

STATE OF UTAH



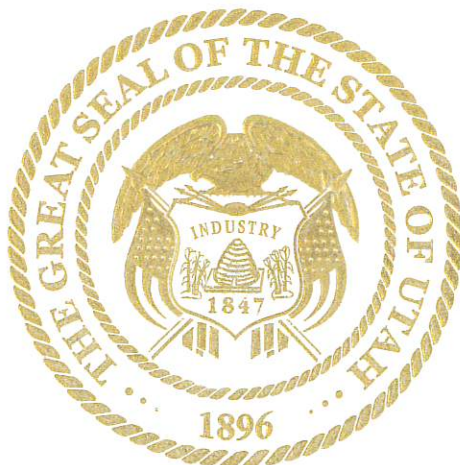
OFFICE OF THE LIEUTENANT GOVERNOR

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 BOB DAVIS ANNEXATION, located in WILLARD CITY, dated OCTOBER 3, 2024, complying with §10-2-425, Utah Code Annotated, 1953, as amended.

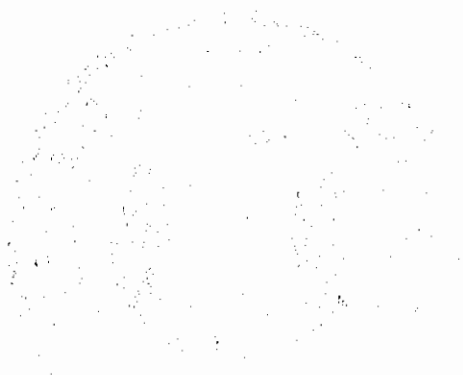
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the BOB DAVIS ANNEXATION, located in BOX ELDER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 1<sup>st</sup> day of November, 2024, at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor







# Willard City Corporation

80 West 50 South  
Box 593



Willard, Utah 84340  
(435)734-9881

## NOTICE OF IMPENDING BOUNDARY ACTION

WILLARD CITY, UTAH

October 3, 2024

Honorable Deidre Henderson  
Utah Lieutenant Governor  
Po Box 1542325  
Salt Lake City Utah 84114-2325

RE: Annexation

Honorable Lieutenant Governor,

Pursuant to UCA 10-2-425, please accept this notice that Willard City passed Ordinance 2024-10 on September 26, 2024, annexing land identified as Parcel Nos. 01-041-0043 and 01-41-0044. Into its municipal boundaries. The Ordinance and final local entity plat are enclosed.

As the City Recorder for Willard City, I hereby certify that all requirements applicable to this boundary action have been met according to the Utah State Code 10-2-4. Accordingly, on behalf of Willard City, please issue a Certificate of Annexation.

*Susan K. Obray*

Susan K Obray  
Willard City Recorder



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 Willard City, a municipal corporation of the State of Utah, have been changed through the annexation of approximately 45 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 in Box Elder County, State of Utah and is described as follows:

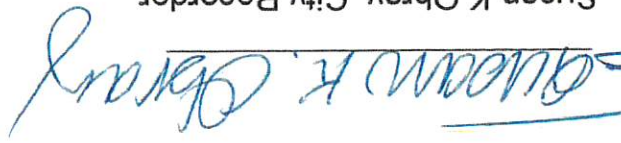
ANNEXATION BOUNDARY DESCRIPTION


(See Attached)

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

Dated this 3<sup>rd</sup> day of October of 2024.

ATTEST:

  
Susan K O'Bray, City Recorder

  
Travis Mote, Mayor

## **BOUNDARY DESCRIPTION**

**Acres 24.37**

**Parcel Number 01-041-0043**

**Owners Name DAVIS BOB C**

**Legal** A PART OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 01-041-0025 AS LOCATED BY RECORD OF SURVEY NO. 1993-427 AS FOUND IN THE BOX ELDER COUNTY SURVEYOR'S OFFICE, SAID POINT BEING 3190.01 FEET NORTH 01°00'26" EAST AND 1334.31 FEET NORTH 88°59'34" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 02°13'04" WEST ALONG A FENCE LINE 276.57 FEET MORE OR LESS TO A FENCE CORNER; THENCE ALONG FENCE LINES THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°45'40" EAST 674.89 FEET, (2) SOUTH 01°49'59" WEST 545.45 FEET, AND (3) SOUTH 88°40'10" EAST 649.26 FEET MORE OR LESS TO A FENCE CORNER; THENCE SOUTH 01°57'18" WEST 48.64 FEET; THENCE SOUTH 87°43'19" EAST 402.66 FEET MORE OR LESS TO THE WEST LINE OF UDOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 02°49'47" EAST 374.37 FEET, (2) NORTH 06°42'47" EAST 439.94 FEET AND (3) NORTH 02°48'29" EAST 8.26 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL 01-041-0025; THENCE ALONG SAID PARCEL NORTH 85°43'19" WEST 1769.92 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**Acres 23.56**

