

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 NORTH VILLAGE DEVELOPMENT (AKA CROSSING, RESORT/HARVEST VILLAGE) ANNEXATION located in HEBER CITY, dated FEBRUARY 6, 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 NORTH VILLAGE DEVELOPMENT (AKA CROSSING, RESORT/HARVEST VILLAGE) ANNEXATION located in WASATCH 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

ORDINANCE NO. 2024-24

AN ORDINANCE APPROVING THE NORTH VILLAGE DEVELOPMENT (AKA CROSSINGS, RESORT/HARVEST VILLAGE) ANNEXATION LOCATED AT THE INTERSECTION OF HIGHWAY 40 AND HIGHWAY 32.

BE IT ORDAINED by the City Council of Heber City, Utah, the North Village Development Annexation described in Exhibit A, is hereby approved.

Zoning of the properties contained therein shall initially be designated consistent with the City's North Village Overlay Zone (NVOZ), depicted in Exhibit B.

This Ordinance shall take effect upon approval by the City Council and execution by Heber City of both the *Development Agreement for the Harvest Village Mixed Use Development* and the *Development Agreement for the North Village Crossings*.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 17th day of December, 2024.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne Barney	_____	<u> X </u>	_____	_____
Aaron Cheatwood	_____	<u> X </u>	_____	_____
Michael Johnston	<u> X </u>	_____	_____	_____
Sid Ostergaard	<u> X </u>	_____	_____	_____
D. Scott Phillips	<u> X </u>	_____	_____	_____

APPROVED:

~~Mayor Heidi Franco~~
Aaron Cheatwood

Mayor pro tem

ATTEST:

Trina Wooke
 RECORDER

Date: 2/4/2025



Exhibit A: Legal Description

ANNEXATION DESCRIPTION

All of Parcels:

00-0020-4584, 00-0007-7664, 00-0007-7458, 00-0007-7623, 00-0007-7730 : North Village Development
00-0021-0847: Questar Gas
00-0007-7508: Brandner Trust
00-0007-7565: Strm North Village LLC
00-0020-9098: Probst Lot 1
00-0020-9099: Probst Lot 2
00-0007-7748: Kren
00-0020-2993, 00-0020-2992: Anderson
00-0007-7706: Knapp
00-0020-2995, 00-0020-2994, 00-0020-2991, 00-0020-2990, 00-0020-0978: Wasatch Crest
00-0007-7466, 0-0021-2614, 00-0021-2617, 00-0021-1555, 00-021-1558, 00-021-1559

