

STATE OF UTAH



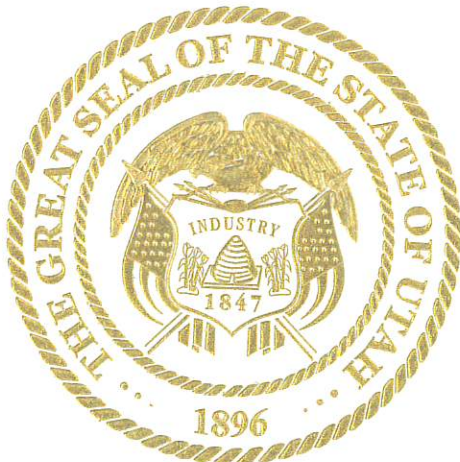
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the ANNEXATION TO NORTH OGDEN CITY ORDINANCE NO. 2024-20 located in NORTH OGDEN CITY, dated JANUARY 3 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the ANNEXATION TO NORTH OGDEN CITY ORDINANCE NO. 2024-20 located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 7th day of February, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

ORDINANCE 2024-20

AN AMENDMENT TO THE BOUNDARY DESCRIPTION OUTLINED IN ORDINANCE 2024-20 DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF NORTH OGDEN CITY. THE PROPERTY IS 20.500 ACRES IN AREA AND IS LOCATED AT APPROXIMATELY 1661 N WASHINGTON BLVD, WEBER COUNTY AND IS OWNED BY JIM HILL AND PETITIONED WESTATES COMPANIES.

WHEREAS; Jim Hill and Westates Companies are requesting to have their property annexed into the corporate limits of North Ogden City; and

WHEREAS; Jim Hill and Westates Companies have submitted a petition with an accurate plat or map of the territory to be annexed corrected under the supervision of the city engineer or a competent surveyor and certified by the engineer or surveyor; and

WHEREAS; Jim Hill owns the land petitioned to be annexed into the City; and

WHEREAS; The Weber County Clerk/Surveyor was notified and approved on July 2, 2024, of the North Ogden City petition; and

WHEREAS; The Planning Commission of North Ogden City, where the property is located has been notified of this annexation petition and has recommended the City Council that it be annexed; and the North Ogden City Council approved and adopted the annexation on December 10, 2024;

Be it ordained by the governing body of the municipality of NORTH OGDEN CITY.

SECTION 1. TERRITORY ANNEXED. The following territory, legally described as follows, is hereby annexed into the corporate limits of North Ogden City, Utah:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT BEING LOCATED SOUTH 01°10'38" WEST 476.26 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST 266.07 FEET FROM A CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF 1700 NORTH AND WASHINGTON BOULEVARD; RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117 89 FEET; THENCE NORTH 88°37'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179 16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET ALONG THE EAST LINE OF THE MYSTERY MEADOWS SUBDIVISION PHASE 2 IN PART TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 242.84 FEET TO THE POINT OF BEGINNING. CONTAINING 20.500 ACRES.

ANNEXATION TO NORTH OGDEN CITY
ORDINANCE NO. 2024-20
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 NORTH OGDEN CITY, WEBER COUNTY, UTAH, DECEMBER 2024

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 01°10'38" WEST 476.26 FEET ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST 266.07 FEET FROM A CENTERLINE MONUMENT LOCATED AT THE INTERSECTION OF 1700 NORTH AND WASHINGTON BOULEVARD, RUNNING THENCE NORTH 88°43'29" WEST 146.28 FEET; THENCE SOUTH 01°16'23" WEST 121.62 FEET; THENCE SOUTH 88°43'37" EAST 346.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°10'38" WEST 117.89 FEET; THENCE NORTH 88°33'57" WEST 427.05 FEET; THENCE NORTH 89°00'38" WEST 773.46 FEET; THENCE NORTH 05°09'02" WEST 69.19 FEET; THENCE NORTH 89°10'34" WEST 158.96 FEET; THENCE NORTH 89°00'31" WEST 179.16 FEET; THENCE SOUTH 88°15'29" WEST 178.45 FEET; THENCE SOUTH 88°15'29" WEST 240.68 FEET; THENCE NORTH 01°08'08" EAST 684.65 FEET ALONG THE EAST LINE OF THE MYSTERY MEADOWS SUBDIVISION PHASE 2 IN PART TO THE SOUTH LINE OF THE MYSTERY MEADOWS PHASE 2; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE VILLAGE AT PROMINENCE POINT SOUTH 88°45'46" EAST 314.43 FEET; THENCE SOUTH 00°39'16" WEST 240.94 FEET; THENCE SOUTH 88°36'17" EAST 1448.72 FEET; THENCE SOUTH 01°10'38" WEST 242.84 FEET TO THE POINT OF BEGINNING. CONTAINING 20 500 ACRES.

