

### 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 IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION, located in WEST POINT CITY, dated NOVEMBER 15, 2024, complying with §10-2-403, 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 IVY MEADOWS & ADJOINING PROPERTIES 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 25<sup>th</sup> day of November, 2024 at Salt Lake City, Utah.

Sine M. Henders

DEIDRE M. HENDERSON Lieutenant Governor



### **WEST POINT CITY**

3200 W 300 N West Point, UT 84015 801.776.0970

### **ANNEXATION PETITION**

(Submit to City Recorder's Office)

PROPERTY LOCATION:		ACREAGE: 264.
AFFECTED PROPERTY OWNER NAMES: (within Annexation Area):	PROPERTY ADDRESS:	PARCEL ID#:
SEE ATTATCHED	2425N - COUNTY L	INE
	2425 N - COUNTY L 4500 W - 6000 N	
	· · · · · · · · · · · · · · · · · · ·	<del></del>
7,		-
Attach additional sheet as needed		
MAIN CONTACT PERSON:		
Mailing Address: 118 E LUMOND	Phone: 1  City: N	801-725-0789 OPTH OGDEN
Mailing Address: IND E LUMOND  State: Zip: DAA IF Email  INCLUDE WITH THIS PETITION (in accorda  1. A copy of the Notice of Intent to File an Annexatiand a list of the affected entities to which notice  2. Signature page(s) (must include the required st  3. One 24" x 36" accurate and recordable (mylar) m  Mylar copy must be stamped by the surveyor and  4. Four 11" x 17" paper copies of the map prepared  5. Electronic copy of prepared map sent to carnold  6. A legal property description in word format sent to  7. On the date of filing with the City Recorder, delive	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are appropriately a licensed surveyor, of a meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanor State: Zip: Email  INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice  2. Signature page(s) (must include the required state)  3. One 24" x 36" accurate and recordable (mylar) many Mylar copy must be stamped by the surveyor and the four 11" x 17" paper copies of the map prepared state in the surveyor in the surveyor and the surveyor a	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are appropriately a licensed surveyor, of a meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanor State: Zip: Email Include With This Petition (in accordance)  1. A copy of the Notice of Intent to File an Annexatiand a list of the affected entities to which notice  2. Signature page(s) (must include the required state of the affected entities to which notice)  3. One 24" x 36" accurate and recordable (mylar) mandler copy must be stamped by the surveyor and the four 11" x 17" paper copies of the map prepared for the surveyor and the surveyor and the four 11" x 17" paper copies of the map prepared for the surveyor and the surveyor	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of dimeet the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including page)	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 2-20(4).
Mailing Address: Its Evanor State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice 2. Signature page(s) (must include the required state) 3. One 24" x 36" accurate and recordable (mylar) mandle of the surveyor and the four 11" x 17" paper copies of the map prepared state of the surveyor and the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four to Carnold of the four to Davis County Recorder state of Applicant: Recorder state of Applicant stat	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including page)	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanoria State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexation and a list of the affected entities to which notice 2. Signature page(s) (must include the required state of the surveyor and the surveyor of prepared map sent to carnolded the surveyor and the surveyor of prepared map sent to carnolded the surveyor and the surveyor	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of dimeet the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including parts):  Contact):	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 20(4).  aper copy of map)  3-9-74  ate Submitted
Mailing Address: Its Evanor State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice 2. Signature page(s) (must include the required state) 3. One 24" x 36" accurate and recordable (mylar) mandle of the surveyor and the four 11" x 17" paper copies of the map prepared state of the surveyor and the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four to Carnold of the four to Davis County Recorder state of Applicant: Recorder state of Applicant stat	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of definition may be the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including parts):  Contact):  Phone:	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 2-20(4).

- 130450014 PICKARD, SKYLER & GABRIELLE
- 130450019 TODD, CYNTHIA
- 130450033 LARSEN, CATHERINE
- 130450034 FOWERS, RULON
- 130450047 SHIMIZU, NATALIE
- 130450048 FOWERS, RULON
- 130450049 PAZ, MARIA
- 130450050 FOWERS, RULON
- 130450055 YAMASHITA, DENNIS & MITZIE ANN
- 130450056 YAMASHITA, WAYNE
- 130450057 SHIMIZU, NATALIE
- 133030001 SMITH, PAIGE MILLER & JAKE
- 133310001 PAGE, JAMES & KATHY
- 133310002 HARDING, TERRY & MICHELE
- 133310003 CAMPBELL, DARCY & AMY
- 141000005 THURGOOD, BRENT & LINDA
- 141000006 FOWERS, BLAINE & PEGGY
- 141000008 BENNETT, MAX
- -141000018 SMITH, LUCAS & JESSIE
- 141000019 BENNETT, JENNIFER NELSON, BECKY CHRISTIANSEN, & LINDA
- 141000020 PETERSON, JENNIFER & JEFF
- 141000038 HL PARKER FARMS
- **141010001 IVY MEADOWS**
- 141010003 FOWERS, RULON
- 141010010 SNP PROPERTIES
- 141010011 SPENKLE, JOHN
- **141010012 COLE, CHARLES**
- 141010014 HIRASUNA, EMY
- 141010015 ALEXANDER, KELLY
- 141010023 TUTTLE, WILMA & DARRELL
- 141010024 TUTTLE, DARRELL & PHYLLIS
- 141010025 CIRCLE F LAND & LIVESTOCK
- 141010029 KING, ELIZABETH & MEB
- 141010031 KING, ELIZABETH & MEB
- 141010032 CIRCLE F LAND & LIVESTOCK
- 144170001 BOWCUTT, BECKY
- 144170002 BENNETT, MAX
- -144900001 HUNT, RENA
- 145580001 GRAHAM, ROGER & VICKIE
- 145580002 HAWKES, DAVE & PAMELA
- 145580003 VAN KOMEN, MARK & JULIE
- 145580004 NESSEN, JUSTIN & AMY
- 145580005 HUNTER, JUSTIN & ANGELA
- 145700002 TUCKETT, DAREK & ALEXIS
- 145700003 ANDERSON, ERIC MORRIS & LEANN
- 145700004 FITZGERALD, BRIAN BOYD & ARMAND
- 145740001 HANCOCK, JARED

PETITION MAIN CONTACT PL	ERSON:	<i>PHONE:</i>	
	OFFICIAL PROPERTY OWN OF ANNEXATION (This Official Signature Page may be duplicated as in	ON PETITION	natures)
There will	NOTICE TO PROP be no public election on the annexation propo for an annexation to be approve	sed by this petition because Utah lo	aw does not provide
If you sign this petition	in favor of this proposed annexation and later signature by submitting a signed, written wit If you choose to withdraw your signature, y West Point City receives notice the	thdrawal with the West Point City R you shall do so no later than 30 days	ecorder.
PLEASE INDIC	CATE YOUR POSITION ON THIS ANNEXAT	ION REQUEST & PROVIDE SIGNA	ATURE VERIFICATION.
IN FAVOR NOT IN FAVOR			5802 W 2425 N
IN FAVOR NOT IN FAVOR	Signature	Name	Property Address or Parcel ID
	Signature	Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR			
IN FAVOR NOT IN FAVOR	Signature	Name	Property Address or Parcel ID

Name

Name

Signature

Signature

**IN FAVOR NOT IN FAVOR** 

**Property Address or Parcel ID** 

**Property Address or Parcel ID** 

### OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

### NOTICE TO PROPERTY OWNERS:

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.

### PLEASE SIGN THIS PETITION AND INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST.

SIGNATURE //	NAME	IN FAVOR	NOT IN TAVOR
Jery Haman	TYME	IN PAVOR	NOT IN FAVOR
	### ##################################		
X Capithia L. Sodd		<b>/8</b> /	
2430 No 5000 W	Parcel In# 130450019		
		F .	
		· .	· •
	***************************************		
		a	
	The state of the s		
			п

- 171	
-	
$\sim$	
_ >	
-	
-	
-	
- 5	
_	
~	
-	
0	
$\sim$	
- 2	
_	
-	
- 14	
779	
~~	
- 20	
- 20	
LĂ.	
- 6	
9	
>	

ď	
I	
0	
ž	
m	

## OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

# NOTICE TO PROPERTY OWNERS:

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

If you choose to withdraw your signature, you shall do so no later than 30 days after

West Point City receives notice that the petition has been certified

# PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION.

IN FAVOR NOT IN FAVOR  IN FAVOR NOT IN FAVOR  IN FAVOR NOT IN FAVOR  Signature  IN FAVOR NOT IN FAVOR	dolloop verified 12/16/2/1 345 PM MST 7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID  7BF3-MKGM-8DC4TID	Lasertech Farming LLC C/O Famera P. Bell  Name  Rulon Fowers  Name	Property Address or Parcel ID 130450048 130450050 141010001 - 5 Ny Mardons 141010003 Property Address or Parcel ID
- Rubon Foners		Rulon Fowers	130450050 - 141010001 - 574 Mesolows 141010003 - 141010003
	re	Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR	U	Name	Property Address or Parcel ID
Signature Signature		Name	Property Address or Parcel ID
Signature	,	Name	Property Address or Parrel In

	IN FAVOR NOT IN FAVOR	TE	IN FAVOR NOT IN FAVOR	93.3	IN FAVOR NOT IN FAVOR	PLEASE II	Ther If you sign this pet	9	PETITION MAIN CONTACT PERSON:
Signature	Signature B	Vortform	Busyl Paulu Billy - H. Parlutarns signature	Buban a. Make Signature	WOR Rena Replant Signature	PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION.	NOTICE TO PROPERTY OWNERS:  There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.  If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may voters ignature by submitting a signed, written withdrawal with the West Point City Recorder.  If you choose to withdraw your signature, you shall do so no later than 30 days after  West Point City receives notice that the petition has been certified.	OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE  OF ANNEXATION PETITION  (This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)	TACT PERSON:
Name	Name	DONE Kowes	rms Beverly P. Bailey Name	Ranbara A. Grumbein	RENA R. HUNT	IN REQUEST & PROVIDE SIGNATURE	RTY OWNERS: ed by this petition because Utah law does by voters at a public election. by voters at a public election. lecide that you do not support the petition drawal with the West Point City Recorder, u shall do so no later than 30 days after the petition has been certified.	ER(S) SIGNATURE PAGE N PETITION reded for circulation when obtaining signatures)	PHONE:
Property Address	Property Address	2451 N. 48(WW).	S425 N 6 000 W. Property Address	1925 N 5000W Hapar Property Address 84315	2505 N 5500 W Hos pur UT 84315 Property Address	VERIFICATION.	use Utah law does not provide ection. upport the petition, you may withdraw your oint City Recorder. ann 30 days after ertified.		

