

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 WEST POINT JUNIOR HIGH ANNEXATION, located in WEST POINT CITY, dated MAY 30, 2023, complying with Section §10-2-418, 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 WEST POINT JUNIOR HIGH ANNEXATION, located in DAVIS 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 June, 2023 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor





West Point City Hall
3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointcity.org

Lieutenant Governor's Office

Deidre M. Henderson

350 N State Street, Ste. 220
PO Box 142325
Salt Lake City, UT 84114-2325

May 19, 2023

RE: NOTICE OF IMPENDING BOUNDARY ACTION - "WEST POINT JUNIOR HIGH ANNEXATION"

Dear Lt. Governor Henderson,

This letter serves as filing of a notice of impending boundary action of the "West Point Junior High Annexation", for the annexation of property located at approximately 700 S 4500 W in unincorporated Davis County into the boundaries of West Point City (a city also within Davis County) under Utah Code Annotated §10-2-418. For reference, Davis County is a county of the 2nd class. West Point City is a city of the 4th class.

The proposed property consists of two separate parcels, totaling 33.7 acres. Both affected property owners have consented in writing to this annexation. The majority of the property is owned by the Davis School District and is intended for the construction of a new junior high school.

Attached with this notice are the following:

- Resolution No. 02-21-2023D, declaring the intent of the West Point City Council to annex the properties and setting the date for a public hearing on the proposed annexation as required by UCA §10-2-418(5).
- Notice of Intent to Annex and Public Hearing, posted and noticed March 7, 2023, providing notice of the proposed annexation and public hearing date as required by UCA §10-2-418(7).
- Certification of Notice and Publication, certifying said Notice of Intent to Annex was published and noticed as required by UCA §10-2-418(6) on March 7, 2023.
- Written Consent of Property Owners (signed by Davis School District and Susan L. Elbrader, Trustee)
- Ordinance No. 04-04-2023B, ordaining approval by the West Point City Council of the annexation and certifying that all applicable requirements of UCA §10-2-418(2)(b)(i)&(iii) have been met.
- Final Local Entity Plat (copy), created, certified, and approved as dictated by UCA §17-23-20(4).

Thank you in advance for your consideration of these documents. If determined by you that this notice meets the requirements of UCA §67-1a-6.5(3), please direct the executed certificate of annexation to my attention at the address listed above for West Point City Hall.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Casey Arnold

City Recorder/HR Manager

West Point City

T: 801.776.0970

carnold@westpointcity.org

RESOLUTION NO. 02-21-2023D

A RESOLUTION OF THE WEST POINT CITY COUNCIL DECLARING THE INTENT TO ANNEX PROPERTIES IN THE AREA OF APPROXIMATELY 700 S 4500 W INTO THE BOUNDARIES OF WEST POINT CITY AND SET A PUBLIC HEARING DATE ON THE PROPOSED ANNEXATION

WHEREAS, West Point City (hereinafter the “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City has identified certain properties within its Annexation Policy Plan as being appropriate for inclusion with the boundaries of the City; and,

WHEREAS, the properties proposed for annexation (“Properties”) are identified and attached hereto as Exhibit A; and,

WHEREAS, pursuant to Utah Code §10-2-418(2)(b), the Properties consist of a combined area no more than 50-acres, are contiguous to the City, with fewer than 800 residents, and will require the delivery of municipal-type services; and,

WHEREAS, the West Point City Council (“City Council”) finds that it is consistent with the City’s General Plan and Annexation Policy Plan to pursue annexation of the Properties identified in Exhibit A in accordance with the procedures set forth under State Law.

NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED AS FOLLOWS:

SECTION 1. The City Council hereby declares its intention to annex the Properties in the area of 700 S 4500 W as identified and described in Exhibit A, which is attached hereto.

SECTION 2. The City Council directs the West Point City Planning Commission to make its recommendation as to the proposed zoning classification of the Properties.

SECTION 3. The City Council hereby directs that pursuant to such intent, in accordance with Utah Code §10-2-418(5), a public hearing be set for Tuesday, April 4, 2023 at approximately 7:00 PM in the Council Chambers of West Point City Hall, 3200 W 300 N, West Point, Utah, to consider the proposed annexation of the Properties into the boundaries of West Point City.

SECTION 4. The City Council directs that notice of the public hearing regarding the proposed annexation be done in accordance with Utah Code §10-2-418(6).

PASSED AND ADOPTED this 21st day of February, 2023.

**WEST POINT CITY,
A Municipal Corporation**

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey Arnold, City Recorder



EXHIBIT A

PARCEL ID: 120460183

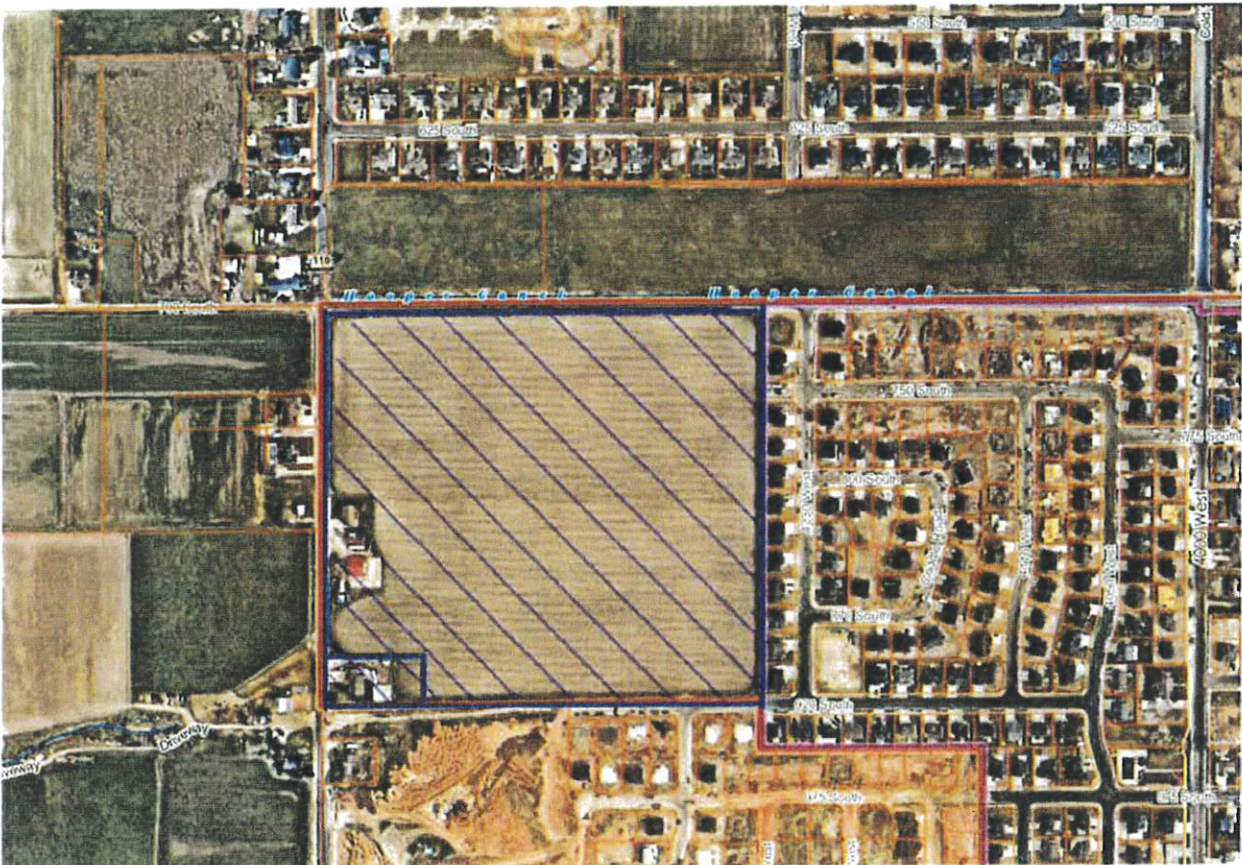
Legal Description:

A PARCEL OF LAND LOC IN THE NE 1/4 OF SEC 7-T4N-R2W, SLB&M, HAVING A BASIS OF BEARING NAD83 UTAH NORTH ZONE OF S 89°44'54" E BETWEEN THE MONUMENTED N 1/4 (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3562094.898 E=1471579.021 U.S. FT) & THE MONUMENTED NE COR (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3652083.252 E=1474229.506 U.S. FT) OF SD SEC 7 DESC AS FOLLOWS: BEG AT THE N 1/4 COR OF SD SEC 7; & RUN TH S 89°44'54" E 1325.74 FT ALG THE MONUMENTED SEC LINE TO THE NW COR OF CRIDDLE FARMS NORTH PHASE 4, RECORDED AS E# 3360963 IN PLAT BK 7220 (DEED READS 720) AT PG 850 ON 03/19/2021; TH S 00°35'24" W 1163.28 FT ALG SD CRIDDLE FARMS NORTH PHASE 4 & CRIDDLE FARMS NORTH PHASE 2, RECORDED AS E#3251596 IN PLAT BK 7514 AT PG 510 ON 05/15/2020, TO THE NE COR OF ASPIRE AT HARVEST FIELDS PRUD PHASE 6, RECORDED AS E# 3379092 OF PLAT BK 7753 AT PG 802 ON 05/05/2021; TH S 89°38'19" W 1017.55 FT ALG THE N BNDRY OF SD ASPIRE AT HARVEST FIELDS PRUD PHASE 6 (SD N BNDRY BEING ESTABLISHED BY A BNDRY LINE AGMT, RECORDED AS E# 3150656) & ALG SD BNDRY LINE AGMT; TH N 00°35'21" E 141.62 FT; TH S 89°31'08" W 308.34 FT, A PORTION OF WH IS ALG AN EXIST FENCE LINE, TO THE MONUMENTED 1/4 SEC LINE WH SEC LINE IS THE CENTER LINE OF 4500 WEST STR WH IS ALSO KNOWN AS UDOT STATE HWY NO 110; TH N 00°35'21" E 1036.50 FT ALG THE MONUMENTED 1/4 SEC LINE TO THE POB. CONT. 32.70 ACRES.

PARCEL ID: 120460182

Legal Description:

A PARCEL OF LAND IN THE NE 1/4 OF SEC 7-T4N-R2W, SLB&M, HAVING A BASIS OF BEARING NAD83 UTAH NORTH ZONE OF S 89°44'54" E BETWEEN THE MONUMENTED N 1/4 (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3562094.898 E=1471579.021 U.S. FT) & THE MONUMENTED NE COR (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3652083.252 E=1474229.506 U.S. FT) OF SD SEC 7, DESC AS FOLLOWS; COMMENCING AT A PT LOC 1177.47 FT S 00°35'21" W, ALG THE MONU 1/4 SEC LINE, TO A LINE & OR EXTENSION OF A LINE IDENTIFIED BY A BNDRY LINE AGMT RECORDED AS E# 3150656 FR SD N 1/4 COR OF SEC 7; TH N 89°38'19" E 308.33 FT, ALG SD BNDRY LINE AGMT; TH N 00°35'21" E 141.62 FT; TH S 89°31'08" W 308.34 FT, A PORTION OF WH IS ALG AN EXIST FENCE LINE, TO THE MONUMENTED 1/4 SEC LINE WH SEC LINE IS THE CENTER LINE OF 4500 WEST STR WH IS ALSO KNOWN AS UDOT STATE HWY #110; TH S 00°35'21" W 140.97 FT, ALG SD MONUMENTED 1/4 SEC LINE, TO THE POB. CONT. 1.00 ACRE.





WEST POINT CITY

NOTICE OF INTENT TO ANNEX

THIS IS NOTICE THAT THE WEST POINT CITY COUNCIL DECLARED ITS INTENT TO ANNEX TWO PARCELS IN THE AREA OF APPROXIMATELY 700 S 4500 W INTO THE BOUNDARIES OF WEST POINT CITY

On February 21, 2023, the West Point City Council adopted Resolution No. 02-21-2023D declaring the intent to annex two parcels in the area of approximately 700 S 4500 W into West Point City. The respective property owners of the two parcels have provided written consent to the annexation. The area proposed for annexation will be automatically annexed into the service boundaries of the applicable local and special districts.

PUBLIC HEARING:

APRIL 4TH, 2023 @ 7:00 PM

West Point City Hall | 3200 W 300 N | West Point, UT

In accordance with [UCA § 10-2-418\(5\)](#) and [UCA § 10-2-418\(8\)\(i\)](#), the West Point City Council will hold a public hearing on the proposed annexation at its regularly scheduled meeting on April 4, 2023 at approximately 7:00 PM. All are invited to comment on the proposed annexation at the public hearing. Upon conclusion of the public hearing, the City Council may adopt an ordinance approving the annexation of the proposed area.

