

STATE OF UTAH



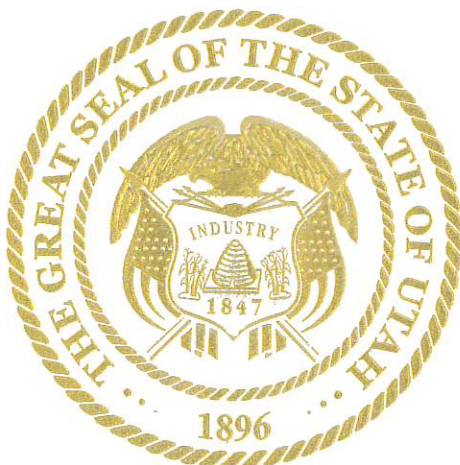
OFFICE OF THE LIEUTENANT GOVERNOR

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 NORTH FIELDS ANNEXATION located in SANPETE COUNTY, dated MAY 18, 2023, complying with Section §67-1a-6.5, 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 NORTH FIELDS ANNEXATION located in SANPETE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23rd day of May, 2023 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

COUNCIL MEMBERS

Margie Anderson
Tyler Alder
Lloyd Stevens

Richard Wheeler
Alma Lund

MANAGER

Shaun Kjar

COMMUNITY DEVELOPMENT

DIRECTOR/ENGINEER

Bryan Kimball

RECORDER

Candice Maudsley

EPHRAIM CITY CORPORATION

JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



PLANNER

Sean Lewis

TREASURER

Verena Critser

FINANCE DIRECTOR

Jon Knudsen

PUBLIC SAFETY DIRECTOR

Aaron Broomhead

POWER DIRECTOR

Cory Daniels

PUBLIC WORKS DIRECTOR

Jeff Jensen

May 18, 2023
Lt. Governor's Office
Utah State Capitol Complex Ste. 220
P O Box 142325
Salt Lake City, UT 84114-2325

Dear Madam:

Ephraim City hereby submits the annexation of property owned by Ephraim City, Helen O. Haney, Sandy Ranch, Willardson Holdings, Troy Powelson, Bessy Thiros, Altitude Capital, and KD Farms known as the North Fields Annexation. This annexation has met all the requirements of the Lt. Governor's Code, Section 67, 1a-6.5 (3). Attached please find the signed plat map and ECO 23-03 an Ordinance which approved the annexation with Attachment "A" legal description, and "B" Zoning. We request that you issue a Certificate of Annexation. Please feel free to call if you have questions or concerns. We thank you for your help in this matter.

Sincerely,







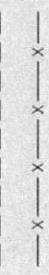





Candice Maudsley
Ephraim City Recorder

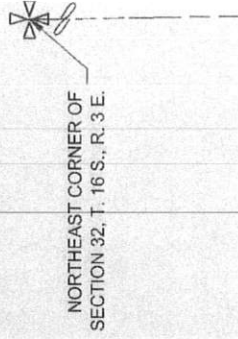
North Located

SURVEY NARRATIVE AND NOTES

1. BASIS OF BEARING IS S88°49'45"W BETWEEN THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SECTION 33, T. 16 S., R. 3 E., S.L.L.B. & M.
2. THE SECTION INFORMATION FOR THIS SURVEY WAS TAKEN FROM THE "NORTH WEST" ANNEXATION PLAT PERFORMED BY LUDLOW ENGINEERING AS RECORDED IN THE OFFICE OF THE SANPETE COUNTY RECORDER. THE SECTION INFORMATION ON SAID LUDLOW ENGINEERING PLAT WAS ROTATED 01°13'18" COUNTER CLOCKWISE FOR THIS SURVEY.
3. THE DEED FOR PARCEL S-5310 CALLS TO AND ALONG THE BED OF A CREEK. THE LOCATION FOR THE CREEK WAS TAKEN FROM AERIAL IMAGERY.

LEGEND

	NEW ANNEXATION BOUNDARY LINE
	EXISTING EPHRAIM BOUNDARY LINE
	SECTION LINE
	QUARTER SECTION LINE
	40 ACRE LINE
	DEED LINE
	EXISTING FENCE
	FOUND SURVEY MONUMENT
	FOUND SECTION CORNER AS NOTED
	NOT LOCATED SECTION CORNER REESTABLISHED AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED
	NOT LOCATED QUARTER SECTION CORNER REESTABLISHED AS NOTED



NORTHEAST CORNER OF SECTION 32, T. 16 S., R. 3 E.