**Parcel Number 01-041-0044**

**Owners Name DAVIS BOB C**

**Legal** A PART OF THE WEST HALF OF SECTION 2 AND THE EAST HALF OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3 AS MONUMENTED BY A B.L.M. MONUMENT DATED 1999, SAID POINT BEING 2634.31 FEET NORTH 01°00'26" EAST AND 1353.03 FEET NORTH 88°59'54" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 01°32'34" WEST ALONG A FENCE LINE 543.83 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED IN WARRANTY DEED ENTRY NO. 430021 OF BOX ELDER COUNTY RECORDS; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°06'10" EAST 710.75 FEET AND (2) SOUTH 01°53'49" WEST 505.23 FEET MORE OR LESS TO THE NORTH LINE OF

COUNTY ROAD; THENCE SOUTH 88°06'11" EAST ALONG SAID ROAD 60.00 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF ANDERSEN BULLVARD SUBDIVISION, A SUBDIVISION IN BOX ELDER COUNTY, UTAH, THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°53'49" EAST 361.00 FEET, (2) SOUTH 88°06'11" EAST 747.06 FEET AND (3) SOUTH 00°53'09" WEST 361.06 FEET MORE OR LESS TO THE SAID NORTH LINE OF COUNTY ROAD; THENCE TO SOUTH 88°06'11" EAST ALONG SAID ROAD 194.60 FEET MORE OR LESS TO THE WEST LINE OF UDOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) NORTH 03°00'08" EAST 533.46 FEET AND (2) NORTH 02°49'47" EAST 177.14 FEET; THENCE NORTH 87°43'19" WEST 402.66 FEET; THENCE NORTH 01°57'18" EAST 48.64 FEET MORE OR LESS TO A FENCE CORNER; THENCE ALONG FENCE LINES THE FOLLOWING THREE SEVEN (7) COURSES: (1) NORTH 88°40'10" WEST 649.26 FEET, (2) NORTH 01°49'59" EAST 646.46 FEET, (3) NORTH 88°45'40" WEST 674.89 FEET, (4) SOUTH 02°28'03" WEST 212.87 FEET, (5) SOUTH 09°56'20" WEST 29.58 FEET, (6) SOUTH 18°53'16" WEST 8.41 FEET AND (7) SOUTH 01°32'34" WEST 29.16 FEET MORE OR LESS TO THE POINT OF BEGINNING.



When Recorded Return To:  
Landmark Surveying, Inc  
4646 South 3500 West  
West Haven, UT 84401



## AFFIDAVIT for

~~QUIT CLAIM DEED~~ FOR PARCEL BOUNDARY ADJUSTMENT, Entry Number 462884

WHEREAS: I, Tyler D. Knight, PLS, a Principle Owner of Landmark Surveying, Inc., do execute this affidavit as follows,

WHEREAS: The above named QUIT CLAIM DEED has been recorded in the records of the Box Elder County Recorder's Office containing a typographical error. The Entry Number of the incomplete document is 462884, dated April 20, 2023 and is a 4 page document and is associated with tax serial numbers 01-041-0029 and 01-041-0042 (now 01-041-0043 and 01-041-0044).

WHEREAS: The owner, Bob C. Davis has signed and acknowledged the document prior to it being recorded.

WHEREAS: This document is being executed by the scrivener of the original document to correct a typographical or clerical error in accordance with UCA 57-3-106 (9) and that the correction of the typographical or clerical error will not divest a grantee of any property interest obtained thereby, nor alter an interest in property so conveyed, nor return to the grantor any interest in real property conveyed by such document in accordance with UCA 57-3-106 (10),

NOW THEREFORE: This affidavit is being recorded to correct the following;

On page 3 of 4 of the document the description of Exhibit "A" should state:

A part of the West half of Section 2 and the East half of Section 3, Township 7 North, Range 2 West, Salt Lake Base and Meridian, being described as follows: Beginning at the Southwest corner of Parcel 01-041-0025 as located by Record of Survey No. 1993-427 as found in the Box Elder County Surveyor's Office, said point being 3190.01 feet North 01°00'26" East and 1334.31 feet North 88°59'34" West from the Southeast Corner of said Section 3; running thence South 02°13'04" West along a fence line 276.57 feet more or less to a fence corner; thence along fence lines the following three (3) courses: (1) South 85°45'40" East 674.89 feet, (2) South 01°49'59" West 545.45 feet, and (3) South 88°40'10" East 649.26 feet more or less to a fence corner; thence South 01°57'18" West 48.64 feet; thence South 87°43'19" East 402.66 feet more or less to the West line of UDOT right-of-way; thence along said right-of-way the following three (3) courses: (1) North 02°49'47" East 374.37 feet, (2) North 06°42'47" East 439.94 feet and (3) North 02°48'29" East 8.26 feet more or less to the Southeast corner of said parcel 01-041-0025; thence along said parcel North 85°43'19" West 1769.92 feet more or less to the point of beginning.