IN FAVOR NOT IN FAVOR PETITION MAIN CONTACT PERSON: Dewity tarker Bailey If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your NOT IN FAVOR PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION. There will be no public election on the annexation proposed by this petition because Utah law does not provide signature by submitting a signed, written withdrawal with the West Point City Recorder. If you choose to withdraw your signature, you shall do so no later than 30 days after Pue K.Z. for and Fluid flowsbek (This Official Signature Page may be duplicated as needed for circulation when obtaining signatures) **U**Signature Signature Signature West Point City receives notice that the petition has been certified. Signature Bell for Lasertech Farming Jammy Sel Signature for an annexation to be approved by voters at a public election. OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION NOTICE TO PROPERTY OWNERS: Parrell L. Tuttle Name Name PL 29-829-128 :3NOHA 2761 N 5000 W **Property Address** offe. **Property Address Property Address** 2600 N 4500 W 2734 N 5000 **Property Address** 2784 N SOO W **Property Address** 

Signature  IN FAVOR NOT IN FAVOR  Signature  Signature  Signature  Signature  Signature	Signature IN EAVOR NOT IN EAVOR  IN EAVOR MOT IN EAVOR  IN EAVOR MOT IN EAVOR  Signature	OR VOR	There will be no public election on the annexation profit for an annexation to be approfit you sign this petition in favor of this proposed annexation and land signature by submitting a signed, written of your signature west point city receives notice in the profit of the	OFFICIAL PROPERTY OWNER(S) SIGNAT  OF ANNEXATION PETITION  (This Official Signature Page may be duplicated as needed for circulation	PETITION MAIN CONTACT PERSON:
MILLI POKA 3425 N SOUND Name  Name  Property Address  Property Address  Property Address  Property Address	Marine Property Address 1 1/3/5 Mis Course August August Name  Name Property Address 2415  Property Address 2415	NOT IN FAVOR Signature Signature NOT IN FAVOR NOT IN FAVOR Signature NOT IN FAVOR NOT IN FAVOR NOT IN FAVOR	NOTICE TO PROPERTY OWNERS:  There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.  If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.  If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.	URE	PHONE:

This document is now complete.

13

CLOSE

Gign Envelope ID: 87AC79C7-CFC3-4D08-878F-10E	7A4FF3BA2	
	(solar)	8
OFFICIAL	PROPERTY OWNER(S) SIGN	ATURE PAGE
	OF ANNEXATION PETITIO	N
(This Official Signature Pag	e may be duplicated as needed for circula	tion when obtaining signatures)
There will be no with the state of	NOTICE TO PROPERTY OWNERS	<u> </u>
provide for an al	on the annexation proposed by this nnexation to be approved by voters	petition because Utah law de
if you sign this petition and late	or decide that you do not eurnament	
a management	n alement assured Astrochala Mith F	he West Point City Recorder
If you choose to withdraw your sign	ature, you shall do so no later than	30 days ofter West Point Cit
-	tice that the petition has been cert	ified.
DIFACE		
PLEASE SIGN THIS PETITION A	ND INDICATE YOUR POSITION C	N THIS ANNEXATION RE
SIGNATURE 11	= <del>*</del>	
Cha Alla ()	NAME	IN FAVOR NO
Jerry Moural	-	
bondopredup		
Armand Michael Fitzgerald	Armand Michael Fitzgerald	<b>□</b>
	Processor and the second secon	



3200 W 300 N West Point, UT 84015 P: 801-776-0970 F: 801-525-9150 www.westpointcity.org

September 9, 2024

West Point City Council 3200 W 300 N West Point, UT 84015

Board of Davis County Commissioners PO Box 618 Farmington, UT 84025

Rick Scadden 118 E Lomond View Drive North Ogden, UT 84414 rickscadden@gmail.com

### RE: Notice of Certification - "Ivy Meadows & Adjoining Properties" Annexation Petition

Council Members, Commissioners, and Petitioner:

This letter is in regards to the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") that was submitted to West Point City on August 12, 2024. At the regularly scheduled meeting on September 3, 2024, the West Point City Council accepted the Petition for further consideration. With that acceptance, as the West Point City Recorder, I am statutorily tasked with evaluating the Petition to determine if the requirements outlined in UCA §10-2-403(3) and (4) have been met, and either certifying or rejecting the Petition based on such determination.

In accordance with UCA § 10-2-405(2)(c)(i), this letter serves as written notice of the certification of the Petition, as I have determined that the Petition has met the relevant statutory requirements. Specifically, according to Davis County property records, the total value of the private real property whose owners' signatures were submitted with the Petition was equal in value to 34.59%, thereby exceeding the 1/3 value threshold required by UCA §10-2-403(3)(b)(iii), as well as equaling 78.46% of the total acreage of the proposed area, thereby representing a majority of the area proposed for annexation as required in UCA §10-2-403(3)(b)(iii).

Upon receipt of this notice by the West Point City Council, the process of providing notice of the certification for the area proposed for annexation and the unincorporated area within 1/2 mile of the area proposed for annexation will commence in accordance with UCA §10-2-406.

Please feel free to contact me if you have any questions.

Sincerely,

Casey Arnold MMC & IPMA-CP City Recorder / HR Manager West Point City

T: 801.776.0970 carnold@westpointcity.org



3200 W 300 N West Point, UT 84015 P: 801-776-0970 F: 801-525-9150 www.westpointcity.org

September 9, 2024

West Point City Council 3200 W 300 N West Point, UT 84015

Board of Davis County Commissioners PO Box 618 Farmington, UT 84025

Rick Scadden 118 E Lomond View Drive North Ogden, UT 84414 rickscadden@gmail.com

### RE: Notice of Certification - "Ivy Meadows & Adjoining Properties" Annexation Petition

Council Members, Commissioners, and Petitioner:

This letter is in regards to the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") that was submitted to West Point City on August 12, 2024. At the regularly scheduled meeting on September 3, 2024, the West Point City Council accepted the Petition for further consideration. With that acceptance, as the West Point City Recorder, I am statutorily tasked with evaluating the Petition to determine if the requirements outlined in UCA §10-2-403(3) and (4) have been met, and either certifying or rejecting the Petition based on such determination.

In accordance with UCA § 10-2-405(2)(c)(i), this letter serves as written notice of the certification of the Petition, as I have determined that the Petition has met the relevant statutory requirements. Specifically, according to Davis County property records, the total value of the private real property whose owners' signatures were submitted with the Petition was equal in value to 34.59%, thereby exceeding the 1/3 value threshold required by UCA §10-2-403(3)(b)(iii), as well as equaling 78.46% of the total acreage of the proposed area, thereby representing a majority of the area proposed for annexation as required in UCA §10-2-403(3)(b)(iii).

Upon receipt of this notice by the West Point City Council, the process of providing notice of the certification for the area proposed for annexation and the unincorporated area within 1/2 mile of the area proposed for annexation will commence in accordance with UCA §10-2-406.

Please feel free to contact me if you have any questions.

Sincerely,

Casey Arnold MMC & IPMA-CP City Recorder / HR Manager West Point City

T: 801.776.0970 carnold@westpointcity.org



West Point City Mayor
Brian Vincent
City Council
Jerry Chatterton, Mayor Pro Tem
Annette Judd
Brad Lee
Michele Swenson
Trent Yarbrough

### NOTICE OF ANNEXATION PETITION

### THIS IS NOTICE THAT AN ANNEXATION PETITION HAS BEEN FILED WITH WEST POINT CITY

The West Point City Council received notice of certification of the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") on September 10, 2024 and may grant the Petition and annex the area described in the Petition unless, in accordance with <u>UCA § 10-2-407(2)(a)(i)</u>, a <u>valid, timely</u> written protest is filed with the Davis County Boundary Commission and a copy of the protest delivered to the West Point City Recorder. <u>See below for information on filing</u> a protest.

The area proposed for annexation into West Point City will also automatically be annexed into the North Davis Fire District and Davis County Sherriff's Office to provide fire protection, paramedic, emergency services, and law enforcement services.

### **PROPOSED ANNEXATION AREA:**

THE AREA PROPOSED FOR ANNEXATION IN THE PETITION IS ATTACHED TO THIS NOTICE.

### **PROTESTS:**

### PROTESTS SHALL BE FILED IN ACCORDANCE WITH THE REQUIREMENTS IN UCA § 10-2-407:

- WHO MAY PROTEST:
  - A protest to this petition may only be filed by:
    - The legislative body or governing board of an affected entity; or
    - An owner of "rural real property"
      - As defined in <u>UCA § 10-2-401(j)</u>, rural real property is an area consisting of <u>no less than 1,000 acres</u>, zoned primarily for manufacturing or agricultural purposes and that does not include residential units with a density greater than one unit per acre.
- DEADLINE TO FILE A PROTEST: OCTOBER 10, 2024
- FILING A PROTEST:
  - Protests must be filed with the Davis County Boundary Commission at:

Physical Location:

Davis County Admin Building

61 South Main Street, Suite 304

Farmington, UT 84025

Mailing Address:

Davis County Boundary Commission

P.O. Box 618

Farmington, UT 84025

• On the same date, a copy must also be delivered/mailed to the West Point City Recorder at:

West Point City Hall 3200 W 300 N West Point, UT 84015

### **PUBLIC HEARING:**

If a valid, timely protest is **not** filed, the West Point City Council will hold a public hearing to gather public input on the Petition, after which they will consider approval or denial of the Petition. If a valid protest **is** filed, no public hearing will be held until after receipt of the Davis County Boundary Commission's decision on the protest.

PUBLIC HEARING DATE:

(if no valid protests are filed)

OCTOBER 15, 2024 at 7:00 PM West Point City Hall 3200 W 300 N, West Point UT

The complete Petition is available for inspection and copying at the office of the West Point City Recorder, or online at <a href="https://www.westpointcity.org/publicnotices">www.westpointcity.org/publicnotices</a> or by scanning the QR Code below.

