

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice for the 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 25th day of November, 2024 at Salt Lake City, Utah.



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

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)

PETITION TITLE: IVY MEADOWS & ADJOINING PROPERTIES

PROPERTY LOCATION: _____ ACREAGE: 264.84

AFFECTED PROPERTY OWNER NAMES: <i>(within Annexation Area):</i>	PROPERTY ADDRESS:	PARCEL ID#:
<u>SEE ATTACHED</u>	<u>2425 N - COUNTY LINE</u>	
	<u>4500 W - 6000 N</u>	

Attach additional sheet as needed

MAIN CONTACT PERSON:

(It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition)

Name: RICK SCADDEN Phone: 801-725-0789
Mailing Address: 118 E LOMOND VIEW DR City: NORTH OGDEN
State: UT Zip: 84414 Email: rickscaaden@gmail.com

INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):

1. A copy of the Notice of Intent to File an Annexation Petition sent to affected entities as required, the date the notice was sent, and a list of the affected entities to which notice was sent.
2. Signature page(s) (**must include the required statement**) of property owners that are within the proposed annexation area.
3. One 24" x 36" accurate and recordable (mylar) map, prepared by a licensed surveyor, of the area proposed for annexation. Mylar copy must be stamped by the surveyor and meet the requirements of UCA§ 17-23-20(4).
4. Four 11" x 17" paper copies of the map prepared by the licensed surveyor.
5. Electronic copy of prepared map sent to carnold@westpointcity.org
6. A legal property description in word format sent to: carnold@westpointcity.org
7. On the date of filing with the City Recorder, deliver or mail a copy of petition (including paper copy of map) to Davis County Recorder

Signature of Applicant: Rick Scadden 8-9-24
Date Submitted

Applicant Information (If different than Main Contact):

Name: _____ Phone: _____
Mailing Address: _____ City: _____
State: _____ Zip: _____ Email: _____

Received Aug 12, 2024 - Calvin Arnold

PARCEL

OWNER NAME

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

ANNEXATION TO WEST POINT CITY ORDINANCE NO. 11-11-11

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, SEBAM

WEST POINT CITY ACCEPTANCE
 I hereby certify that the Board of Supervisors of West Point City has approved the plan of annexation of the above described property to the City of West Point, Mississippi, and that the City Council has approved the same.

DAVIS COUNTY SUPERVISOR
 I hereby certify that the Board of Supervisors of Davis County has approved the plan of annexation of the above described property to the City of West Point, Mississippi, and that the County Council has approved the same.

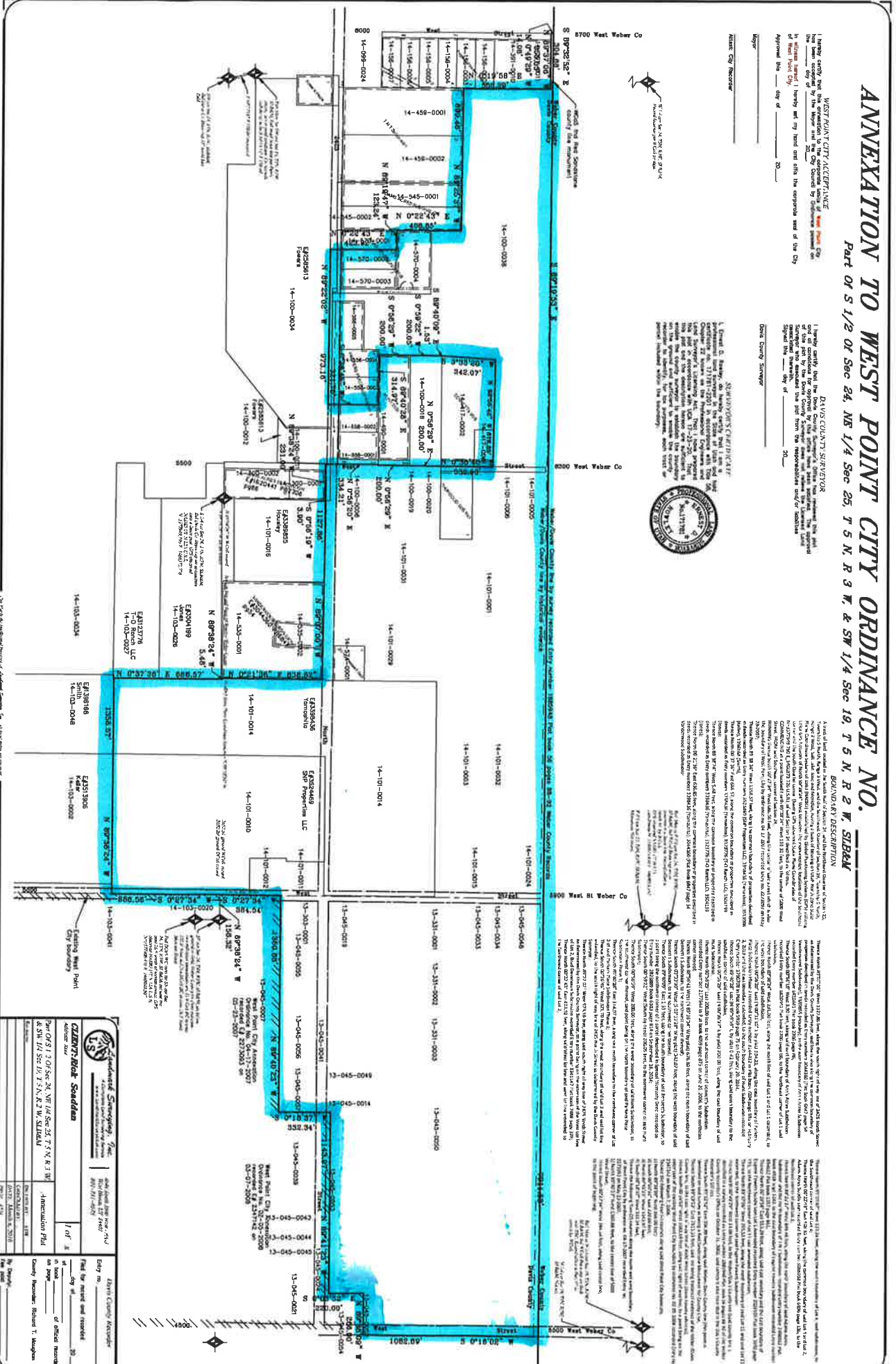
Approved this _____ day of _____, 20____.

