

STATE OF UTAH

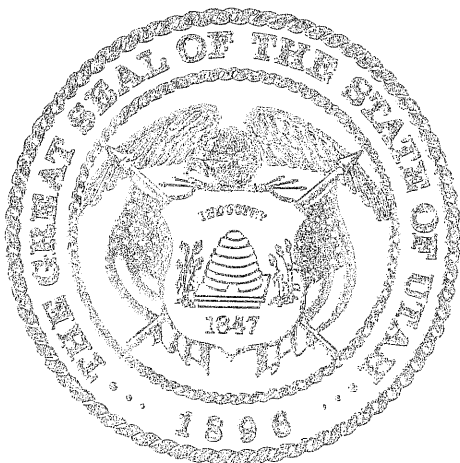


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from TRAVERSE RIDGE SPECIAL SERVICE DISTRICT, dated October 17th, 2017, complying with Section 17D-1-403, 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 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT 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 22nd day of November, 2017 at Salt Lake City, Utah.

Handwritten signature of Spencer J. Cox.

SPENCER J. COX
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

The Honorable Spencer J. Cox
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, UT 84114-2325

Re: Notice of Annexation of Property into the Traverse Ridge Special Service District

Lieutenant Governor Cox:

Pursuant to U.C.A. § 17D-1-403, et seq., Draper City is hereby filing notice that on October 17, 2017, the Draper City Council passed Resolution 17-64, Annexing Property to the Traverse Ridge Special Service District. Please note that the notice, hearing and protest requirements of U.C.A. §§ 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District.

Enclosed please find a copy of an approved final local entity plat that meets the requirement of U.C.A. § 67-1a-6.5.

I hereby certify as the approving authority that all requirements applicable to this boundary action have been met.

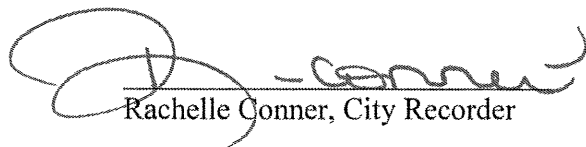
The Draper City Council respectfully requests the issuance of a Certificate of Annexation in accordance with U.C.A. §§ 17D-1-403 and 67-1a-6.5.

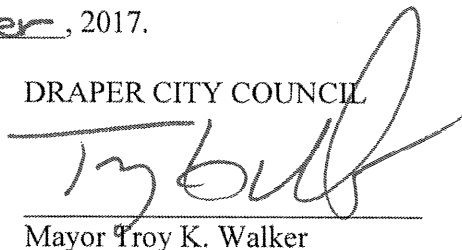
Please advise if you have any questions or concerns.

Dated this 24th day of October, 2017.

ATTEST:

DRAPER CITY COUNCIL


Rachelle Conner, City Recorder


Mayor Troy K. Walker

RESOLUTION NO. 17-64

**A RESOLUTION OF THE CITY COUNCIL ANNEXING PROPERTY
TO THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT**

WHEREAS, the Draper City Council, by Resolution 99-82 dated December 28, 1999, has previously established the Traverse Ridge Special Service District for the purpose of providing transportation, including snow removal, street lighting services, repairing and maintaining roads, and sweeping and disposal services; and

WHEREAS, Draper City has recently received an annexation petition from Edge Land 16, LLC seeking to annex Hidden canyon Estates Phase 2 into the Traverse Ridge Special Service District for the purpose of providing the same services provided by said District; and

WHEREAS, the Draper City Council, in accordance with Utah Code Ann. §17D, Chapter 1, Part 4, has held the required meetings to annex the property into the Traverse Ridge Special Service District; and

WHEREAS, the Draper City Council finds it is in the best interest of the city and the general health, safety and welfare of the public, specifically, the future citizens of the area covered by the petition, to annex said area to the Traverse Ridge Special Service District; and

WHEREAS, the petition complies with all requirements of Utah Code Ann. §§17D-1-401 and 402.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

SECTION 1. Annexation. That certain real property particularly described in Exhibits A and B attached hereto, is hereby annexed into the Traverse Ridge Special Service District.

SECTION 2. Waiver. The notice, hearing and protest requirements of UCA 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District in accordance with Utah Code Ann. §17D-1-402.

SECTION 3. Services to be Provided. Those improvements, purposes, and services identified in Resolution 99-82, establishing the Traverse Ridge Special Service District, shall be provided in the same manner to the annexed areas from the effective date of this resolution.