CASEY ARNOLD, West Point City Recorder
Mailed & Posted this 11<sup>th</sup> day of September, 2024



### **IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E\_1466373.726 U.S.FT), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007;

THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436

(YAMASHITA), 3513906 (KELLER), 1396168 (SMITH);
THENCE NORTH 00°37'36" EAST 686.57, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH

LLC), 3504199 (JONES);
THENCE NORTH 00°21'36" EAST 636.85 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION):

THENCE NORTH 89°07"00" WEST 1127.86 FET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;
THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST

CORNER OF LOT 1 SAID SUBDIVISION;
THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21. ALONG THE FAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014:

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION;

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006, TO THE NORTHEAST CORNER THEREOF,

THENCE NORTH 88°56'42 WEST (N.89°16'34" W.BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION. TO THE NORTHWEST CORNER THEREOF:

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014; THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION;

THENCE SOUTH 00°56'59" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1;

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS

DETERMINED BY THE DAVIS COUNTY SURVEYOR:

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378;

THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°22'43" EAST 408.85 FEET. ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2. ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE

136, TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER

2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;
THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT

BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;
THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION; THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92

OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE;
THENCE SOUTH 89°32′52″ EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE; THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS);

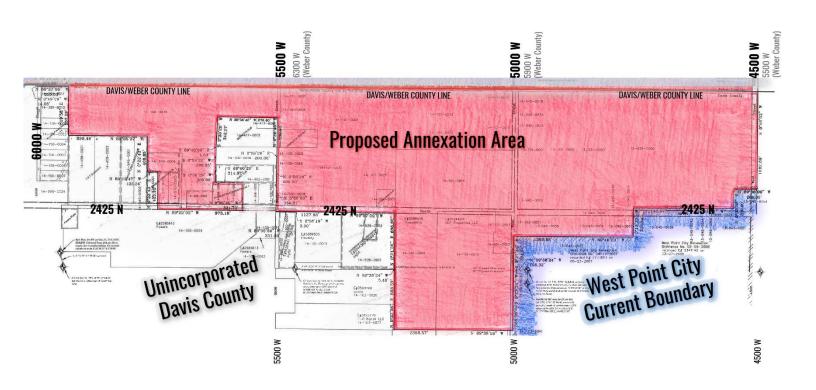
THENCE SOUTH 00-16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7, 2008;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY.

1) NORTH 89°38'09" WEST 266.00 FEET; 2) SOUTH 00°03'32" EAST 220.00 FEET; 3) NORTH 89°41'23" WEST 1143.97 FEET; 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007, 1)

NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET; THENCE SOUTH 00°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING



### **ORDINANCE NO. 10-15-2024A**

## AN ORDINANCE OF THE WEST POINT CITY COUNCIL APPROVING THE ANNEXATION OF PROPERTIES IN THE "IVY MEADOWS & ADJOINING PROPERTIES" PETITION INTO THE BOUNDARIES OF WEST POINT CITY AND DESIGNATING THE ZONING OF SAID PROPERTIES

**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 designates said area as "Future Annexation Area" on the City's General Plan, and,

WHEREAS, the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") was submitted to the City on August 12, 2024 and includes 38 different parcels within the City's Future Annexation Area. The properties proposed for annexation ("Annexation Area") in the Petition are identified and attached hereto as Exhibit A; and,

WHEREAS, the West Point City Recorder issued the Notice of Certification on September 9, 2024, after determining that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4); and

**WHEREAS**, Notice of the Petition and protest information was provided in accordance with Utah Code \$10-2-406 and a public hearing date was set for the proposed annexation; and

WHEREAS, no valid protests to the Petition were filed within the protest period; and

WHEREAS, pursuant to West Point City Code §17.60.040, the City Council may assign a zoning designation to the annexed area at the time of annexation and desires to designate the Annexation Area as the A-5 Agricultural Zone to most closely align with the current characteristics and zoning of the property and its surrounding area; 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 Ernest D. Rowley, a Licensed Professional Land Surveyor in the State of Utah, holding License No. 171781, and finds that it is an accurate and recordable map of said Annexation Area, as identified in Exhibit A.

**SECTION 2.** <u>Territory Annexed:</u> The Annexation Area 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 assigned the A-5 (Agricultural) zoning designation.

**SECTION 5.** <u>Notices and Filing:</u> 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 inconformity 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 15th day of October, 2024.

WEST POINT CITY, A Municipal Corporation

Brian Vincent, Mayo

POINT

CORPORATE

ATTEST:

asey Arnold, City Recorder

### **EXHIBIT A**

### PARCEL ID:

141010015	130450034	141010029	141010010
145700003	130450048	141010031	141010011
141000019	130450050	130450033	141000005
141000008	141010003	145580004	130450019
144170001	145740001	133310001	145700002
133310003	133310002	130450049	141010024
141010032	141010014	141000020	145580003
141010012	141000038	130450014	130450055
145700004	145580005	130450057	130450056
141000006	141010001	133030001	

### **LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E 1466373.726 U.S.FT), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007; THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436 (YAMASHITA), 3513906 (KELLER), 1396168 (SMITH):

THENCE NORTH 00°37'36" EAST 686.57, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 00°21'36" EAST 636.85 FEET, ALONG THÉ COMMON BOUNDARY OF PROPERTIES DÉSCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION):

THENCE NORTH 89°07"00" WEST 1127.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;

THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST CORNER OF LOT 1 SAID SUBDIVISION; THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21, ALONG THE EAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014;

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION;

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°56'42 WEST (N 89°16'34" W BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014;

THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION

THENCE SOUTH 00°56'59" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO

THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR;

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378;

THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°22'43" EAST 408.85 FEET, ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2, ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE 136, TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER 2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;

THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;

THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION;

THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92 OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE); THENCE SOUTH 89°32'52" EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE;

THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS);

THENCE SOUTH 00·16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7. 2008:

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY,

1) NORTH 89°38'09" WEST 266.00 FEET; 2) SOUTH 00°03'32" EAST 220.00 FEET; 3) NORTH 89°41'23" WEST 1143.97 FEET; 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007, 1) NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET; THENCE SOUTH 00°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

### ANNEXATION TO WEST POINT CITY ORDINANCE NO. Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M **BOUNDARY DESCRIPTION** WEST POINT CITY ACCEPTANCE A tract of land located in the South Half of Section 24, and the Northeast Quarter of Section 25, DAVIS COUNTY SURVEYOR I hereby certify that this annexation to the corporate limits of West Point City Township 5 North, Range 3 West, and the Southwest Quarter of Section 19, Township 5 North, I hereby certify that the Davis County Surveyor's Office has reviewed this plat Thence North 89°07″00″ West 1127.86 feet, along the south right of way line of 2425 North Street has been accepted by the Mayor and the City Council by Ordinance passed on Thence North 89°19'47" West 123.24 feet, along the south boundary of Lot 4, said subdivision, to Range 2 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State and all conditions for approval by this office have been satisfied. The approval as determined by the Davis County Surveyor, said line is also along the common boundary of the Southwest corner of said Lot 4; Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing of this plat by the Davis County Surveyor does not relieve the Licensed Land properties described in deeds recorded as Entry numbers 3044360 (Plat Book 6847 page 54 Thence North 00°22'43" East 408.85 feet, along the common boundary of said Lot 4 and Lot 2, Leica GPS Network of North 89°38'24" West between the monumented locations of the Southeast In witness hereof I hereby set my hand and affix the corporate seal of the City Surveyor who executed this plat from the responsibilities and/or liabilities Vanderwood Subdivision), 3389855 (Housley), to the east boundary of Ann's Acres Subdivision Adams Acres Subdivision recorded Entry number 3088038 Plat book 6996 page 136, to the corner and the South Quarter corner (having GPS observed State Plane Coordinates of recorded Entry number 1620441 Plat book 2706 page 86; Northeast corner of said Lot 2; N=3577949.790 E 1466373.726 U.S.ft), of said Section 24 described as follows: Thence South 00°56'19" West 3.90 feet, along said east boundary of Ann's Acres Subdivision Thence North 89°25'37" West 899.46 feet, along the north boundary of said Adams Acres COMMENCING at a point located North 89°38'24" West 156.32 feet, to the center of 5000 West recorded Entry number 1620441 Plat book 2706 page 86, to the Northeast corner of Lot 1 said Subdivision and the north boundary of T N T Subdivision recorded Entry number 2498922 Plat Street, FROM said Southeast corner of Section 24; book 4918 page 1283, to the east boundary of Eugene Fowers Subdivision recorded Entry number RUNNING thence South 00°27'34" West 686.56 feet, along the center of said street which is also Thence North 89°38'24" West 231.00 feet, along the north line of said Lot 1 and Lot 1 extended, to FINAL LOCAL ENTITY PLAT 894612 Plat book 1357 page 661; Davis County Surveyor the boundary of West Point City by ordinance no. 04-17-2007 recorded Entry no. 2273093 on May the west boundary of said subdivision Thence North 00°19'58" East 553.29 feet, along said east boundary and the east boundary of Thence North 00°56'20" East (N 00°31'15" E by plat) 334.21, along the east boundary of Parkers Eugene Fowers Subdivision Lot 1 Amended recorded Entry number 2026503 Plat book 3650 page Thence North 89°38'24" West 1358.57 feet, along the common boundary of properties described Place Subdivision Phase 1 recorded Entry number 3144432 in Plat book 7204 page 995 on February 193, to the Northeast corner of Lot 11 said amended subdivision in deeds recorded as Entry numbers 3524469 (SNP Properties LLC), 3398436 (Yamashita), 3513906 2, 2019 and the east boundary extended, to the south boundary of Hunt Subdivision recorded Thence North 89°37'06" West 355.53 feet, along the north boundary of said Lot 11 and said Lot 11 (Keller), 1396168 (Smith); Entry number 2790708 in Plat book 5959 page 75 on February 20, 2014; extended, to the Northwest corner of said Eugene Fowers Subdivision; Thence North 00°37'36" East 686.57, along the common boundary of properties described in Thence South 89°40'28" East (N 89°59'59" E by plat) 0.42 feet, along said south boundary to the Thence North 00°49'29" West 14.08 feet, to the Weber/Davis County line (said county line is deeds recorded as Entry numbers 3398436 (Yamashita), 3123776 (T-O Ranch LLC), 3504199 I, Ernest D. Rowley, do hereby certify that I am a southeast corner of said subdivision; identified in a survey recorded as Entry number 1885948 Plat book 56 pages 88-92 of the Weber Thence North 00°56'29" East (N 00°36'37" E by plat) 200.00 feet, along the east boundary of said County Recorder's Office on October 31, 2002, said survey is also recorded in the Davis County professional land surveyor in the State of Utah and hold Thence North 89°38'24" West 5.48 feet, along the common boundary of properties described in certificate no. 171781-2201 in accordance with Title 58 deeds recorded as Entry numbers 3398436 (Yamashita), 3123776 (T-O Ranch LLC), 3504199 Thence North 00°56'29" East 200.00 feet, to the southeast corner of Bennett's Subdivision Thence South 89°32'52" East 304.88 feet, along said Weber/Davis County line (this point is Chapter 22 known as the Professional Engineers and recorded Entry number 2177944 in Plat book 4059 page 875 on June 20, 2006; Land Surveyor's Licensing Act. That I have prepared identified on said survey as being a Red Sandstone Monument for County Line; Thence North 00°21'36" East 636.83 feet, along the common boundary of properties described in Thence North 00°36'40" East (N 00°16'43" E by plat) 332.98 feet, to the Northeast corner of said Thence South 89°19'53" East 7911.53 feet, said line being historical evidence of the Weber/Davis this plat in accordance with UCA 17-23-20. That deeds recorded as Entry numbers 3398436 (Yamashita), 3044360 (Plat Book 6847 page 54 Bennett's Subdivision: this plat and the description hereon are sufficient to County line, to the east right of way line of 4500 West Street (Davis County address); Vanderwood Subdivision); Thence North 88°56'42 West (N 89°16'34" W by plat) 676.80 feet, along the north boundary of said enable the county surveyor to establish the boundary Thence South 00·16'02" West 1082.69 feet, along said right of way line, to a point being on the Ref. Mon to E 1/4 cor Sec 24, T5N, R3W, Bennett's Subdivision, to the northwest corner thereof: on the ground and sufficient to enable the county extension of the existing West Point City boundary by ordinance no. 02-05-2008 recorded Entry no. SLB&M, find WCoS Brass cap set in Thence South 03°33'20" West (S 03°13'28" W by plat) 342.07 feet, along the west boundary of said recorder to identify, for tax purposes, each tract or 2347142 on March 7, 2008; concrete in a fence line. Record offset is W 1/4 cor Sec 24, T5N, R3W, SLB&M. Bennett's Subdivision, to the southwest corner thereof; Thence the following Four (4) courses along said West Point City boundary, parcel included within the boundary. North 91' by WCoS. Record location per WCoS tie data. Thence South 89°40'09" East 1.53 feet, along the south boundary of said Bennett's Subdivision, to GPS observed NAD83 UT N 12A 1) North 89°38'09" West 266.00 feet; a point being the northwest corner of a parcel described in Special Warranty Deed recorded as coordinates N=3580625.450 E=1469053.552 2) South 00°03'32" East 220.00 feet; Entry number 2823889 Book 6103 page 814 on September 16, 2014; 3) North 89°41'23" West 1143.97 feet; Thence South 00°59'22" West (South by deed) 200.05 feet, to the northwest corner of said Hunt E 1/4 cor Sec 24, T5N, R3W, SLB&M, — 4) South 00°18'37" West 332.34 feet: Monument Not found. Thence the following Two (2) courses along the north and west boundary Thence South 00°56'29" West 200.00 feet, along the west boundary of said Hunt Subdivision, to of West Point City by ordinance no. 04-17-2007 recorded Entry no. the southwest corner thereof, said point being on the north boundary of said Parkers Place 2273093 on May 23-2007, 1) North 89°40'23" West 1360.88 feet, to the center line of 5000 Thence South 89°40'28" East 314.97 feet, along said north boundary to the northeast corner of Lot West Street; 2 of said Parkers Place Subdivision Phase 1; Thence South 00°27'34" West 384.54 feet, along said center line, Thence South 00°36'45" West 321.70 feet, along the west boundary of said Lot 2 and said lot line to the point of beginning. extended, to the south right of way line of 2425 North Street as determined by the Davis County Containing 264.84 acres, Ref. Mon to N 1/4 cor Sec 19, T5N, R2W,— SLB&M, find WCoS Brass cap set flush -WCoS fnd Red Sandstone Thence North 89°22'02" West 973.16 feet, along said south right of way line of 2425 North Street with TBC. Record offset is East 55' to county line monument as determined by the Davis County Surveyor, to a point being on the extension of the West Lot line S 89°32'52" I corner by WCoS. of Lot 2, Brad Devereaux Subdivision recorded Entry number 3241147 Plat book 7488 page 378; N 1/4 cor Sec 19, T5N, R2W, -Weber County Thence North 00°22'43" East 423.92 feet, along said West lot line and west lot line extended, to S 89°19'53" E Weber/Davis County line by survey recorded Entry number 1885948 Plat book 56 pages 88-92 Weber County Records Davis County the Northwest corner of said Lot 2; N 89°37'06' Weber/Davis County line by historical evidence 143539153901 Weber County 14-101-0005 N 0°49'29" 14-101-0024 Davis County 13-045-0048 14-391-0010 14-101-0006 14-100-0038 14-101-0032 3-045-0034 'W|676.80' 14-101-0001 13-045-0033 14-101-0015 14-101-0003 899.46'14-156-0004 S 89°40'09" E 13-045-0050 N 0°56'29" E 14-100-0020 13-331-0001 13-331-0002 13-331-0003 14-156-0005 14-570-0004 | S 0°59'22" W-14-156-0006 14-100-0019 □S 89°40'28" E 14-101-0031 314.973 $^{\circ}$ 0°56'29" W 14-156-990 14-101-0029 -N 0°56'29" E 14-490-0001 14-101-0014 123.24 <sup>–</sup>S **89°40**'28" E 14-099-0024 14-100-0008 14-558-0005 <sup>−</sup>N 0°56'20" E 13-045-0019 334.21 N 89°22'02" W 973.16 North13-045-0041 E#3524469 <sup>L</sup>S 0°56′19" W E#2585613 Yamashita SNP Properties LLC Fowers 14-4535-000 14-101-0011 13-045-0055 13-045-0056 13-045-0057 ♥ № 14-100-0034 13-045-0039 13-045-0021 E#3389855 231.0 - Ref. Mon. for SW cor Sec 24, T5N, R3W, Housley / 1360.88'// // // /N 89°40'23" W/ SLB&M, Fnd small brass disk per Davis 14-101-0016 county ties in good condition. Co. records West Point City Annexation 14-101-0012 E#2585613 call the tie to be S 10°18'55" E 170.99'. 13-045-0007 Ordinance No. 02-05-2008 Fowers West Point City Annexation recorded E# 2347142 on - S 10°24'18" E 170.06' measured 14-101-0014 14-101-0010 14-100-0012 03-07-2008 Ordinance No. 04-17-2007 recorded E# 2273093 on 14-535-0001 -N 89°38'24" W 05-23-2007 N 89°38'24" W WCoS record Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System = N 89°38'24" W 2652.34' ground WCoS record N 89°58'26" W DCoS record 2652.29' ground DCoS record N 89°38'24" W-SW cor Sec 24, T5N, R3W, SLB&M, fnd Davis Co. Brass cap 18" under hay 5.48S 1/4 cor Sec 24, T5N, R3W, SLB&M, fnd Davis Co. Brass cap set in concrete - SE cor Sec 24, T5N, R3W, SLB&M, set below near a fence post. GPS observed ground in field, Weber County tie sheet indicates E#3504199 NAD83 UT N 12A U.S.ft. two reference monuments set, 1) WCoS BC in conc Jones *N=3577949.790 E=1466373.726* 152.0' West and 2) a DCoS BC in conc 26.5' South. 14-103-0026 Mon not found. - Fnd DCoS WC mon for SE cor Sec 24, T5N, R3W, SLB&M, set near fnc post 26.5' south of section corner. GPS observed NAD83 UT N 12A U.S.ft. N=3577906.430 E 1469025.507 E#3123776 T-0 Ranch LLC 14-103-0027 Landmark Surveying, Inc. 14-103-0041 1358.57 Davis County Recorder N 89°38'24" W 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurveyUtah.com 801-731-4075 E#1396168 E#3513906 filed for record and recorded Keller 14-103-0034 -Existing West Point CLIENT: Rick Scadden 14-103-0048 14-103-0002 City boundary \_\_\_\_\_ of official records, Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, Annexation Plat & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M County Recorder: Richard T. Maughan Revisions DRAWNBY: EDR

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

CHECKED BY:

PROJ: 4374

DATE: Month x, 2016

Deputy:



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

November 15, 2024

**Lieutenant Governor's Office Deidre M. Henderson**350 N State Street, Ste. 220
PO Box 142325
Salt Lake City, UT 84114-2325

### RE: NOTICE OF IMPENDING BOUNDARY ACTION - "IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION"

Dear Lt. Governor Henderson,

This letter serves as filing of a notice of impending boundary action for the annexation of property located in unincorporated Davis County into the boundaries of West Point City as initiated by a petition as required in Utah Code Annotated §10-2-403. <u>The title of said petition is the "Ivy Meadows & Adjoining Properties Annexation"</u>. For reference, West Point City is a city of the 4<sup>th</sup> class within Davis County, a county of the 2<sup>nd</sup> class.

The proposed property consists of 38 separate parcels, totaling 264.84 acres. The Annexation Petition was submitted to West Point City on August 12, 2024. As the City Recorder, I determined that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4) and issued Notice of Certification on September 9, 2024. No valid protests to the Petition were filed, and after holding a public hearing on October 15, 2025, the West Point City Council approved the Petition via ordinance.

Attached with this notice are the following:

- August 12, 2024 Annexation Petition, submitted by Rick Scadden, Petitioner, to West Point City
- September 9, 2024 Notice of Certification, as required by UCA §10-2-405(2)(c)(i)
- <u>September 11, 2024 Notice of Annexation Petition</u>, noticing certification of the petition, protest information, and public hearing date as required by UCA §10-2-406
- Ordinance No. 10-15-2024A, ordaining approval by the West Point City Council of the annexation and designating the zoning of the annexed properties
- 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,

MMC, UCC, PSHRA-CP, MPA

City Recorder / HR Manager West Point City T: 801.776.0970

carnold@westpointcity.org



### **WEST POINT CITY**

3200 W 300 N West Point, UT 84015 801.776.0970

### **ANNEXATION PETITION**

(Submit to City Recorder's Office)

PROPERTY LOCATION:		ACREAGE: 264.
AFFECTED PROPERTY OWNER NAMES: (within Annexation Area):	PROPERTY ADDRESS:	PARCEL ID#:
SEE ATTATCHED	2425N - COUNTY L	INE
	2425 N - COUNTY L 4500 W - 6000 N	
	· · · · · · · · · · · · · · · · · · ·	<del></del>
7,		-
Attach additional sheet as needed		
MAIN CONTACT PERSON:		
Mailing Address: 118 E LUMOND	Phone: 1  City: N	801-725-0789 OPTH OGDEN
Mailing Address: IND E LUMOND  State: Zip: DAA IF Email  INCLUDE WITH THIS PETITION (in accorda  1. A copy of the Notice of Intent to File an Annexatiand a list of the affected entities to which notice  2. Signature page(s) (must include the required st  3. One 24" x 36" accurate and recordable (mylar) m  Mylar copy must be stamped by the surveyor and  4. Four 11" x 17" paper copies of the map prepared  5. Electronic copy of prepared map sent to carnold  6. A legal property description in word format sent to  7. On the date of filing with the City Recorder, delive	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are appropriately a licensed surveyor, of a meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanor State: Zip: Email  INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice  2. Signature page(s) (must include the required state)  3. One 24" x 36" accurate and recordable (mylar) many Mylar copy must be stamped by the surveyor and the four 11" x 17" paper copies of the map prepared state in the surveyor in the surveyor and the surveyor a	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are appropriately a licensed surveyor, of a meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanor State: Zip: Email Include With This Petition (in accordance)  1. A copy of the Notice of Intent to File an Annexatiand a list of the affected entities to which notice  2. Signature page(s) (must include the required state of the affected entities to which notice)  3. One 24" x 36" accurate and recordable (mylar) mandler copy must be stamped by the surveyor and the four 11" x 17" paper copies of the map prepared for the surveyor and the surveyor and the four 11" x 17" paper copies of the map prepared for the surveyor and the surveyor	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of dimeet the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including page)	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 2-20(4).
Mailing Address: Its Evanor State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice 2. Signature page(s) (must include the required state) 3. One 24" x 36" accurate and recordable (mylar) mandle of the surveyor and the four 11" x 17" paper copies of the map prepared state of the surveyor and the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four to Carnold of the four to Davis County Recorder state of Applicant: Recorder state of Applicant stat	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of meet the requirements of UCA§ 17-23 by the licensed surveyor. westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including page)	equired, the date the notice was ser within the proposed annexation are the area proposed for annexation.
Mailing Address: Its Evanoria State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexation and a list of the affected entities to which notice 2. Signature page(s) (must include the required state of the surveyor and the surveyor of prepared map sent to carnolded the surveyor and the surveyor of prepared map sent to carnolded the surveyor and the surveyor	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of dimeet the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including parts):  Contact):	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 20(4).  aper copy of map)  3-9-74  ate Submitted
Mailing Address: Its Evanor State: Zip: Email INCLUDE WITH THIS PETITION (in accordance)  1. A copy of the Notice of Intent to File an Annexatian and a list of the affected entities to which notice 2. Signature page(s) (must include the required state) 3. One 24" x 36" accurate and recordable (mylar) mandle of the surveyor and the four 11" x 17" paper copies of the map prepared state of the surveyor and the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four 11" x 17" paper copies of the map prepared state of the four to Carnold of the four to Davis County Recorder state of Applicant: Recorder state of Applicant stat	nce with UCA §10-2-403): on Petition sent to affected entities as rewas sent. tatement) of property owners that are ap, prepared by a licensed surveyor, of definition may be the requirements of UCA§ 17-23 by the licensed surveyor.  westpointcity.org to: carnold@westpointcity.org er or mail a copy of petition (including parts):  Contact):  Phone:	equired, the date the notice was serwithin the proposed annexation are the area proposed for annexation. 2-20(4).

- 130450014 PICKARD, SKYLER & GABRIELLE
- 130450019 TODD, CYNTHIA
- 130450033 LARSEN, CATHERINE
- 130450034 FOWERS, RULON
- 130450047 SHIMIZU, NATALIE
- 130450048 FOWERS, RULON
- 130450049 PAZ, MARIA
- 130450050 FOWERS, RULON
- 130450055 YAMASHITA, DENNIS & MITZIE ANN
- 130450056 YAMASHITA, WAYNE
- 130450057 SHIMIZU, NATALIE
- 133030001 SMITH, PAIGE MILLER & JAKE
- 133310001 PAGE, JAMES & KATHY
- 133310002 HARDING, TERRY & MICHELE
- 133310003 CAMPBELL, DARCY & AMY
- 141000005 THURGOOD, BRENT & LINDA
- 141000006 FOWERS, BLAINE & PEGGY
- 141000008 BENNETT, MAX
- -141000018 SMITH, LUCAS & JESSIE
- 141000019 BENNETT, JENNIFER NELSON, BECKY CHRISTIANSEN, & LINDA
- 141000020 PETERSON, JENNIFER & JEFF
- 141000038 HL PARKER FARMS
- **141010001 IVY MEADOWS**
- 141010003 FOWERS, RULON
- 141010010 SNP PROPERTIES
- 141010011 SPENKLE, JOHN
- **141010012 COLE, CHARLES**
- 141010014 HIRASUNA, EMY
- 141010015 ALEXANDER, KELLY
- 141010023 TUTTLE, WILMA & DARRELL
- 141010024 TUTTLE, DARRELL & PHYLLIS
- 141010025 CIRCLE F LAND & LIVESTOCK
- 141010029 KING, ELIZABETH & MEB
- 141010031 KING, ELIZABETH & MEB
- 141010032 CIRCLE F LAND & LIVESTOCK
- 144170001 BOWCUTT, BECKY
- 144170002 BENNETT, MAX
- -144900001 HUNT, RENA
- 145580001 GRAHAM, ROGER & VICKIE
- 145580002 HAWKES, DAVE & PAMELA
- 145580003 VAN KOMEN, MARK & JULIE
- 145580004 NESSEN, JUSTIN & AMY
- 145580005 HUNTER, JUSTIN & ANGELA
- 145700002 TUCKETT, DAREK & ALEXIS
- 145700003 ANDERSON, ERIC MORRIS & LEANN
- 145700004 FITZGERALD, BRIAN BOYD & ARMAND
- 145740001 HANCOCK, JARED

PETITION MAIN CONTACT PL	ERSON:	<i>PHONE:</i>	
	OFFICIAL PROPERTY OWN OF ANNEXATION (This Official Signature Page may be duplicated as in	ON PETITION	natures)
There will	NOTICE TO PROP be no public election on the annexation propo for an annexation to be approve	sed by this petition because Utah lo	aw does not provide
If you sign this petition	in favor of this proposed annexation and later signature by submitting a signed, written wit If you choose to withdraw your signature, y West Point City receives notice the	thdrawal with the West Point City R you shall do so no later than 30 days	ecorder.
PLEASE INDIC	CATE YOUR POSITION ON THIS ANNEXAT	ION REQUEST & PROVIDE SIGNA	ATURE VERIFICATION.
IN FAVOR NOT IN FAVOR			5802 W 2425 N
IN FAVOR NOT IN FAVOR	Signature	Name	Property Address or Parcel ID
	Signature	Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR			
IN FAVOR NOT IN FAVOR	Signature	Name	Property Address or Parcel ID

Name

Name

Signature

Signature

**IN FAVOR NOT IN FAVOR** 

**Property Address or Parcel ID** 

**Property Address or Parcel ID** 

### OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

### NOTICE TO PROPERTY OWNERS:

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.

### PLEASE SIGN THIS PETITION AND INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST.

SIGNATURE //	NAME	IN FAVOR	NOT IN TAVOR
Jery Haman	TYME	IN PAVOR	NOT IN FAVOR
	### ##################################		
X Capithia L. Sodd		<b>/8</b> /	
2430 No 5000 W	Parcel In# 130450019		
		F .	
		· .	· •
	***************************************		
		a	
	The state of the s		
			П

- 171	
-	
$\sim$	
_	
-	
-	
-	
- 1	
- <	
-	
0	
$\sim$	
_	
-	
- 2.1	
-	
_9	
- 10	
- 20	
la.	
- 27	
0	
- 5	

ď	
I	
0	
ž	
m	

## OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

(This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)

# NOTICE TO PROPERTY OWNERS:

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

If you choose to withdraw your signature, you shall do so no later than 30 days after

West Point City receives notice that the petition has been certified

# PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION.

IN FAVOR NOT IN FAVOR  IN FAVOR NOT IN FAVOR  RubuFovers  Signature  IN FAVOR NOT IN FAVOR  Signature	dottoop verified 1276271 3-45 FM MST 78F3-MKGM-80C47DD  Tamera P. Bell  dottoop verified 1276271 457 FM CST R224-56674-HNIT-USGZ  Rulon	ning LLC C/O Name Fowers	Property Address or Parcel ID 130450048 130450048 130450001 141010001 141010003 Property Address or Parcel ID
	•	n Fowers	130450050 - 141010001 - ENJ Newbors
Signature		Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR			
Signature		Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR			
		Name	Property Address or Parcel ID
IN FAVOR NOT IN FAVOR			
Signature		Name	Property Address or Parcel ID

	IN FAVOR NOT IN FAVOR		IN FAVOR NOT IN FAVOR	900	IN FAVOR NOT IN FAVOR	PLEASE II	Ther	9	PETITION MAIN CONTACT PERSON:
Signature	Signature	Vortform	Busyl Paulu Billy - H. Parlutarns Signature of	Bubare a. Manhe Signature	WOR Renal Signature	PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION.	NOTICE TO PROPERTY OWNERS:  There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.  If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may voters ignature by submitting a signed, written withdrawal with the West Point City Recorder.  If you choose to withdraw your signature, you shall do so no later than 30 days after  West Point City receives notice that the petition has been certified.	OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE  OF ANNEXATION PETITION  (This Official Signature Page may be duplicated as needed for circulation when obtaining signatures)	TACT PERSON:
Name	Name	DONE Kowes	ms Boverly P. Bailey Name	Barbara A. Grumbein	RENA R. HUNT	N REQUEST & PROVIDE SIGNATURE	RTY OWNERS: ed by this petition because Utah law does by voters at a public election. by voters at a public election. lecide that you do not support the petition drawal with the West Point City Recorder. u shall do so no later than 30 days after the petition has been certified.	ER(S) SIGNATURE PAGE N PETITION reded for circulation when obtaining signatures)	PHONE:
Property Address	Property Address	2451 N. 48(18KD.	Property Address	1925 N Supow Hapan Property Address 84315	2505 N 5500 W Hospu VT 84315 Property Address	VERIFICATION.	use Utah law does not provide ection. upport the petition, you may withdraw your oint City Recorder. ann 30 days after ertified.		

IN FAVOR NOT IN FAVOR PETITION MAIN CONTACT PERSON: Dewity tarker Bailey If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your NOT IN FAVOR PLEASE INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST & PROVIDE SIGNATURE VERIFICATION. There will be no public election on the annexation proposed by this petition because Utah law does not provide signature by submitting a signed, written withdrawal with the West Point City Recorder. If you choose to withdraw your signature, you shall do so no later than 30 days after Pue K.Z. for and Fluid flowsbek (This Official Signature Page may be duplicated as needed for circulation when obtaining signatures) **U** Signature Signature Signature West Point City receives notice that the petition has been certified. Signature Bell for Lasertech Farming Jammy Sel Signature for an annexation to be approved by voters at a public election. OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION NOTICE TO PROPERTY OWNERS: Parrell L. Tuttle Name Name PL 29-829-128 :3NOHA 2761 N 5000 W **Property Address** offe. **Property Address Property Address** 2600 N 4500 W 2734 N 5000 **Property Address** 2784 N SOO W **Property Address** 

Signature  IN FAVOR NOT IN FAVOR  White I and Signature Signature Signature Signature Sulp Reported	Signature IN EAVOR NOT IN EAVOR  That is ignature  Signature  Signature  Signature		NOTICE TO PA MOTICE TO PA MOTICE TO PA PA For an annexation to be appro- If you sign this petition in favor of this proposed annexation and land Signature by submitting a signed, written If you choose to withdraw your signature West Point City receives notice to	OFFICIAL PROPERTY OWNER(S) SIGNAT  OF ANNEXATION PETITION  (This Official Signature Page may be duplicated as needed for circulation	PETITION MAIN CONTACT PERSON:
MILLI POKA 3425 N SOUND Name  Name  Property Address  Property Address  Property Address  Property Address	Marine Property Address 1 1/3/5 Miscould Houses 1/4/5 Miscould Houses 244,5  Name Property Address 244,5	NOT IN FAVOR  Signature  Signature  Signature  NOT IN FAVOR  Name  Name  Not in Favor	NOTICE TO PROPERTY OWNERS:  There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.  If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.  If you choose to withdraw your signature, you shall do so no later than 30 days after West Point City receives notice that the petition has been certified.	ROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION  The property of the state o	

This document is now complete.

13

CLOSE

Gign Envelope ID: 87AC79C7-CFC3-4D08-878F-10E	7A4FF3BA2	
	(solar)	9
OFFICIAL	PROPERTY OWNER(S) SIGN	ATURE PAGE
	OF ANNEXATION PETITIO	N
(This Official Signature Pag	e may be duplicated as needed for circula	tion when obtaining signatures)
There will be no with the state of	NOTICE TO PROPERTY OWNERS	ž
provide for an al	on the annexation proposed by this nnexation to be approved by voters	petition because Utah law de
if you sign this petition and late	or decide that you do not eurnament	
a management	s signed, witcen withdidiowal With t	Te West Point City Recorder
If you choose to withdraw your sign	ature, you shall do so no later than	30 days ofter West Point Cit
-	tice that the petition has been cert	ijied.
DIFACE		******
PLEASE SIGN THIS PETITION A	ND INDICATE YOUR POSITION C	N THIS ANNEXATION RE
SIGNATURE 11	- <del>-</del>	
Cha Alla ()	NAME	IN FAVOR NO
Jerry Moural	-	
bondopredup		
Armand Michael Fitzgerald	Armand Michael Fitzgerald	<b>□</b>
The state of the s		
	***************************************	
	Processor and the second secon	



3200 W 300 N West Point, UT 84015 P: 801-776-0970 F: 801-525-9150 www.westpointcity.org

September 9, 2024

West Point City Council 3200 W 300 N West Point, UT 84015

Board of Davis County Commissioners PO Box 618 Farmington, UT 84025

Rick Scadden 118 E Lomond View Drive North Ogden, UT 84414 rickscadden@gmail.com

### RE: Notice of Certification - "Ivy Meadows & Adjoining Properties" Annexation Petition

Council Members, Commissioners, and Petitioner:

This letter is in regards to the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") that was submitted to West Point City on August 12, 2024. At the regularly scheduled meeting on September 3, 2024, the West Point City Council accepted the Petition for further consideration. With that acceptance, as the West Point City Recorder, I am statutorily tasked with evaluating the Petition to determine if the requirements outlined in UCA §10-2-403(3) and (4) have been met, and either certifying or rejecting the Petition based on such determination.

In accordance with UCA § 10-2-405(2)(c)(i), this letter serves as written notice of the certification of the Petition, as I have determined that the Petition has met the relevant statutory requirements. Specifically, according to Davis County property records, the total value of the private real property whose owners' signatures were submitted with the Petition was equal in value to 34.59%, thereby exceeding the 1/3 value threshold required by UCA §10-2-403(3)(b)(iii), as well as equaling 78.46% of the total acreage of the proposed area, thereby representing a majority of the area proposed for annexation as required in UCA §10-2-403(3)(b)(iii).

Upon receipt of this notice by the West Point City Council, the process of providing notice of the certification for the area proposed for annexation and the unincorporated area within 1/2 mile of the area proposed for annexation will commence in accordance with UCA §10-2-406.

Please feel free to contact me if you have any questions.

Sincerely,

Casey Arnold MMC & IPMA-CP City Recorder / HR Manager West Point City

T: 801.776.0970 carnold@westpointcity.org



West Point City Mayor
Brian Vincent
City Council
Jerry Chatterton, Mayor Pro Tem
Annette Judd
Brad Lee
Michele Swenson
Trent Yarbrough

### NOTICE OF ANNEXATION PETITION

### THIS IS NOTICE THAT AN ANNEXATION PETITION HAS BEEN FILED WITH WEST POINT CITY

The West Point City Council received notice of certification of the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") on September 10, 2024 and may grant the Petition and annex the area described in the Petition unless, in accordance with <u>UCA § 10-2-407(2)(a)(i)</u>, a <u>valid, timely</u> written protest is filed with the Davis County Boundary Commission and a copy of the protest delivered to the West Point City Recorder. <u>See below for information on filing</u> a protest.

The area proposed for annexation into West Point City will also automatically be annexed into the North Davis Fire District and Davis County Sherriff's Office to provide fire protection, paramedic, emergency services, and law enforcement services.

### **PROPOSED ANNEXATION AREA:**

THE AREA PROPOSED FOR ANNEXATION IN THE PETITION IS ATTACHED TO THIS NOTICE.

### **PROTESTS:**

### PROTESTS SHALL BE FILED IN ACCORDANCE WITH THE REQUIREMENTS IN UCA § 10-2-407:

- WHO MAY PROTEST:
  - A protest to this petition may only be filed by:
    - The legislative body or governing board of an affected entity; or
    - An owner of "rural real property"
      - As defined in <u>UCA § 10-2-401(j)</u>, rural real property is an area consisting of <u>no less than 1,000 acres</u>, zoned primarily for manufacturing or agricultural purposes and that does not include residential units with a density greater than one unit per acre.
- DEADLINE TO FILE A PROTEST: OCTOBER 10, 2024
- FILING A PROTEST:
  - Protests must be filed with the Davis County Boundary Commission at:

Physical Location:

Davis County Admin Building

61 South Main Street, Suite 304

Farmington, UT 84025

Mailing Address:

Davis County Boundary Commission

P.O. Box 618

Farmington, UT 84025

• On the same date, a copy must also be delivered/mailed to the West Point City Recorder at:

West Point City Hall 3200 W 300 N West Point, UT 84015

### **PUBLIC HEARING:**

If a valid, timely protest is **not** filed, the West Point City Council will hold a public hearing to gather public input on the Petition, after which they will consider approval or denial of the Petition. If a valid protest **is** filed, no public hearing will be held until after receipt of the Davis County Boundary Commission's decision on the protest.

PUBLIC HEARING DATE:

(if no valid protests are filed)

OCTOBER 15, 2024 at 7:00 PM West Point City Hall 3200 W 300 N, West Point UT

The complete Petition is available for inspection and copying at the office of the West Point City Recorder, or online at <a href="https://www.westpointcity.org/publicnotices">www.westpointcity.org/publicnotices</a> or by scanning the QR Code below.

CASEY ARNOLD, West Point City Recorder
Mailed & Posted this 11<sup>th</sup> day of September, 2024



### **IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E\_1466373.726 U.S.FT), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007;

THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436

(YAMASHITA), 3513906 (KELLER), 1396168 (SMITH);
THENCE NORTH 00°37'36" EAST 686.57, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH

LLC), 3504199 (JONES);
THENCE NORTH 00°21'36" EAST 636.85 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION):

THENCE NORTH 89°07"00" WEST 1127.86 FET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;
THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST

CORNER OF LOT 1 SAID SUBDIVISION;
THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21. ALONG THE FAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014:

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION;

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006, TO THE NORTHEAST CORNER THEREOF,

THENCE NORTH 88°56'42 WEST (N.89°16'34" W.BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION. TO THE NORTHWEST CORNER THEREOF:

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014; THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION;

THENCE SOUTH 00°56'59" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1;

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS

DETERMINED BY THE DAVIS COUNTY SURVEYOR:

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378;

THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°22'43" EAST 408.85 FEET. ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2. ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE

136, TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER

2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;
THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT

BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;
THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION; THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92

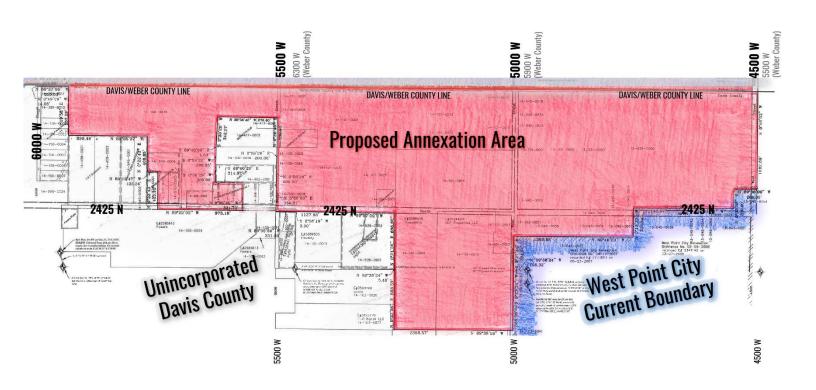
OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE;
THENCE SOUTH 89°32′52″ EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE; THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS);

THENCE SOUTH 00-16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7, 2008;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY.

1) NORTH 89°38'09" WEST 266.00 FEET; 2) SOUTH 00°03'32" EAST 220.00 FEET; 3) NORTH 89°41'23" WEST 1143.97 FEET; 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007, 1) NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET; THENCE SOUTH 00°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING



### **ORDINANCE NO. 10-15-2024A**

## AN ORDINANCE OF THE WEST POINT CITY COUNCIL APPROVING THE ANNEXATION OF PROPERTIES IN THE "IVY MEADOWS & ADJOINING PROPERTIES" PETITION INTO THE BOUNDARIES OF WEST POINT CITY AND DESIGNATING THE ZONING OF SAID PROPERTIES

**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 designates said area as "Future Annexation Area" on the City's General Plan, and,

WHEREAS, the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") was submitted to the City on August 12, 2024 and includes 38 different parcels within the City's Future Annexation Area. The properties proposed for annexation ("Annexation Area") in the Petition are identified and attached hereto as Exhibit A; and,

WHEREAS, the West Point City Recorder issued the Notice of Certification on September 9, 2024, after determining that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4); and

**WHEREAS**, Notice of the Petition and protest information was provided in accordance with Utah Code \$10-2-406 and a public hearing date was set for the proposed annexation; and

WHEREAS, no valid protests to the Petition were filed within the protest period; and

WHEREAS, pursuant to West Point City Code §17.60.040, the City Council may assign a zoning designation to the annexed area at the time of annexation and desires to designate the Annexation Area as the A-5 Agricultural Zone to most closely align with the current characteristics and zoning of the property and its surrounding area; 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 Ernest D. Rowley, a Licensed Professional Land Surveyor in the State of Utah, holding License No. 171781, and finds that it is an accurate and recordable map of said Annexation Area, as identified in Exhibit A.

**SECTION 2.** <u>Territory Annexed:</u> The Annexation Area 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 assigned the A-5 (Agricultural) zoning designation.

**SECTION 5.** <u>Notices and Filing:</u> 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 inconformity 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 15th day of October, 2024.

WEST POINT CITY, A Municipal Corporation

Brian Vincent, Mayo

POINT

CORPORATE

ATTEST:

asey Arnold, City Recorder

### **EXHIBIT A**

### PARCEL ID:

141010015	130450034	141010029	141010010
145700003	130450048	141010031	141010011
141000019	130450050	130450033	141000005
141000008	141010003	145580004	130450019
144170001	145740001	133310001	145700002
133310003	133310002	130450049	141010024
141010032	141010014	141000020	145580003
141010012	141000038	130450014	130450055
145700004	145580005	130450057	130450056
141000006	141010001	133030001	

### **LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E 1466373.726 U.S.FT), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007; THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436 (YAMASHITA), 3513906 (KELLER), 1396168 (SMITH):

THENCE NORTH 00°37'36" EAST 686.57, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 00°21'36" EAST 636.85 FEET, ALONG THÉ COMMON BOUNDARY OF PROPERTIES DÉSCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION):

THENCE NORTH 89°07"00" WEST 1127.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;

THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST CORNER OF LOT 1 SAID SUBDIVISION; THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21, ALONG THE EAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014;

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION;

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°56'42 WEST (N 89°16'34" W BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014;

THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION

THENCE SOUTH 00°56'59" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO

THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR;

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378;

THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°22'43" EAST 408.85 FEET, ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2, ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE 136, TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER 2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;

THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;

THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION;

THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92 OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE); THENCE SOUTH 89°32'52" EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE;

THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS);

THENCE SOUTH 00·16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7. 2008:

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY,

1) NORTH 89°38'09" WEST 266.00 FEET; 2) SOUTH 00°03'32" EAST 220.00 FEET; 3) NORTH 89°41'23" WEST 1143.97 FEET; 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007, 1) NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET; THENCE SOUTH 00°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

### ANNEXATION TO WEST POINT CITY ORDINANCE NO. Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M **BOUNDARY DESCRIPTION** WEST POINT CITY ACCEPTANCE A tract of land located in the South Half of Section 24, and the Northeast Quarter of Section 25, DAVIS COUNTY SURVEYOR I hereby certify that this annexation to the corporate limits of West Point City Township 5 North, Range 3 West, and the Southwest Quarter of Section 19, Township 5 North, I hereby certify that the Davis County Surveyor's Office has reviewed this plat Thence North 89°07″00″ West 1127.86 feet, along the south right of way line of 2425 North Street has been accepted by the Mayor and the City Council by Ordinance passed on Thence North 89°19'47" West 123.24 feet, along the south boundary of Lot 4, said subdivision, to Range 2 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State and all conditions for approval by this office have been satisfied. The approval as determined by the Davis County Surveyor, said line is also along the common boundary of the Southwest corner of said Lot 4; Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing of this plat by the Davis County Surveyor does not relieve the Licensed Land properties described in deeds recorded as Entry numbers 3044360 (Plat Book 6847 page 54 Thence North 00°22'43" East 408.85 feet, along the common boundary of said Lot 4 and Lot 2, Leica GPS Network of North 89°38'24" West between the monumented locations of the Southeast In witness hereof I hereby set my hand and affix the corporate seal of the City Surveyor who executed this plat from the responsibilities and/or liabilities Vanderwood Subdivision), 3389855 (Housley), to the east boundary of Ann's Acres Subdivision Adams Acres Subdivision recorded Entry number 3088038 Plat book 6996 page 136, to the corner and the South Quarter corner (having GPS observed State Plane Coordinates of recorded Entry number 1620441 Plat book 2706 page 86; Northeast corner of said Lot 2; N=3577949.790 E 1466373.726 U.S.ft), of said Section 24 described as follows: Thence South 00°56'19" West 3.90 feet, along said east boundary of Ann's Acres Subdivision Thence North 89°25'37" West 899.46 feet, along the north boundary of said Adams Acres COMMENCING at a point located North 89°38'24" West 156.32 feet, to the center of 5000 West recorded Entry number 1620441 Plat book 2706 page 86, to the Northeast corner of Lot 1 said Subdivision and the north boundary of T N T Subdivision recorded Entry number 2498922 Plat Street, FROM said Southeast corner of Section 24; book 4918 page 1283, to the east boundary of Eugene Fowers Subdivision recorded Entry number RUNNING thence South 00°27'34" West 686.56 feet, along the center of said street which is also Thence North 89°38'24" West 231.00 feet, along the north line of said Lot 1 and Lot 1 extended, to FINAL LOCAL ENTITY PLAT 894612 Plat book 1357 page 661; Davis County Surveyor the boundary of West Point City by ordinance no. 04-17-2007 recorded Entry no. 2273093 on May the west boundary of said subdivision Thence North 00°19'58" East 553.29 feet, along said east boundary and the east boundary of Thence North 00°56'20" East (N 00°31'15" E by plat) 334.21, along the east boundary of Parkers Eugene Fowers Subdivision Lot 1 Amended recorded Entry number 2026503 Plat book 3650 page Thence North 89°38'24" West 1358.57 feet, along the common boundary of properties described Place Subdivision Phase 1 recorded Entry number 3144432 in Plat book 7204 page 995 on February 193, to the Northeast corner of Lot 11 said amended subdivision in deeds recorded as Entry numbers 3524469 (SNP Properties LLC), 3398436 (Yamashita), 3513906 2, 2019 and the east boundary extended, to the south boundary of Hunt Subdivision recorded Thence North 89°37'06" West 355.53 feet, along the north boundary of said Lot 11 and said Lot 11 (Keller), 1396168 (Smith); Entry number 2790708 in Plat book 5959 page 75 on February 20, 2014; extended, to the Northwest corner of said Eugene Fowers Subdivision; Thence North 00°37'36" East 686.57, along the common boundary of properties described in Thence South 89°40'28" East (N 89°59'59" E by plat) 0.42 feet, along said south boundary to the Thence North 00°49'29" West 14.08 feet, to the Weber/Davis County line (said county line is deeds recorded as Entry numbers 3398436 (Yamashita), 3123776 (T-O Ranch LLC), 3504199 I, Ernest D. Rowley, do hereby certify that I am a southeast corner of said subdivision; identified in a survey recorded as Entry number 1885948 Plat book 56 pages 88-92 of the Weber Thence North 00°56'29" East (N 00°36'37" E by plat) 200.00 feet, along the east boundary of said County Recorder's Office on October 31, 2002, said survey is also recorded in the Davis County professional land surveyor in the State of Utah and hold Thence North 89°38'24" West 5.48 feet, along the common boundary of properties described in certificate no. 171781-2201 in accordance with Title 58 deeds recorded as Entry numbers 3398436 (Yamashita), 3123776 (T-O Ranch LLC), 3504199 Thence North 00°56'29" East 200.00 feet, to the southeast corner of Bennett's Subdivision Thence South 89°32'52" East 304.88 feet, along said Weber/Davis County line (this point is Chapter 22 known as the Professional Engineers and recorded Entry number 2177944 in Plat book 4059 page 875 on June 20, 2006; Land Surveyor's Licensing Act. That I have prepared identified on said survey as being a Red Sandstone Monument for County Line; Thence North 00°21'36" East 636.83 feet, along the common boundary of properties described in Thence North 00°36'40" East (N 00°16'43" E by plat) 332.98 feet, to the Northeast corner of said Thence South 89°19'53" East 7911.53 feet, said line being historical evidence of the Weber/Davis this plat in accordance with UCA 17-23-20. That deeds recorded as Entry numbers 3398436 (Yamashita), 3044360 (Plat Book 6847 page 54 Bennett's Subdivision: this plat and the description hereon are sufficient to County line, to the east right of way line of 4500 West Street (Davis County address); Vanderwood Subdivision); Thence North 88°56'42 West (N 89°16'34" W by plat) 676.80 feet, along the north boundary of said enable the county surveyor to establish the boundary Thence South 00·16'02" West 1082.69 feet, along said right of way line, to a point being on the Ref. Mon to E 1/4 cor Sec 24, T5N, R3W, Bennett's Subdivision, to the northwest corner thereof: on the ground and sufficient to enable the county extension of the existing West Point City boundary by ordinance no. 02-05-2008 recorded Entry no. SLB&M, find WCoS Brass cap set in Thence South 03°33'20" West (S 03°13'28" W by plat) 342.07 feet, along the west boundary of said recorder to identify, for tax purposes, each tract or 2347142 on March 7, 2008; concrete in a fence line. Record offset is W 1/4 cor Sec 24, T5N, R3W, SLB&M. Bennett's Subdivision, to the southwest corner thereof; Thence the following Four (4) courses along said West Point City boundary, parcel included within the boundary. North 91' by WCoS. Record location per WCoS tie data. Thence South 89°40'09" East 1.53 feet, along the south boundary of said Bennett's Subdivision, to GPS observed NAD83 UT N 12A 1) North 89°38'09" West 266.00 feet; a point being the northwest corner of a parcel described in Special Warranty Deed recorded as coordinates N=3580625.450 E=1469053.552 2) South 00°03'32" East 220.00 feet; Entry number 2823889 Book 6103 page 814 on September 16, 2014; 3) North 89°41'23" West 1143.97 feet; Thence South 00°59'22" West (South by deed) 200.05 feet, to the northwest corner of said Hunt E 1/4 cor Sec 24, T5N, R3W, SLB&M, — 4) South 00°18'37" West 332.34 feet: Monument Not found. Thence the following Two (2) courses along the north and west boundary Thence South 00°56'29" West 200.00 feet, along the west boundary of said Hunt Subdivision, to of West Point City by ordinance no. 04-17-2007 recorded Entry no. the southwest corner thereof, said point being on the north boundary of said Parkers Place 2273093 on May 23-2007, 1) North 89°40'23" West 1360.88 feet, to the center line of 5000 Thence South 89°40'28" East 314.97 feet, along said north boundary to the northeast corner of Lot West Street; 2 of said Parkers Place Subdivision Phase 1; Thence South 00°27'34" West 384.54 feet, along said center line, Thence South 00°36'45" West 321.70 feet, along the west boundary of said Lot 2 and said lot line to the point of beginning. extended, to the south right of way line of 2425 North Street as determined by the Davis County Containing 264.84 acres, Ref. Mon to N 1/4 cor Sec 19, T5N, R2W,— SLB&M, find WCoS Brass cap set flush -WCoS fnd Red Sandstone Thence North 89°22'02" West 973.16 feet, along said south right of way line of 2425 North Street with TBC. Record offset is East 55' to county line monument as determined by the Davis County Surveyor, to a point being on the extension of the West Lot line S 89°32'52" I corner by WCoS. of Lot 2, Brad Devereaux Subdivision recorded Entry number 3241147 Plat book 7488 page 378; N 1/4 cor Sec 19, T5N, R2W, -Weber County Thence North 00°22'43" East 423.92 feet, along said West lot line and west lot line extended, to S 89°19'53" E Weber/Davis County line by survey recorded Entry number 1885948 Plat book 56 pages 88-92 Weber County Records Davis County the Northwest corner of said Lot 2; N 89°37'06' Weber/Davis County line by historical evidence 143539153901 Weber County 14-101-0005 N 0°49'29" 14-101-0024 Davis County 13-045-0048 14-391-0010 14-101-0006 14-100-0038 14-101-0032 3-045-0034 'W|676.80' 14-101-0001 13-045-0033 14-101-0015 14-101-0003 899.46'14-156-0004 S 89°40'09" E 13-045-0050 N 0°56'29" E 14-100-0020 13-331-0001 13-331-0002 13-331-0003 14-156-0005 14-570-0004 | S 0°59'22" W-14-156-0006 14-100-0019 □S 89°40'28" E 14-101-0031 314.973 $^{\circ}$ 0°56'29" W 14-156-990 14-101-0029 -N 0°56'29" E 14-490-0001 14-101-0014 123.24 <sup>–</sup>S **89°40**'28" E 14-099-0024 14-100-0008 14-558-0005 <sup>−</sup>N 0°56'20" E 13-045-0019 334.21 N 89°22'02" W 973.16 North13-045-0041 E#3524469 <sup>L</sup>S 0°56′19" W E#2585613 Yamashita SNP Properties LLC Fowers 14-4535-000 14-101-0011 13-045-0055 13-045-0056 13-045-0057 ♥ № 14-100-0034 13-045-0039 13-045-0021 E#3389855 231.0 - Ref. Mon. for SW cor Sec 24, T5N, R3W, Housley / 1360.88'// // // /N 89°40'23" W/ SLB&M, Fnd small brass disk per Davis 14-101-0016 county ties in good condition. Co. records West Point City Annexation 14-101-0012 E#2585613 call the tie to be S 10°18'55" E 170.99'. 13-045-0007 Ordinance No. 02-05-2008 Fowers West Point City Annexation recorded E# 2347142 on - S 10°24'18" E 170.06' measured 14-101-0014 14-101-0010 14-100-0012 03-07-2008 Ordinance No. 04-17-2007 recorded E# 2273093 on 14-535-0001 -N 89°38'24" W 05-23-2007 N 89°38'24" W WCoS record Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System = N 89°38'24" W 2652.34' ground WCoS record N 89°58'26" W DCoS record 2652.29' ground DCoS record N 89°38'24" W-SW cor Sec 24, T5N, R3W, SLB&M, fnd Davis Co. Brass cap 18" under hay 5.48S 1/4 cor Sec 24, T5N, R3W, SLB&M, fnd Davis Co. Brass cap set in concrete - SE cor Sec 24, T5N, R3W, SLB&M, set below near a fence post. GPS observed ground in field, Weber County tie sheet indicates E#3504199 NAD83 UT N 12A U.S.ft. two reference monuments set, 1) WCoS BC in conc Jones *N=3577949.790 E=1466373.726* 152.0' West and 2) a DCoS BC in conc 26.5' South. 14-103-0026 Mon not found. - Fnd DCoS WC mon for SE cor Sec 24, T5N, R3W, SLB&M, set near fnc post 26.5' south of section corner. GPS observed NAD83 UT N 12A U.S.ft. N=3577906.430 E 1469025.507 E#3123776 T-0 Ranch LLC 14-103-0027 Landmark Surveying, Inc. 14-103-0041 1358.57 Davis County Recorder N 89°38'24" W 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurveyUtah.com 801-731-4075 E#1396168 E#3513906 filed for record and recorded Keller 14-103-0034 -Existing West Point CLIENT: Rick Scadden 14-103-0048 14-103-0002 City boundary \_\_\_\_\_ of official records, Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, Annexation Plat & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M County Recorder: Richard T. Maughan Revisions DRAWNBY: EDR

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

CHECKED BY:

PROJ: 4374

DATE: Month x, 2016

Deputy:

### **ORDINANCE NO. 10-15-2024A**

## AN ORDINANCE OF THE WEST POINT CITY COUNCIL APPROVING THE ANNEXATION OF PROPERTIES IN THE "IVY MEADOWS & ADJOINING PROPERTIES" PETITION INTO THE BOUNDARIES OF WEST POINT CITY AND DESIGNATING THE ZONING OF SAID PROPERTIES

**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 designates said area as "Future Annexation Area" on the City's General Plan, and,

WHEREAS, the "Ivy Meadows & Adjoining Properties" Annexation Petition ("Petition") was submitted to the City on August 12, 2024 and includes 38 different parcels within the City's Future Annexation Area. The properties proposed for annexation ("Annexation Area") in the Petition are identified and attached hereto as Exhibit A; and,

WHEREAS, the West Point City Recorder issued the Notice of Certification on September 9, 2024, after determining that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4); and

**WHEREAS**, Notice of the Petition and protest information was provided in accordance with Utah Code \$10-2-406 and a public hearing date was set for the proposed annexation; and

WHEREAS, no valid protests to the Petition were filed within the protest period; and

WHEREAS, pursuant to West Point City Code §17.60.040, the City Council may assign a zoning designation to the annexed area at the time of annexation and desires to designate the Annexation Area as the A-5 Agricultural Zone to most closely align with the current characteristics and zoning of the property and its surrounding area; 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 Ernest D. Rowley, a Licensed Professional Land Surveyor in the State of Utah, holding License No. 171781, and finds that it is an accurate and recordable map of said Annexation Area, as identified in Exhibit A.

**SECTION 2.** <u>Territory Annexed:</u> The Annexation Area 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 assigned the A-5 (Agricultural) zoning designation.

**SECTION 5.** <u>Notices and Filing:</u> 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 inconformity 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 15th day of October, 2024.

WEST POINT CITY, A Municipal Corporation

Brian Vincent, Mayo

POINT

CORPORATE

ATTEST:

asey Arnold, City Recorder

### **EXHIBIT A**

### PARCEL ID:

141010015	130450048	141010031	141010011
145700003	130450050	130450033	141000005
141000019	141010003	145580004	130450019
141000008	145740001	133310001	145700002
133310003	133310002	130450049	141010024
141010032	141010014	141000020	145580003
141010012	141000038	130450014	130450055
145700004	145580005	130450057	130450056
141000006	141010001	133030001	141010013
130450034	141010029	141010010	

### **LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, AND THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER (HAVING WEBER COUNTY SURVEYOR RECORD STATE PLANE COORDINATES OF N=3577906.430 E=1469025.507 U.S.FT.) AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E\_1466373.726 U.S.FT), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007; THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436 (YAMASHITA), 3513906 (KELLER), 1396168 (SMITH);

THENCE NORTH 00°37'36" EAST 686.57, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES); THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES); THENCE NORTH 00°21'36" EAST 636.83 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION);

THENCE NORTH 89°07"00" WEST 1127.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;

THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST CORNER OF LOT 1 SAID SUBDIVISION:

THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21, ALONG THE EAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014;

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION:

THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION:

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006;

THENCE NORTH 00°36'40" EAST (N 00°16'43" E BY PLAT) 332.98 FEET, TO THE NORTHEAST CORNER OF SAID BENNETT'S SUBDIVISION;

THENCE NORTH 88°56'42 WEST (N 89°16'34" W BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF:

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014;

THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION:

THENCE SOUTH 00°56'29" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1:

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1;

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR:

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378; THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2:

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4:

THENCE NORTH 00°22'43" EAST 408.85 FEET, ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2, ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE 136, TO THE NORTHEAST CORNER OF SAID LOT 2:

THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER 2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;

THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;

THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION;

THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92 OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE);

THENCE SOUTH 89°32'52" EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE;

THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS); THENCE SOUTH 00°16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7, 2008;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY,

- 1) NORTH 89°38'09" WEST 266.00 FEET;
- 2) SOUTH 00°03'32" EAST 220.00 FEET;
- 3) NORTH 89°41'23" WEST 1143.97 FEET;
- 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007,

1) NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET:

THENCE SOUTH  $00^{\circ}27'34$ " WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

CONTAINING 264.84 ACRES, MORE OR LESS.