any obligation of the Developer that the Developer fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to the individual lots or units in the Project.
29. **Amendment.** Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent. No amendment or modification to this Agreement shall require the consent or approval of any person or entity having any interest in the specific lot, or other portion of the Project. Each

person or entity (other than the City and the Developer) that holds any beneficial, equitable, or other interests or encumbrances in all or any portion of the Property at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof that otherwise comply with this Section 29. Each such person or entity agrees to provide written evidence of that subjection and subordination within fifteen (15) days following a written request for the same from, and in a form reasonably satisfactory to, the City and/or the Developer.

[Remainder of page left intentionally blank; signatures on following page]

By: Amanda Bonner
Amanda Bonner

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this 19th day of January, 202~~3~~, personally appeared before me the above named Owner, who duly acknowledged to me that she is the owner in fee and executed the same as such.

Trina N Cooke
NOTARY PUBLIC

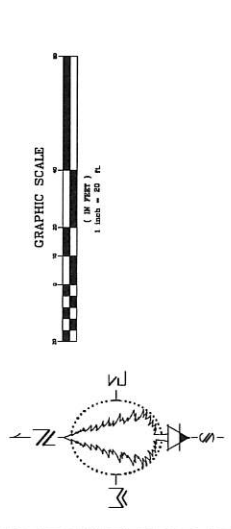
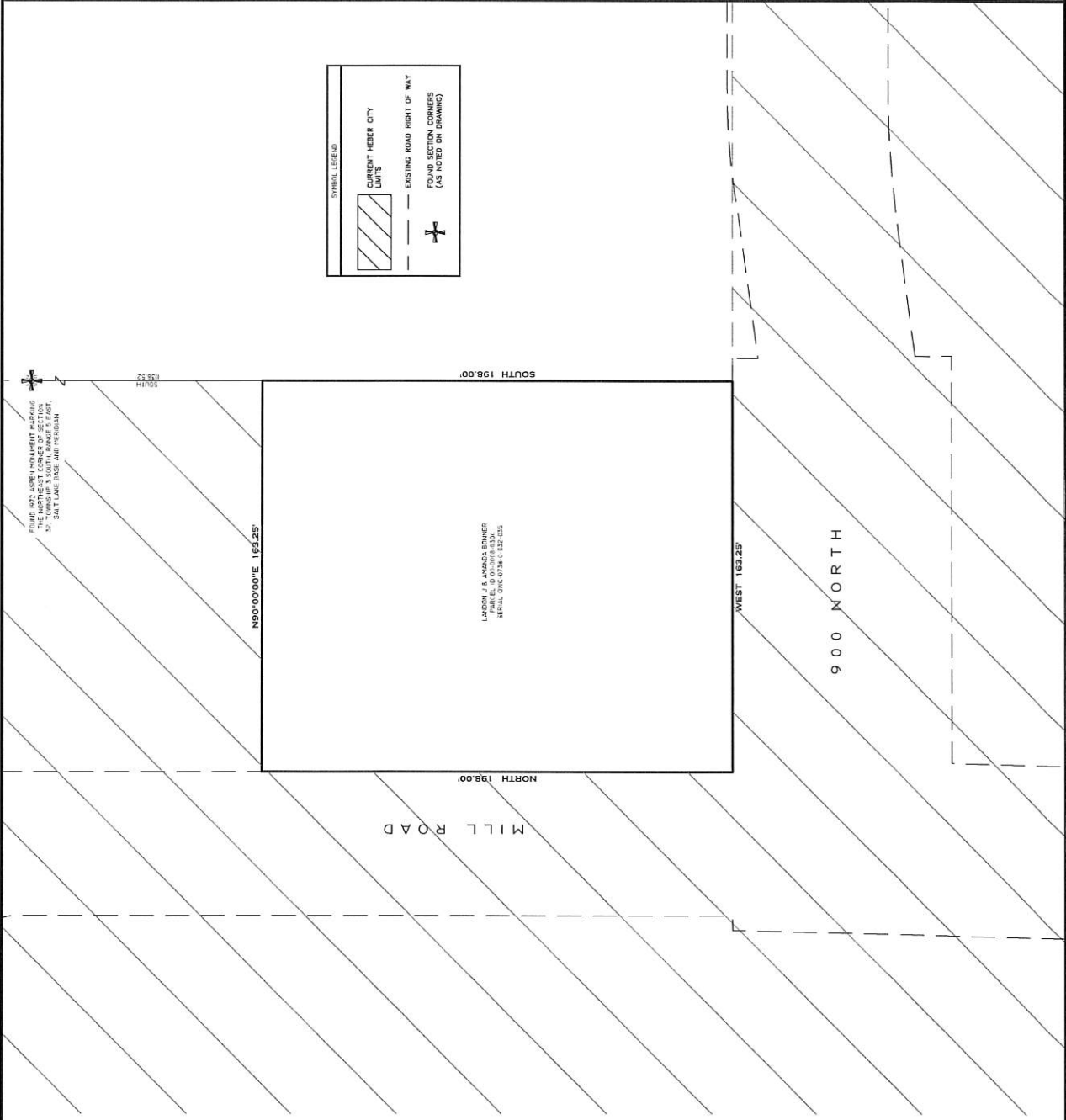


