

STATE OF UTAH



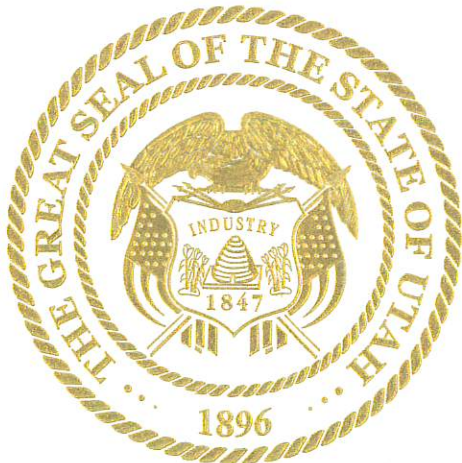
OFFICE OF THE LIEUTENANT GOVERNOR

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 know as the PARCEL NUMBER 11-041-0026 ANNEXATION located in DAVIS COUNTY, dated JANUARY 11, 2024, 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 PARCEL NUMBER 11-041-0026 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 22<sup>nd</sup> day of January, 2024 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor





SETTLED IN 1850

January 11, 2024

Lt. Governor Henderson – General Office  
350 North State Street, Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325

Re: Notice of Impending Boundary Action  
Parcel 11-041-0026

Dear Lieutenant Governor Henderson,

The Kaysville City Council adopted Ordinance 24-01-01 on January 4, 2024 to annex Parcel 11-041-0026 at approximately 775 East Oxford Drive into our jurisdiction. This ordinance is being submitted to your office for review. The real property being annexed into Kaysville City is described and depicted in the final annexation plat which accompanies this letter. The plat has been reviewed and approved by the Davis County Surveyor. This letter certifies that all requirements applicable to this boundary action have been met.

We would like to request State review and issuing of a certificate so that we might proceed with recording the annexation with the Davis County Recorder's Office. Should you have any questions or need additional information, please contact me at 801-546-1235.

Sincerely,

Annemarie Plaizier  
City Recorder







**ORDINANCE 24-01-01**  
(LPM Corporation Annexation)

**AN ORDINANCE ANNEXING REAL PROPERTY KNOWN AS PARCEL NUMBER 11-041-0026  
AND LOCATED AT APPROXIMATELY 775 EAST OXFORD DRIVE INTO THE CITY AND  
EXTENDING THE CORPORATE LIMITS OF THE CITY**

**WHEREAS**, LPM Corporation, the owners of certain real property described below, submitted an annexation application on March 23, 2022, and therefore desire to annex such real property to the corporate limits of Kaysville City, Utah; and

**WHEREAS**, the City has determined that the property known as Parcel Number 11-041-0026 and located at approximately 775 East Oxford Drive is part of an existing unincorporated property contiguous to Kaysville City; and

**WHEREAS**, this property is identified in the Kaysville City Annexation Policy Plan Expansion Area Map; and

**WHEREAS**, on April 14, 2022, the Kaysville City Council approved Resolution #22-04-02 accepting LPM Corporation's petition for annexation; and

**WHEREAS**, on May 19, 2022, the Kaysville City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

**WHEREAS**, the Kaysville City Council held a public hearing on the LPM Annexation application on June 16, 2022 at 6:15 p.m.; and

**WHEREAS**, the City Council determined in a public meeting on June 16, 2022, that in their judgment, this annexation meets the standards set forth in the Utah State Code, and the noticing requirements therein have been satisfied;

**WHEREAS**, the City and County later learned that some minor technical errors existed in the original legal description which need to be corrected; and

**WHEREAS**, the Kaysville City Council deems it to be in the best interest of the City and its citizens to adopt this ordinance to "clean-up" the annexation of the real property described herein to Kaysville City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF KAYSVILLE, UTAH:**

**SECTION I: Repealer.** If any provisions of the City's Code heretofore adopted are inconsistent herewith they are hereby repealed.

