

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 LUNARIA SPRINGS ANNEXATION, located in PAYSON CITY, dated JANUARY 10, 2025, complying with §10-2-425, Utah Code Annotated, 1953, as amended.

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

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19th day of February, 2025 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor

PAYSON UTAH

Sent Via Lt Governor's
Boundary Action Submittal Portal
cs.utah.gov/s/annexations-request

NOTICE OF IMPENDING BOUNDARY ACTION PAYSON CITY, UTAH

January 10, 2025

Honorable Deidre Henderson
Utah Lieutenant Governor
P O Box 142325
Salt Lake City UT 84114-2325

RE: Lunaria Springs Annexation

Honorable Lieutenant Governor:

Pursuant to UCA 10-2-425, please accept this Notice of Impending Boundary Action that the Payson City Council passed Ordinance No. 12-18-2024-A on December 18, 2024, approving the Lunaria Springs Annexation into its municipal boundaries. The ordinance and final local entity plat are enclosed.

Payson City certifies that all requirements applicable to this boundary action have been met according to Utah State Code 10-2-4. Accordingly, on behalf of Payson City, please issue a Certificate of Annexation and mail to Payson City Recorder, 439 W Utah Avenue, Payson UT 84651.

If you have any questions or need further information, please contact the Payson City Recorder at 801-465-5205.

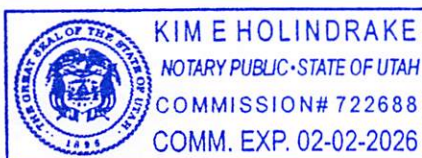
Sincerely,

Robert H. Mills
Payson Assistant City Manager

Enclosures:
Ordinance No. 12-18-2024-A
Lunaria Springs Annexation Plat

State of Utah)
 §
County of Utah)

The foregoing instrument was acknowledged before me this 10th day of February 2025, by Robert H. Mills, Payson Assistant City Manager.



Notary Public

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 764.10 FEET AND NORTH 414.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EXISTING PAYSON CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°41'45" EAST 692.92 FEET, AND 2) SOUTH 89°28'03" EAST 482.73 FEET; THENCE SOUTH 0°40'38" WEST 1.27 FEET; THENCE SOUTH 89°02'27" EAST 188.93 FEET; THENCE NORTH 23°42'37" EAST 1.01 FEET; THENCE NORTH 88°38'01" EAST 63.45 FEET; THENCE SOUTH 89°19'10" EAST 266.33 FEET; THENCE SOUTH 0°34'00" WEST 696.48 FEET; THENCE NORTH 89°14'42" WEST 1003.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.983 ACRES, MORE OR LESS.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1927, CENTRAL ZONE.

ORDINANCE NO. 12-18-2024-A

AN ORDINANCE EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE PARCELS INCLUDED IN THE LUNARIA SPRINGS ANNEXATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Payson City received an Application for Annexation of the Lunaria Springs Annexation on December 18, 2023. The proposed annexation encompasses Utah County Parcels 30:030:0010, 30:030:0059, and 30:030:0047 and includes 16.229 acres, as indicated in the Lunaria Springs Annexation Legal Description referenced in Exhibit “A”; and,

WHEREAS, the petition was certified by the Payson City Recorder and a notice was published and mailed pursuant to the requirements of Section 10-2-406, Utah Code Annotated 1953, as amended; and,

WHEREAS, no qualified protests were filed with Payson City or Utah County pursuant to Section 10-2-407(3)b(ii), Utah Code Annotated 1953, as amended; and,

WHEREAS, the Payson City Council accepted a petition for the Lunaria Springs Annexation for further review on January 3, 2024, pursuant to Section 10-2-403, et. seq. Utah Code Annotated 1953, as amended, and the petition satisfied the requirements of the above-stated section; and,

WHEREAS, a public hearing was held on December 18, 2024, pursuant to Utah Code Annotated, 1953, as amended; and,

WHEREAS, the City Council has reviewed the proposed application and found it consistent with the General Plan to provide a planning framework for the future growth and development of the 16.229 acres in the Annexation Area; and,

WHEREAS, the petition includes property in the unincorporated area of Utah County that is contiguous to Payson, and all the requirements of the Utah Code in relation to annexation have been satisfied; and,

WHEREAS, the Payson City Council determines the annexation is a logical extension of the municipal boundaries and will further the goals of the Payson City General Plan;

WHEREAS, the City Council finds that the R-1-7.5, Residential Zone is consistent with the Payson City General Plan and Payson City planning principles; and,

WHEREAS, the City Council finds that requiring the annexation petitioners to enter into an Annexation Agreement setting forth further terms and conditions of the Annexation will benefit and further the goals of Payson City.

NOW THEREFORE, be it ordained by the City Council of Payson, Utah, as follows:

ANNEXATION APPROVAL. The Property of the Lunaria Springs Annexation is hereby annexed into the corporate limits of Payson City, Utah according to the Lunaria Springs Annexation Plat executed in substantially the same form as is attached hereto as Exhibit “B” and according to the conditions that the annexation Applicants to enter into an Annexation

Agreement specifying further the terms and conditions of the Lunaria Springs Annexation, between the City and Applicants, to be recorded concurrently with the Annexation Plat.

ANNEXATION AGREEMENT. The Council hereby authorizes the Staff to specify further the terms and conditions of the Lunaria Springs Annexation in an Annexation Agreement between the City and Applicants for approval by the City Council so it can thereafter be recorded concurrently with the Annexation Plat.

OFFICIAL PAYSON CITY ZONING MAP AMENDMENT. The Official Payson City Zoning Map is hereby amended to include said Property contained in the Lunaria Springs Annexation, with the underlying R-1-7.5, Residential Zone.

COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. The City Council finds this annexation meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code Annotated 1953 as amended, the Payson City General Plan, and the Payson City Annexation Policy Plan, and Chapter 13.26 et seq. Annexation, of the Payson City Code and that the underlying R-1-7.5, Residential Zone is consistent with the Payson City General Plan.

CONDITIONS OF APPROVAL. The Official Zoning Map shall be amended to include the Lunaria Springs Annexation property in the R-1-7.5, Residential Zone. The Annexation Agreement shall be fully executed and recorded with the Annexation Plat.

EXHIBITS. All Exhibits referenced in this Ordinance are incorporated into this Ordinance as if contained in the body of the ordinance.

Exhibit "A" Lunaria Springs Annexation Legal Description

Exhibit "B" Lunaria Springs Annexation Plat

This Ordinance shall take effect upon publication, recordation of the Annexation Plat, and Annexation Agreement, and compliance with Utah annexation filing requirements, pursuant to the Utah Code Annotated Section 10-2-425.

Passed and ordained by the Payson City Council Utah, this 18th day of December 2024.


William R. Wright, Mayor

ATTEST:


Kim E. Holindrake, City Recorder



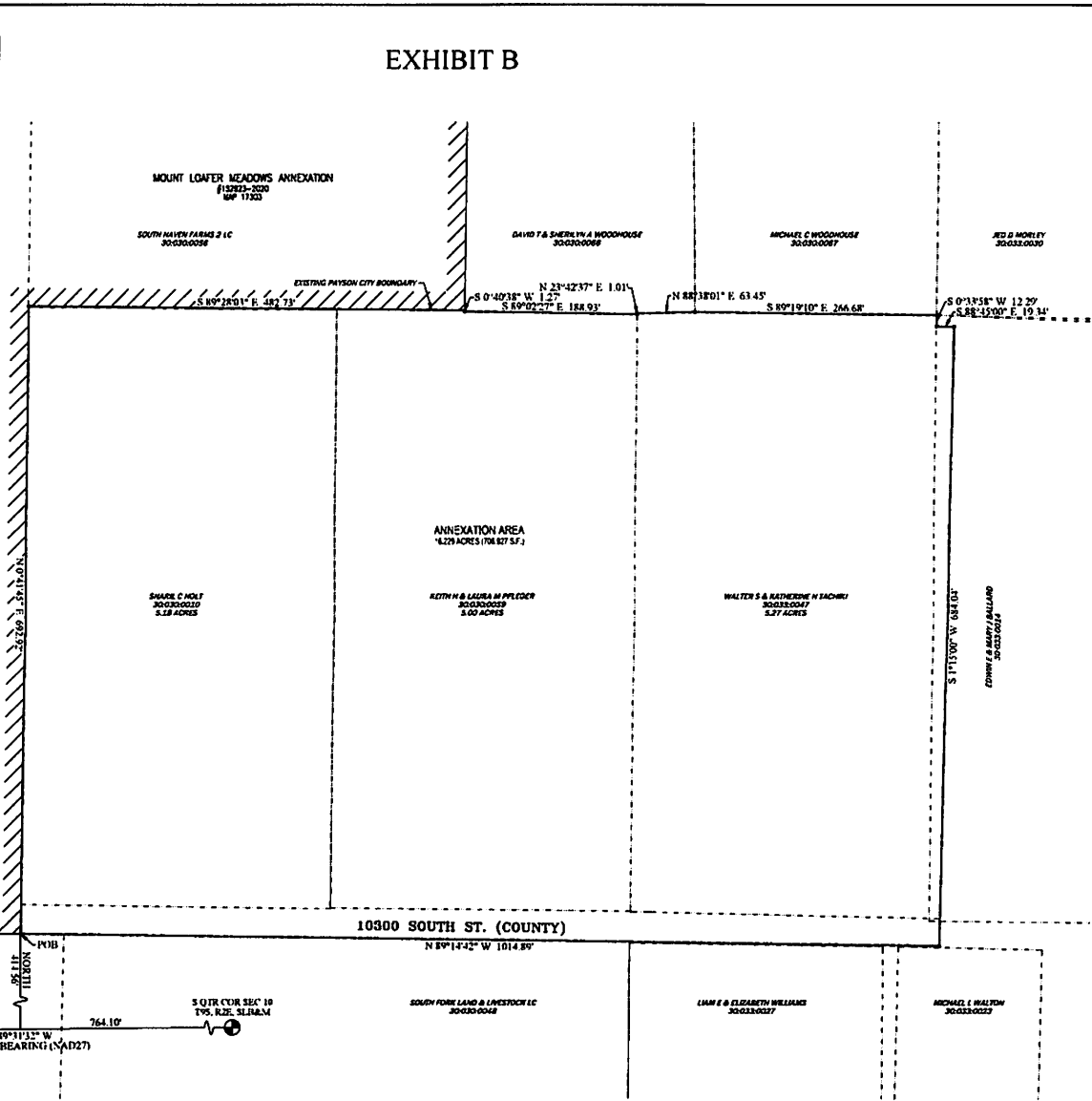
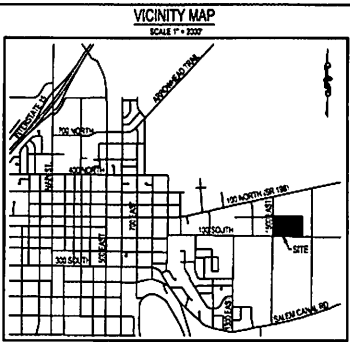
EXHIBIT A

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 764.10 FEET AND NORTH 414.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EXISTING PAYSON CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°41'45" EAST 692.92 FEET, AND 2) SOUTH 89°28'03" EAST 482.73 FEET; THENCE SOUTH 0°40'38" WEST 1.27 FEET; THENCE SOUTH 89°02'27" EAST 188.93 FEET; THENCE NORTH 23°42'37" EAST 1.01 FEET; THENCE NORTH 88°38'01" EAST 63.45 FEET; THENCE SOUTH 89°19'10" EAST 266.33 FEET; THENCE SOUTH 0°34'00" WEST 696.48 FEET; THENCE NORTH 89°14'42" WEST 1003.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.983 ACRES, MORE OR LESS.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1927, CENTRAL ZONE.

EXHIBIT B



SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF PAYSON CITY, UTAH COUNTY, UTAH IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

DATE _____ SURVEYOR'S NAME AARON D. THOMAS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 784.10 FEET AND NORTH 414.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

THENCE ALONG THE EXISTING PAYSON CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°41'42" EAST 182.83 FEET, AND 2) NORTH 89°00'00" EAST 422.73 FEET; THENCE SOUTH 4°40'28" WEST 1.27 FEET; THENCE SOUTH 89°02'27" EAST 188.83 FEET; THENCE NORTH 29°42'31" EAST 1.91 FEET; THENCE NORTH 89°00'00" EAST 834.5 FEET; THENCE SOUTH 89°01'00" EAST 286.68 FEET; THENCE SOUTH 0°32'38" WEST 12.28 FEET; THENCE SOUTH 89°01'00" EAST 19.34 FEET; THENCE SOUTH 1°15'00" WEST 884.04 FEET; THENCE NORTH 89°14'42" WEST 1914.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.229 ACRES, MORE OR LESS.
 BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1983, CENTRAL ZONE.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT I, WILLIAM R. WRIGHT, MAYOR OF PAYSON CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF PAYSON AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1933) 19-2-401 TO 19-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE LUNARIA SPRINGS ANNEXATION.

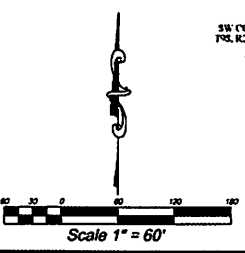
DATED THIS _____ DAY OF _____ A.D. _____

 MAYOR

ATTEST

 CLERK-RECORDER
 UT 884 B000

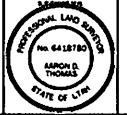
FINAL LOCAL ENTITY PLAT
LUNARIA SPRINGS ANNEXATION
 LOCATED IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET



COUNTY SURVEYOR'S CERTIFICATE
 THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. § 17-23-20 AS AMENDED.

 COUNTY SURVEYOR

DATE _____



**ORDINANCE PASSAGE BY THE CITY COUNCIL OF PAYSON, UTAH
ON THE 18TH DAY OF DECEMBER 2024**

Ordinance No. 12-18-2024-A

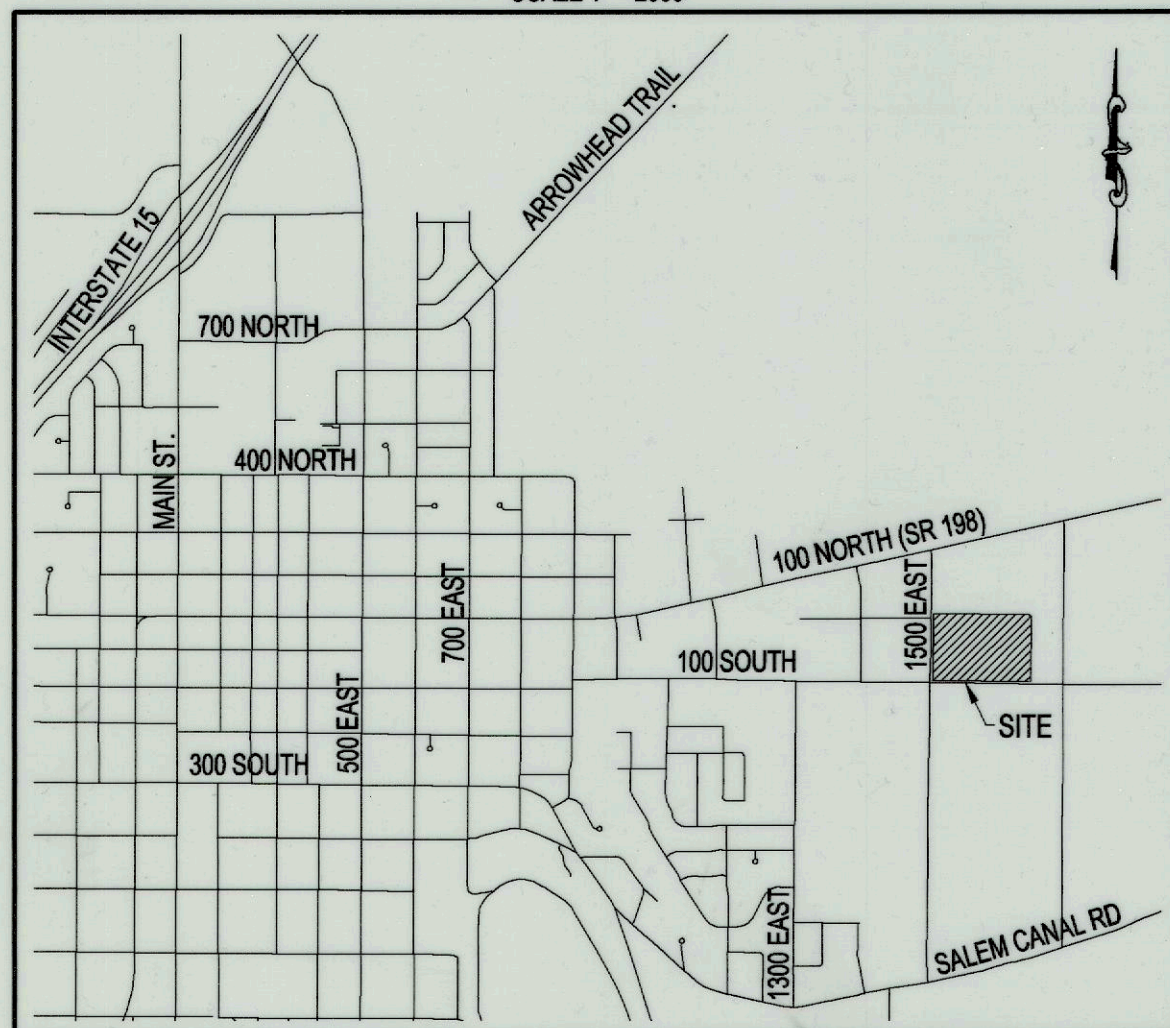
Title: AN ORDINANCE EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE THE PARCELS INCLUDED IN THE LUNARIA SPRINGS ANNEXATION, AND PROVIDING AN EFFECTIVE DATE.

ROLL CALL VOTE:

Councilmember Brett Christensen
Councilmember Taresa Hiatt
Councilmember Brian Hulet
Councilmember Anne Moss
Councilmember Ryan Rowley
Mayor William R. Wright

Motion	Second	Yes	No	Abstain	Absent
					X
		X			
					X
	X	X			
X		X			

VICINITY MAP
SCALE 1" = 2000'



MOUNT LOAFER MEADOWS ANNEXATION
#152923-2020
MAP 17303

SOUTH HAVEN FARMS 2 LC
30-030-0056

DAVID T & SHERILYN A WOODHOUSE
30-030-0066

MICHAEL C WOODHOUSE
30-030-0067

JED D MORLEY
30-033-0030

EXISTING PAYSON CITY BOUNDARY

S 89°28'03" E 482.73' N 23°42'37" E 1.01'
S 0°40'38" W 1.27' S 89°02'27" E 188.93' N 88°38'01" E 63.45'
S 89°19'10" E 266.33'

HOLDWAY-PLEASANT FLATS ADDITION ANNEXATION
#7450-2019
MAP 16643

1500 EAST ST.
N 0°41'45" E 692.92'

210 APARTMENTS LC
66-747-0003

SHARIL C HOLT
30-030-0010
5.18 ACRES

ANNEXATION AREA
15.983 ACRES (696,239 S.F.)

KEITH H & LAURA M PFLEGER
30-030-0059
5.00 ACRES

WALTER S & KATHERINE H TACHIKI
30-033-0047
5.27 ACRES

S 0°34'00" W 696.48'

EDWIN E & MARY J BALLARD
30-033-0014

100 SOUTH ST.
EXISTING PAYSON CITY BOUNDARY

10300 SOUTH ST. (COUNTY)
N 89°14'42" W 1003.36'

POB
NORTH
414.56'

SW COR SEC 10
T9S, R2E, SLB&M

S 89°31'32" W
BASIS OF BEARING (NAD27)

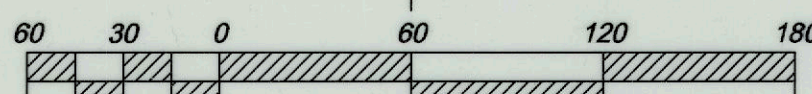
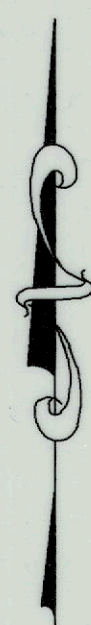
S QTR COR SEC 10
T9S, R2E, SLB&M

764.10'

SOUTH FORK LAND & LIVESTOCK LC
30-030-0048

LIAM E & ELIZABETH WILLIAMS
30-033-0027

MICHAEL L WALTON
30-033-0023



Scale 1" = 60'

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF PAYSON CITY, UTAH COUNTY, UTAH IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

JAN. 30, 2025
DATE

Aaron D. Thomas
SURVEYOR'S NAME (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 764.10 FEET AND NORTH 414.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

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CONTAINING 15.983 ACRES, MORE OR LESS.
BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1927, CENTRAL ZONE.

ACCEPTANCE BY LEGISLATIVE BODY

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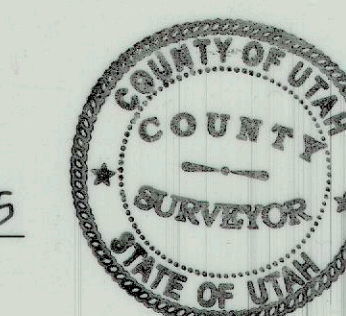
DATED THIS 18th DAY OF December, A.D. 2024.

William R. Wright MAYOR ATTEST *Rani E. Splendiano* CLERK-RECORDER (SEE SEAL BELOW)

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. § 17-23-20 AS AMENDED.

0210612025
DATE

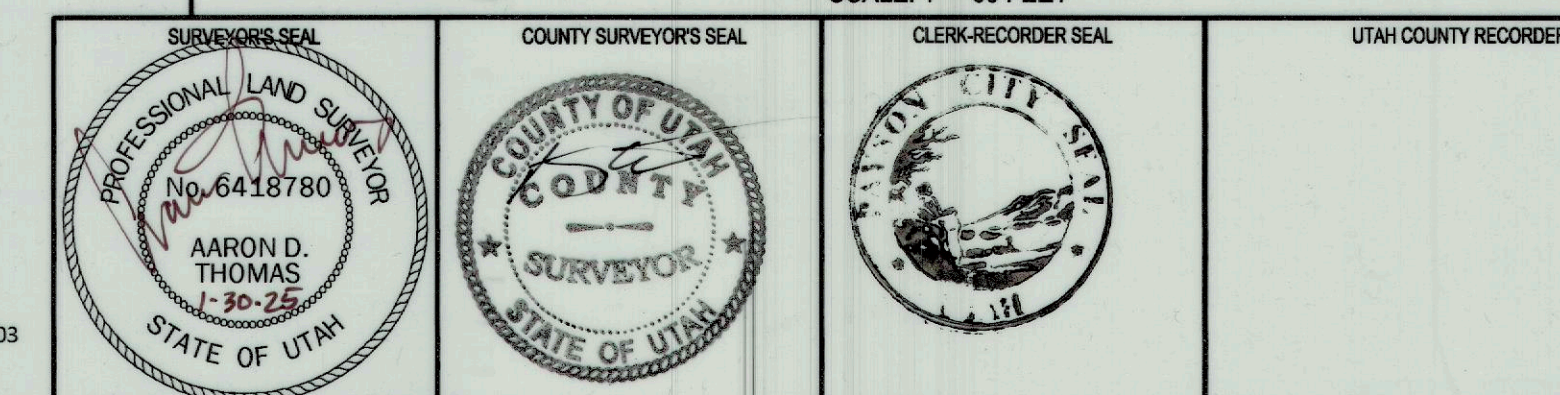


Justin G. St.
COUNTY SURVEYOR (SEE SEAL BELOW)

FINAL LOCAL ENTITY PLAT

LUNARIA SPRINGS ANNEXATION

LOCATED IN THE SOUTH HALF OF SECTION 10,
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
PAYSON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET



LAND SURVEYOR
AZTEC ENGINEERING
AARON D. THOMAS
No. 6418780
30-25
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com