Approved this _____ day of _____, 20____.



ANNEXATION CERTIFICATE
 I, _____, County Clerk of Davis County, Mississippi, do hereby certify that the above described property has been annexed to the City of West Point, Mississippi, and that the same is now a part of the City of West Point, Mississippi.

This plan and associated documents were prepared by the undersigned professional engineer and are subject to change without a written agreement and shall remain the property of the undersigned professional engineer. No part of this plan or any part hereof shall be used in connection with any other project or for any other purpose without the written consent of the undersigned professional engineer. The undersigned professional engineer shall not be held responsible for any errors or omissions in this plan or any part hereof. The undersigned professional engineer shall not be held responsible for any errors or omissions in this plan or any part hereof. The undersigned professional engineer shall not be held responsible for any errors or omissions in this plan or any part hereof.



Professional Seal
 State of Mississippi
 Davis County
 Surveyor
 License No. 11111
 Exp. 12/31/2024

City of West Point
 Mayor: _____
 City Council Members: _____

Davis County
 Board of Supervisors: _____
 County Clerk: _____

Scale: 1" = 100'

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

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.

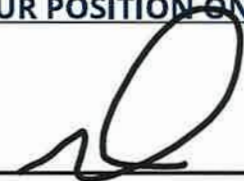
If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

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





Signature

Darek Tuckett

5802 W 2425 N

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

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

SIGNATURE	NAME	IN FAVOR	NOT IN FAVOR
<i>Jerry Howard</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Cynthia L. Todd</i>	<i>Cynthia Todd</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>2430 No 5000 W</i>	<i>Parcel ID# 130450019</i>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
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		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

2

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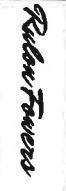

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IN FAVOR	<input checked="" type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
			
Signature		Name	
		Lasertech Farming LLC C/O Tamara P. Bell	
		Property Address or Parcel ID	
		130450001	

NOT PART OF PETITION THIS PARCEL

IN FAVOR	<input checked="" type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
			
Signature		Name	
		Rulon Fowers	
		Property Address or Parcel ID	
		130450048 ✓ 130450050 ✓ 141010001 - Ivy Meadows 141010003	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

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IN FAVOR NOT IN FAVOR

Dorella Hankford
Signature

Dorella Hankford
Name

21611 N 6000 W
Property Address

IN FAVOR NOT IN FAVOR

Becky Christensen
Signature

Becky Christensen
Name

16149 S. 1300 W.
Property Address

IN FAVOR NOT IN FAVOR

Bruce Bennett
Signature

Bruce Bennett
Name

3581 N. 5500 W.
Property Address

IN FAVOR NOT IN FAVOR

[Signature]
Signature

Becky Christensen
Name

21611 N 5500 W
Property Address

IN FAVOR NOT IN FAVOR

[Signature]
Signature

Dorella Hankford
Name

4424 W 2050 N
Property Address

PETITION MAIN CONTACT PERSON: _____

PHONE: _____



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IN FAVOR NOT IN FAVOR

Renia R. Hunt
Signature

RENIA R. HUNT
Name

2505 N 5500 W
Hooper UT 84315
Property Address

IN FAVOR NOT IN FAVOR

Barbara A. Grumbein
Signature

Barbara A. Grumbein
Name

1925 N 5000 W, Hooper UT
84315
Property Address

IN FAVOR NOT IN FAVOR

Beverly P. Bailey
Signature

Beverly P. Bailey
Name

3425 N 6000 W. ✓
Property Address

IN FAVOR NOT IN FAVOR

Don E. Lewis
Signature

DON E LEWIS
Name

2451 N. 4500 W.
Property Address

IN FAVOR NOT IN FAVOR

Signature

Name

Property Address

PETITION MAIN CONTACT PERSON:

Beverly Parker Bailey

PHONE: *801-628-6276*

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IN FAVOR NOT IN FAVOR

Darrell L. Tuttle
Signature

Darrell L. Tuttle
Name

2761 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Rulon H. Foust
Signature

Rulon H. Foust
Name

2734 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Rulon H. Foust
Signature

Rulon H. Foust
Name

2784 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Tammy Bell for Lasertech Farming
Signature

Tammy Bell
Name

2600 N 4500 W
Property Address

IN FAVOR NOT IN FAVOR

Signature

Name

Property Address

13

This document is now complete.