NORTH OGDEN CITY ACCEPTANCE

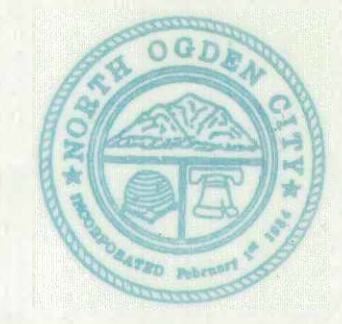
Ryan Cartoro CERTIFY THAT I AM THE DULY APPOINTED, QUALIFIED CITY RECORDER OF NORTH OGDEN CITY, A MUNICIPAL CORPORATION OF UTAH, AND THAT THE ABOVE AND FOREGOING PLAT OF LAND SOUGHT TO BE ANNEXED TO SAID CITY WITH THE PETITION OF CERTAIN OWNERS OF REAL PROPERTY EMBRACED THEREIN FOR SUCH ANNEXATION WERE FILED IN MY OFFICE ON THE 21ST DAY OF JULY, 2024, THAT THE QUESTION OF SUCH ANNEXATION WAS DULY SUBMITTED TO AND VOTED ON BY THE COUNCIL OF NORTH OGDEN CITY AT ITS MEETING DULY CONVENED AND HELD ON THE 14TH DAY OF DECEMBER, 2024, THAT ON SUCH VOTE, MORE THAN TWO THIRDS OF ALL MEMBERS OF SAID COUNCIL WERE IN FAVOR OF SUCH ANNEXATION AND THAT THE FOREGOING PLAT IS THE VERY SAME PLAT REFERRED TO IN NORTH OGDEN CITY ORDINANCE NO 2024-20, DULY ORDAINED BY SAID COUNCIL ON THE 10TH DAY OF DECEMBER, 2024, DECLARING SUCH ANNEXATION.

WITNESS MY HAND AND OFFICIAL SEAL

THIS 31ST DAY OF DECEMBER, 2024.

[Signature]
 APPROVED - NORTH OGDEN CITY MAYOR

[Signature]
 NORTH OGDEN CITY RECORDER



| REVISIONS | DATE | DESCRIPTION |
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ANNEXATION PLAT TO NORTH OGDEN CITY
 1595-1700 NORTH, WASHINGTON BOULEVARD
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ▭ ANNEXATION AREA BOUNDARY
- INTERNAL PARCEL LINE
- - - ADJACENT PARCEL
- - - CENTERLINE
- - - EASEMENT
- - - EXISTING FENCE LINE

WEBER COUNTY SURVEYOR

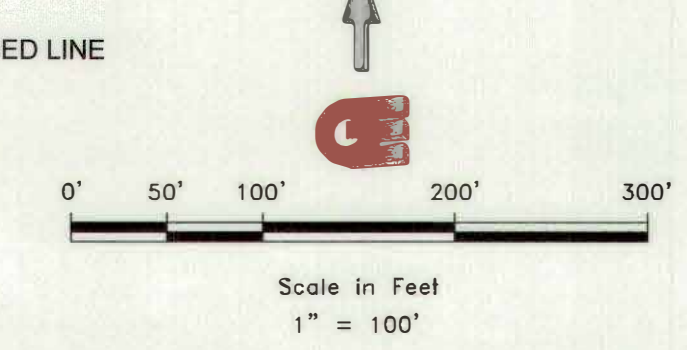
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE ISSUED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 24TH DAY OF December, 2024.