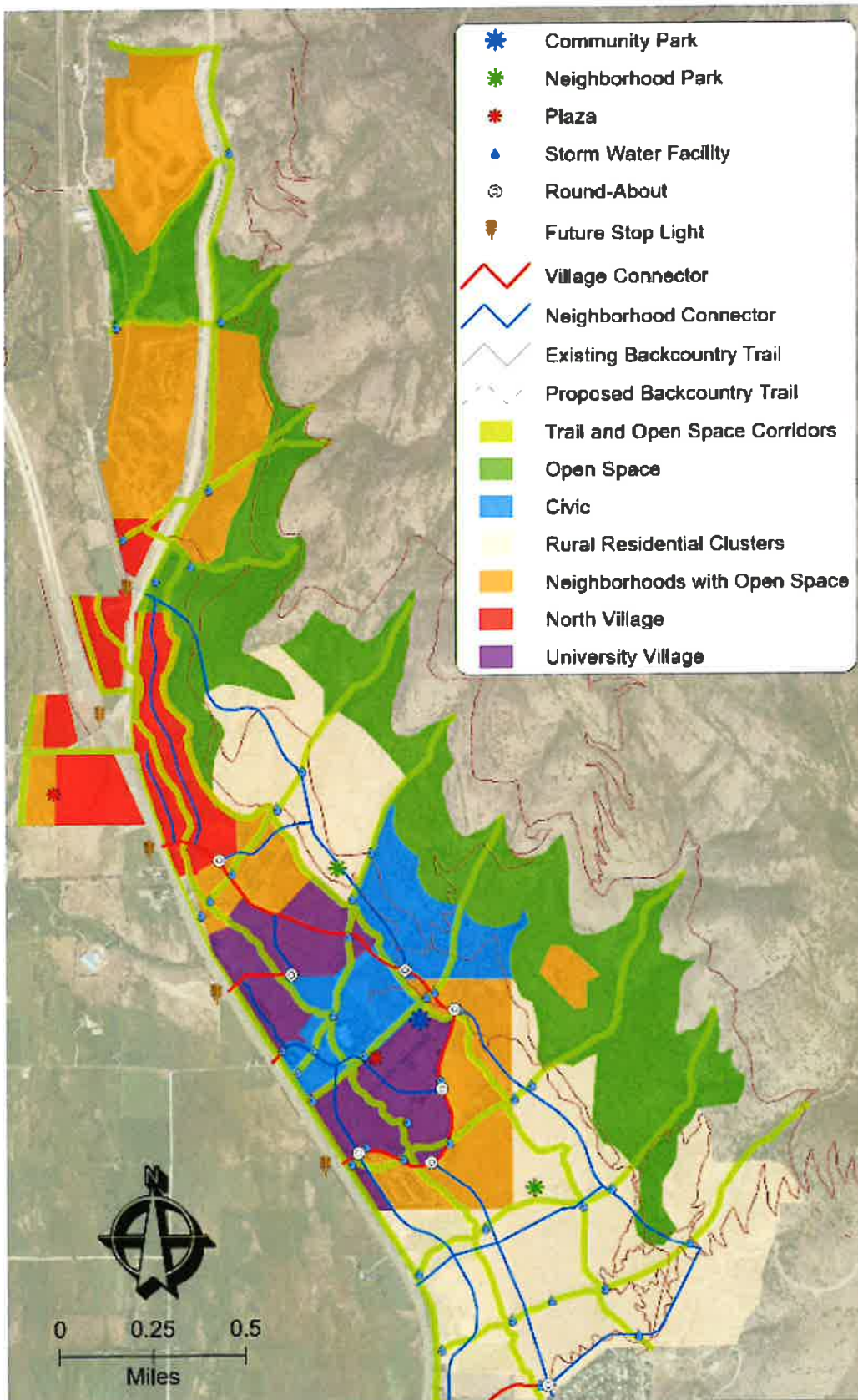
BOUNDARY DESCRIPTION

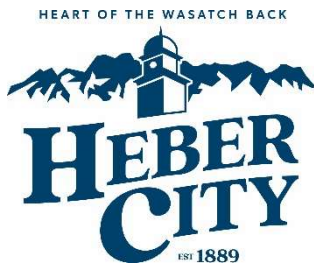
A parcel of land located in Section 18 & the Northeast Quarter Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is North 87°05'52" West 2619.44 feet and North 186.28 feet from the SouthEast Corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 20°10'27" West 777.86 feet; thence East 3.00 feet; thence North 19°59'47" West 29.53 feet; thence South 89°18'16" West 508.60 feet; thence South 89°57'53" West 185.35 feet; thence South 89°19'16" West 734.23 feet; thence South 89°33'11" West 776.14 feet; thence North 04°56'20" West 92.58 feet; thence North 18°14'15" East 78.00 feet; thence North 50°01'05" East 71.10 feet; thence North 17°05'43" East 89.90 feet; thence North 31°02'10" East 139.90 feet; thence North 07°53'45" East 642.10 feet; thence North 14°47'08" East 66.39 feet; thence North 29°14'12" East 78.25 feet; thence North 03°31'00" East 82.00 feet; thence North 26°11'00" East 141.00 feet; thence North 05°47'00" West 49.00 feet; thence North 20°30'00" East 150.00 feet; thence North 32°01'47" West 70.44 feet; thence North 10°00'00" East 300.00 feet; thence South 89°49'41" East 1428.06 feet; thence North 01°34'17" East 643.74 feet; thence North 15°23'38" East 542.87 feet; thence South 89°42'19" East 380.82 feet; thence South 11°10'07" East 194.68 feet; thence South 46°40'07" East 166.19 feet; thence South 18°49'05" West 762.04 feet; thence South 10°40'07" East 177.88 feet; thence South 42°10'05" East 160.49 feet; thence South 40°54'29" East 334.76 feet; thence South 12°20'30" West 206.91 feet; thence South 10°24'30" East 343.54 feet; thence South 26°24'30" East 447.97 feet; thence South 40°54'30" East 500.67 feet; thence South 89°54'30" East 66.86 feet; thence South 04°01'58" West 76.69 feet; thence South 75°06'07" East 108.61 feet to a point on a non tangent curve to the left having a radius of 172.16 feet, of which the radius point bears North 14°53'58" East; thence along the arc of said curve 163.91 feet through a central angle of 54°33'02"; thence North 50°20'46" East 181.57 feet; thence North 55°15'00" East 70.35 feet; thence South 52°30'00" East 112.00 feet; thence South 03°00'00" East 152.25 feet; thence South 30°02'47" East 157.18 feet; thence North 43°30'00" East 7.27 feet; thence South 47°23'54" East 53.07 feet; thence South 49°48'59" East 125.72 feet to a point on a non tangent curve to the right having a radius of 193.90 feet, of which the radius point bears South 37°53'27" West; thence along the arc of said curve 67.39 feet through a central angle of 19°54'46"; thence South 19°44'47" East 35.54 feet; thence South 35°12'08" West 716.95 feet; thence North 27°27'52" West 28.98 feet; thence South 36°14'19" West 150.96 feet; thence South 28°30'00" West 381.74 feet; thence North 36°46'30" West 852.82 feet; thence South 63°43'50" West 286.90 feet; thence South 80°26'02" West 15.11 feet; thence South 84°58'47" West 161.72 feet to the point of beginning.