ORDINANCE
ECO 23-03

**AN ORDINANCE DECLARING ANNEXATION OF TERRITORY
AND EXTENSION OF THE CORPORATE LIMITS OF EPHRAIM
CITY KNOWN AS THE NORTH FIELDS ANNEXATION.**

WHEREAS, a need has developed to extend the corporate limits of Ephraim City;
and

WHEREAS, The Ephraim City Council (hereinafter "Council") met in regular session on May 17, 2023 to consider an ordinance annexing property contiguous to Ephraim City and establishing zoning for the annexed property; and

WHEREAS, the petitioner filed an Annexation Petition with the City ("Petition"), requesting that the City annex certain land situated outside of the current boundaries of Ephraim City within unincorporated Sanpete County, which property is contiguous to the boundaries of Ephraim, and which is more particularly described in the legal description below and on Attachment A; and

WHEREAS, the Ephraim City Planning Commission ("Commission") recommended that the Council apply zoning districts within the North Fields annexation area with the zoning being Agricultural Zone (A) and General Commercial Zone (C2) to match the current zoning of the surrounding properties and in accordance with the future land use map as found in the Ephraim General Plan (2020) as amended and as shown on Attachment B and the Council ratified the recommendation; and

WHEREAS, the Council finds that the Petition satisfies all the requirements of Utah law for the City to annex the Annexed Property and that all required notices have been given.

**NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE
CITY COUNCIL OF EPHRAIM CITY, UTAH:**

Section I:

It is hereby declared that the following real property is annexed into the corporate limits of Ephraim City, and the corporate limits of Ephraim City are extended accordingly. Said property is located in Sanpete County, State of Utah, and is more particularly described as follows, to-wit:

Located in Sections 32 and 33, T.16 S., R.3 E., S.L.B. & M.
Sanpete County, Utah 2023

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S88°49'45"W ALONG THE SOUTH LINE OF SECTION 33, T.16 S., R.3 E., S.L.B. & M., 627.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 33, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF PARCEL S-5349; THENCE S88°49'45"W ALONG THE SOUTH

