

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 WILLARD CITY ANNEXATION, located in WILLARD 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 WILLARD CITY ANNEXATION, located in BOX ELDER COUNTY, State of Utah.

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



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor



NOTICE OF IMPENDING BOUNDARY ACTION  
WILLARD CITY

To: Deidre Henderson  
Lieutenant Governor of the State of Utah  
Utah State Capitol  
P.O. Box 14235  
Salt Lake City, UT

NOTICE IS GIVEN pursuant to U.C.A. 10-2-425, the Willard City Council hereby gives notice to the Lieutenant Governor of the State of Utah, that the boundaries of of Willard City, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 142.86 acres of property into the corporate limits of Willard City. This annexation was adopted pursuant to U.C.A. 10-2-40 (1)(c). The Box Elder County Commission also approved this annexation.

The property annexed is located in Box Elder County, State of Utah and is described as follows:

ANNEXATION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION  
35, TOWNSHIP 8

NORTH, RANGE 2 WEST AND PART OF THE NORTHEAST QUARTER AND  
NORTHWEST QUARTER OF

SECTION 2, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND  
MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF THE KEVIN COLE SUBDIVISION  
FILED AS ENTRY NO.

342604 IN THE FILES OF THE BOX ELDER COUNTY RECORDER, SAID POINT BEING  
LOCATED ON

THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89 LOCATED 2005.78 FEET NORTH  
88°03'03" WEST  
ALONG THE SOUTH LINE OF SAID SECTION 35 AND 167.19 NORTH  
07°00'15" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;  
RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID KEVIN COLE  
SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) NORTH 87°52'29"  
WEST 149.60 FEET; AND (2) SOUTH 02°24'14"  
WEST 317.71 FEET TO THE NORTHEAST CORNER OF THE DIANNA COLE DYE  
PROPERTY, TAX ID.  
NO. 01-040-0214; THENCE ALONG THE BOUNDARY LINE OF SAID DYE PROPERTY  
THE FOLLOWING  
TWO COURSES: (1) NORTH 87°09'40" WEST 12.00 FEET; AND (2) SOUTH  
03°06'20" WEST 187.86 FEET  
TO THE NORTH BOUNDARY LINE OF THE MICA ANN ZDUNICH PROPERTY, TAX ID.  
NO. 01-040-0031;  
THENCE ALONG THE BOUNDARY LINE OF SAID ZDUNICH PROPERTY THE  
FOLLOWING THREE COURSES; (1) NORTH 86°30'05" WEST 97.00 FEET;  
(2) SOUTH 02°42'19" WEST 32.49 FEET; AND (3)  
SOUTH 25°30'43" WEST 163.59 FEET TO THE NORTH BOUNDARY LINE  
OF THE FARMS IN SOUTH WILLARD PHASE 1, FILED AS ENTRY NO. 155362 IN THE  
FILES OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG SAID NORTH  
BOUNDARY LINE AND THEN THE NORTH BOUNDARY LINE OF PETTINGILL  
ESTATES SUBDIVISION FILED AS ENTRY NO. 236125 IN THE FILES OF THE  
BOX ELDER COUNTY RECORDER NORTH 87°38'48" WEST 1937.28 FEET  
TO THE EAST RIGHT-OF-WAY LINE OF THE ABANDONED U.I.C. RAILROAD; THENCE  
NORTH 02°48'02" EAST 2976.11 FEET ALONG  
SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE HARRY L.  
MCLEOD PROPERTY, TAX ID. NO. 02-055-0023; THENCE SOUTH  
87°04'58" EAST 1986.66 FEET ALONG THE SOUTH BOUNDARY LINE OF  
SAID MCLEOD PROPERTY TO THE NORTHWEST CORNER OF THE  
DAVIS FAMILY SUBDIVISION, FILED AS ENTRY NO. 354349 IN THE FILES OF THE  
BOX ELDER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF  
SAID DAVIS FAMILY SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH

02°02'24" WEST (SOUTH 00°38'50" WEST BY RECORD) 230.00 FEET; AND (2) SOUTH 18°12'24" WEST (SOUTH 16°48'50" WEST BY RECORD) 118.57 FEET TO THE NORTHWEST CORNER OF SHADY ACRES SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SHADY ACRES SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 24°16'54" WEST (SOUTH 23°53'20" WEST BY RECORD) 350.00 FEET; AND (2) SOUTH 87°23'58" EAST (SOUTH 87°47'32" EAST BY RECORD) 540.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT ON THE ARC OF A 2804.90 FOOT RADIUS CURVE, A DISTANCE OF 54.98 FEET, CHORD BEARS SOUTH 04°24'00" WEST 54.98 FEET, HAVING A CENTRAL ANGLE OF 01°07'23"; (2) SOUTHERLY TO THE RIGHT ON THE ARC OF A SPIRAL CURVE WHOSE LONG CHORD BEARS SOUTH 03°27'46" WEST 11.06 FEET TO THE NORTHEAST CORNER OF THE FORREST R. ROGERS PROPERTY, TAX ID. NO. 02-055-0102; THENCE NORTH 87°23'58" WEST 621.32 FEET ALONG THE NORTH BOUNDARY LINE OF SAID ROGERS PROPERTY AND THEN TRACY NICHOLAS NELSON TTEE PROPERTY, TAX ID. NO. 02-055-0103 TO THE EASTERLY BANK OF AN EXISTING DITCH; THENCE ALONG SAID EASTERLY BANK THE FOLLOWING THREE COURSES; (1) SOUTH 37°39'21" WEST 94.88 FEET; (2) SOUTH 43°03'21" WEST 69.60 FEET; AND (3) SOUTH 08°53'11" WEST 109.70 FEET TO THE SOUTH BOUNDARY LINE OF SAID NELSON PROPERTY; THENCE SOUTH 87°21'30" EAST 716.53 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 07°00'15" WEST 782.38 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHEAST CORNER OF THE BLAINE E. ANDERSON PROPERTY, TAX ID. NO. 02-055-0066; THENCE ALONG THE BOUNDARY LINE OF SAID ANDERSON PROPERTY THE FOLLOWING FIVE (5) COURSES; (1) NORTH 86°04'47" WEST 229.35 FEET; (2) SOUTH 07°25'10" WEST 191.53 FEET; (3) SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT ON THE ARC OF A 283.00 FOOT RADIUS

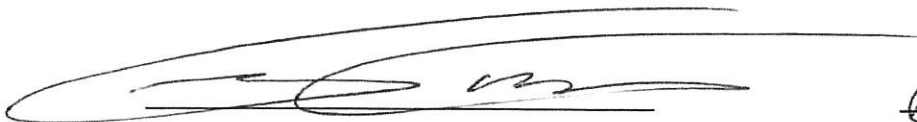
CURVE, A DISTANCE OF 66.14 FEET, CHORD BEARS SOUTH 53°38'59" EAST 65.99 FEET, HAVING A CENTRAL ANGLE OF 13°23'26"; (4) IN A SOUTHEASTERLY DIRECTION OF A REVERSE TANGENT CURVE TO THE LEFT OF A 217.00 FOOT RADIUS CURVE, A DISTANCE OF 136.44 FEET, CHORD BEARS SOUTH 64°58'01" EAST 134.20 FEET, HAVING A CENTRAL ANGLE OF 36°01'30"; AND (5) SOUTH 82°58'46" EAST 45.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 07°00'15" WEST 236.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 142.86 ACRES.

Accompanying this Notice is a certified copy of the Ordinance that effectuated the annexation and boundary change, a plat prepared by a licensed surveyor which has been approved by the Willard City Council, the notice of the approval of the annexation by the Box Elder County Commission, evidence showing that the annexation plat has been recorded with the Box Elder County Recorder and filed with the Box Elder County Surveyor.

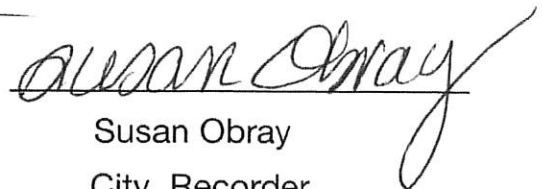
I certify that the Willard City Council has completed all of the legal requirements necessary to effectuate this annexation and boundary change.

Dated this 19 day of January, 2023.

Attest:



Travis Mote  
Willard City Mayor



Susan O Bray  
City Recorder

ORDINANCE 2022-03

AN ORDINANCE OF THE WILLARD CITY COUNCIL ANNEXING PROPERTY INTO WILLARD CITY WHICH HAS BEEN PREVIOUSLY APPROVED FOR ANNEXATION BY THE BOX ELDER COUNTY COMMISSION. THE PROPERTY IS LOCATED AT APPROXIMATELY 7100 SOUTH HIGHWAY 89, CONSISTING OF APPROXIMATELY 142.87 ACRES AND ESTABLISHING A ZONE FOR THE PROPERTY AND AMENDING THE ZONING MAP OF WILLARD CITY AND RELATED MATTERS.