**SECTION II: Enactment.** That the following described real property is hereby annexed to Kaysville City, and the corporate limits of the City are hereby extended to include said real property:

Beginning at a point which is S 00°19' 30" E, a distance of 4.94 feet from the Northwest corner of lot 521, King Clarion Hills No. 5 Subdivision as recorded in Entry No. 307351 in the office of the County Recorder of Davis County Utah, said point also being North 2490.98 feet and West



2717.58 feet from the Southeast corner of Section 26, Township 4 North, Range 1 West, Salt Lake Base and Meridian; Thence

Along lot 521 King Clarion Hills No. 5, S 0°19'30" E, a distance of 174.34 feet; Thence

Along Board of Education, Davis County S 64°00'00" W, a distance of 220.00 feet; Thence

N 13°04'30" W, a distance of 80.44 feet to a point; Thence

Along the located centerline of the North Fork of Holmes Creek the following seven (7) courses:  
(1) N 08°43'57" E, a distance of 21.21 feet; Thence (2) N 49°36'51" W, a distance of 31.77 feet; Thence  
(3) N 74°14'31" W, a distance of 53.95 feet; Thence (4) N 78°44'18" W a distance of 34.68 feet; Thence  
(5) 66°19'36" W, a distance of 19.85 feet; Thence (6) s 79°16'41" W, a distance of 31.44 feet; Thence  
(7) N 84°49'53" W, a distance of 15.83 feet; Thence

Due North, a distance of 91.50 feet; Thence N 03°25'00" E, a distance of 53.84 feet; Thence

S 89°29'30" E, a distance of 383.50 feet to the Point of Beginning

Containing 73,008 S.F. or 1.68± Acres. To convert bearing to NAD83 Utah North Zone, rotate bearings by 00°20'33" Clockwise.

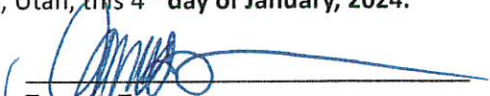
**SECTION III: Zoning.** Upon annexation, this property is assigned the R-1-8 land use zoning district as shown on the attached map.


**SECTION IV: Recordation.** That the City Recorder is directed to file a certified copy of the plat of said real property and a certified copy of this ordinance of annexation with the Davis County Recorder.

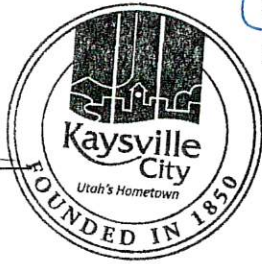
**SECTION V: Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the said ordinance.

**SECTION VI: Effective date.** This ordinance shall go into effect at the expiration of the 20<sup>th</sup> day after publication or posting or the 30<sup>th</sup> day after final passage as noted below or whichever of said days is more remote from the date of passage thereof and thereupon the annexation of this property shall be deemed complete and the said territory herein described shall be deemed and held to be a part of this City, and the inhabitants thereof shall thereafter enjoy the privileges of and be subject to the Ordinances and Regulations and taxing powers of Kaysville City.

**PASSED AND ADOPTED** by the City Council of Kaysville, Utah, this 4<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Tamara Tran  
Mayor

ATTEST:  
  
Annemarie Plaizier  
City Recorder







**SURVEYOR'S CERTIFICATE**

I, Jonathan D. Behr, do hereby certify that I am a Professional Land Surveyor, and that I had certificate No. 290699 as prescribed under the laws of the State of Utah. I have made a survey of the tract of land shown on this plat and described below, and that the same has been correctly surveyed and stated on the ground as shown on this plat.

6-09-2023 DATE

**SURVEY NARRATIVE**

This survey made at the request of Eldon Kingdom of LPM Corp. for the purpose of North Range 1, East (DAVIS COUNTY) has shown in Davis County Township Reference Plat for Township 4 North, Range 1 West and measured 264.89 feet between the Davis County Survey monuments Southeast corner of Section 26, Township 4 North, Range 1 West, Salt Lake Base and Meridian, to convert to NAD83 rotate bearings by 00°20'33" clockwise.