SECTION 4. Property Subject to Taxation. Dating from and after the approval and adoption of this Resolution, the territory annexed herby and described in Section 1 above shall be an integral part of the Traverse Ridge Special Service District. The taxable property located therein shall be subject to taxation for the purposes of the Traverse Ridge Special Service District, including the payment of any bonds and other obligations thereof now outstanding or hereafter authorized and issued. All properties and users of serviced in the Special Service District, as enlarged by this annexation, shall be subject to all of the laws, regulations, powers and authority of the District and Draper City Council as provided by law.

I certify that this is an exact copy
of the original document.


Draper City Recorder

SECTION 5. Notice of Annexation. The City Council, as the governing authority of the Traverse Ridge Special Service District, shall cause a notice of annexation and a copy of this Resolution to be filed with the Utah State Tax Commission, Utah Lieutenant Governor's Office, the Utah and Salt Lake County Assessor, and the Utah and Salt Lake County Recorder as per Utah Code Ann. §17D-1-403.


SECTION 6. Severability. If any section, part or provision of the Resolution is hale invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of the Resolution, and all sections, parts and provisions of the Resolution shall be severable.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 17th DAY OF OCTOBER, 2017.




DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Rachelle Conner, City Recorder

VOTE TAKEN:

Councilmember Rappleye

YES

NO

Councilmember Stenquist

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

Exhibit A

Legal Description:

Exhibit A
(Legal Description of Edge Property)

HIDDEN CANYON ESTATES PHASE 2

BEGINNING AT THE NORTHWEST CORNER OF LOT 102, HIDDEN CANYON ESTATES PHASE 1A, SAID POINT BEING SOUTH 89°49'39" WEST, ALONG THE SECTION LINE, 676.63 FEET AND NORTH 00°10'21" WEST 173.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PHASE 1A SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) SOUTH 35°10'39" WEST 100.00 FEET; 2) SOUTH 38°12'39" WEST 50.06 FEET; 3) SOUTH 34°49'42" WEST 149.32 FEET; THENCE NORTH 62°31'05" WEST 32.88 FEET TO THE EASTERLY LINE OF THE METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY PROPERTY (BOOK: 545, PAGE: 131); THENCE NORTH 30°20'41" WEST, ALONG SAID PROPERTY, 1585.15 FEET TO THE SOUTH LINE OF MREC DAI EDELWEISS LLC PROPERTY; THENCE ALONG SAID MREC DAI EDELWEISS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°57'44" EAST 352.91 FEET; 2) NORTH 00°12'08" EAST 196.87 FEET; THENCE SOUTH 89°50'22" EAST 103.90 FEET; THENCE NORTH 88°06'42" EAST 50.03 FEET; THENCE SOUTH 89°50'22" EAST 112.50 FEET; THENCE EAST 53.03 FEET; THENCE NORTH 77°13'05" EAST 74.18 FEET; THENCE NORTH 35°06'17" EAST 68.62 FEET; THENCE NORTH 77°42'52" EAST 65.51 FEET; THENCE NORTH 09°03'47" EAST 97.34 FEET; THENCE NORTH 14°42'13" EAST 90.50 FEET; THENCE NORTH 39°33'15" EAST 201.39 FEET; THENCE NORTH 54°46'11" EAST 83.49 FEET; THENCE NORTH 76°58'51" EAST 105.00 FEET; THENCE NORTH 88°17'21" EAST 74.30 FEET; THENCE SOUTH 04°13'34" EAST 41.68 FEET; THENCE NORTH 84°05'07" EAST 90.00 FEET; THENCE NORTH 37°07'34" EAST 80.77 FEET; THENCE NORTH 89°55'29" EAST 117.08 FEET; THENCE NORTH 00°08'40" EAST 49.83 FEET; THENCE SOUTH 89°51'20" EAST 111.56 FEET; THENCE NORTH 89°58'10" EAST 56.00 FEET TO THE CENTER SECTION LINE OF SAID SECTION 10; THENCE SOUTH 00°08'40" WEST, ALONG SAID SECTION LINE, 194.44 FEET; THENCE 109.09 FEET ALONG THE ARC OF A 528.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°03'48" WEST 108.90 FEET) AND THE CENTER BEARS NORTH 89°51'20" WEST; THENCE SOUTH 11°58'56" WEST 4.62 FEET; THENCE WEST 131.67 FEET; THENCE SOUTH 67°24'08" WEST 150.28 FEET; THENCE SOUTH 73°59'53" WEST 106.20 FEET; THENCE NORTH 87°05'36" WEST 117.19 FEET; THENCE NORTH 69°31'39" WEST 126.46 FEET; THENCE NORTH 54°52'11" WEST 6.39 FEET; THENCE 25.13 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT (CORD BEARS SOUTH 31°31'49" WEST 25.12 FEET) AND THE CENTER BEARS SOUTH 54°52'11" EAST; THENCE SOUTH 27°55'50" WEST 231.80 FEET; THENCE 37.81 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 31°25'30" WEST 37.79 FEET) AND THE CENTER BEARS NORTH 62°04'10" WEST; THENCE SOUTH 55°04'50" EAST 70.16 FEET; THENCE 173.74 FEET ALONG THE ARC OF A 770.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 01°11'40" EAST 173.37 FEET) AND THE CENTER