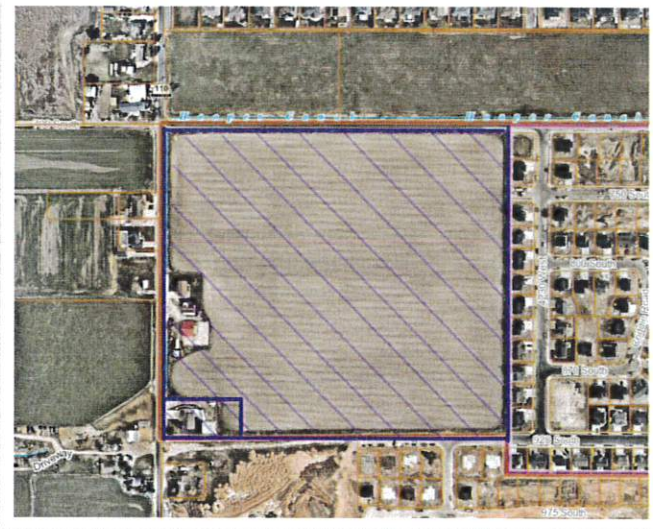
CASEY ARNOLD, West Point City Recorder

Mailed & Posted this 7th day of March, 2023

THE AREA PROPOSED FOR ANNEXATION:

PARCEL ID: 120460183: 32.70 ACRES

A PARCEL OF LAND LOC IN THE NE 1/4 OF SEC 7-T4N-R2W, SLB&M, HAVING A BASIS OF BEARING NAD83 UTAH NORTH ZONE OF S 89°44'54" E BETWEEN THE MONUMENTED N 1/4 (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3562094.898 E=1471579.021 U.S. FT) & THE MONUMENTED NE COR (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3652083.252 E=1474229.506 U.S. FT) OF SD SEC 7 DESC AS FOLLOWS: BEG AT THE N 1/4 COR OF SD SEC 7; & RUN TH S 89°44'54" E 1325.74 FT ALG THE MONUMENTED SEC LINE TO THE NW COR OF CRIDDLE FARMS NORTH PHASE 4, RECORDED AS E# 3360963 IN PLAT BK 7220 (DEED READS 720) AT PG 850 ON 03/19/2021; TH S 00°35'24" W 1163.28 FT ALG SD CRIDDLE FARMS NORTH PHASE 4 & CRIDDLE FARMS NORTH PHASE 2, RECORDED AS E#3251596 IN PLAT BK 7514 AT PG 510 ON 05/15/2020, TO THE NE COR OF ASPIRE AT HARVEST FIELDS PRUD PHASE 6, RECORDED AS E# 3379092 OF PLAT BK 7753 AT PG 802 ON 05/05/2021; TH S 89°38'19" W 1017.55 FT ALG THE N BNDRY OF SD ASPIRE AT HARVEST FIELDS PRUD PHASE 6 (SD N BNDRY BEING ESTABLISHED BY A BNDRY LINE AGMT, RECORDED AS E# 3150656) & ALG SD BNDRY LINE AGMT; TH N 00°35'21" E 141.62 FT; TH S 89°31'08" W 308.34 FT, A PORTION OF WH IS ALG AN EXIST FENCE LINE, TO THE MONUMENTED 1/4 SEC LINE WH SEC LINE IS THE CENTER LINE OF 4500 WEST STR WH IS ALSO KNOWN AS UDOT STATE HWY NO 110; TH N 00°35'21" E 1036.50 FT ALG THE MONUMENTED 1/4 SEC LINE TO THE POB. CONT. **32.70 ACRES.**



PARCEL ID: 120460182: 1.00 ACRES

A PARCEL OF LAND IN THE NE 1/4 OF SEC 7-T4N-R2W, SLB&M, HAVING A BASIS OF BEARING NAD83 UTAH NORTH ZONE OF S 89°44'54" E BETWEEN THE MONUMENTED N 1/4 (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3562094.898 E=1471579.021 U.S. FT) & THE MONUMENTED NE COR (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3652083.252 E=1474229.506 U.S. FT) OF SD SEC 7, DESC AS FOLLOWS; COMMENCING AT A PT LOC 1177.47 FT S 00°35'21" W, ALG THE MONU 1/4 SEC LINE, TO A LINE & OR EXTENSION OF A LINE IDENTIFIED BY A BNDRY LINE AGMT RECORDED AS E# 3150656 FR SD N 1/4 COR OF SEC 7; TH N 89°38'19" E 308.33 FT, ALG SD BNDRY LINE AGMT; TH N 00°35'21" E 141.62 FT; TH S 89°31'08" W 308.34 FT, A PORTION OF WH IS ALG AN EXIST FENCE LINE, TO THE MONUMENTED 1/4 SEC LINE WH SEC LINE IS THE CENTER LINE OF 4500 WEST STR WH IS ALSO KNOWN AS UDOT STATE HWY #110; TH S 00°35'21" W 140.97 FT, ALG SD MONUMENTED 1/4 SEC LINE, TO THE POB. CONT. **1.00 ACRE.**

**Certificate of Notice and Publication:
NOTICE OF INTENT TO ANNEX**

I HEREBY CERTIFY that on the 7th day of March, 2023, the foregoing **NOTICE OF INTENT TO ANNEX** dated March 7, 2023 was sent via US Mail to the following recipients:

Affected Recorded Property Owners:

PARCEL ID: 120460182
Susan Elbrader
909 S 4500 W
West Point, UT 84015

PARCEL ID: 120460183
Board of Education Davis School District
PO Box 588
Farmington, UT 84025

Affected Local Districts & Service Entities:

**North Davis Fire District
Board of Trustees**
Station 41, 381 North 3150 West
West Point City, UT 84015

North Davis Fire District
ATTN: Chief Mark Becraft
381 North 3150 West
West Point, UT 84015

**Mosquito Abatement District Davis Board of
Trustees**
85 N 600 W
Kaysville, UT 84037

Mosquito Abatement District Davis
ATTN: Gary Hatch
85 North 600 West
Kaysville, UT 84037

**Hooper Water Improvement District Board of
Trustees**
5555 W 5500 S
Hooper, UT 84315

Hooper Water Improvement District
ATTN: Scott Christiansen
5555 W 5500 S
Hooper, UT 84315

**Weber Basin Water Conservancy District
Board of Trustees**
2837 East Highway 193
Layton, UT 84040

Weber Basin Water Conservancy District
ATTN: Scott Paxman
2837 East Highway 193
Layton, UT 84040

**North Davis Sewer District
Board of Trustees**
4252 West 2200 South
Syracuse, UT 84075

North Davis Sewer District
ATTN: David Hatch
4252 West 2200 South
Syracuse, UT 84075

**Davis & Weber Counties Canal Company
Directors**
138 West 1300 North
Sunset, UT 84015

Davis & Weber Counties Canal Co.
ATTN: Rick Smith
138 West 1300 North
Sunset, UT 84015

**Davis School District
Board of Education**
PO Box 588
Farmington, UT 84025-0588

Davis School District
ATTN: Craig Carter
P.O. Box 588
Farmington, UT 84025-0588

Davis County Commission
P.O. Box 618
Farmington, Utah 84025

Davis County Planning Dept.
ATTN: Jeff Oyler
P.O. Box 618
Farmington, UT 84025

Further, the **NOTICE OF INTENT TO ANNEX** was posted on the Utah Public Notice Website and the West Point City Website on the 7th day of March, 2023.