EXHIBIT A: LEGAL DESCRIPTION

DESCRIPTION

BEGINNING AT A POINT LOCATED 1138.52 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 198 FEET TO THE HEBER CITY LIMITS AND THE NORTH LINE OF THE OF THE SAGE ACRES SUBDIVISION PLAT; THENCE ALONG THE HEBER CITY LIMITS THE FOLLOWING 3 CALLS: WEST 163.25 FEET ALONG THE NORTH LINE OF THE SAGE ACRES SUBDIVISION, NORTH 198 FEET TO THE BLAIN BROWN SMALL SUBDIVISION, AND EAST 163.25 FEET ALONG SAID BLAINE BROWN SMALL SUBDIVISION TO THE POINT OF BEGINNING.

AREA = 0.74 ACRES

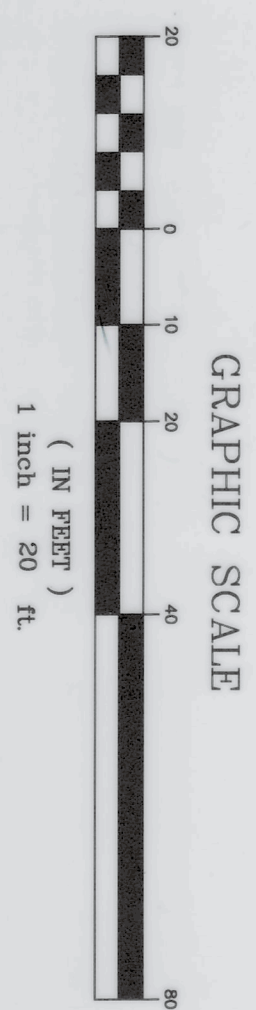
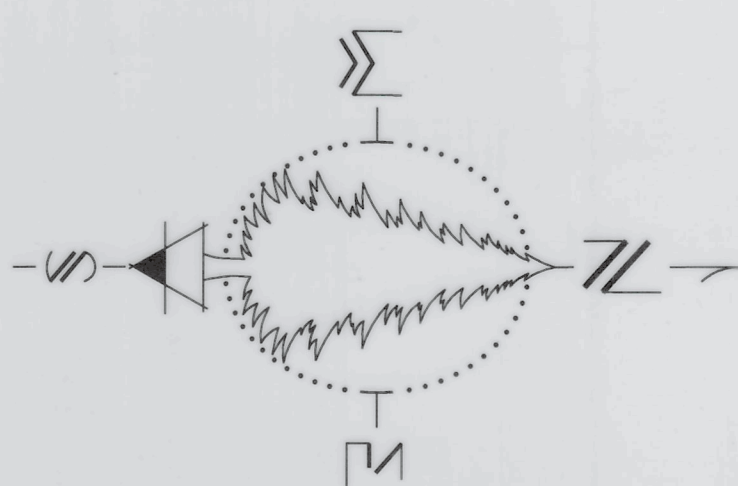


SURVEYOR'S CERTIFICATE.
 I, ROY T. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 883412, AS PRESCRIBED UNDER TITLE 39, CHAPTER 22, STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE PREPARED THIS TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO HEBER CITY, WASATCH COUNTY, UTAH.

