

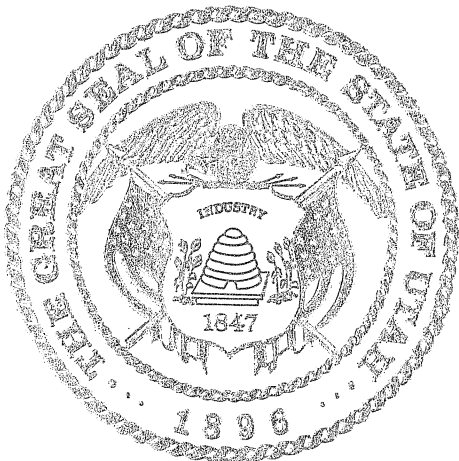
STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH,
HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from
the TOWN OF LEEDS, dated January 27th, 2010, complying with Section 10-2-425,
Utah Code Annotated, 1953, as amended.

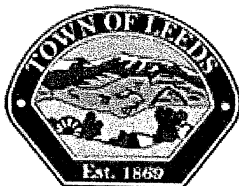
NOW, THEREFORE, notice is hereby given to all whom it may concern that the
attached is a true and correct copy of the notice of annexation, referred to above, on file
with the Office of the Lieutenant Governor pertaining to the TOWN OF LEEDS, located
in Washington County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 30th day of
March, 2010 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "G Bell".

GREG BELL
Lieutenant Governor



TOWN OF LEEDS

218 NORTH MAIN STREET

PO BOX 460879

LEEDS, UT 84746-0879

PHONE: 435-879-2447 FAX: 435-879-6905

E-mail: leedstownhall@beyondbb.com // Website: www.leedstown.org

March 22, 2010

Utah State Capitol
Suite 220
Salt Lake City, UT 84114

RE: Annexation of the "Grapevine Wash Addition 3" to the Town of Leeds, Washington County, State of Utah.

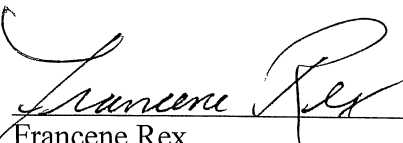
Honorable Lt. Governor:

Enclosed please find a copy of the signed & stamped Annexation Plat, and a copy of the signed & stamped ordinance, for the "Grapevine Wash Addition" annexation to the Town of Leeds.

The above stated annexation has gone through all required steps according to State Code and all legal requirements have been met. Ordinance 2010-01 annexing the "Grapevine Wash 3 Addition" was approved by the Town Council of the Town of Leeds on January 27, 2010.

If you have any questions concerning this annexation, or any of the documentation provided, please contact me.

Respectfully,


Francene Rex,
Leeds Town Clerk/Recorder

Received

MAR 24 2010

Enclosures (as stated)

Greg Bell
Lieutenant Governor

TOWN OF LEEDS

ORDINANCE 2010-01

AN ORDINANCE ANNEXING the area known as “Grapevine Wash 3 Addition”; And Establishing the Zoning for the Property

WHEREAS, “Grapevine Wash 3 Addition”, owned by MSH Investments, LLC and Silver Reef Shadows, LLC (the “Petitioner”) and the Bureau of Land Management (“BLM”), which are the owners of all the real property within the Grapevine Wash Addition 3 located within the contiguous, unincorporated area to the municipal boundary of the Town of Leeds, Utah and which area is designated on the plat

- Petitioner petitioned to be annexed into the Town of Leeds on November 18, 2009; and
- Petition was accepted by the Leeds Town Council on November 18, 2009; and
- Pending petition was certified by the Clerk/Recorder on November 25, 2009; and
- Pending petition was mailed via certified mail to the county and all affected entities; and
- No affected entity has protested the annexation during the allowed 30-day protest period; and
- Public comment was accepted regarding the proposed annexation, and a copy of the petition and proposed annexation map was available for inspection and review at the Town Hall during regular business hours; and
- At least seven days published notice of a public hearing was given and a public hearing was held to solicit additional input from the public on January 27, 2010; and
- All other procedures and requirements of the Utah's annexation laws have been complied with; and

WHEREAS, at a public meeting held January 27, 2010, the Town Council of the Town of Leeds, Utah, found it within their powers and in the best interest of the health, safety and general welfare of the Town and its residents; and

NOW THEREFORE BE IT ORDAINED: that

1. The Grapevine Wash Addition 3 annexation petition is hereby granted.
2. The area known as “Grapevine Wash 3 Addition” including private real property currently owned by MSH Investments, LLC and Silver Reef Shadows, LLC, and public real property currently owned by the Bureau of Land Management, is hereby annexed to the Town of Leeds
3. The annexation plat or map that accompanied the annexation petition is approved and shall be filed with the Washington County Surveyor and recorded with the Washington County Recorder.