CLOSE

DocuSign Envelope ID: 87AC79C7-CFC3-4D08-878F-10E7A4FF3BA2

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SIGNATURE	NAME	IN FAVOR	NOT IN FAVOR
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>DocuSigned by:</small> Armand Michael Fitzgerald	Armand Michael Fitzgerald	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
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		<input type="checkbox"/>	<input type="checkbox"/>



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)(ii).

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
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September 9, 2024

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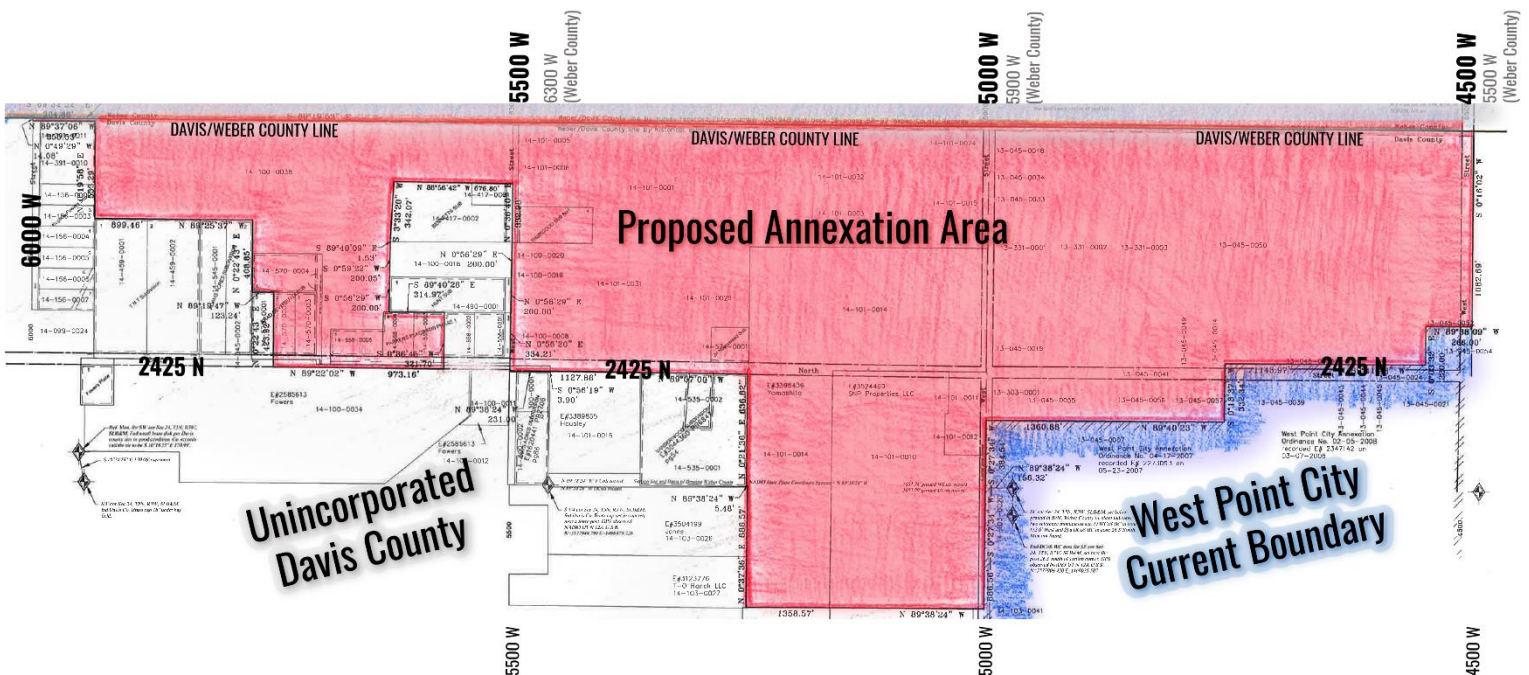
Sincerely,

Casey Arnold
MMC & IPMA-CP
City Recorder /
HR Manager
West Point City
T: 801.776.0970
carnold@westpointcity.org

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 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.



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

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

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

PASSED AND ADOPTED this 15th day of October, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey 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 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, 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

WEST POINT CITY ACCEPTANCE

I hereby certify that this annexation to the corporate limits of West Point City has been accepted by the Mayor and the City Council by Ordinance passed on the 15th day of October, 2024.

In witness hereof I hereby set my hand and affix the corporate seal of the City of West Point City.

Approved this 14th day of November, 2024.