ROY T. TAYLOR _____ DATE _____
 SURVEYOR

DESCRIPTION
 BEGINNING AT A POINT LOCATED 11,943.92 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 198 FEET TO THE HEBER CITY LIMITS EAST; THENCE EAST 163.25 FEET TO THE NORTH LINE OF THE SAID SECTION 32; THENCE NORTH 198 FEET TO THE HEBER CITY LIMITS; THENCE WEST 163.25 FEET ALONG THE NORTH LINE OF THE SAID SECTION 32 TO THE HEBER CITY LIMITS; THENCE WEST 163.25 FEET ALONG THE NORTH LINE OF THE SAID SECTION 32 TO THE POINT OF BEGINNING.
 AREA = 0.74 ACRES

HEBER CITY ENGINEER APPROVED AS TO FORM ON THIS _____ DAY OF _____ 20____	HEBER CITY MAYOR APPROVED AS TO FORM ON THIS _____ DAY OF _____ 20____	WASATCH COUNTY RECORDER STATE OF UTAH, COUNTY OF WASATCH, RECORDED & INDEXED AT THE RECORDER'S OFFICE ON _____ DAY OF _____ 20____, BOOK _____ PAGE _____ FEES _____ PRINTED NAME OF COUNTY RECORDER _____
HEBER CITY ENGINEER APPROVED AS TO FORM ON THIS _____ DAY OF _____ 20____	HEBER CITY PLANNING COMMISSION APPROVED AS TO FORM ON THIS _____ DAY OF _____ 20____ RDS# _____	COUNTY SURVEYOR'S CERTIFICATE APPROVED AS TO FORM ON THIS _____ DAY OF _____ 20____ COUNTY SURVEYOR _____



SURVEYOR'S CERTIFICATE

I, TROY L. TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 8854112, AS PRESCRIBED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO HEBER CITY, WASATCH COUNTY, UTAH.

Troy L. Taylor
TROY L. TAYLOR
DATE Dec 8 2022



DESCRIPTION

BEGINNING AT A POINT LOCATED 1138.52 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 198 FEET TO THE HEBER CITY LIMITS AND THE NORTH LINE OF THE OF THE SAGE AGRES SUBDIVISION PLAT; THENCE ALONG THE HEBER CITY LIMITS THE FOLLOWING 3 CALSES: WEST 163.25 FEET ALONG THE NORTH LINE OF THE SAGE AGRES SUBDIVISION PLAT; SOUTH 198 FEET ALONG THE MERIDIAN; AND EAST 163.25 FEET ALONG SAID BLANE BROWN SMALL SUBDIVISION TO THE POINT OF BEGINNING.

AREA = 0.74 ACRES

HEBER CITY ENGINEER

APPROVED AS TO FORM ON THIS 9TH DAY OF January, 2023.

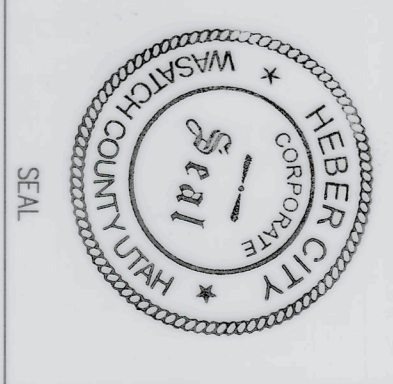
Russell Fink
HEBER CITY ENGINEER



HEBER CITY RECORDER

APPROVED AS TO FORM ON THIS 20TH DAY OF December, 2022.

Shina M. Leake
HEBER CITY RECORDER



HEBER CITY MAYOR

APPROVED AS TO FORM ON THIS 20TH DAY OF December, 2022.

Shari Thomas
HEBER CITY MAYOR

HEBER CITY PLANNING COMMISSION

APPROVED AS TO FORM ON THIS 9TH DAY OF January, 2023.

Tina C. Stevenson
CHAIRMAN, HEBER CITY PLANNING COMMISSION

WASATCH COUNTY RECORDER
RECORD NO. _____
STATE OF UTAH, COUNT OF WASATCH, RECORDED & FIELD AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____
PRINTED NAME OF COUNTY RECORDER _____

COUNTY SURVEYOR'S CERTIFICATE
APPROVED AS TO FORM ON THIS 20TH DAY OF December, 2022.
ROS# _____
Tina C. Stevenson
COUNTY SURVEYOR



FOUND 1972 ASPEN MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

SYMBOL LEGEND	
	CURRENT HEBER CITY LIMITS
	EXISTING ROAD RIGHT-OF-WAY
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)

PROJECT NO. 22-02-057

PREPARED FOR: LANDON & AMANDA BONNER

SHEET 1 OF 1

PROJECT: BONNER ANNEXION

ANNEXATION PLAT

WASATCH COUNTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN

ELEMENTS
LAND SURVEYING

WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748