4. The Town's Articles of Incorporation are to be amended to reflect this annexation into the Town boundaries and be signed and verified by the Mayor.
5. The Town Zoning Map is hereby amended to show the addition of this property to the Town of Leeds, Utah, town boundaries. The MSH Investments, LLC property will come into the Town of Leeds zoned with a Mixed-Use Zoning (MXD). The Silver Reef Shadows, LLC property will come into the Town of Leeds zoned with a Residential ½ Acre (R-1-20). The Bureau of Land Management property will come into the Town of Leeds zoned as Open Space (OS).
6. The property to be annexed is located in Washington County, Utah and is more particularly described as:

ALL OF THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 40 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN LYING EASTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, ALL OF THE WEST HALF OF THE WEST HALF OF SECTIONAL LOT 3, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, ALL OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTIONAL LOT 8, SECTIONAL LOT 9 OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND ALL OF THE NORTH 1.00 FEET OF THE WEST 529.66 FEET OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 89°35'14" WEST 1452.22 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE EAST SIXTEENTH LINE NORTH 00°02'06" WEST 2668.92 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE CENTER SECTION LINE SOUTH 89°28'10" EAST 702.13 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID WEST LINE NORTH 00°32'06" WEST 1328.85 FEET TO A POINT ON THE NORTH SIXTEENTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH SIXTEENTH LINE SOUTH 88°58'26" EAST 690.42 FEET TO THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTION 5 AND SECTION 4 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH SIXTEENTH LINE OF SAID SECTION 4 SOUTH 88°40'14" EAST 1351.80 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 3 OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTIONAL LOT 3 NORTH 00°41'07" WEST 1316.14 FEET TO THE NORTHWEST CORNER OF SAID SECTIONAL LOT 3, SAID POINT BEING ON THE TOWNSHIP LINE BETWEEN SAID TOWNSHIP 41 SOUTH AND TOWNSHIP 40 SOUTH; THENCE ALONG SAID TOWNSHIP LINE SOUTH 88°40'00" EAST 188.77 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 13 OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 13 WEST OF SAID SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE WEST LINE OF SAID LOT 13 NORTH 01°01'25" EAST 1255.01 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 33, SAID POINT BEING THE CORNER COMMON TO SECTIONAL LOTS 4, 10, 11, AND 13 OF SAID SECTION 33; THENCE ALONG THE SOUTH SIXTEENTH LINE OF SAID SECTION 33 NORTH 88°53'50" WEST 1260.21 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES: NORTH 39°22'51" EAST 475.47 FEET; THENCE NORTH 39°18'56" EAST 1205.20 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 33; THENCE ALONG SAID CENTER SECTION LINE SOUTH 88°46'15" EAST 549.40 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER SOUTH 01°02'44" WEST 2575.32 FEET TO A POINT ON SAID TOWNSHIP LINE; THENCE ALONG SAID TOWNSHIP LINE NORTH 88°40'00" WEST 178.81 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4 ; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER SOUTH 00°35'39" EAST 1647.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE NORTH 88°39'14" WEST 1012.30 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 4; THENCE ALONG SAID EAST LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 00°52'00" EAST 992.82 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 4; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 00°53'09" EAST 2647.04 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 4; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 01°24'02" WEST 1.00 FEET; THENCE NORTH 88°28'37" WEST 529.66 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID WESTERLY LINE NORTH 01°24'02" EAST 1.00 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID SECTION 4; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°28'37" WEST 133.42 FEET TO SAID SOUTHEAST CORNER OF SAID SECTION 5 AND THE POINT OF BEGINNING.

CONTAINS 229.154 ACRES.

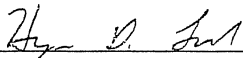
7. Pursuant to Section 10-2-425 Utah Code annotated 1953, as amended ("UCA") within 30 days of the enactment of this ordinance the Town Clerk/Recorder shall, on behalf of the Town Council,
 - a. send notice of the enactment to each affected entity together with this ordinance; and,
 - b. file with the Lieutenant Governor a certified copy of this ordinance, together with the Grapevine Wash Addition plat or map, the amended articles of incorporation, evidence that the map or plat has been recorded by the county recorder, and certification that all necessary legal requirements relating to the annexation have been completed.