[Signature]
 WEBER COUNTY SURVEYOR

NARRATIVE

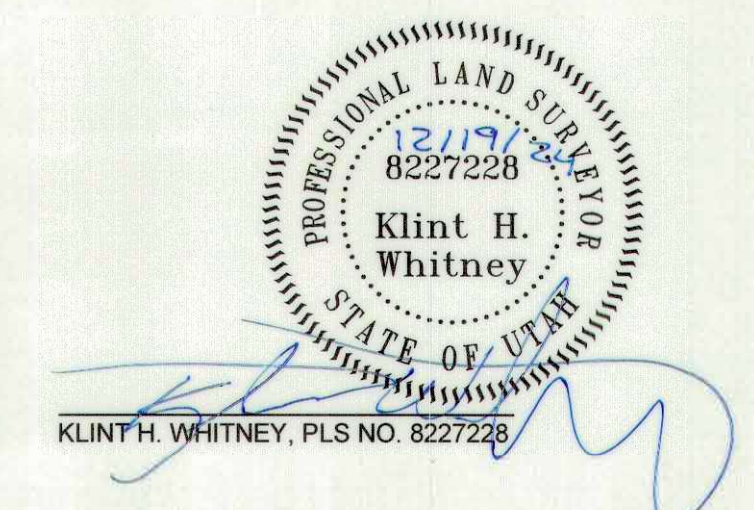
THE PURPOSE OF THIS SURVEY WAS TO ANNEX PARCELS 110140005, 110140032, 110140046, AND 110140058 INTO NORTH OGDEN CITY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WESTATES COMPANIES. THE BASIS OF BEARING IS THE CENTERLINE OF WASHINGTON BOULEVARD BETWEEN A MONUMENT AT THE INTERSECTION OF 1700 NORTH AND WASHINGTON BOULEVARD AND A MONUMENT LOCATED AT THE INTERSECTION OF 1400 NORTH AND WASHINGTON BOULEVARD, WHICH BEARS SOUTH 01°10'38" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 2271374, 2384663, 2111623, 2992028, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 1265, 2249, 2421, AND THE DEDICATED PLATS OF THE VILLAGE AT PROMINENCE POINT, AND MYSTERY MEADOWS SUBDIVISION PHASE 2 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. MYSTERY MEADOWS AND PROMINENCE POINT SUBDIVISIONS WERE DETERMINED BY FOUND MONUMENTS WITHIN EACH DEVELOPMENT. THE MONUMENTS FOUND WITHIN THE AFOREMENTIONED DEVELOPMENTS DEVIATE FROM THE BASIS OF BEARING SHOWN ON THE RESPECTIVE PLATS.



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

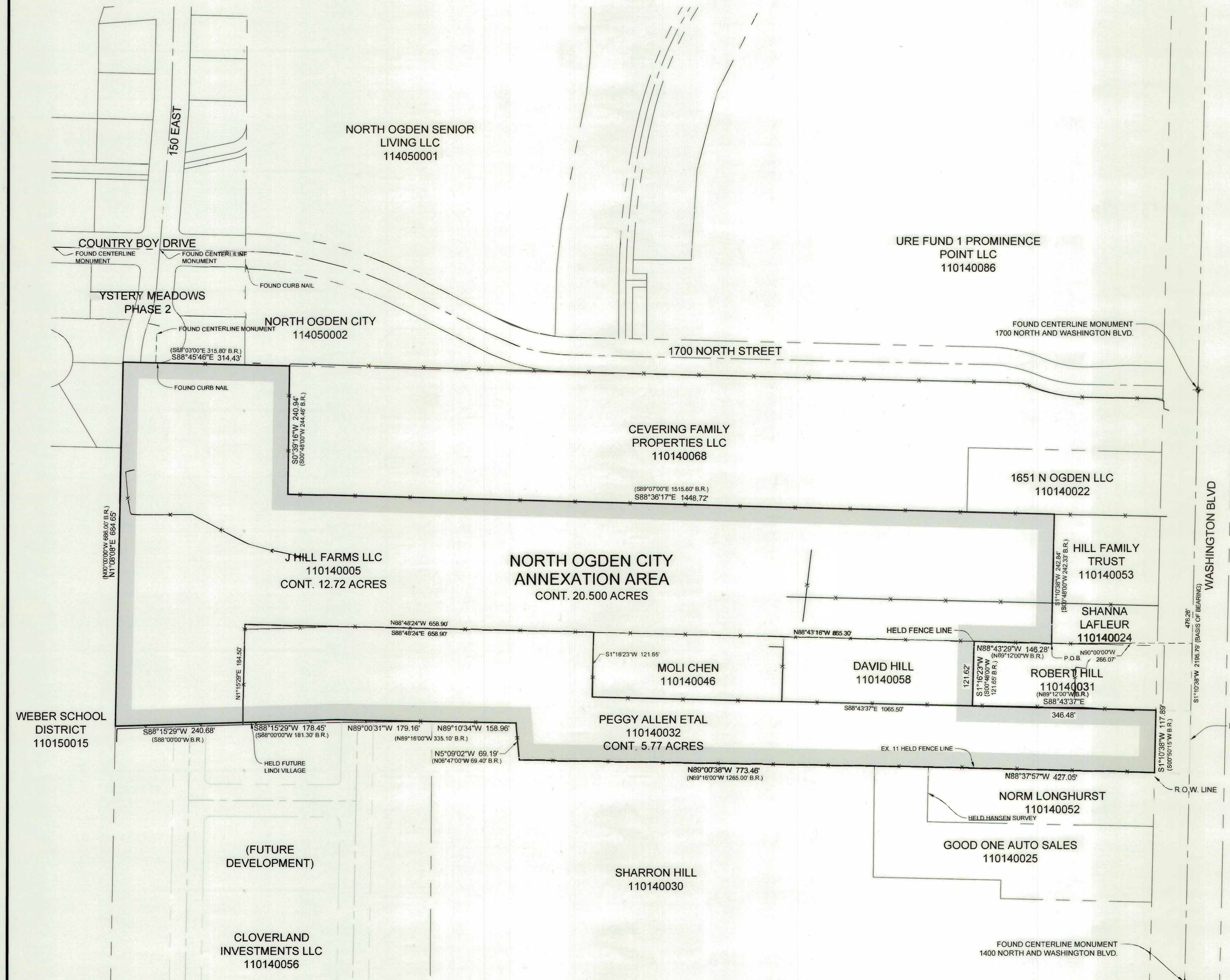
SIGNED THIS 9TH DAY OF DECEMBER, 2024.



COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT _____ IN BOOK _____ OF OFFICIAL _____
 RECORDS, PAGE _____, RECORDED _____
 FOR _____
 COUNTY RECORDER _____
 BY: _____

S1
1



January 3, 2024

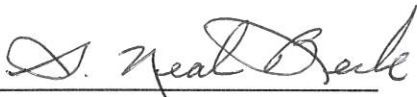
Re: Notice of Impending Boundary Action

Lieutenant Governor Henderson,

On the 10th day of December 2024, The North Ogden City Council approved 2024-20 for 1661 N Washington Blvd to Annex into the city.

As Mayor of North Ogden City, I hereby notify you of this impending boundary action which is more fully described in the approved local entity plat and Ordinance, which accompanies this notice. I further certify that all requirements applicable to this annexation have been met. Accordingly, on behalf of North Ogden City, I request that you issue a Certificate of Annexation for this boundary action.

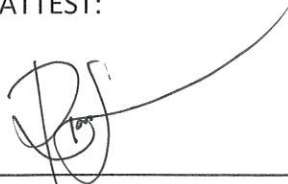
Sincerely,



S. Neal Berube
Mayor, North Ogden City



ATTEST:



Rian Santoro
City Recorder

Enc.

ORDINANCE 2024-20

AN ORDINANCE DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF NORTH OGDEN CITY. THE PROPERTY IS 20.500 ACRES IN AREA AND IS LOCATED AT APPROXIMATELY 1661 N WASHINGTON BLVD, WEBER COUNTY AND IS OWNED BY JIM HILL AND PETITIONED WESTATES COMPANIES.

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WHEREAS; Jim Hill and Westates Companies have submitted a petition with an accurate plat or map of the territory to be annexed prepared under the supervision of the city engineer or a competent surveyor and certified by the engineer or surveyor; and

WHEREAS; Jim Hill owns the land petitioned to be annexed into the City; and

WHEREAS; The Weber County Clerk/Surveyor was notified and approved on July 2, 2024, of the North Ogden City petition; and

WHEREAS; The Planning Commission of North Ogden City, where the property is located has been notified of this annexation petition and has recommended the City Council that it be annexed; and

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ATTEST:



A handwritten signature in black ink, appearing to read "Rian Santoro", is written over a horizontal line.

Rian Santoro
City Recorder