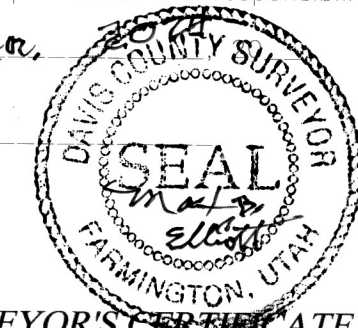
Brad Smith
Mayor



DAVIS COUNTY SURVEYOR

I hereby certify that the Davis County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Davis County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this 14th day of Nov.

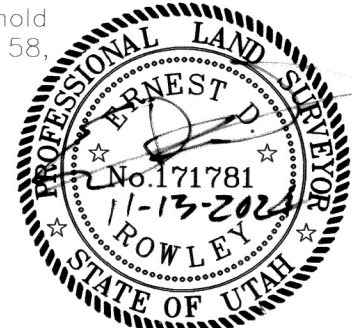
Davis County Surveyor



FINAL LOCAL ENTITY PLAT

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have prepared this plat in accordance with UCA 17-23-20. That this plat and the description hereon are sufficient to enable the county surveyor to establish the boundary on the ground and sufficient to enable the county recorder to identify, for tax purposes, each tract or parcel included within the boundary.

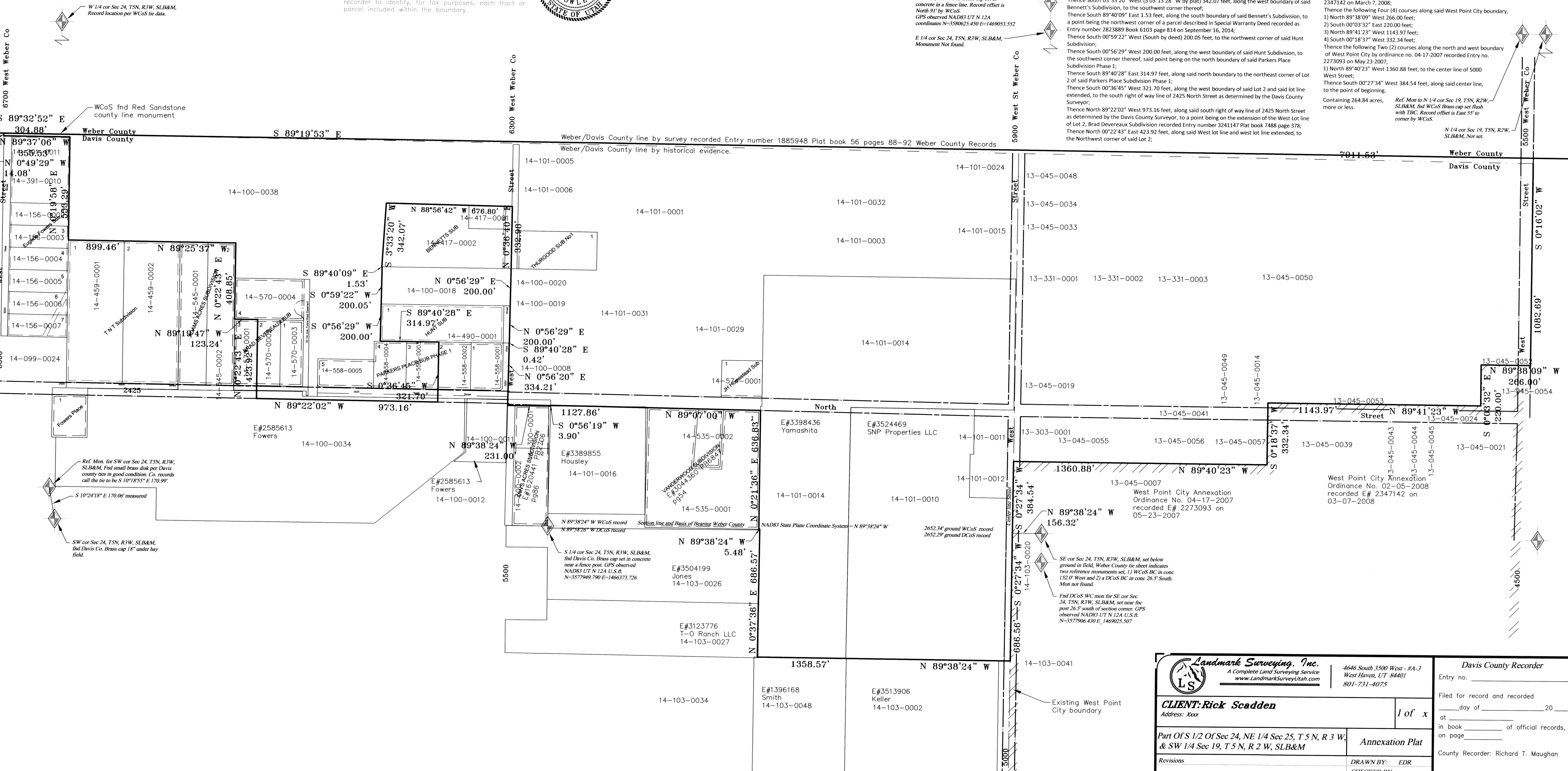


BOUNDARY DESCRIPTION

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.F.), 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 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 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), 3398855 (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 217944 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°25'53" 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 2489822 Plat book 4918 page 1283, to the east boundary of Eugene Fowers Subdivision recorded Entry number 894512 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 143.97 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.
Containing 264.84 acres, more or less.
Ref. Mon to N 1/4 cor Sec 19, T5N, R2W, SLB&M, find WCoS Brass cap set flush with TBC. Record offset is East 55' to corner by WCoS.