Description contains 160.63 acres.

Exhibit B: Zoning Map





Heber City Corporation
75 North Main Street
Heber City, Utah 84032

*******NOTICE OF IMPENDING BOUNDARY ADJUSTMENT*******

February 6, 2025

Lt. Governor's Office
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

RE: North Village Annexation

To Lt. Governor Henderson:

During the December 17, 2024, Heber City Council meeting, the Heber City Council adopted Ordinance 2024-24 approving an annexation titled the North Village Annexation and amending the common boundaries as designated in the City's Annexation Policy Plan. The annexation parcel consists of 139.21 acres located at approximately on the northwest, southwest, and southeast corners of the intersection of Highway 40 and Highway 32 in Wasatch County, Utah.

Included you will find a copy of the Ordinance of Annexation with the boundary description of the annexation, and a copy of the annexation map.

Pursuant to Utah State Code 67-1a-6.5(3)(e)(i), Heber City certifies that all requirements applicable to the boundary action have been met and is requesting the Lieutenant Governor's office provide Heber City Corporation with a paper certificate of annexation as described in 67-1a-6.5(a)(iii).

If approved, please send the Paper Certificate of Annexation to:

Heber City
c/o Trina Cooke
City Recorder
75 North Main Street
Heber City, UT 84032

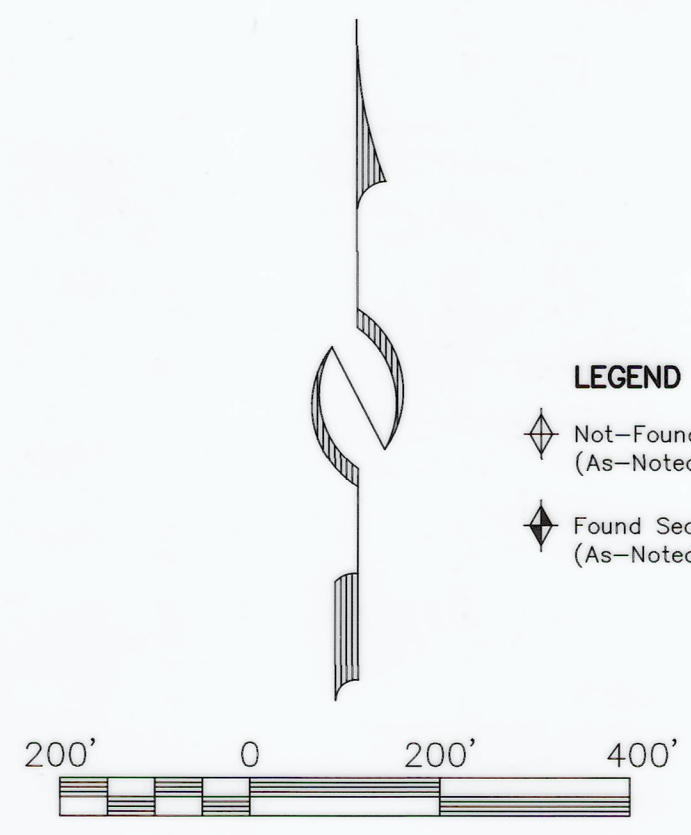
If you have any questions, please feel free to call me at 435-657-7886.

Sincerely,

Trina N. Cooke
City Recorder

HEBER CITY ANNEXATION (NORTH VILLAGE DEVELOPMENT)

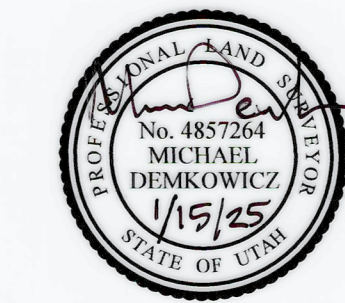
LOCATED IN SECTION 18 & THE NORTHEAST QUARTER CORNER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN



LEGEND
 ◆ Not-Found Section monument (As-Noted)
 ◆ Found Section monument (As-Noted)

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N 4°56'20" W	92.58'	L21	S 72°54'31" E	59.84'
L2	N 18°14'15" E	78.00'	L22	N 55°41'46" E	51.76'
L3	N 50°01'05" E	71.10'	L23	N 58°40'45" E	78.71'
L4	N 17°05'43" E	89.90'	L24	S 34°09'24" E	34.78'
L5	N 31°02'10" E	139.90'	L25	S 15°12'04" E	77.45'
L6	N 14°47'08" E	66.39'	L26	S 48°56'41" E	159.35'
L7	N 29°14'12" E	78.25'	L27	S 0°56'45" E	23.12'
L8	N 3°31'00" E	82.00'	L28	N 27°11'26" W	28.83'
L9	N 26°11'00" E	141.00'	L29	S 36°21'03" W	151.00'
L10	N 5°47'00" W	49.00'	L30	N 85°20'25" W	181.59'
L11	N 20°30'00" E	150.00'			
L12	N 32°01'47" W	70.44'			
L13	S 11°08'05" E	194.68'			
L14	S 46°38'05" E	166.19'			
L15	S 10°38'05" E	178.53'			
L16	S 42°08'03" E	160.49'			
L17	S 40°52'27" E	334.76'			
L18	S 12°22'32" W	206.91'			
L19	S 89°52'28" E	66.86'			
L20	S 4°04'00" W	78.68'			

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	245.08'	219.84'	51°23'39"	N 81°23'38" E	212.54'
C2	104.38'	37.88'	20°47'30"	N 45°18'03" E	37.67'
C3	90.97'	37.75'	23°46'35"	N 46°47'31" E	37.48'
C4	44.16'	67.17'	87°09'05"	N 77°44'20" E	60.88'
C5	216.78'	71.72'	18°57'18"	S 24°40'44" E	71.39'
C6	351.28'	206.88'	33°44'34"	S 32°04'22" E	203.90'
C7	134.67'	80.21'	34°07'33"	S 31°52'57" E	79.03'



SURVEYOR'S CERTIFICATE

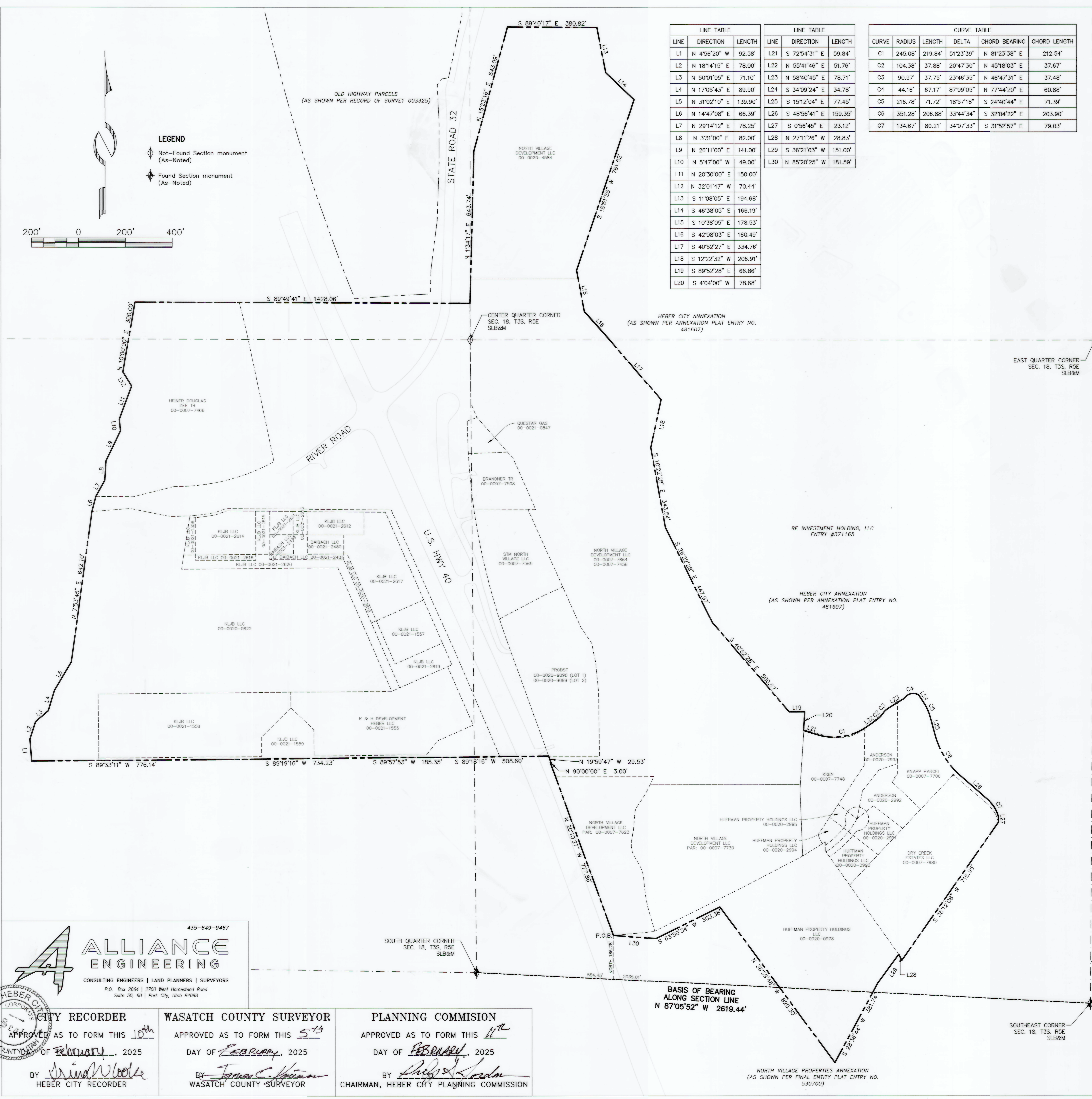
I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have completed a survey of the property described on this Annexation Plat map in accordance with Section 17-23-20 and have verified all measurements.

BOUNDARY DESCRIPTION

A parcel of land located in Section 18 & the Northeast Quarter Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
 Beginning at a point that is North 87°05'52" West 2035.01 feet and North 186.28 feet from the Southeast Corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 20°10'27" West 777.86 feet; thence East 3.00 feet; thence North 19°59'47" West 29.53 feet; thence South 89°18'16" West 508.80 feet; thence South 89°57'53" West 185.35 feet; thence South 89°19'16" West 734.23 feet; thence South 89°33'11" West 776.14 feet; thence North 04°56'20" West 92.58 feet; thence North 18°14'15" East 78.00 feet; thence North 50°01'05" East 71.10 feet; thence North 17°05'43" East 89.90 feet; thence North 31°02'10" East 139.90 feet; thence North 07°53'45" East 642.10 feet to the southerly right-of-way of River Road; thence crossing over River Road North 14°47'08" East 66.39 feet to the northerly right-of-way of River Road; thence North 29°14'12" East 78.25 feet; thence North 03°31'00" East 82.00 feet; thence North 26°11'00" East 141.00 feet; thence North 05°47'00" West 49.00 feet; thence North 20°30'00" East 150.00 feet; thence North 32°01'47" West 70.44 feet; thence North 10°00'00" East 300.00 feet; thence South 89°49'41" East 1428.06 feet; thence North 01°34'17" East 643.74 feet; thence North 15°23'16" East 543.09 feet to the boundary of that Heber City Annexation recorded July 28, 2020 as Entry No. 481607 on file and of record with the Wasatch County Recorder's Office, said point also being on the north boundary line of Parcel 00-0020-4584; thence along the boundary of Heber City Annexation Entry No. 481607 the following twenty-six (26) courses: thence 1) South 89°40'17" East 380.82 feet; thence 2) South 11°08'05" East 194.68 feet; thence 3) South 46°38'05" East 166.19 feet; thence 4) South 18°51'55" West 761.62 feet; thence 5) South 10°38'05" East 178.53 feet; thence 6) South 42°08'03" East 160.49 feet; thence 7) South 40°52'27" East 334.76 feet; thence 8) South 12°22'32" West 206.91 feet; thence 9) South 10°22'28" East 343.54 feet; thence 10) South 26°22'28" East 447.97 feet; thence 11) South 40°52'28" East 500.67 feet; thence 12) South 89°52'28" East 66.86 feet; thence 13) South 04°04'00" West 78.68 feet; thence 14) South 72°54'31" East 59.84 feet to a point on a non-tangent curve to the left having a radius of 245.08 feet, of which the radius point bears North 17°05'28" East; thence 15) along the arc of said curve 219.84 feet through a central angle of 51°23'39"; thence 16) North 55°41'46" East 51.76 feet to a point on a non-tangent curve to the left having a radius of 104.38 feet, of which the radius point bears North 34°18'12" West; thence 17) along the arc of said curve 37.88 feet through a central angle of 20°47'30" to a point on a non-tangent curve to the right having a radius of 90.97 feet, of which the radius point bears South 55°05'46" East; thence 18) along the arc of said curve 37.75 feet through a central angle of 23°46'35"; thence 19) North 58°40'45" East 78.71 feet to a point on a non-tangent curve to the right having a radius of 44.16 feet, of which the radius point bears South 55°05'12" East; thence 20) along the arc of said curve 67.17 feet through a central angle of 87°09'05"; thence 21) South 34°09'24" East 34.78 feet to a point on a non-tangent curve to the right having a radius of 216.78 feet, of which the radius point bears South 55°50'37" West; thence 22) along the arc of said curve 71.72 feet through a central angle of 18°57'18"; thence 23) South 15°12'04" East 77.45 feet to a point on a non-tangent curve to the left having a radius of 351.28 feet, of which the radius point bears North 74°47'55" East; thence 24) along the arc of said curve 206.88 feet through a central angle of 33°44'34"; thence 25) South 48°56'41" East 159.35 feet to a point on a non-tangent curve to the right having a radius of 134.67 feet, of which the radius point bears South 41°03'17" West; thence 26) along the arc of said curve 80.21 feet through a central angle of 34°07'33"; thence South 0°56'45" East 23.12 feet; thence South 35°12'08" West 716.95 feet; thence North 27°11'26" West 28.83 feet to a point on the northerly boundary of that Final Local Entity Plat for North Village Annexation, dated February 7, 2023, recorded as Entry No. 530700 in Book 1437 at Page 621; thence along said Final Entity Plat Entry No. 530700 the following four (4) courses: thence 1) South 36°21'03" West 151.00 feet; thence 2) South 28°36'44" West 381.74 feet; thence 3) North 36°39'46" West 820.30 feet; thence 4) South 63°50'34" West 303.38 feet; thence North 85°20'25" West 181.59 feet to the point of beginning.
 Description contains 160.93 acres.

NOTES

1. Basis of Bearing for this survey is between the section monuments as shown on this plat.
2. The above boundary description describes the overall boundary line surrounding the following parcels. While some of these parcels boundaries have been established by multiple records of survey on file at the Wasatch County Surveyor's office, the boundary described above is only intended to represent all of these parcels combined together to be annexed into Heber City and should not be considered the result of a record of survey for all.
3. This annexation plat follows the boundary of two previous annexations, Entry No. 530700 and Entry No. 481607, on file with the Wasatch County Recorder's Office. As stated above, the boundary description contained herein is meant to encompass parcels meant to be annexed into Heber City, but is not necessarily going to follow all record bearings and distances for each parcel. In the instance of conflict between a parcel's record description and the annexation boundary, it is intended that the entirety of that parcel be included in the annexation.



ALLIANCE ENGINEERING
 CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
 P.O. Box 2864 | 2700 West Homestead Road
 Suite 30, 60 | Park City, Utah 84098
 435-649-9467

HEBER CITY RECORDER
 APPROVED AS TO FORM THIS 10th DAY OF February, 2025
 BY *Trina Woods*
 HEBER CITY RECORDER

WASATCH COUNTY SURVEYOR
 APPROVED AS TO FORM THIS 5th DAY OF February, 2025
 BY *James C. Johnson*
 WASATCH COUNTY SURVEYOR

PLANNING COMMISSION
 APPROVED AS TO FORM THIS 11th DAY OF February, 2025
 BY *Chris K. Larkin*
 CHAIRMAN, HEBER CITY PLANNING COMMISSION

BASIS OF BEARING ALONG SECTION LINE
 N 87°05'52" W 2619.44'

HEBER CITY ENGINEER
 APPROVED AS TO FORM THIS 12th DAY OF February, 2025
 BY *Russell P. Pelt*
 HEBER CITY ENGINEER

HEBER CITY MAYOR
 APPROVED AS TO FORM THIS 10th DAY OF Feb., 2025
 BY *Heldi Frances*
 HEBER CITY MAYOR

RECORDED
 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____
 ENTRY NO. _____ FEE _____ RECORDER _____

1/15/2025