LINE OF SECTION 33 AND THE SOUTH LINE OF PARCEL S-5349, 676.72 FEET TO A POINT ON THE EXISTING EPHRAIM CITY BOUNDARY; THENCE ALONG THE EXISTING EPHRAIM CITY BOUNDARY THE FOLLOWING COURSES: N00°09'34"E 498.44 FEET, N00°17'53"E 341.23 FEET, S88°20'46"W 641.31 FEET, AROUND A 5659.70 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 1185.44 FEET (CHORD BEARS N09°17'21"E 1183.27 FEET), N89°59'36"W 320.99 FEET, S23°33'43"W 199.05 FEET, S88°57'27"W 1192.33 FEET, S00°08'32"E 157.76 FEET, S88°57'27"W 55.21 FEET, S01°02'33"E 466.62 FEET, S86°19'32"W 80.61 FEET, S01°02'33"E 660.05 FEET, N89°09'59"W 615.30 FEET, N01°10'15"W 1.18 FEET AND N89°32'17"W 694.22 FEET TO THE EAST LINE OF PARCEL S-5357; THENCE N01°09'50"W ALONG THE EAST LINE OF PARCEL S-5357, 13.22 FEET TO THE SOUTHEAST CORNER OF PARCEL S-5311; THENCE ALONG THE SOUTH LINE OF PARCEL S-5311 THE FOLLOWING COURSES: S88°49'45"W 2017.62 FEET TO THE SOUTHWEST CORNER OF PARCEL S-5311 AND A CORNER OF PARCEL S-5310; THENCE ALONG THE BOUNDARY OF PARCEL S-5310 THE FOLLOWING COURSES: S88°49'45"W 67.98 FEET MORE OR LESS TO THE BED OF A CREEK, ALONG THE BED OF SAID CREEK MORE OR LESS, N75°24'48"W 160.18 FEET, N35°45'54"W 47.69 FEET, N79°15'22"W 507.11 FEET, AND N49°54'12"W 380.99 FEET, LEAVING THE BED OF SAID CREEK, S43°19'45"W 247.50 FEET, N01°10'15"W 1237.65 FEET, N88°49'45"E 541.20 FEET, N02°19'45"E 544.50 FEET, AND N88°49'45"E 18.93 FEET TO THE WEST LINE EXTENDED OF PARCEL S-5304; THENCE N06°10'10"E ALONG THE WEST LINE EXTENDED AND THE WEST LINE OF PARCEL S-5304, 676.13 FEET TO THE NORTHWEST CORNER OF PARCEL S-5304; THENCE N89°50'10"E ALONG THE NORTH LINE OF PARCEL S-5304, 1141.80 FEET TO THE NORTHEAST CORNER OF PARCEL S-5304; THENCE S01°09'50"E ALONG THE EAST LINE OF PARCEL S-5304, 31.00 FEET TO THE NORTHWEST CORNER OF PARCEL S-5308x; THENCE N88°50'10"E ALONG THE NORTH LINE OF PARCEL S-5308X, 834.29 FEET TO A CORNER OF PARCEL S-5308X AND THE WEST LINE OF SAID SECTION 33; THENCE N01°09'50"W ALONG THE WEST LINE OF SAID SECTION 33, 745.48 FEET TO THE NORTH 1/16TH CORNER ON THE WEST LINE OF SAID SECTION 33; THENCE N88°53'40"E ALONG THE 1/16TH SECTION LINE, 1335.23 FEET TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 33; THENCE S01°06'11"E ALONG THE 1/16TH SECTION LINE, 705.72 FEET TO THE SOUTHEAST CORNER OF PARCEL S-5364; THENCE S88°50'10"W ALONG THE SOUTH LINE OF PARCEL S-5364, 32.64 FEET TO THE WEST LINE EXTENDED OF PARCEL S-5377X; THENCE S01°07'38"E ALONG THE WEST LINE EXTENDED AND THE WEST LINE OF PARCEL S-5377X, 419.93 FEET TO A CORNER OF PARCEL S-5361; THENCE N88°52'22"E ALONG THE BOUNDARY OF PARCEL S-5361, 660.00 FEET TO A CORNER OF PARCEL S-5361; THENCE S01°07'38"E ALONG THE BOUNDARY OF PARCEL S-5361, 53.71 TO THE NORTH LINE EXTENDED OF THE SANDY RANCH PROPERTIES LLC PROPERTY; THENCE ALONG THE NORTH LINE EXTENDED AND THE BOUNDARY OF THE SANDY RANCH PROPERTIES LLC PROPERTY THE FOLLOWING COURSES: S89°56'30"E 688.78, S01°10'48"E 229.94 FEET, AND N89°33'49"E 649.68 FEET TO THE EAST LINE EXTENDED OF PARCEL S-5370; THENCE N01°07'38"W ALONG THE EAST LINE EXTENDED AND THE EAST LINE OF PARCEL S-5370, 665.43 FEET TO THE NORTHEAST CORNER OF PARCEL S-5370; THENCE N88°52'22"E 127.47 FEET TO THE WEST LINE OF PARCEL S5340X; THENCE N01°07'38"W ALONG THE WEST LINE OF PARCEL S-5340X, 765.19 FEET TO THE 40 ACRE LINE AND THE NORTHWEST CORNER OF PARCEL S-5340X; THENCE N88°53'41"E ALONG THE 40 ACRE LINE AND THE NORTH LINE OF PARCEL S-5340X, AND THE NORTH LINE OF PARCEL S-5341X5, 1275.78 FEET TO THE NORTHEAST CORNER OF PARCEL S-5341X5; THENCE S01°07'38"E ALONG THE EAST LINE OF PARCEL S-5341X5, 797.70 FEET TO THE NORTH LINE OF PARCEL S-5342; THENCE N88°52'22"E ALONG THE NORTH LINE OF PARCEL S-5342, 40.75 FEET TO THE NORTHEAST CORNER OF PARCEL S-5342; THENCE ALONG THE EAST LINE OF PARCEL S-5342 THE FOLLOWING COURSES: S00°50'39"E 534.61 FEET AND S01°07'38"E 145.18 FEET TO THE SOUTHEAST CORNER OF PARCEL S-5342 AND THE NORTH LINE OF THE VISTA GRANDE ESTATES SUBDIVISION; THENCE ALONG THE BOUNDARY OF THE VISTA GRANDE ESTATES SUBDIVISION THE FOLLOWING COURSES: S89°45'43"W 679.23 FEET, S01°07'38"E 713.46 FEET, AND N88°52'22"E 643.09 FEET TO THE EAST LINE EXTENDED OF PARCEL S-5349; THENCE S00°55'15"E ALONG THE EAST LINE EXTENDED AND THE EAST LINE OF PARCEL S-5349, THE EAST LINE OF PARCEL S-5350 AND THE EAST LINE OF PARCEL S-5349, 1816.50 FEET TO THE POINT OF BEGINNING. CONTAINING 403.448 ACRES MORE OR LESS.