Lieutenant Governor's Office

Deidre M. Henderson

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

November 15, 2024

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. The title of said petition is the "Ivy Meadows & Adjoining Properties Annexation". For reference, West Point City is a city of the 4th class within Davis County, a county of the 2nd 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)
- September 11, 2024 Notice of Annexation Petition, 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,

Casey Arnold

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)

PETITION TITLE: IVY MEADOWS & ADJOINING PROPERTIES

PROPERTY LOCATION: _____ ACREAGE: 264.84

AFFECTED PROPERTY OWNER NAMES: <i>(within Annexation Area):</i>	PROPERTY ADDRESS:	PARCEL ID#:
<u>SEE ATTACHED</u>	<u>2425 N - COUNTY LINE</u>	
	<u>4500 W - 6000 N</u>	

Attach additional sheet as needed

MAIN CONTACT PERSON:

(It is the Main Contact's responsibility to notify/inform other property owners of any notifications or information received regarding this Annexation Petition)

Name: RICK SCADDEN Phone: 801-725-0789
Mailing Address: 118 E LOMOND VIEW DR City: NORTH OGDEN
State: UT Zip: 84414 Email: rickscaaden@gmail.com

INCLUDE WITH THIS PETITION (in accordance with UCA §10-2-403):

1. A copy of the Notice of Intent to File an Annexation Petition sent to affected entities as required, the date the notice was sent, and a list of the affected entities to which notice was sent.
2. Signature page(s) (**must include the required statement**) of property owners that are within the proposed annexation area.
3. One 24" x 36" accurate and recordable (mylar) map, prepared by a licensed surveyor, of the area proposed for annexation. Mylar copy must be stamped by the surveyor and meet the requirements of UCA§ 17-23-20(4).
4. Four 11" x 17" paper copies of the map prepared by the licensed surveyor.
5. Electronic copy of prepared map sent to carnold@westpointcity.org
6. A legal property description in word format sent to: carnold@westpointcity.org
7. On the date of filing with the City Recorder, deliver or mail a copy of petition (including paper copy of map) to Davis County Recorder

Signature of Applicant: Rick Scadden 8-9-24
Date Submitted

Applicant Information (If different than Main Contact):

Name: _____ Phone: _____
Mailing Address: _____ City: _____
State: _____ Zip: _____ Email: _____

Received Aug 12, 2024 - Calvin Arnold

PARCEL

OWNER NAME

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 PERSON: _____

PHONE: _____

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.

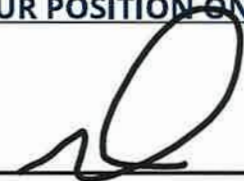
If you sign this petition in favor of this proposed annexation and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the West Point City Recorder.

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





Signature

Darek Tuckett

Name

5802 W 2425 N

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

IN FAVOR NOT IN FAVOR



Signature

Name

Property Address or Parcel ID

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

SIGNATURE	NAME	IN FAVOR	NOT IN FAVOR
<i>Jerry Howard</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
<i>* Cynthia L. Todd</i>	<i>Cynthia Todd</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>2430 No 5000 W</i>	<i>Parcel ID# 130450019</i>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

2

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

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IN FAVOR	<input checked="" type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
			
Signature		Name	
		Lasertech Farming LLC C/O Tamara P. Bell	
		Property Address or Parcel ID	
		130450001	

NOT PART OF PETITION THIS PARCEL

IN FAVOR	<input checked="" type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
			
Signature		Name	
		Rulon Fowers	
		Property Address or Parcel ID	
		130450048 ✓ 130450050 ✓ 141010001 - Ivy Meadows 141010003	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

IN FAVOR	<input type="checkbox"/>	NOT IN FAVOR	<input type="checkbox"/>
Signature		Name	
		Property Address or Parcel ID	