Contains 1,055,440 s.f. or 24.230 acres ±

On page 4 of 4 of the document the description of Exhibit "B" should state:

A part of the West half of Section 2 and the East half of Section 3, Township 7 North, Range 2 West, Salt Lake Base and Meridian, being described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 3 as monumented by a B.L.M. monument dated 1999, said point being 2634.31 feet North 01°00'26" East and 1353.03 feet North 88°59'34" West from the Southeast corner of said Section 3; running thence South 01°32'34" West along a fence line 543.83 feet more or less to the Northwest corner of that parcel conveyed in Warranty Deed Entry No. 430021 of Box Elder County Records; thence along said parcel the following two (2) courses: (1) South 88°06'10" East 710.75 feet and (2) South 01°53'49" West 505.23 feet more or less to the North line of County Road; thence South 88°06'11" East along said road 60.00 feet more or less to the Southwest corner of Andersen Bullavard Subdivision, a subdivision in Box Elder County, Utah, thence along the boundary of said subdivision the following three (3) courses: (1) North 01°53'49" East 361.00 feet, (2) South 88°06'11" East 747.06 feet and (3) South 00°53'09" West 361.05 feet more or less to the said North line of County Road; thence South 88°06'11" East along said road 194.60 feet more or less to the West line of UDOT right-of-way; thence along said right-of-way the following two (2) courses: (1) North 03°00'08" East 533.46 feet and (2) North 02°49'47" East 177.14 feet; thence North 87°43'19" West 402.66 feet; thence North 01°57'18" East 48.64 feet more or less to a fence corner; thence along fence lines the following three seven (7) courses: (1) North 88°40'10" West 649.26 feet, (2) North 01°49'59" East 545.45 feet, (3) North 85°45'40" West 674.89 feet, (4) South 02°28'03" West 212.87 feet, (5) South 09°56'20" West 29.58 feet, (6) South 18°53'16" West 8.41 feet and (7) South 01°32'34" West 29.15 feet more or less to the point of beginning.

Contains 1,038,713 s.f. or 23,846 acres ±

NOW THEREFORE: The following paragraphs are contained in the original document which contain the errors and should NOT be used for the description of said parcels.

Exhibit "A"

A part of the West half of Section 2 and the East half of Section 3, Township 7 North, Range 2 West, Salt Lake Base and Meridian, being described as follows: Beginning at the Southwest corner of Parcel 01-041-0025 as located by Record of Survey No. 1993-427 as found in the Box Elder County Surveyor's Office, said point being 3190.01 feet North 01°00'26" East and 1334.31 feet North 88°59'34" West from the Southwest Corner of said Section 3; running thence South 02°13'04" West along a fence line 276.57 feet more or less to a fence corner; thence along fence lines the following three (3) courses: (1) South 88°45'40" East 674.89 feet, (2) South 01°49'59" West 545.45 feet, and (3) South 88°40'10" East 649.26 feet more or less to a fence corner; thence South 01°57'18" West 48.64 feet; thence South 87°43'19" East 402.66 feet more or less to the West line of UDOT right-of-way; thence along said right-of-way the following three (3) courses: (1) North 02°49'47" East 374.37 feet, (2) North 06°42'47" East 439.94 feet and (3) North 02°48'29" East 8.26 feet more or less to the Southeast corner of said parcel 01-041-0025; thence along said parcel North 85°43'19" West 1769.92 feet more or less to the point of beginning.