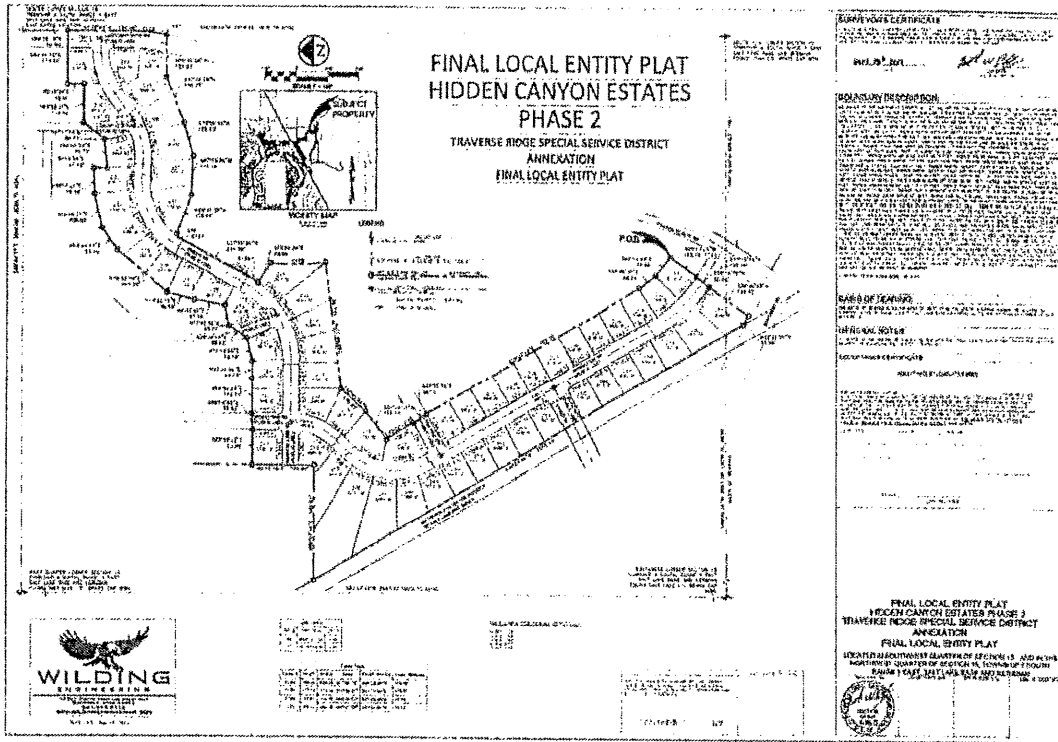
MA1272123.v2-4/26/17

[Legal description is continued on the next page]

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THENCE SOUTH 42°40'04" WEST 106.82 FEET; THENCE SOUTH 51°26'00" WEST 106.70
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EAST 66.21 FEET; THENCE SOUTH 49°15'44" EAST 71.66 FEET TO THE NORTHWEST
CORNER OF SAID LOT 102 AND THE POINT OF BEGINNING.

CONTAINS 18.724 ACRES MORE OR LESS

Exhibit B



October 2, 2017

Draper City Council
1020 E. Pioneer Rd.
Draper, UT 84020

Re: Petition to annex certain property into the Traverse Ridge Special Service District

Dear Council Members:

The undersigned, Edge Land 16, LLC, a Utah Limited Liability Company, known as “**Grantor**”, is the owner of that certain real property described on Exhibit A and generally depicted on Exhibit B, each attached hereto (the “**Edge Property**”). The Edge Property is located near to but outside of the boundaries of the Traverse Ridge Special Service District (the “**TRSSD**”).