**WHEREAS** The Willard City Council met in a regular session on July 14, 2022 and subsequent City Council meetings to consider the annexation of property owned by Willard Land Company LLC located at approximately 7100 South Highway 89 and considered the zoning for the property and related matters and,

**WHEREAS** the Petitioners have previously filed a petition with Willard City and Box Elder County requesting their land to be annexed into Willard City; and

**WHEREAS** the Willard City Council finds that the Petition satisfies all of the requirements of Utah law for the City to annex the property and that all required notices have been given; and

**WHEREAS** the Willard City Council has held a public hearing on July 12, 2022 to receive public comment regarding the proposed annexation.

**WHEREAS** the Box Elder County Commission has previously approved the annexation of the proposed property to be annexed into Willard City.

**NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE WILLARD CITY COUNCIL AS FOLLOWS:**

SECTION 1. FINDINGS. The Willard City Council hereby finds and determines that the annexation of the property proposed in the Petition by Old Farm LLC is in the best interests of the City and its citizens.

SECTION 2. APPROVAL OF ANNEXATION. The Willard City Council approves the annexation of the proposed property as described in Exhibit A attached to this Ordinance and does hereby annex the proposed property described in Exhibit A into Willard City. The effective date of the annexation shall be the date of the Utah State Lieutenant Governor's issuance, pursuant to Utah Code 67-1a-6.5 issues a certificate of annexation. (See also Utah Code 10-2-422).

SECTION 3. FINAL LOCAL ENTITY PLAT. The Willard City Council approves the FINAL LOCAL ENTITY PLAT as attached hereto as Exhibit B and directs that the plat be filed as required by Utah law.

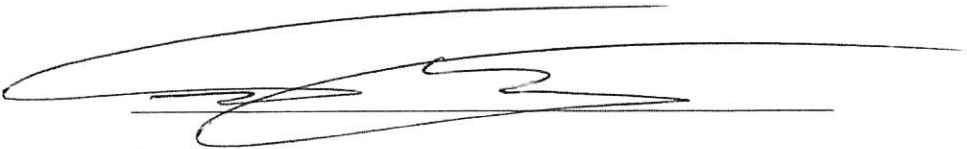
SECTION 4. ZONING. The Willard City Council hereby assigns a zone for the annexed property as MASTER PLAN COMMUNITY ZONE and directs that the zoning map is hereby amended to reflect this zoning and annexation.

SECTION 5. AUTHORIZED ACTIONS. The Willard City Council authorizes and directs the Willard City Mayor and City Recorder and all other officers and employees of the City to take any and all actions required to effect the annexation hereby approved.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption and posting as required by law.

PASSED, ADOPTED AND ORDER POSTED this 13 day of October, 2022.

Voting:

A large, stylized handwritten signature in black ink, appearing to read 'Travis Mote', written over a horizontal line.

Travis Mote

Willard City Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'Susan O'Bray', written over a horizontal line.