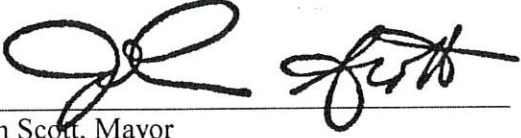
A map showing the boundaries of the annexation is attached herein as Attachment A.

Section II:

Upon annexation the property shall assume the city zoning designation of Agricultural Zone (A) and General Commercial Zone (C2), as recommended by the Commission and approved by the Council.

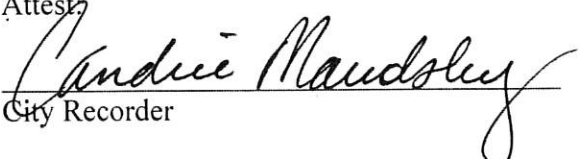
This ordinance shall take effect immediately upon posting, as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED and APPROVED by the City Council of Ephraim City this 17th day of May 2023.



John Scott, Mayor



Attest:


Candice Maudsley
City Recorder

MAYOR'S APPROVAL

COUNCIL VOTE

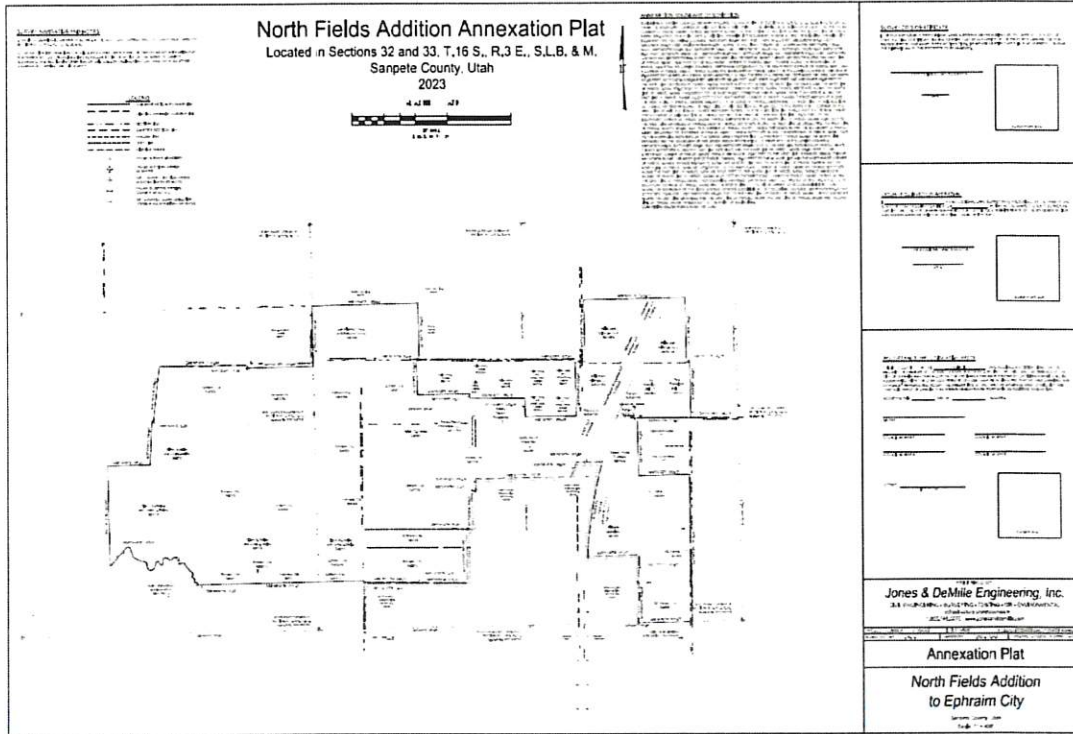
Passed with Mayor's approval _____
Passed over Mayor's disapproval _____
Mayor neither approved or disapproved _____

Margie Anderson Aye Nay _____
Richard Wheeler Aye Nay _____
Alma Lund Aye Nay _____
Lloyd Stevens Aye Nay _____
Tyler Alder Aye Nay _____

State of Utah
County of Sanpete

ATTACHMENT A

Annexation Plat



Attachment B Proposed Zoning