The Draper City Council (“**City Council**”) established the TRSSD by enacting Resolution No. 99-82 to provide transportation, including snow removal, and sanitation and street lighting to the property within the TRSSD (the “**Special Services**”). Section 17D-1-401 of the Utah Code authorizes the City Council to annex additional property into the TRSSD to allow such property to receive the Special Services and be subject to the taxation and other conditions of the TRSSD.

In order for property to be annexed into the TRSSD, Sections 17D-1-401 and 17D-1-203 of the Utah Code require that a petition be filed with the City Council requesting such annexation and containing certain information. This letter constitutes Grantor’s petition to the City Council that the Edge Property be annexed into the TRSSD. Below is a summary of the required information:

- Grantor has signed this letter and is the owner of 100% of the Edge Property with the exception to those portions owned by Draper City as dedicated public roadways from previously recorded roadway dedication plats.
- There is presently no assigned address to the Edge Property, but the Edge Property is located as described on Exhibit A and as depicted on Exhibit B, each attached hereto.
- The Special Services are not presently provided to the Edge Property.
- Grantor has reviewed the documentation related to the TRSSD and is willing to be subject to the taxation and other conditions of the TRSSD.

Please note that because Grantor is collectively the sole owner of the Edge Property, the notice, hearing, and protest requirements of Part 2 of Section 17D-1 of the Utah Code do not apply. *See 17D-1-402 Utah Code.* Therefore, all that is required of the City Council to annex the Edge Property is to (a) adopt a resolution annexing the Edge Property and (b) file with the lieutenant

governor a copy of a notice of impending boundary action and an approved final local entity plat as set forth in Section 17D-1-403 of the Utah Code.

In the event you have any questions or need any additional information, please contact Brandon Watson of Grantor by mail at: 13702 S 200 W B12, Draper, UT 84020, by email at: brandon@edgehomes.com and by phone at: (801) 913-7028.

Thank you for your consideration of this petition.

Very truly yours,

EDGE LAND 16, LLC, a Utah limited liability
Company
13702 S 200 W B12
Draper, UT 84020


By: 
Name: Steve Maddox
Its: Manager

Exhibit A
(Legal Description of Edge Property)

