

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 JJ LUND ANNEXATION, located in CENTRAL VALLEY TOWN, dated APRIL 24, 2024, complying with Section §10-2-407, Utah Code Annotated, 1953, as amended.

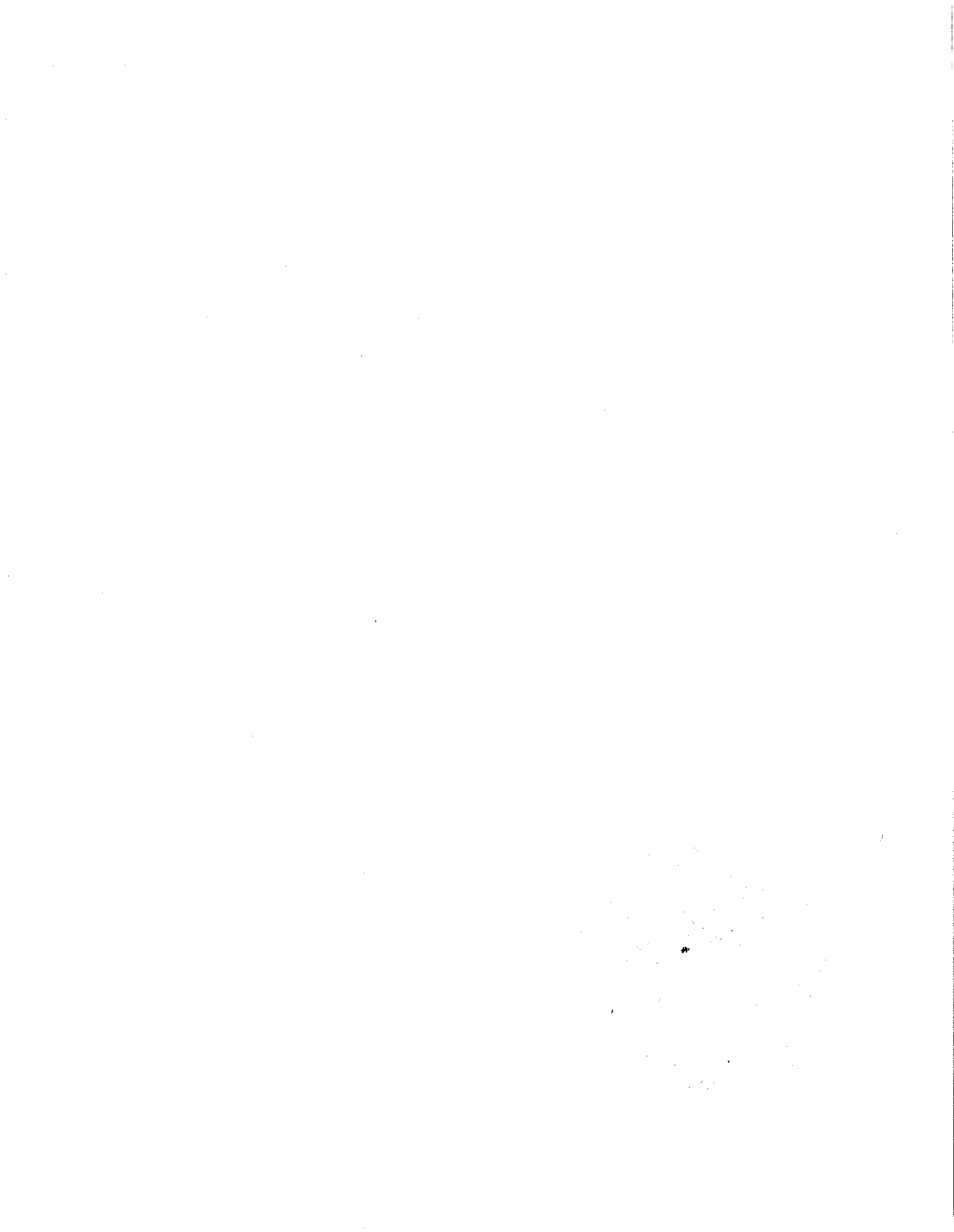
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the JJ LUND ANNEXATION, located in SEVIER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 24th day of May, 2024 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor



RESOLUTION NO. 2024-01

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, UTAH CODE ANNOTATED, 1953, AS AMENDED.

WHEREAS, on the 23rd day of January 2024, the owners of certain real property, State of Utah, Jonathan Lund with Classic Jack Real Estate Holdings LLC, petitioners, filed a petition with the town clerk of Central Valley Town, Sevier County, the State of Utah, requesting that property identified as Parcel No. 4-303-36 consisting of approximately 5.23 acres be annexed to the corporate boundaries of Central Valley Town; and

WHEREAS, said petition contains the signatures of the owner of private real property that is: 1) located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation, and 3) is equal in value to at least one-third of the value of all the private real property within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Central Valley Town, and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the town clerk; and

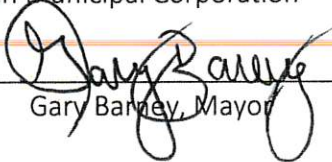
WHEREAS, said petition appears to comply with all the requirements of Section 10-2-402 and 403, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Central Valley, Sevier County, State of Utah, that the Annexation Petition is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the town clerk for review pursuant to Section 10-2-405(2), Utah State Code Annotated, 1953, as amended.

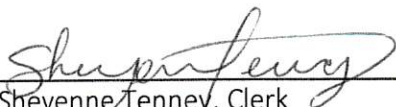
BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the Town Council on the 21st day of February 2024.

CENTRAL VALLEY
A Utah Municipal Corporation

By 
Gary Barney, Mayor

ATTEST:


Shyenne Tenney, Clerk

Councilmember David Nielson
Councilmember Susan Outzen
Councilmember Kody Winkel
Councilmember Charles Evans

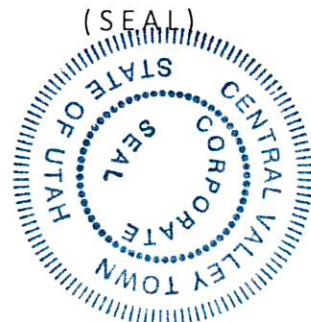
AYE:
X

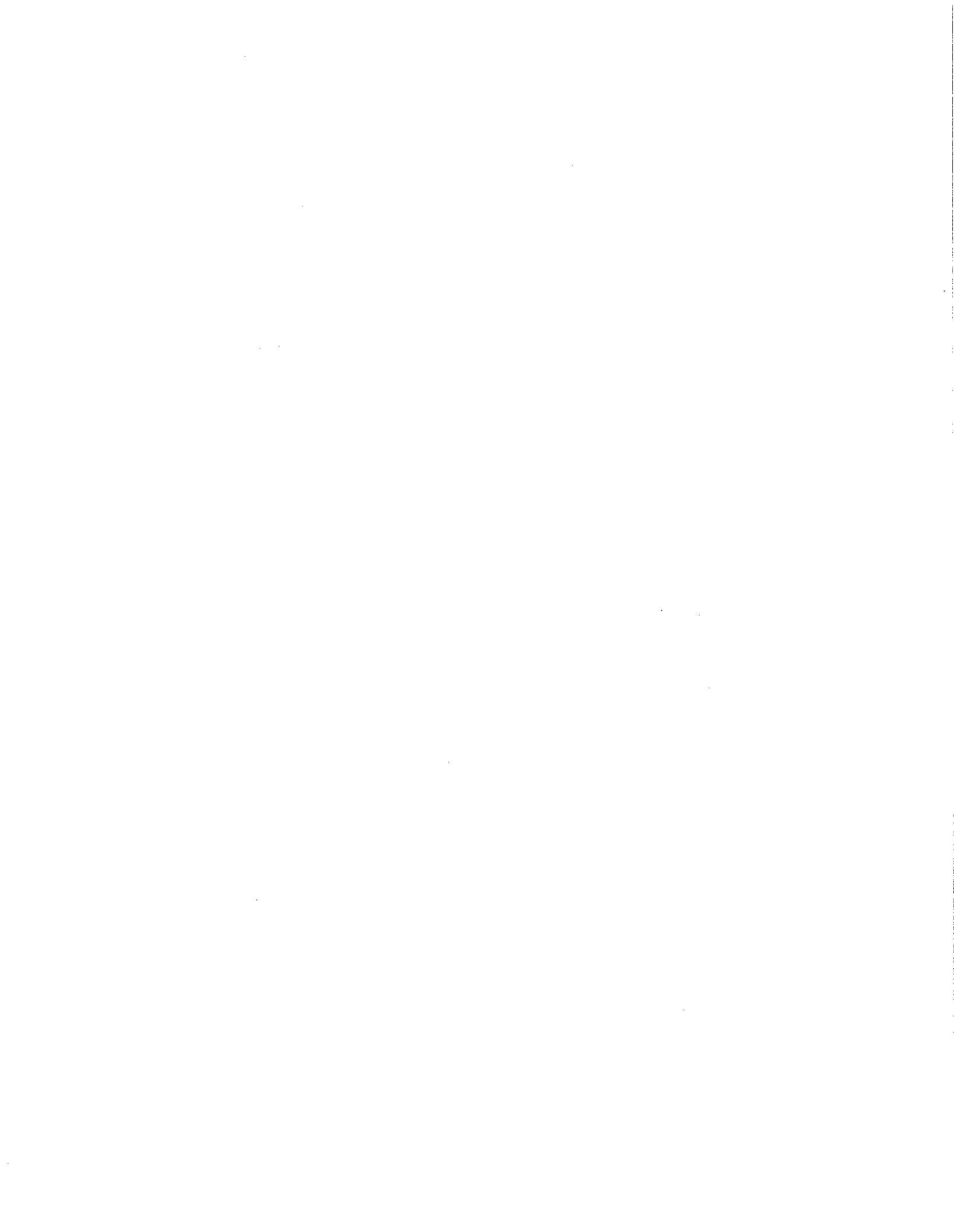
X

NAY:

X

X







CENTRAL VALLEY TOWN
50 W Center St
Central valley, UT 84754
(435) 893-9178



PETITION FOR ANNEXATION

Petition Date: February 21, 2024

Petition Description: (Approx. Address): 150 East 630 North (Nebeker Lane)


Contact Sponsor Name: JJ Lund

Contact Sponsor Mailing Address: 231 North 300 East Orem, UT 84051

Contact Sponsor Phone Number: 435.201.2451-JJ Lund 801.367.4996- Secretary Kristen

We, the undersigned, being a majority of the owners of property in territory lying contiguous to corporate limits of Central Valley, a municipal corporation in Sevier County, State of Utah, and being also the owners of more than one-third (1/3) in value of the property in the said territory as shown by the last assessment rolls in Sevier County, hereby respectfully petition in the said territory as Mayor and City Council of Central Valley that such territory be annexed to and become part of said Central Valley and that the corporate town limits of Central Valley be extended to include the territory herein below listed.

My signature on this petition may be considered as a separate petition or as part of a multiple-petitioner petition.

Printed Name	Mailing Address	Signature
1. <u>Jonathan Lund</u>	<u>231 N. 300 E. Orem, UT 84057</u>	
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____

The territory referred to herein is comprised of the following described real property in Sevier County, State of Utah, to wit)

Please attach a legal description of the proposed annexation and an accurate recordable map prepared by licensed surveyor of the area proposed for annexation.

Those properties described and set forth upon the attached pages through which pages are incorporated by reference and expressly made a part of this petition.

List of Annexation Petition Attachments:

- Individual Legal descriptions for each property proposed for annexation; or a legal description that is inclusive of all properties proposed for annexation.
- An accurate, recordable map prepared by a licensed surveyor of the area(s) proposed for annexation.
- Copies of notices sent to affected entities; (we send these with the fee)
- A list of affected entities to which notices were sent.

Please return this form with attachments to the Central Valley Town Office with an Annexation Petition fee of \$750.00.

Please contact the Town Clerk's Office at (435) 893-9178 if you have any questions regarding this form or this process.

ORDINANCE NO. 2024-01
ORDINANCE ANNEXING SPECIFIC
PROPERTY TO CENTRAL VALLEY, UTAH

WHEREAS, a majority of the owners of certain real property described below desire to annex such real property to Central Valley, Utah, said owner JJ Lund with Classic Jack Real Estate Holdings LLC; and

WHEREAS, said real property consists of approximately 5.23 acres and lies contiguous to the corporate boundaries of Central Valley, Utah; and

WHEREAS, said owners have caused a petition to be filed with the Town Clerk together with an accurate plat of the real property, which was made under the supervision of a licensed surveyor; and

WHEREAS, Central Valley Town Council accepted the petition for annexation; and within 30 days, the Town Clerk reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-408(2), (3), and (4)); and

WHEREAS, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation for the area proposed for annexation and the unincorporated area within a half-mile of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406(1) (b)); and

WHEREAS, no protests to the annexation petition were filed during the period specified;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code, the Town Council of Central Valley, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE TOWN COUNCIL OF CENTRAL VALLEY, UTAH, AS FOLLOWS:

ORDINANCE 2024-04 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF CENTRAL VALLEY, UTAH.

The real property, more particularly described in Paragraph 1 below, is hereby annexed to Central Valley, Utah, and the corporate limits of Central Valley, Utah, are hereby extended accordingly.

1. The real property which is the subject of this Ordinance is described as follows:

BEGINNING ON THE SOUTH SIDE OF ROAD RIGHT OF WAY AT A POINT THAT LIES ON THE CENTRAL VALLEY TOWN BOUNDARY, EAST 564.84 FEET AND SOUTH 1622.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 88°37'14" EAST 676.31 FEET TO A POINT ON THE WEST LINE OF PARCEL 4-303-33; THENCE ALONG SAID WEST LINE OF PARCEL 4-303-33 SOUTH 00°04'58" EAST 336.36 FEET TO THE NORTH LINE OF PARCEL 4-303-6; THENCE NORTH 88°56'55" WEST 669.79 FEET; THENCE NORTH 01°07'50" WEST 168.29 FEET; THENCE NORTH 01°11'55" WEST 172.13 FEET; MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 5.23 ACRES.

2. The zoning map of Central Valley Town shall be amended to include the real property described in Paragraph 1. The real property described in Paragraph 1 above

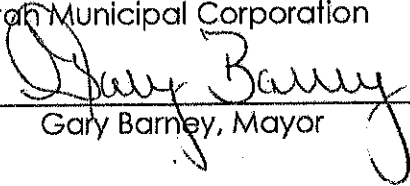
shall be classified as being **Residential District (R-1)** in accordance with the General Plan for Central Valley, Utah, and provisions of Section 8 of the Town's Land Use Management and Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended.

3. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Sevier County, Utah, by the Town Clerk.

4. This Ordinance shall become effective upon adoption and passage by the Town Council. A copy of the Ordinance and plat shall be deposited in the Office of the Town Clerk.

ADOPTED AND PASSED by the Town Council of Central Valley, Utah, this 17th day of April 2024.

CENTRAL VALLEY TOWN
A Utah Municipal Corporation

By 
Gary Barney, Mayor

ATTEST:


Sheyenne Tenney, Clerk

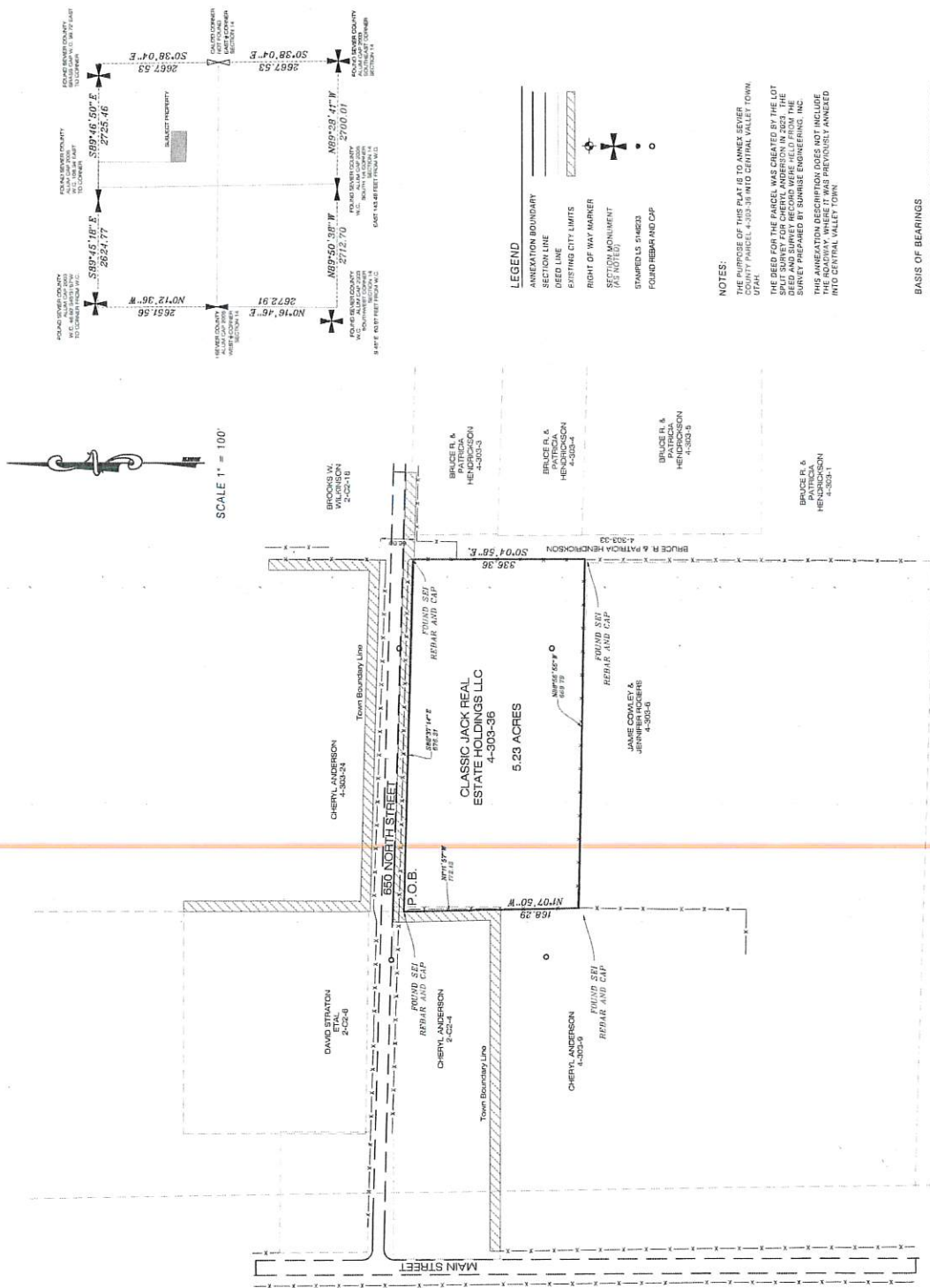
(S E A L)

Councilmember David Nielson
Councilmember Susan Outzen
Councilmember Kody Winkel
Councilmember Charles Evans

AYE:	NAY:
<u>X</u>	<u>X</u>
<u>X</u>	<u> </u>
<u>X</u>	<u> </u>

JJ LUND ANNEXATION

CENTRAL VALLEY TOWN, SEVER COUNTY, UTAH
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 24 SOUTH, RANGE 3 WEST,
 SALT LAKE BASE & MERIDIAN



SURVEYOR'S CERTIFICATE
 I, JEFFERY TILNER ALBRECHT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 51823 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE CORNERS OF CENTRAL VALLEY TOWN, SEVER COUNTY, UTAH, WAS MADE UNDER MY DIRECTION AND IS BASED ON DATA COLLECTED IN THE FIELD IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYOR'S LICENSE AND CONFORMS TO THE RULES OF THE BOARD OF SURVEYING.

JEFFERY TILNER ALBRECHT, P.L.S. #148033
 02.02.2024



BOUNDARY DESCRIPTION
 BEGINNING ON THE SOUTH SIDE OF ROAD FRONT OF WAY AT A POINT THAT LIES ON THE CENTRAL VALLEY TOWN TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING SOUTH 80°14'14\"/>

ACCEPTANCE BY LEGISLATIVE BODY
 THIS IS TO CERTIFY THAT WE, CENTRAL VALLEY TOWN, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE TRACT SHOWING HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO SAID TOWN AND THAT SAID TRACT BE ANNEXED TO SAID TOWN IN ACCORDANCE WITH UTAH CODE SECTION 10-2-203 AS PREPARED FOR SAID TOWN AND THAT SAID TRACT OF LAND IS TO BE ANNEXED TO SAID TOWN AS THE SAID TOWN ANNEXATION.

DATED THIS 17th DAY OF April, A.D. 2024

Mayor: *[Signature]*
 Council Member: *[Signature]*
 Council Member: *[Signature]*
 Council Member: *[Signature]*
 Council Member: *[Signature]*
 Council Member: *[Signature]*



COUNTY SURVEYOR APPROVAL
 I, Travis A. Smith, a Registered Land Surveyor as prescribed in the laws of the State of Utah, holding Certificate #345859, acting as the Sevier County Surveyor, CERTIFY THAT THE PLAT SHOWN HEREON MEETS ALL APPLICABLE REQUIREMENTS TO THE BOUNDARY ACTION AND HEREBY APPROVE THIS PLAT AS A FINAL LEGALITY PLAT.



JJ LUND ANNEXATION
DESERT LANDS ENGINEERING
 RICHFIELD, UT 84701

NOTES:
 1. THE PARCEL OF THIS PLAT IS AN UNRESERVED COUNTY PARCEL, PASS 30 INTO CENTRAL VALLEY TOWN, UTAH.
 2. THE DEED FOR THE PARCEL WAS CREATED BY THE LOT 3617 SURVEY FOR CHERYL ANDERSON IN 2003. THE DEED IS FILED IN SEVER COUNTY RECORDS BOOK 4-303-35. THIS ANNEXATION DESCRIPTION DOES NOT INCLUDE THE ROADWAY, WHERE IT WAS PREVIOUSLY ANNEXED INTO CENTRAL VALLEY TOWN.

BASIS OF BEARINGS:
 BASIS OF BEARINGS AS SHOWN ON THIS PLAT IS BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, HAD AS UTM, CENTRAL ZONE, NORTH, WITH THE CENTER OF THE ZONE BEING NORTH 17° 00' 00" WEST, SECTION 2, T24S, R3W, S28N4.