Susan O'Bray

Willard City Recorder







## ANNEXATION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 2 WEST AND PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF THE KEVIN COLE SUBDIVISION FILED AS ENTRY NO. 342604 IN THE FILES OF THE BOX ELDER COUNTY RECORDER, SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 89 LOCATED 2005.78 FEET NORTH  $88^{\circ}03'03''$  WEST ALONG THE SOUTH LINE OF SAID SECTION 35 AND 167.19 NORTH  $07^{\circ}00'15''$  EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID KEVIN COLE SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) NORTH  $87^{\circ}52'29''$  WEST 149.60 FEET; AND (2) SOUTH  $02^{\circ}24'14''$  WEST 317.71 FEET TO THE NORTHEAST CORNER OF THE DIANNA COLE DYE PROPERTY, TAX ID. NO. 01-040-0214; THENCE ALONG THE BOUNDARY LINE OF SAID DYE PROPERTY THE FOLLOWING TWO COURSES: (1) NORTH  $87^{\circ}09'40''$  WEST 12.00 FEET; AND (2) SOUTH  $03^{\circ}06'20''$  WEST 187.86 FEET TO THE NORTH BOUNDARY LINE OF THE MICA ANN ZDUNICH PROPERTY, TAX ID. NO. 01-040-0031; THENCE ALONG THE BOUNDARY LINE OF SAID ZDUNICH PROPERTY THE FOLLOWING THREE COURSES; (1) NORTH  $86^{\circ}30'05''$  WEST 97.00 FEET; (2) SOUTH  $02^{\circ}42'19''$  WEST 32.49 FEET; AND (3) SOUTH  $25^{\circ}30'43''$  WEST 163.59 FEET TO THE NORTH BOUNDARY LINE OF THE FARMS IN SOUTH WILLARD PHASE 1, FILED AS ENTRY NO. 155362 IN THE FILES OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG SAID NORTH BOUNDARY LINE AND THEN THE NORTH BOUNDARY LINE OF PETTINGILL ESTATES SUBDIVISION FILED AS ENTRY NO. 236125 IN THE FILES OF THE BOX ELDER COUNTY RECORDER NORTH  $87^{\circ}38'48''$  WEST 1937.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ABANDONED U.I.C. RAILROAD; THENCE NORTH  $02^{\circ}48'02''$  EAST 2976.11 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE HARRY L. MCLEOD PROPERTY, TAX ID. NO. 02-055-0023; THENCE SOUTH  $87^{\circ}04'58''$  EAST 1986.66 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID MCLEOD PROPERTY TO THE NORTHWEST CORNER OF THE DAVIS FAMILY SUBDIVISION, FILED AS ENTRY NO. 354349 IN THE FILES OF THE BOX ELDER COUNTY RECORDER; THENCE ALONG THE WEST BOUNDARY LINE OF SAID DAVIS FAMILY SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH  $02^{\circ}02'24''$  WEST (SOUTH  $00^{\circ}38'50''$  WEST BY RECORD) 230.00 FEET; AND (2) SOUTH  $18^{\circ}12'24''$  WEST (SOUTH  $16^{\circ}48'50''$  WEST BY RECORD) 118.57 FEET TO THE NORTHWEST CORNER OF SHADY ACRES SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID SHADY ACRES SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH  $24^{\circ}16'54''$  WEST (SOUTH  $23^{\circ}53'20''$  WEST BY RECORD) 350.00 FEET; AND (2) SOUTH  $87^{\circ}23'58''$  EAST (SOUTH  $87^{\circ}47'32''$  EAST BY RECORD) 540.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE ALONG SAID WEST RIGHT-

OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT ON THE ARC OF A 2804.90 FOOT RADIUS CURVE, A DISTANCE OF 54.98 FEET, CHORD BEARS SOUTH 04°24'00" WEST 54.98 FEET, HAVING A CENTRAL ANGLE OF 01°07'23"; (2) SOUTHERLY TO THE RIGHT ON THE ARC OF A SPIRAL CURVE WHOSE LONG CHORD BEARS SOUTH 03°27'46" WEST 11.06 FEET TO THE NORTHEAST CORNER OF THE FORREST R. ROGERS PROPERTY, TAX ID. NO. 02-055-0102; THENCE NORTH 87°23'58" WEST 621.32 FEET ALONG THE NORTH BOUNDARY LINE OF SAID ROGERS PROPERTY AND THEN TRACY NICHOLAS NELSON TTEE PROPERTY, TAX ID. NO. 02-055-0103 TO THE EASTERLY BANK OF AN EXISTING DITCH; THENCE ALONG SAID EASTERLY BANK THE FOLLOWING THREE COURSES; (1) SOUTH 37°39'21" WEST 94.88 FEET; (2) SOUTH 43°03'21" WEST 69.60 FEET; AND (3) SOUTH 08°53'11" WEST 109.70 FEET TO THE SOUTH BOUNDARY LINE OF SAID NELSON PROPERTY; THENCE SOUTH 87°21'30" EAST 716.53 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 07°00'15" WEST 782.38 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTHEAST CORNER OF THE BLAINE E. ANDERSON PROPERTY, TAX ID. NO. 02-055-0066; THENCE ALONG THE BOUNDARY LINE OF SAID ANDERSON PROPERTY THE FOLLOWING FIVE (5) COURSES; (1) NORTH 86°04'47" WEST 229.35 FEET; (2) SOUTH 07°25'10" WEST 191.53 FEET; (3) SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT ON THE ARC OF A 283.00 FOOT RADIUS CURVE, A DISTANCE OF 66.14 FEET, CHORD BEARS SOUTH 53°38'59" EAST 65.99 FEET, HAVING A CENTRAL ANGLE OF 13°23'26"; (4) IN A SOUTHEASTERLY DIRECTION OF A REVERSE TANGENT CURVE TO THE LEFT OF A 217.00 FOOT RADIUS CURVE, A DISTANCE OF 136.44 FEET, CHORD BEARS SOUTH 64°58'01" EAST 134.20 FEET, HAVING A CENTRAL ANGLE OF 36°01'30"; AND (5) SOUTH 82°58'46" EAST 45.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE SOUTH 07°00'15" WEST 236.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 142.86 ACRES.