**LEGEND**

- FOUND REBAR & CAP
- STREET MONUMENT
- SECTION CORNER
- FENCE LINE
- BOUNDARY LINE
- STREAM LINE

**KAYSVILLE CITY APPROVAL**

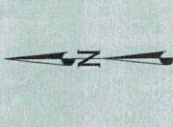
I CERTIFY THAT I AM THE SOLE APPROVED, QUALIFIED AND ACTING CITY RECORDER OF KAYSVILLE CITY, A MUNICIPAL CORPORATION, AND THAT I HAVE REVIEWED THE PLAT AND THE INFORMATION OF THE MAJORITY OF THE BOARD OF PUBLIC UTILITIES PRESENT FOR EACH ANNEXATION HEREIN FILED IN MY OFFICE ON THE 23<sup>RD</sup> DAY OF JULY, 2023, THAT THE QUESTION OF ANNEXATION IS IN ACCORDANCE WITH THE CITY CHARTER, A.D. 2011, AND THAT THE CITY COUNCIL HAS CONSENTED AND HELD ON THE 23<sup>RD</sup> DAY OF JULY, 2023, THAT ON EACH DATE MADE THAT TWO THIRDS OF ALL MEMBERS OF SAID COUNCIL VOTED IN FAVOR OF SAID ANNEXATION AND THAT THE FOREGOING IS IN ACCORDANCE WITH THE CITY CHARTER, A.D. 2011, AND THE CITY COUNCIL RESOLUTION ON THE 23<sup>RD</sup> DAY OF JULY, 2023, REGARDING SAID ANNEXATION.

WITNESSED BY HAND AND SEAL THIS 23<sup>RD</sup> DAY OF JULY, 2023

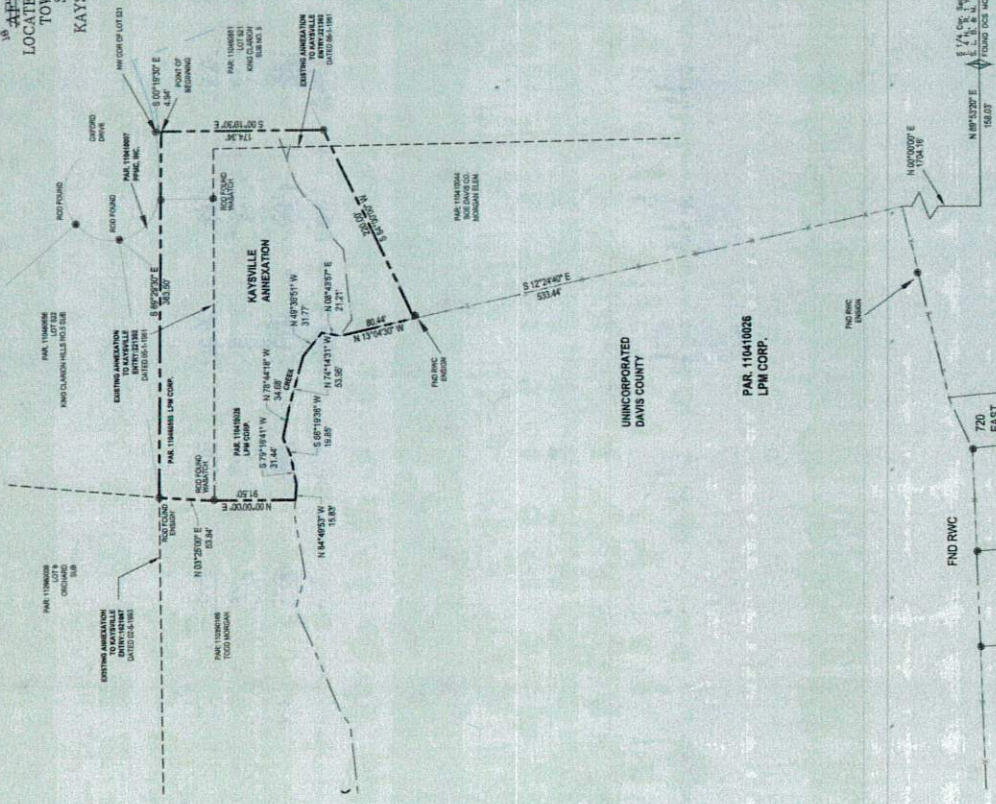
*Amberly*  
KAYSVILLE CITY MAYOR



PARCEL 11-046-0556 AND 11-041-0026  
APPEARED ANNEXATION PLAT  
LOCATED IN THE SW 1/4 OF SECTION 26,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