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

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IN FAVOR NOT IN FAVOR

Dorella Hankford
Signature

Dorella Hankford
Name

21611 N 6000 W
Property Address

IN FAVOR NOT IN FAVOR

Becky Christensen
Signature

Becky Christensen
Name

16149 S. 1300 W.
Property Address

IN FAVOR NOT IN FAVOR

Bruce Bennett
Signature

Bruce Bennett
Name

3581 N. 5500 W.
Property Address

IN FAVOR NOT IN FAVOR

[Signature]
Signature

Becky Christensen
Name

21611 N 6000 W
Property Address

IN FAVOR NOT IN FAVOR

[Signature]
Signature

Dorella Hankford
Name

21611 N 6000 W
Property Address

PETITION MAIN CONTACT PERSON: _____

PHONE: _____



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IN FAVOR NOT IN FAVOR

Rena R Hunt
Signature

RENA R. HUNT

2505 N 5500 W
Hooper UT 84315

IN FAVOR NOT IN FAVOR

Barbara A. Grumbein
Signature

Barbara A. Grumbein

1925 N 5000 W, Hooper UT
84315

IN FAVOR NOT IN FAVOR

Beverly P. Bailey
Signature

Beverly P. Bailey

3425 N 6000 W. ✓
Property Address

IN FAVOR NOT IN FAVOR

Don E. Lewis
Signature

DON E LEWIS

2451 N. 4500 W.
Property Address

IN FAVOR NOT IN FAVOR

Signature

Name

Property Address

PETITION MAIN CONTACT PERSON:

Beverly Parker Bailey

PHONE: *801-628-6276*

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IN FAVOR NOT IN FAVOR

Darrell L. Tuttle
Signature

Darrell L. Tuttle
Name

2761 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Rulon H. Foust
Signature

Rulon H. Foust
Name

2734 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Rulon H. Foust
Signature

Rulon H. Foust
Name

2734 N 5000 W
Property Address

IN FAVOR NOT IN FAVOR

Tammy Bell for Lasertech Farming
Signature

Tammy Bell
Name

2600 N 4500 W
Property Address

IN FAVOR NOT IN FAVOR

Signature

Name

Property Address

PETITION MAIN CONTACT PERSON: _____

PHONE: _____

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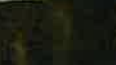
IN FAVOR NOT IN FAVOR



Julie Van Koman
Signature

Julie Van Koman
Name

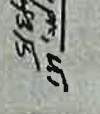
5584 W. 2425 N
Property Address *HOOVER UT 84005*



Erin Y Hirayama
Signature

Erin Y Hirayama
Name

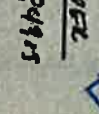
5244 W 2425 N
Property Address *HOOPER UT 84005*



M. TERESA PAZ
Signature

M. TERESA PAZ
Name

4750 W. 2425 N
Property Address *84415*



Nikki Parker
Signature

Nikki Parker
Name

2425 N. 5000 W
Property Address



Erin Y Hirayama
Signature

Erin Y Hirayama
Name

5244 W 2425 N
Property Address *HOOPER UT 84005*



13

This document is now complete.

CLOSE

DocuSign Envelope ID: 87AC79C7-CFC3-4D08-878F-10E7A4FF3BA2

OFFICIAL PROPERTY OWNER(S) SIGNATURE PAGE OF ANNEXATION PETITION

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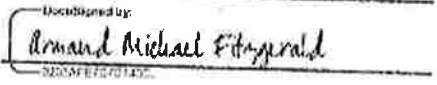
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PLEASE SIGN THIS PETITION AND INDICATE YOUR POSITION ON THIS ANNEXATION REQUEST

SIGNATURE	NAME	IN FAVOR	NOT IN FAVOR
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<small>DocuSigned by:</small> 	Armand Michael Fitzgerald	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
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		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>



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)(ii).

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.