Contains 1,055,440 s.f. or 24,230 acres ±

## Exhibit "B"

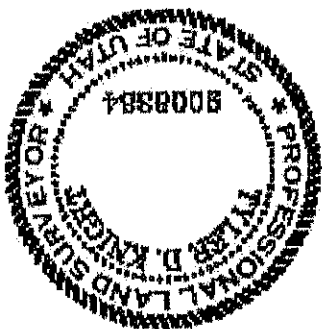
A part of the West half of Section 2 and the East half of Section 3, Township 7 North, Range 2 West, Salt Lake Base and Meridian, being described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 3 as monumented by a B.L.M. monument dated 1999, said point being 2634.31 feet North 01°00'26" East and 1353.03 feet North 88°59'54" West from the Southeast corner of said Section 3; running thence South 01°32'34" West along a fence line 543.83 feet more or less to the Northwest corner of that parcel conveyed in Warranty Deed Entry No. 430021 of Box Elder County Records; thence along said parcel the following two (2) courses: (1) South 88°06'10" East 710.75 feet and (2) South 01°53'49" West 505.23 feet more or less to the North line of County Road; thence South 88°06'11" East along said road 60.00 feet more or less to the Southwest corner of Andersen Bullavard Subdivision, a subdivision in Box Elder County, Utah, thence along the boundary of said subdivision the following three (3) courses: (1) North 01°53'49" East 361.00 feet, (2) South 88°06'11" East 747.06 feet and (3) South 00°53'09" West 361.05 feet more or less to the said North line of County Road; thence South 88°06'11" East along said road 194.60 feet more or less to the West line of UDOT right-of-way; thence along said right-of-way the following two (2) courses: (1) North 03°00'08" East 533.46 feet and (2) North 02°49'47" East 177.14 feet; thence North 87°43'19" West 402.66 feet; thence North 01°57'18" East 48.64 feet more or less to a fence corner; thence along fence lines the following three seven (7) courses: (1) North 88°40'10" West 649.26 feet, (2) North 01°49'59" East 545.45 feet, (3) North 88°45'40" West 674.89 feet, (4) South 02°28'03" West 212.87 feet, (5) South 09°56'20" West 29.58 feet, (6) South 18°53'16" West 8.41 feet and (7) South 01°32'34" West 29.15 feet more or less to the point of beginning.

Contains 1,038,713 s.f. or 23.846 acres±

Surveyor's Certification and Seal:

I, Tyler D. Knight, PLS, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 in accordance with Title 58 Chapter 22 of the laws of the State of Utah (known as the Professional Engineers and Land Surveyors Licensing Act). That I have caused this Affidavit to be signed, dated, and sealed personally under my hand this 18 day of June 20 24.

Tyler D. Knight  
*[Signature]*

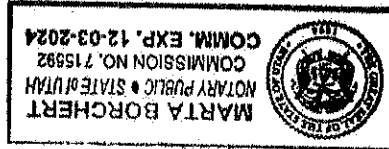


State of Utah )  
Waber  
County of Davis )  
ss

On the 18 day of June A.D. 2024 personally appeared before me, Tyler D Knight, the signer of this affidavit, who duly acknowledged to me that he executed the same.

*[Signature]*  
Notary Public

Residing at: Waber County Utah





## ORDINANCE 2024-10

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 7700 SOUTH 1100 WEST CONSISTING OF APPROXIMATELY 48.076 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 March 3, 2024, to consider the annexation of property owned by Bob Davis located at approximately 7700 South 1100 West 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 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 September 26, 2024, to receive public comment regarding the proposed annexation; and

**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 The Davis Park 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.

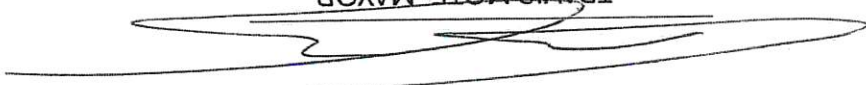
**SECTION 4. ZONING.** The Willard City Council hereby assigns a zone for the annexed property as MASTER PLAN COMMUNITY ZONE, subject to all approvals and requirements as required in Willard City Code 12-106 and directs that the zoning map is hereby amended to reflect this zoning and annexation. This annexation will be

Incorporated into The Davis Park development previously approved by the Willard City Council.

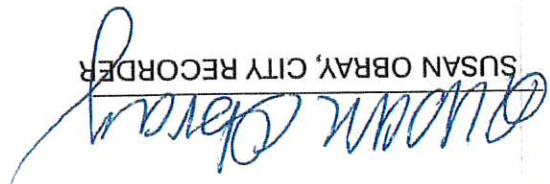
SECTION 5. AUTHORIZED ACTIONS. The Willard City Council authorizes and directs the Willard City Mayor and City Recorder and all other officers and employees of the City to take all actions required to affect the annexation hereby approved.

**Effective Date.** This Ordinance shall be effective immediately after posting or publication.

PASSED AND ADOPTED by the City Council on this 26 day of September, 2024.

  
TRAVIS MOTE, MAYOR



  
SUSAN OBREY, CITY RECORDER

ATTEST: