

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 RED CLIFF STORAGE ANNEXATION located in NEPHI CITY, dated JANUARY 13, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

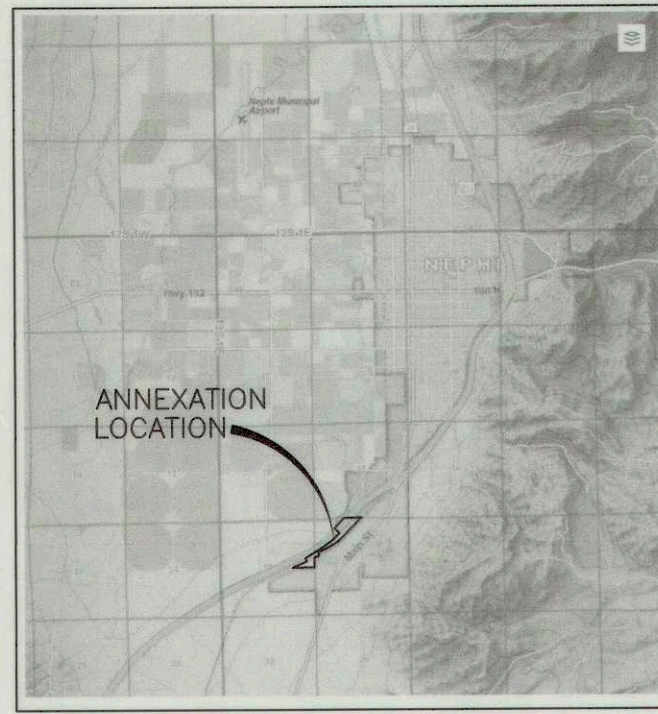
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the RED CLIFF STORAGE ANNEXATION located in JUAB COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 3rd day of March, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor



VICINITY MAP
-NTS-

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS
XB00-2506-31

REFERENCE CORNER
NORTHWEST CORNER OF SECTION 20, T13S, R1E, SLB&M

SHEEP LANE DRIVE

NORTH 1/4 CORNER OF SECTION 20, T13S, R1E, SLB&M

POB

DIRECTRIX CORP. XA00-2588-22

THE WRIGHT DIRECTION, LLC XA00-2588-211

ANNEXED AREA 34.90 ACRES

MUNICIPAL BUILDING AUTHORITY OF JUAB COUNTY XA00-2592-1211

THE WRIGHT DIRECTION, LLC XB-2588-212

NEPHI CITY XA00-2592-122

INTERSTATE 15

FOOTHILLS INDUSTRIAL PARK XB00-2592-1111

THE WRIGHT DIRECTION, LLC XB-2586-2

FIBERTEK INSULATION WEST, LLC XA00-2595-1113

THE WRIGHT DIRECTION, LLC XB-2586-2

EAST 1/4 CORNER OF SECTION 19, T13S, R1E, SLB&M

NATHANIEL W FARNWORTH XA00-2595-112

COUNTY ROAD

SURVEYOR'S CERTIFICATE

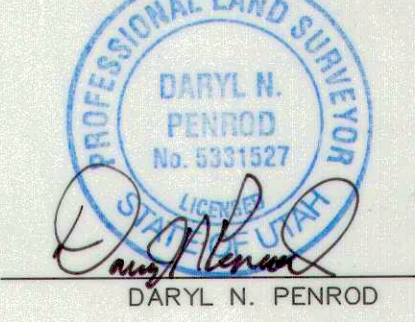
I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD CERTIFICATE NO. 5331527 AS PRESCRIBED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND ANNEXED TO THE CITY OF NEPHI, JUAB COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING NEPHI CITY BOUNDARY WHICH LIES S 88°16'53" W 37.84 FEET ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE NEXT 2 COURSES ALONG SAID EXISTING NEPHI CITY BOUNDARY, S 88°16'53" W 935.01 FEET, S 43°02'58" W 781.37 FEET, THENCE S 46°48'43" E 380.00 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF I-15, THENCE ALONG SAID LINE THE FOLLOWING 2 COURSES, ALONG A 5909.58 FOOT RADIUS CURVE TO THE RIGHT 1200.40 FEET WITH A CHORD OF S 48°52'07" W 1198.34 FEET, S 59°04'09" W 1167.94 FEET, THENCE S 24°20'45" E 200.00 FEET TO THE SOUTHEAST BOUNDARY LINE OF THE RAILROAD, THENCE ALONG SAID RAILROAD S 65°39'15" W 843.32 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND THE EXISTING NEPHI CITY BOUNDARY LINE, THENCE ALONG SAID NEPHI BOUNDARY LINE THE FOLLOWING 7 COURSES, N 88°10'56" E 1170.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19, N 00°08'36" E 492.79 FEET ALONG THE SECTION LINE TO THE RAILROAD, N 65°39'15" E 264.71 FEET ALONG SAID RAILROAD, N 00°32'42" W 218.59 FEET, N 65°39'15" E 490.64 FEET TO A 2814.50 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 1078.10 FEET WITH A CHORD OF N 54°40'50" E 1071.53 FEET, THENCE N 43°42'25" E 1519.16 FEET TO THE POINT OF BEGINNING, CONTAINING 34.90 ACRES.

AFFECTING PARCELS: XB-2588-212 AND XB-2586-2.

BASIS OF BEARING = S 88°16'53" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



1-7-2025
DATE

DARYL N. PENROD

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE MEMBERS OF THE NEPHI CITY COUNCIL HAVE RECEIVED A PETITION BY A MAJORITY OF OWNERS, OR HAVE MADE RESOLUTION FOR THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF NEPHI; AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED 10-2-401 ET SEQ. 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 SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE RED CLIFF STORAGE ANNEXATION.

This 17th day of Dec. A.D. 2024

Justin Seely
MAYOR, Justin Seely
John D. Parady
Council, John D. Parady
Shari Cowan
Council, SHARI COWAN

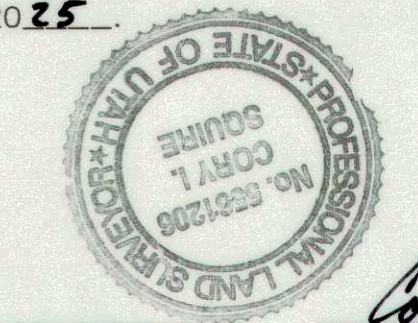
Council, TRAVIS WORWOOD
Jeramie Conway
Council, Jeramie Conway
Skip F. Worwood
Council, Skip F. Worwood

APPROVED
CITY ATTORNEY
Kasey L. Wright

ATTEST
CLERK-RECORDER
Lisa Brough

COUNTY SURVEYOR

Approved in compliance with Section 17-23-20 of the Utah Code this 13 day of January, 2025.



Debra P. Zirbes, Juab County Surveyor

By *Debra P. Zirbes*

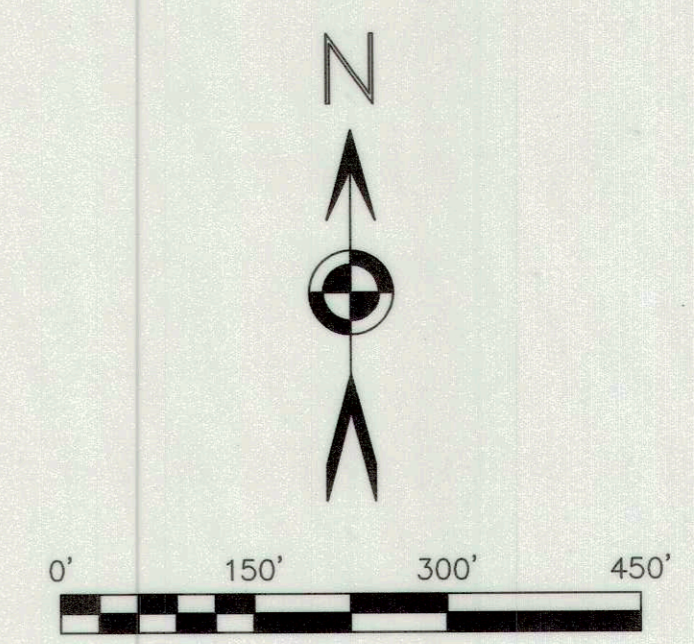
ANNEXATION PLAT

RED CLIFF STORAGE ANNEXATION

CITY OF NEPHI, JUAB COUNTY, UTAH

SCALE 1" = 150 FEET
COUNTY RECORDER

LE 4446



SCALE
1" = 150'

- LEGEND**
- ◆ = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - - - = SECTION LINE
 - = DESCRIBED BOUNDARY
 - ||| = CURRENT CITY BOUNDARY

TOTAL ANNEXED AREA
1545881 Sq. Feet
35.49 Acres

ORDINANCE 12-17-2024-A

**AN ORDINANCE ANNEXING CERTAIN PROPERTY TO NEPHI CITY AND
ESTABLISHING ZONING CLASSIFICATION FOR SAID PROPERTY.**

BE IT ORDAINED BY THE CITY COUNCIL OF NEPHI CITY, UTAH:

SECTION I. That the following described real property be, and the same is hereby annexed to Nephi City, Utah, the corporate limits of said city are hereby extended to include said described property, and said property is hereby declared to be part of Nephi City and shall henceforth be subject to all of the ordinances and regulations thereof, and that the description of the boundaries of Nephi City be amended to include the following property to-wit:

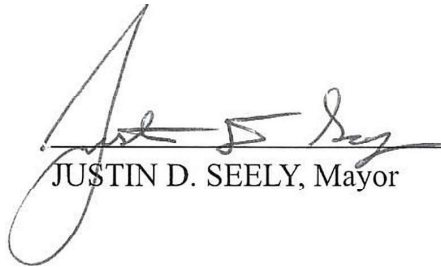
Red Cliffs Storage Annexation
See Exhibit A

SECTION II. That the territory annexed under Section I above, is hereby classified into the Highway Commercial 1 (HC-1) and Industrial 1 (ID-1) zones as shown on Exhibit B.

SECTION III. Passed by the City Council of Nephi City, this 17th day of December, 2024.

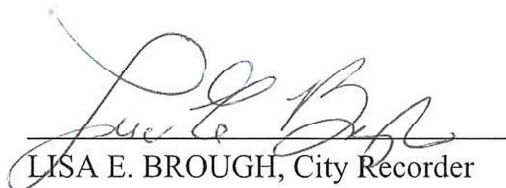


NEPHI CITY



JUSTIN D. SEELY, Mayor

ATTEST:



LISA E. BROUGH, City Recorder

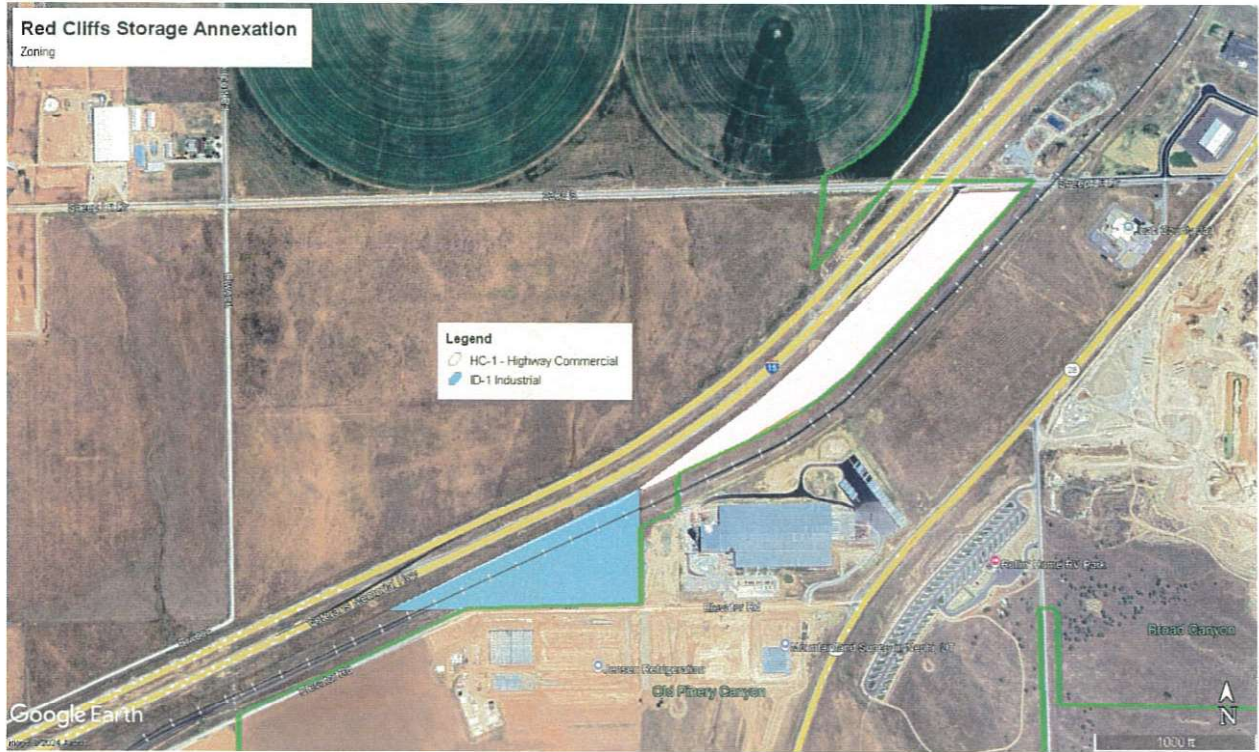
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EXHIBIT B





NEPHI CITY

21 East 100 North Nephi, UT 84648

Phone: 435-623-0822

Fax: 435-623-5443

January 13, 2024

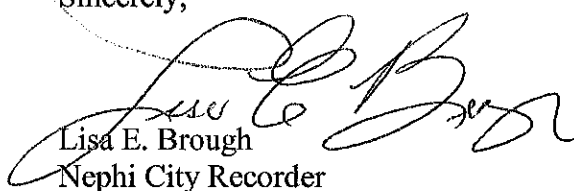
Deidre M. Henderson
Lieutenant Governor of Utah
350 N State Street, Suite 220
PO Box 142325
Salt Lake City, UT 84114-2325
annexations@utah.gov

RE: RED CLIFFS STORAGE ANNEXATION

Dear Lt. Governor Henderson:

This letter certifies and is an official notification that the Red Cliffs Storage Annexation request complies with the legal requirements and that all the steps necessary for municipality annexation outlined by state statute have been followed. I am requesting certification of this boundary action.

Sincerely,



Lisa E. Brough
Nephi City Recorder

435.623.0822

lisabrough@nephi.utah.gov