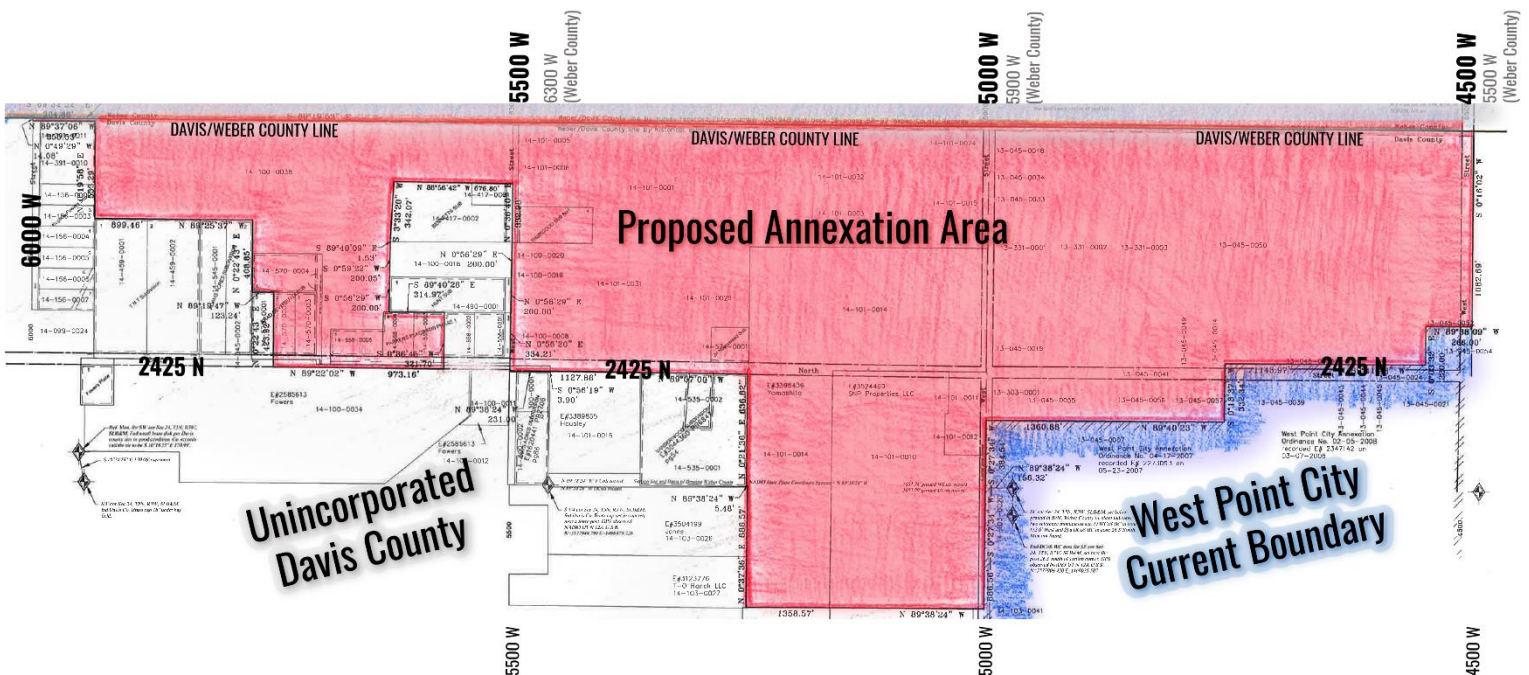
Sincerely,

Casey Arnold
MMC & IPMA-CP
City Recorder /
HR Manager
West Point City
T: 801.776.0970
carnold@westpointcity.org

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 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.



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

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

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

PASSED AND ADOPTED this 15th day of October, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey 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 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, 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

WEST POINT CITY ACCEPTANCE

I hereby certify that this annexation to the corporate limits of West Point City has been accepted by the Mayor and the City Council by Ordinance passed on the 15th day of October, 2024.

In witness hereof I hereby set my hand and affix the corporate seal of the City of West Point City.

Approved this 14th day of November, 2024.

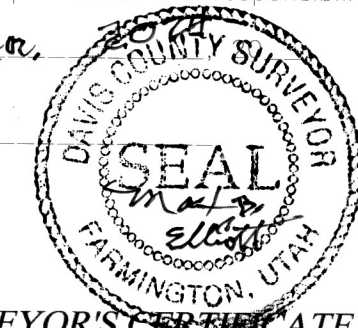
Brad Smith
Mayor



DAVIS COUNTY SURVEYOR

I hereby certify that the Davis County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Davis County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this 14th day of Nov.

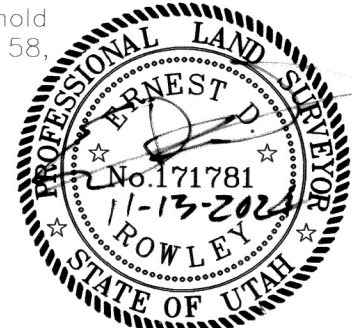
Davis County Surveyor



FINAL LOCAL ENTITY PLAT

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have prepared this plat in accordance with UCA 17-23-20. That this plat and the description hereon are sufficient to enable the county surveyor to establish the boundary on the ground and sufficient to enable the county recorder to identify, for tax purposes, each tract or parcel included within the boundary.