HIDDEN CANYON ESTATES PHASE 2

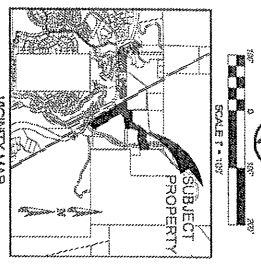
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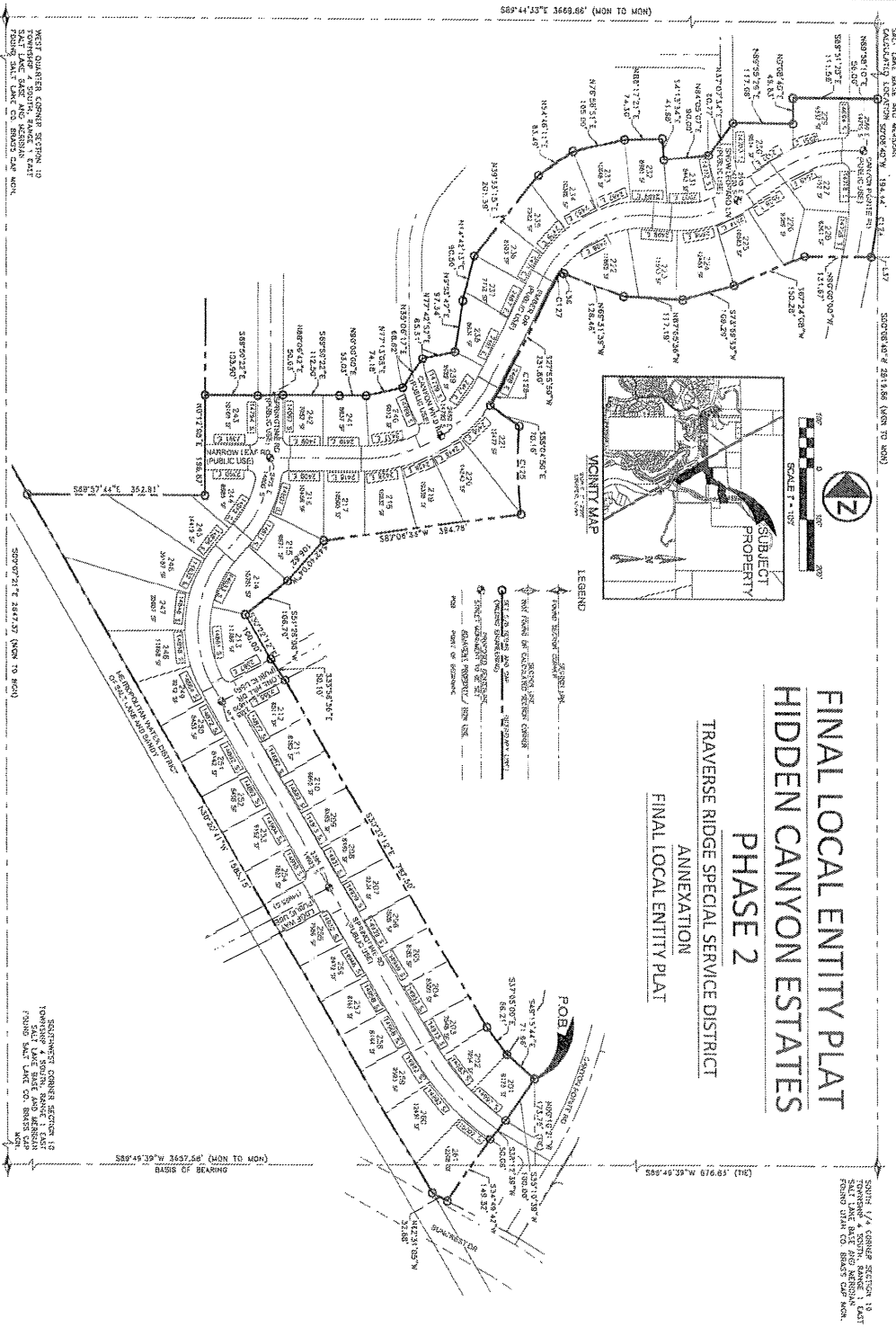
CONTAINS 18.724 ACRES MORE OR LESS

Exhibit B
(Depiction of Edge Property Attached)

SUBJECT PROPERTY
 1/4 SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 1/4 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH



FINAL LOCAL ENTITY PLAT HIDDEN CANYON ESTATES PHASE 2 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION FINAL LOCAL ENTITY PLAT



SURVEYORS CERTIFICATE
 I, the undersigned, being a duly Licensed Surveyor in the State of Utah, do hereby certify that I am the author of the foregoing plat and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor in the State of Utah.

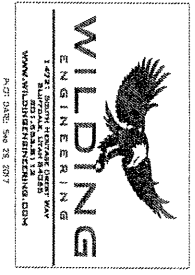
DATE: _____
 (PRINT NAME)

BOUNDARY DESCRIPTION:
 THE BOUNDARY OF THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF BEGINNING OF THE SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH, AND PROCEED AS FOLLOWS: ...

GENERAL NOTES:
 1) THIS PLAT IS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY DESCRIBED THEREON.

ACCEPTANCE CERTIFICATE
 I, the undersigned, being a duly Licensed Surveyor in the State of Utah, do hereby certify that I am the author of the foregoing plat and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor in the State of Utah.

DATE: _____
 (PRINT NAME)



| LINE | TYPE | DATE | BY |
|------|----------|------------|----|
| 1 | REVISION | 11/28/2018 | MS |
| 2 | REVISION | 11/28/2018 | MS |
| 3 | REVISION | 11/28/2018 | MS |
| 4 | REVISION | 11/28/2018 | MS |
| 5 | REVISION | 11/28/2018 | MS |
| 6 | REVISION | 11/28/2018 | MS |
| 7 | REVISION | 11/28/2018 | MS |
| 8 | REVISION | 11/28/2018 | MS |
| 9 | REVISION | 11/28/2018 | MS |
| 10 | REVISION | 11/28/2018 | MS |

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**FINAL LOCAL ENTITY PLAT
 HIDDEN CANYON ESTATES PHASE 2
 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT
 ANNEXATION
 FINAL LOCAL ENTITY PLAT**
 LOCATED IN SOUTHWEST QUARTER OF SECTION 16, AND IN THE
 NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
 RANGE 1 EAST, SALT LAKE COUNTY AND MERIDIAN
 WASHINGTON, UT