Casey Arnold, West Point City Recorder

OFFICIAL PROPERTY OWNER(S) CONSENT TO ANNEXATION

I/We, Susan L. Elbrader Trustee the undersigned, declare that I/we are the current recorded property owner(s) or authorized representative of the property identified as:

Parcel ID# 120460182 Location: 909 S 4500 W West Point.

I/We further declare that I/we have been provided notice that the West Point City Council has adopted a resolution indicating the intent to annex an area of unincorporated Davis County into the boundaries of West Point City and that my/our property is located within the area proposed for annexation (as described below).

I/We hereby provide my/our written consent to the annexation of my/our property into the boundaries of West Point City as proposed by the West Point City Council in Resolution No. 02-21-2023D.

DATED THIS 6 DAY OF March, 2023

Susan L. Elbrader Trustee Susan L. Elbrader
Property Owner Signature Printed Name

8017916120
Phone

Property Owner Signature

Printed Name

Phone

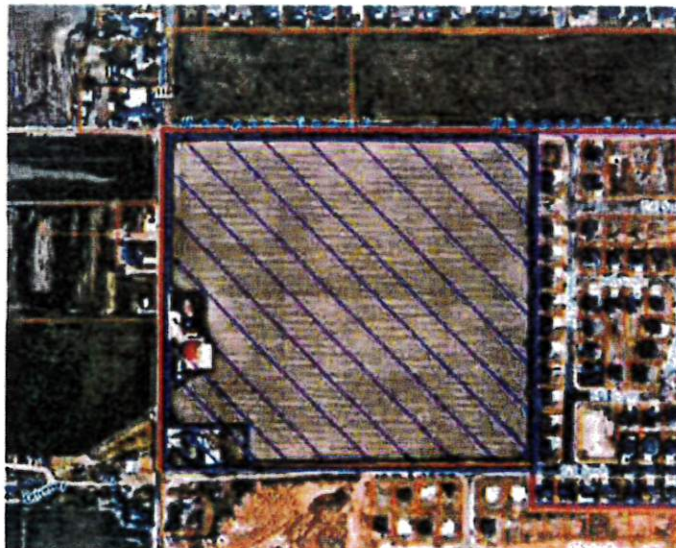
NOTICE TO PROPERTY OWNERS:

In accordance with UCA §10-2-403, there will be no public election on the proposed annexation as Utah law does not provide for an annexation to be approved by voters at a public election.

THE AREA PROPOSED FOR ANNEXATION:

PARCEL ID: 120460183: 32.70 ACRES

PARCEL ID: 120460182: 1.00 ACRES



OFFICIAL PROPERTY OWNER(S) CONSENT TO ANNEXATION

I/We, DAVIS School District the undersigned, declare that I/we are the current recorded property owner(s) or authorized representative of the property identified as:

Parcel ID# 12-046-0183 Location: APPX. 700 S. 4500 W.

I/We further declare that I/we have been provided notice that the West Point City Council has adopted a resolution indicating the intent to annex an area of unincorporated Davis County into the boundaries of West Point City and that my/our property is located within the area proposed for annexation (as described below).

I/We hereby provide my/our written consent to the annexation of my/our property into the boundaries of West Point City as proposed by the West Point City Council in Resolution No. 02-21-2023D.

DATED THIS 30 DAY OF March, 2023

[Signature]
Property Owner Signature

Craig Carter
Printed Name

801-402-5257
Phone

Property Owner Signature

Printed Name

Phone

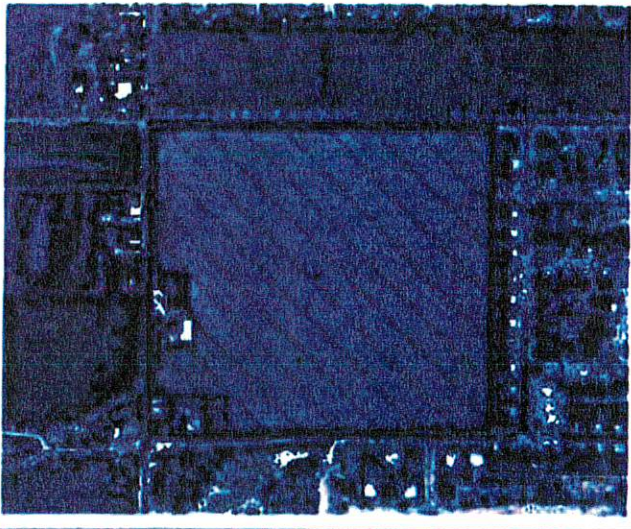
NOTICE TO PROPERTY OWNERS:

In accordance with UCA §10-2-403, there will be no public election on the proposed annexation as Utah law does not provide for an annexation to be approved by voters at a public election.

THE AREA PROPOSED FOR ANNEXATION:

PARCEL ID: 120460183: 32.70 ACRES

PARCEL ID: 120460182: 1.00 ACRES



ORDINANCE NO. 04-04-2023B

**AN ORDINANCE OF THE WEST POINT CITY COUNCIL
APPROVING THE ANNEXATION OF PROPERTIES IN THE AREA OF
APPROXIMATELY 700 S 4500 W INTO THE BOUNDARIES OF
WEST POINT CITY AND DESIGNATING THE ZONING OF
SAID PROPERTIES AS AN R-1 – RESIDENTIAL ZONE**

WHEREAS, West Point City (hereinafter the “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City has identified certain properties within its Annexation Policy Plan as being appropriate for inclusion with the boundaries of the City; and,

WHEREAS, the properties proposed for annexation (“Annexation Area”) are identified and attached hereto as Exhibit A; and,

WHEREAS, the West Point City Planning Commission has recommended the zoning designation of the Annexation Area as an R-1 – Residential zone and such recommendation was adopted in the City’s General Plan, in accordance with Utah Code §10-9a-403(1)(c); and

WHEREAS, pursuant to Utah Code §10-2-418(2)(b)(i)&(iii), the Annexation Area consists of a combined area of no more than 50-acres, is contiguous to the City, has fewer than 800 residents, the City has provided one or more municipal-type services to the area for at least one year, and will require the delivery of municipal-type services; and,

WHEREAS, the West Point City Council (hereinafter the “City Council) adopted Resolution No. 02-21-2023D, providing notice of its intent to annex this area and set a public hearing date for the proposed annexation; and

WHEREAS, notice of the proposed annexation and notice of the public hearing has been made as required by State Law; and

WHEREAS, 100% of the property owners within the proposed Annexation Area have provided written consent to the annexation of their property, which is attached hereto as Exhibit B, and therefore no protest period was required; and

WHEREAS, a public hearing was held and any public comments were received and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE WEST POINT CITY COUNCIL AS FOLLOWS:

SECTION 1. Plat Accepted and Approved: The City Council hereby accepts and approves the copy of the local entity plat (“Plat Map”) as prepared and certified by Trent R. Williams, a Licensed Professional Land Surveyor in the State of Utah, holding License No. 8034679, and finds that it is an accurate and recordable map of said Annexation Area, as identified in Exhibit A.