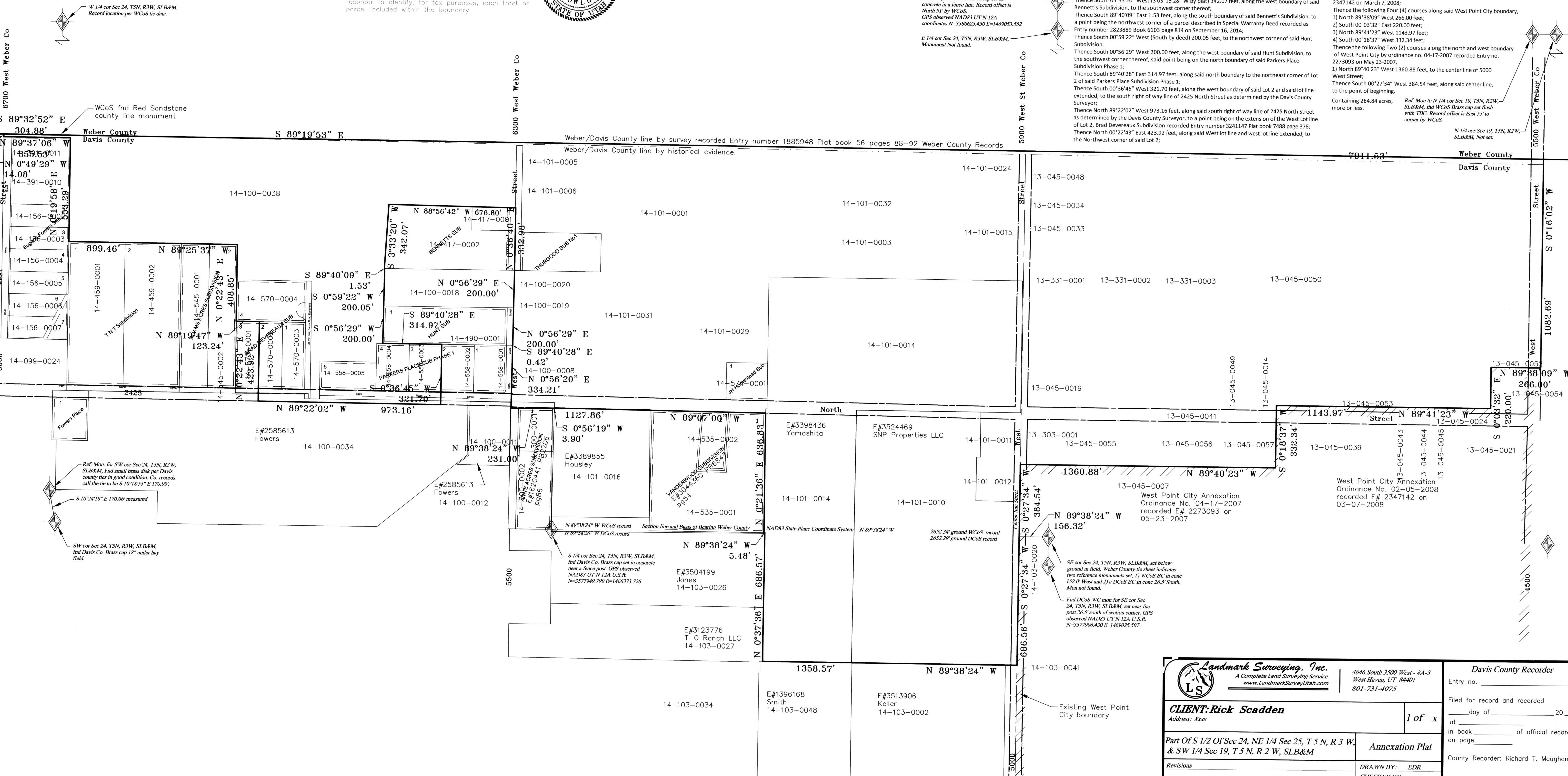
BOUNDARY DESCRIPTION

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.F.), 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 0°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 0°37'36" East 686.57 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 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 0°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°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 0°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 2489822 Plat book 4918 page 1283, to the east boundary of Eugene Fowers Subdivision recorded Entry number 894512 Plat book 1357 page 661;
Thence North 0°19'58" East 553.29 feet, along said east boundary and the east boundary of Eugene Fowers Subdivision Lot 11 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 0°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 0°03'32" East 220.00 feet;
3) North 89°41'23" West 143.97 feet;
4) South 0°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 0°27'34" West 384.54 feet, along said center line, to the point of beginning.
Containing 264.84 acres, more or less.
Ref. Mon to N 1/4 cor Sec 19, T5N, R2W, SLB&M, find WCoS Brass cap set flush with TBC. Record offset is East 55' to corner by WCoS.

Ref. Mon to E 1/4 cor Sec 24, T5N, R3W, SLB&M, find WCoS Brass cap set in concrete in a fence line. Record offset is North 91' by WCoS.
GPS observed NAD83 UT N 12A coordinates N=3580625.450 E=1469053.552

E 1/4 cor Sec 24, T5N, R3W, SLB&M, Monument Not found.



W 1/4 cor Sec 24, T5N, R3W, SLB&M, Record location per WCoS tie data.

WCoS find Red Sandstone county line monument

Ref. Mon. for SW cor Sec 24, T5N, R3W, SLB&M, find Davis Co. Brass cap set in good condition. Co. records call the tie to be S 10°18'55" E 170.99'

SW cor Sec 24, T5N, R3W, SLB&M, find Davis Co. Brass cap 18" under hay field.

S 1/4 cor Sec 24, T5N, R3W, SLB&M, find Davis Co. Brass cap set in concrete near a fence post. GPS observed NAD83 UT N 12A U.S.F. N=3577949.790 E=1466373.726

E#3504199 Jones 14-103-0026

E#3123776 T-O Ranch LLC 14-103-0027

E#1396168 Smith 14-103-0048

E#3513906 Keller 14-103-0002

E#3254469 SNP Properties LLC 14-101-0011

E#3398436 Yamashita 14-101-0014

1358.57' N 89°38'24" W

14-103-0041

Existing West Point City boundary

	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	Davis County Recorder Entry no. _____ Filed for record and recorded _____ day of _____ 20____ at _____ in book _____ of official records, on page _____ County Recorder: Richard T. Maughan By Deputy: _____ Fee paid _____
CLIENT: Rick Scadden Address: XXXX		1 of x
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		Annexation Plat
Revisions	DRAWN BY: EDR CHECKED BY: ... DATE: Month x, 2016 PROJ: 4374	

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

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

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

PASSED AND ADOPTED this 15th day of October, 2024.

**WEST POINT CITY,
A Municipal Corporation**

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey 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°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

CONTAINING 264.84 ACRES,
MORE OR LESS.