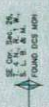
**AREA DESCRIPTION**  
BEGINNING AT A POINT WHICH IS 5.07°39'00" E, A DISTANCE OF 4.54 FEET FROM THE NORTHWEST CORNER OF LOT 524, KING CLARION HILLS NO. 3 SUBDIVISION AS RECORDED IN ENTRY NO. 307355 IN THE OFFICE OF THE COUNTY CLERK OF DAVIS COUNTY, UTAH; THENCE S 01°17'00" E, A DISTANCE OF 4.14 FEET TO THE POINT OF BEGINNING; THENCE S 01°17'00" E, A DISTANCE OF 274.34 FEET; THENCE N 13°19'30" W, A DISTANCE OF 80.44 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF THE NORTH FORK OF HOLES CREEK THE FOLLOWING SEVEN (7) COURSES:  
(1) N 0°43'53" E, A DISTANCE OF 31.21 FEET; THENCE (2) N 49°30'53" W, A DISTANCE OF 31.77 FEET; THENCE (3) N 72°14'31" W, A DISTANCE OF 53.26 FEET; THENCE (4) N 78°04'18" W, A DISTANCE OF 34.48 FEET; THENCE (5) S 66°19'38" W, A DISTANCE OF 18.85 FEET; THENCE (6) S 77°16'41" W, A DISTANCE OF 31.44 FEET; THENCE (7) R 88°49'53" W, A DISTANCE OF 15.88 FEET; THENCE DUE NORTH, A DISTANCE OF 31.50 FEET; THENCE N 07°35'00" E, A DISTANCE OF 53.84 FEET; THENCE S 89°29'50" E, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING CONTAINING 29,088 S.F. OR 1.881 ACRES. TO CONVERT BEARINGS TO NAD83 UTM NORTH ZONE, ROTATE BEARINGS BY 00°20'33" CLOCKWISE.



PAR. 110410026  
LPM CORP.

**NOTES**

- 1) SUBJECT PROPERTY IS LOCATED IN ZONE "A" AND "A1" PER UTAH FIRM MAP NUMBER 06020401E EFFECTIVE JUNE 18, 2007.
- 2) UTILITIES SHOWN HEREON WERE FROM ACTUAL PHYSICAL LOCATIONS. UNDERGROUND UTILITIES WOULD NEED TO BE MARKED AND LOCATED PRIOR TO ANY CONSTRUCTION.



N 89°52'00" E 244.87 (MEAS.)  
FINAL LOCAL ENTITY PLAT  
(BASED ON BEARINGS DAVIS COUNTY)

**CITY ATTORNEY'S APPROVAL**  
Approved this 3<sup>RD</sup> day of July, 2023 by the Kaysville City Attorney.

**CITY ENGINEER'S APPROVAL**  
Approved this 3<sup>RD</sup> day of July, 2023 by the Kaysville City Engineer.

**KAYSVILLE CITY PLANNING COMMISSION APPROVAL**  
Approved this 3<sup>RD</sup> day of July, 2023 by the Kaysville City Planning Commission.

**KAYSVILLE CITY COUNCIL APPROVAL**  
Presented to the Kaysville City Council this 2<sup>ND</sup> day of July, 2023 at which time this subdivision was approved and accepted.

**DAVIS COUNTY RECORDER**  
State of Utah, County of Davis,  
Recorded and filed at the request of:  
Entry No. \_\_\_\_\_ Book No. \_\_\_\_\_ Page No. \_\_\_\_\_  
Filed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ At \_\_\_\_\_ am/pm.  
Recorder.