SECTION 2. Territory Annexed: The Annexation Area, being immediately contiguous to the West Point City, Utah boundaries is hereby declared to be annexed into West Point City, Utah; and the corporate limits of said City are hereby declared to be extended accordingly to include and embrace said area.

SECTION 3. Plat and Ordinance to be Recorded: The certified Plat Map as aforesaid and duly certified by the West Point City Recorder to be a full, true and correct copy as filed and deposited with the City Recorder, shall forthwith be filed and recorded by the City Recorder in the office of the County Recorder of Davis County, Utah, together with a certified copy of this Ordinance. The City Recorder is also directed to file a notice of impending boundary action and amended articles of incorporation reflecting said annexation with the Lieutenant Governor of the State of Utah as required by Utah Code §10-2-425.

SECTION 4. Zoning Classification: The Annexation Area is hereby declared as an R-1 – Residential zone as recommended by the Planning Commission and as designated in the City’s adopted General Plan.

SECTION 5. Notices and Filing: The West Point City Mayor, City Recorder, City Attorney, and other authorized officers, employees and agents of the City are hereby empowered to make such filings and to provide such notices as legally required to effect and formalize the annexation described in this Ordinance.

SECTION 6. Action of Officers: All actions of the officers, agents, and employees of the City that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption hereof, are hereby ratified, confirmed, and approved.

SECTION 7. Effective Date: This Ordinance shall become effective immediately upon posting after final passage.

PASSED AND ADOPTED this 4th day of April, 2023



WEST POINT CITY,
A Municipal Corporation

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey Arnold, City Recorder

EXHIBIT A

PARCEL ID: 120460183

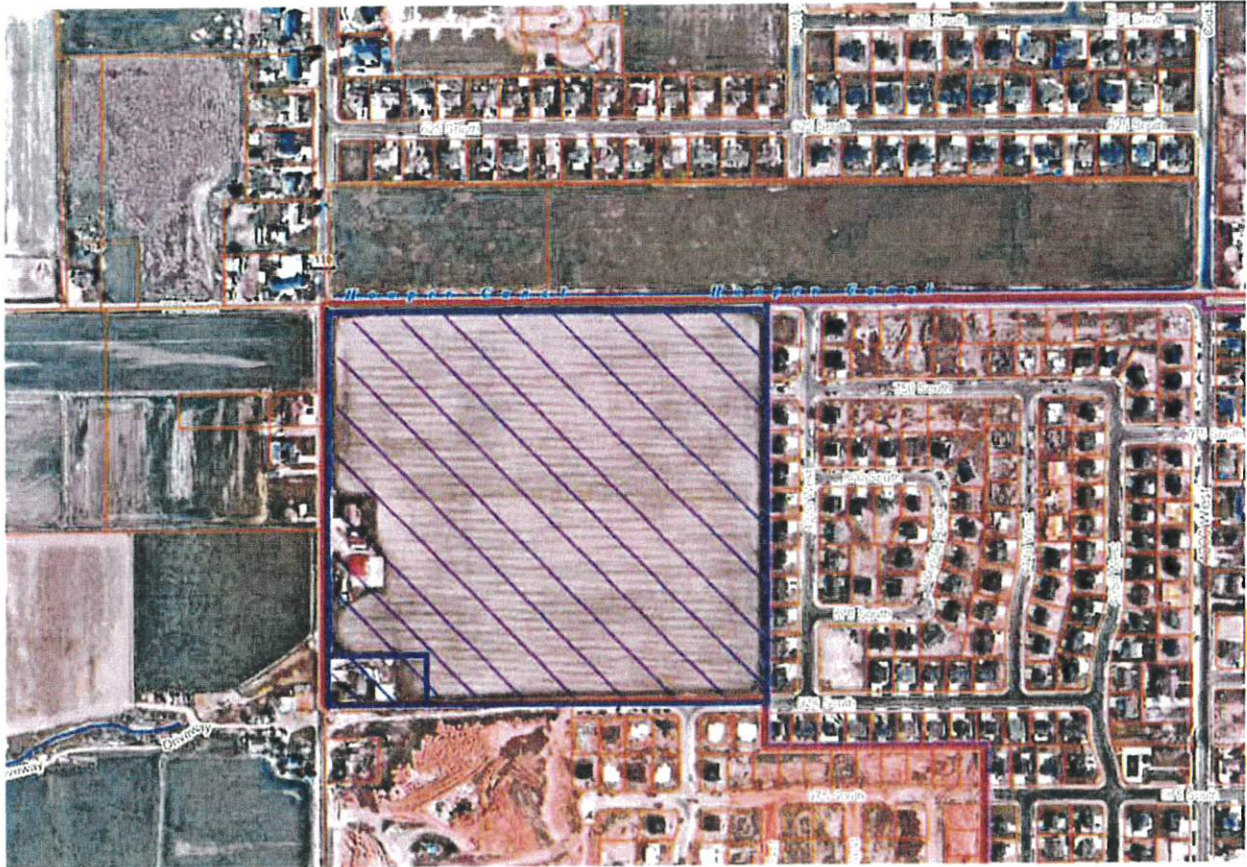
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PARCEL ID: 120460182

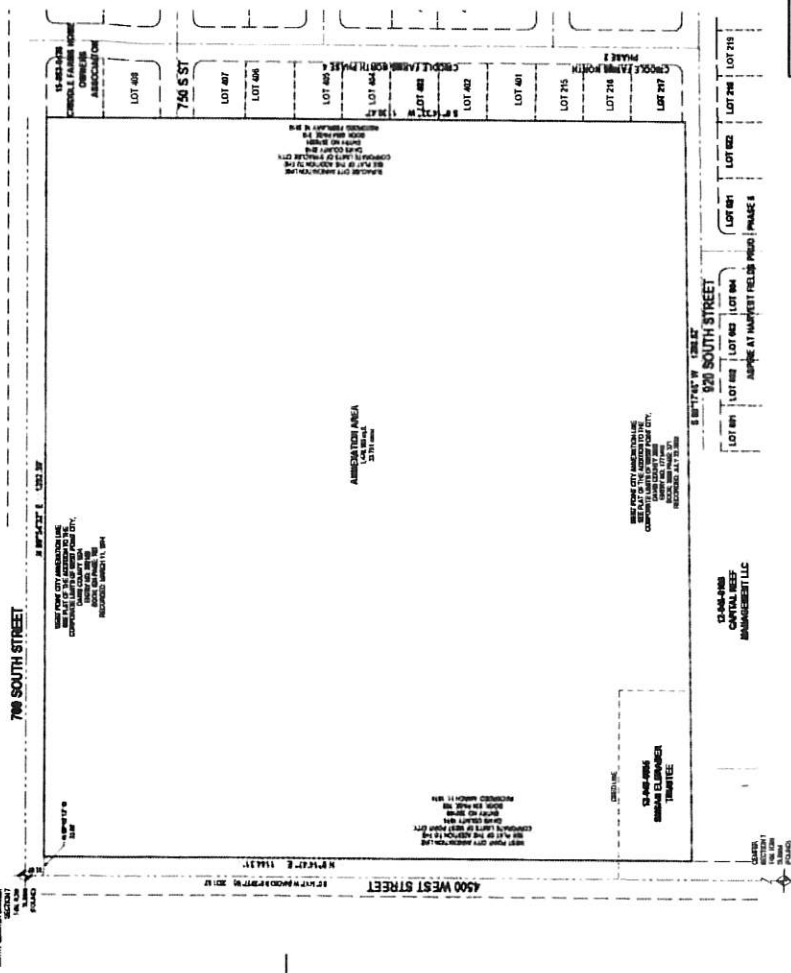
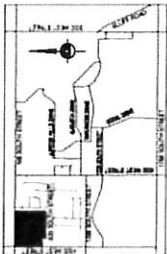
Legal Description:

A PARCEL OF LAND IN THE NE 1/4 OF SEC 7-T4N-R2W, SLB&M, HAVING A BASIS OF BEARING NAD83 UTAH NORTH ZONE OF S 89°44'54" E BETWEEN THE MONUMENTED N 1/4 (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3562094.898 E=1471579.021 U.S. FT) & THE MONUMENTED NE COR (SD COR HAVING NAD83 UT NORTH ZONE COORDINATES OF N=3652083.252 E=1474229.506 U.S. FT) OF SD SEC 7, DESC AS FOLLOWS; COMMENCING AT A PT LOC 1177.47 FT S 00°35'21" W, ALG THE MONU 1/4 SEC LINE, TO A LINE & OR EXTENSION OF A LINE IDENTIFIED BY A BNDRY LINE AGMT RECORDED AS E# 3150656 FR SD N 1/4 COR OF SEC 7; TH N 89°38'19" E 308.33 FT, ALG SD BNDRY LINE AGMT; TH N 00°35'21" E 141.62 FT; TH S 89°31'08" W 308.34 FT, A PORTION OF WH IS ALG AN EXIST FENCE LINE, TO THE MONUMENTED 1/4 SEC LINE WH SEC LINE IS THE CENTER LINE OF 4500 WEST STR WH IS ALSO KNOWN AS UDOT STATE HWY #110; TH S 00°35'21" W 140.97 FT, ALG SD MONUMENTED 1/4 SEC LINE, TO THE POB. CONT. 1.00 ACRE.



WEST POINT JUNIOR HIGH ANNEXATION BOUNDARY DESCRIPTION

LOCATED IN THE BORDERSHIRE QUARTER
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 S14, T4N, R1W, DEERWOOD
 WEST POINT CITY, DAVIS COUNTY, IOWA
 SECTION 20E



10/20/2022
 JAMES P. K. BERRY
 Mayor

WEST POINT CITY COMMISSION ACCEPTANCE
 I, the undersigned, Mayor of the City of West Point, Iowa, do hereby accept the annexation of the above described property to the City of West Point, Iowa, and do hereby certify that the same is in accordance with the provisions of the City Charter, Chapter 100, and the Iowa Code, Chapter 369.

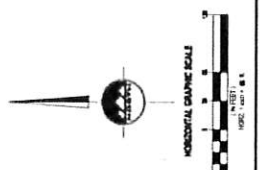
WEST POINT JUNIOR HIGH ANNEXATION BOUNDARY DESCRIPTION

ISSUED TO THE APPLICANT BY: [Signature]
 TITLE: [Title]
 DATE: [Date]

DAVIS COUNTY RECORDER
 COUNTY NO. []
 DISTRICT NO. []
 BOOK NO. []
 PAGE NO. []

BRIEF 1 OF 1
 PROJECT NUMBER: []
 PROJECT NAME: []
 DRAWN BY: []
 CHECKED BY: []
 DATE: []

- SECTION CENTER
- RIGHT-OF-WAY LINE
- PLANNED PROPERTY LINE
- PLANNED LOT LINE
- CHURCH LINE
- SECTION LINE
- CHURCH PROPERTY LINE
- CITY BOUNDARY LINE

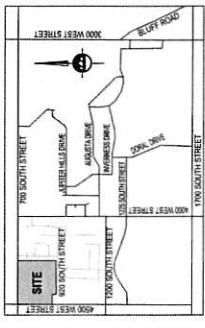


ENSIGN
 1001 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.ENSIGNINC.COM

EXHIBIT B

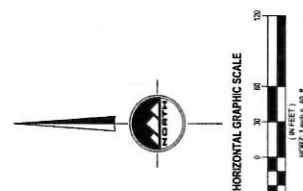
WEST POINT JUNIOR HIGH ANNEXATION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
MAY 2023

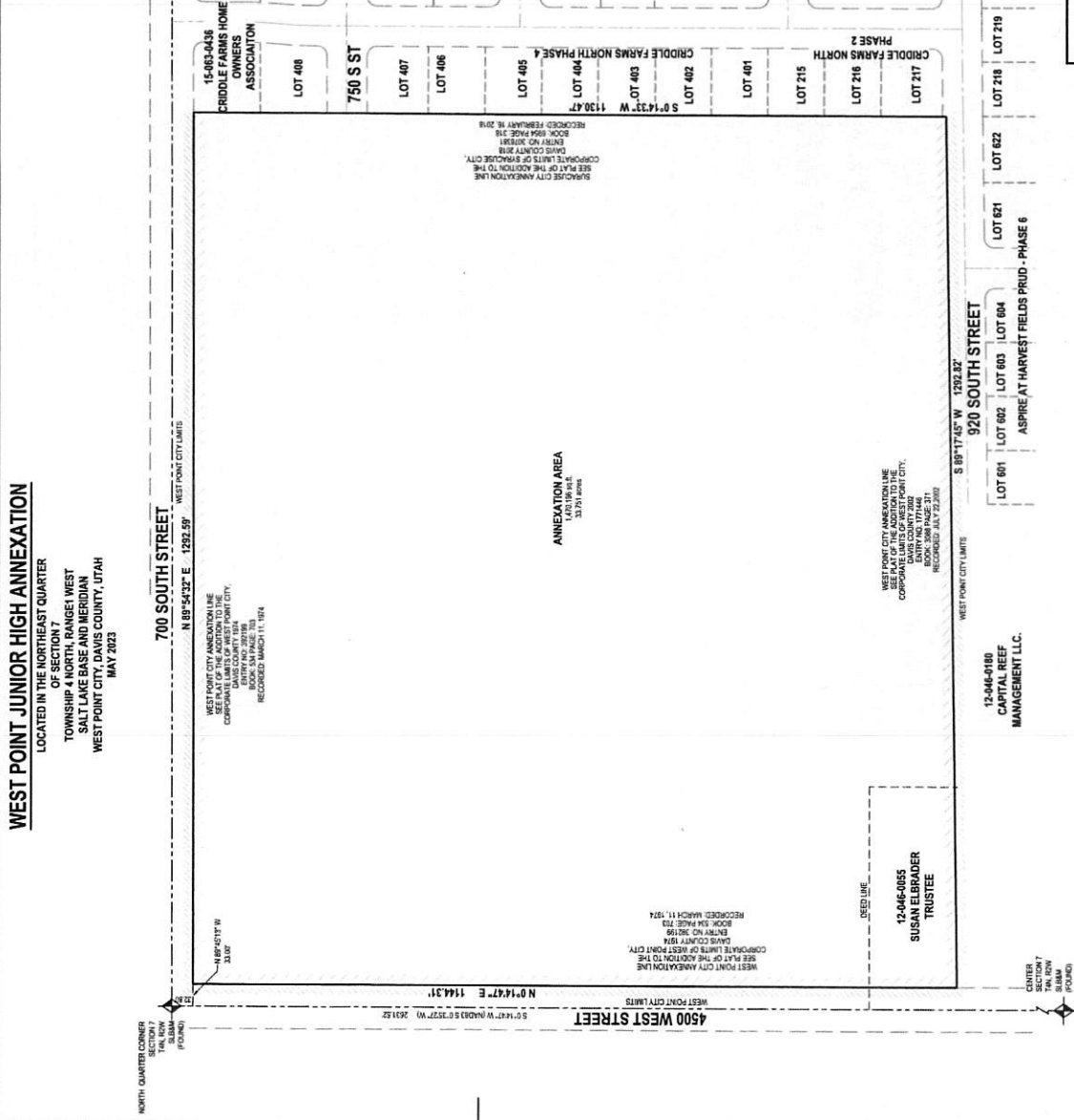


LEGEND

- SECTION CORNER
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- OVERHEAD POWER LINE
- CITY BOUNDARY LINES



ENSIGN
Layton, Utah
311 North 400 West
Layton, UT 84041
Phone: 801.567.1100
Fax: 801.563.5315
www.ensignplanning.com



TERRY R. WILLIAMS, Licensed Professional Land Surveyor, No. 11615, State of Utah, hereby certifies that the boundary lines shown on this plat were surveyed by him or under his direct supervision and that the same are correct according to the laws and regulations governing the profession of land surveying in this State. The purpose of this survey is to show the boundaries of the proposed West Point Junior High Annexation as described herein and as shown on the attached plat. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level.

BOUNDARY DESCRIPTION

A portion of land located in the Northeast Quarter of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, containing 33,751 square feet of land, more or less, as shown on the attached plat. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level.



Terry R. Williams
Licenses No. 11615

WEST POINT CITY CORPORATION ACCEPTANCE

By the authority of the Board of the Corporation, I hereby certify that the land described on this plat is within the corporate limits of WEST POINT CITY, Davis County, Utah as the City Corporation. The land is being annexed to the City of West Point, Utah, as shown on the attached plat. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level.

WEST POINT JUNIOR HIGH ANNEXATION BOUNDARY DESCRIPTION

The annexation is shown on the attached plat. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level. The survey was conducted in accordance with the laws and regulations governing the profession of land surveying in this State, and the survey data were reduced to mean sea level.

WEST POINT JUNIOR HIGH ANNEXATION

LOCATED IN THE NORTHEAST QUARTER
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER: 11721
MANAGER: T. COLLEK
DRAWN BY: C. HOLLOWAY
CHECKED BY: T. WILLIAMS
DATE: 05/11/2023

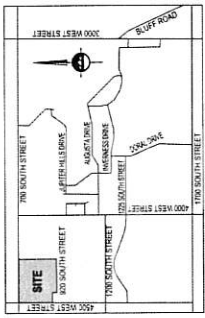
CITY ENGINEER'S APPROVAL:
APPROVED THIS DAY OF May 2023
BY THE WEST POINT CITY ENGINEER
Terry Williams

DAVIS COUNTY RECORDER
ENTRY NO. FILED FOR RECORD AND RETURNED TO THE OFFICE OF THE RECORDER
DATE OF RECORDING

DAVIS COUNTY RECORDER
BY

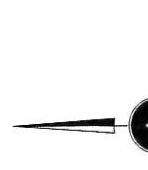
WEST POINT JUNIOR HIGH ANNEXATION LOCATED IN THE NORTHEAST QUARTER OF SECTION 7

TOWNSHIP 4 NORTH, RANGE 7 WEST
SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
JUNE 2023



SCALE
AS SHOWN TO SCALE
WEST POINT CITY, DAVIS COUNTY, UTAH

- SECTION CORNER
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- OVERHEAD POWERLINE
- CITY BOUNDARY LINES

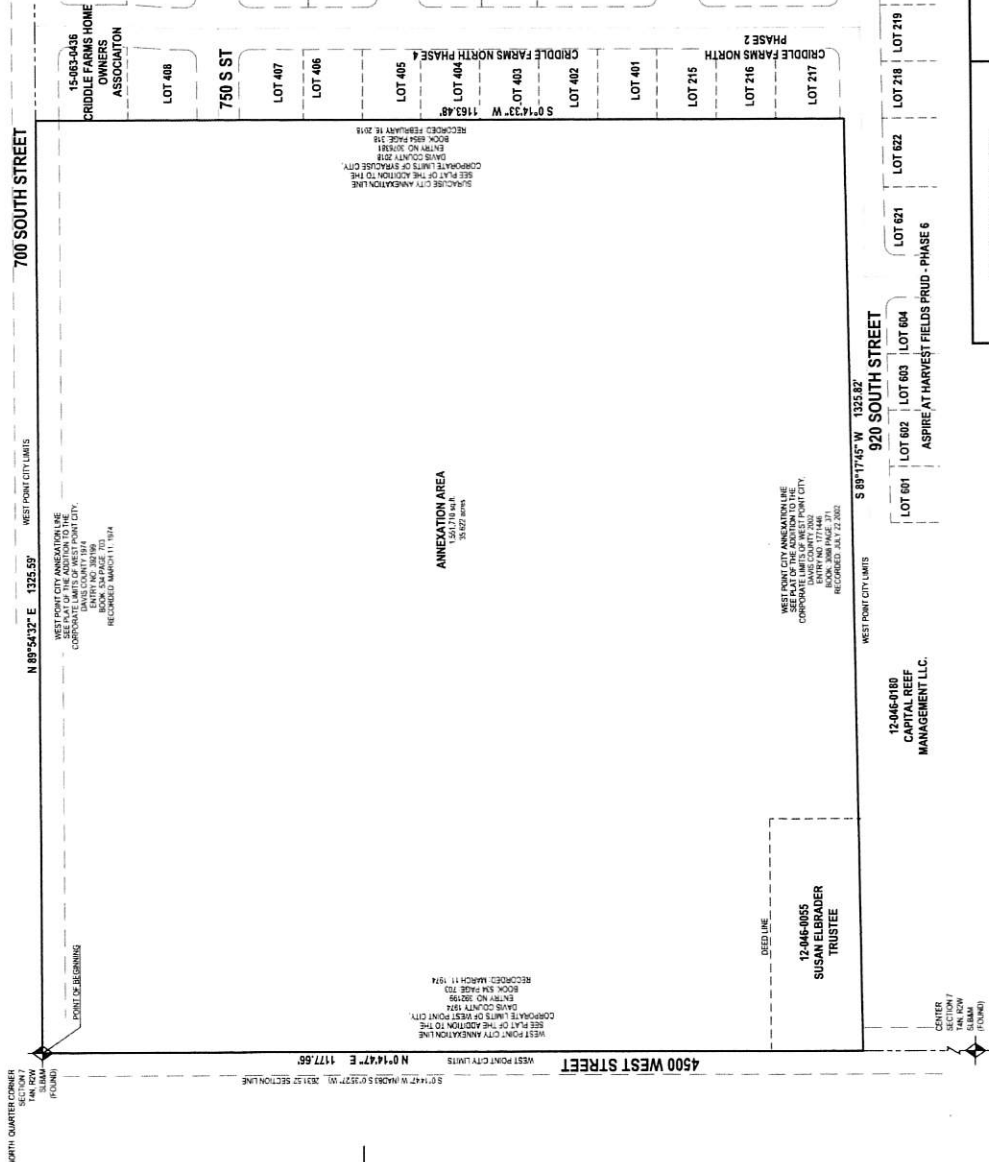


HORIZONTAL GRAPHIC SCALE
(IN FEET)



EN SIGN

LAYTON
1910 NORTH 4500 WEST
TOWNSHIP 4 NORTH, RANGE 7 WEST
SALT LAKE BASE AND MERIDIAN
CELESTIAL CITY
PHON: 801 841 1100
FAX: 801 593 8315
WWW.ENSIGN.COM



THOMAS R. WILLIAMS is a duly sworn and Licensed Professional Land Surveyor in the State of Utah and that I am duly qualified to perform the duties of a Land Surveyor in Davis County, Utah. I have examined the plans and maps on file for the same and the same are true and correct in accordance with the laws of this State and I have verified all measurements and that the monuments shown on the plan are located as indicated and are sufficient to accurately establish the boundaries of the proposed subject matter of the present application as shown on said map and plan. The County Recorder's Office further certifies that all fees have been paid and all requirements of applicable surveying statutes.

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 7, Township 4 North, Range 7 West, Salt Lake Base and Meridian, Davis County, Utah, more particularly described as follows:
Beginning at the North Quarter Corner of said Section 7 and running thence
North 89°44'42" East 1325.59 feet along the section line;
North 89°44'42" West 1163.48 feet to and along the West line of Cadde Farm North Phase and Phase 2 Subdivision;
South 89°44'42" West 1163.48 feet to and along the West line of Cadde Farm North Phase and Phase 2 Subdivision;
North 89°44'42" East 1177.66 feet along the section line to the Point of Beginning;
Contains 1,851,718 square feet or 42.522 acres.
Said parcel being South 17°50'7" West between the North Quarter Corner and Center of said Section 7 and the Davis County Treasurer's Office.



JUNE 5, 2023
Date
Thom R. Williams
License No. 30363

WEST POINT CITY CORPORATION ACCEPTANCE
Knows by this my hand and seal this 16th day of June 2023, that I, **WEST POINT CITY CORPORATION**, do hereby accept the boundary description of the parcel of land described in the above recited plat, and I hereby certify that the same is true and correct in accordance with the laws of this State and I have verified all measurements and that the monuments shown on the plan are located as indicated and are sufficient to accurately establish the boundaries of the proposed subject matter of the present application as shown on said map and plan. The County Recorder's Office further certifies that all fees have been paid and all requirements of applicable surveying statutes.

In witness whereof, we have hereunto set our hands this 16th day of June, A.D. 2023.

[Signature]
City Recorder

WEST POINT JUNIOR HIGH ANNEXATION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 7 WEST
SALT LAKE BASE AND MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 1
PROJECT NUMBER: 11671
MANAGER: T. WILLIAMS
DRAWN BY: C. JONES
CHECKED BY: T. WILLIAMS
DATE: 06/11/2023

CITY ENGINEER'S APPROVAL
APPROVED THIS 16th DAY OF JUNE 2023
BY THE WEST POINT CITY ENGINEER
[Signature]
WEST POINT CITY ENGINEER

COUNTY SURVEYOR'S APPROVAL
APPROVED THIS 16th DAY OF JUNE 2023
BY THE DAVIS COUNTY SURVEYOR
[Signature]
DAVIS COUNTY SURVEYOR

DAVIS COUNTY RECORDER
RECORDED THIS _____ DAY OF _____, 2023.
PAGE _____ OF _____ OF OFFICIAL RECORDS

DAVIS COUNTY RECORDER
DATE: 06/11/2023

BY: [Signature]
DAVIS COUNTY RECORDER