8. Pursuant to Section 10-2-425 (5)(b)(i) UCA, the annexation shall take effect upon the Lieutenant Governor's issuance of a certification of the amended articles of incorporation.
9. This ordinance shall take effect the day after all of the requirements set forth in Subsection 10-2-425 (1) & (4) are completed.

ORDINANCE 2010-01 WAS PASSED AND ADOPTED ON THE 27th DAY OF JANUARY 2010. THIS ORDINANCE SHALL BE EFFECTIVE AFTER ALL LEGAL REQUIREMENTS OF FILING WITH THE STATE OF UTAH AND WASHINGTON COUNTY HAVE BEEN MET FOR THE "GRAPEVINE WASH 3 ADDITION" ANNEXATION.

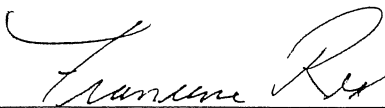
ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR HYRUM D. LEFLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ALAN ROBERTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER ANGELA ROHR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCIL MEMBER KEITH SULLIVAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COUNCIL MEMBER FRANK LOJKO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

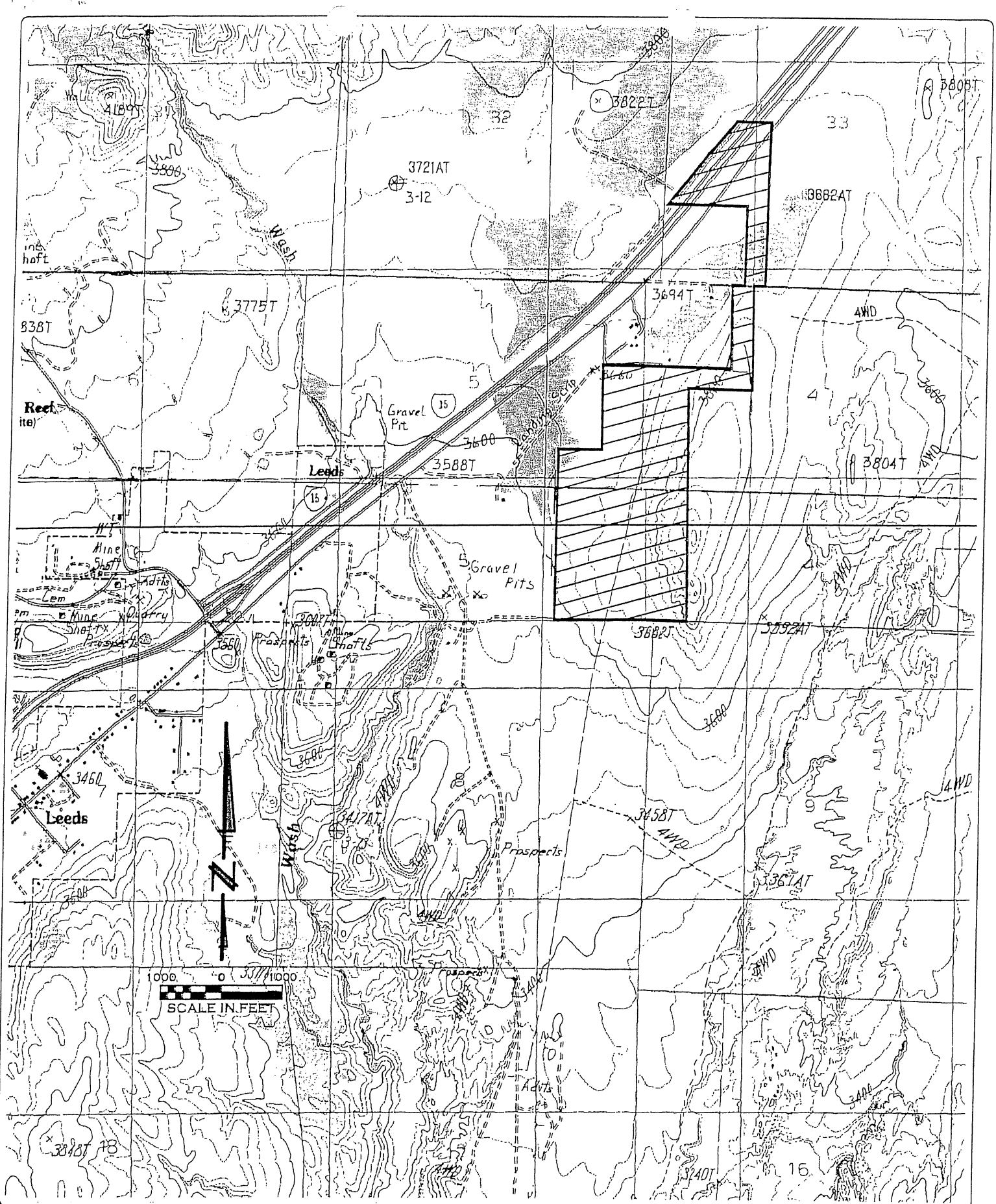


 Hyrum D. Lefler, Mayor
 TOWN OF LEEDS

ATTEST:



 Francene Rex, Deputy Clerk/Recorder



RATT ENGINEERING, P.C.
 CIVIL ENGINEERING AND LAND SURVEYING

51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737

FAX: (435) 635-5765 TEL: (435) 635-2329

VICINITY MAP
 GRAPEVINE WASH 3 ADDITION
 FOR

THE TOWN OF LEEDS

SEC 33, T40S, R13W, SEC 4 & 5, T41S, R13W, SLB&M
 TOWN OF LEEDS, WASHINGTON COUNTY, UTAH

FILE:
1101-01

DATE:
11-18-09

SHEET

1



TOWN OF LEEDS

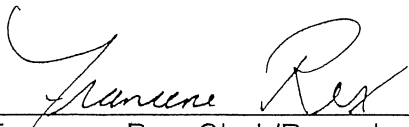
218 NORTH MAIN STREET
PO BOX 460879
LEEDS, UT 84746-0879
PHONE: 435-879-2447 FAX: 435-879-6905
E-mail: leedstownhall@beyondbb.com
Website: www.leedstown.org

CERTIFICATE OF POSTING

I, Francene Rex, duly appointed and acting Clerk/Recorder for the Town of Leeds, hereby certify that the forgoing ordinance 2010 - 01 was passed by the Leeds Town Council on the 27th day of JANUARY, 2010, and that copies of the foregoing ordinance were posted at three public places within the Town this 28th day of JANUARY 2010, which public places were:

Leeds Town Hall
Leeds Post Office
Leeds Market

Dated this 28th day of JANUARY 2010.



Francene Rex, Clerk/Recorder

TOWN OF LEEDS

TOWN COUNCIL OF THE TOWN OF LEEDS

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will occur at the Town Council Meeting on **Wednesday, January 27, 2010 at 7:00 p.m.**
At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

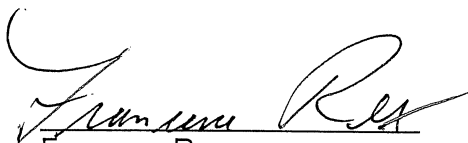
“Grapevine Wash 3 Addition” Annexation

The purpose of the hearing will be to receive public comments relative to the “Grapevine Wash 3 Addition” Annexation Ordinance:

Copies of the proposed annexation ordinance will be available for review at the Leeds Town Hall during regular business hours (9:00 a.m. to 1:00 p.m. Monday – Thursday).

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted January 18, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, & the Town of Leeds Website www.leedstown.org, also published in the Spectrum Newspaper on January 18, 2010.



Francene Rex
Leeds Deputy Clerk/Recorder

TOWN OF LEEDS

PUBLIC NOTICE

The Town of Leeds has received an annexation petition from MSH Investments, LLC and Silver Reef Shadows, LLC as Sponsors; of all the real property located within the contiguous, unincorporated area to the municipal boundary of the Town of Leeds. The property within the proposed addition is located on the east and north side of the current Leeds municipal boundaries, in the area of the Babylon Road area (that goes down to the Virgin River). The property within the proposed addition is owned by MSH Investments LLC and Silver Reef Shadows, LLC. Currently the Petition is supported by property owners holding 100% of the fair market value of the private property located within the proposed "Grapevine Wash 3 Addition, consisting of 229.154 acres.

Receipt of certification of the petition was November 18, 2009. On November 18, 2009, the Town Council of Leeds accepted the Petition. On November 25, 2009 the Leeds Town Clerk/Recorder certified the Petition and delivered it to the Leeds Town Council, and on November 25, 2009, Notice of Certification was mailed via certified mail to all affected entities. The complete annexation petition, legal description, and plat map is available for inspection at the Office of the Leeds Town Clerk/Recorder at 218 N Main Street (9:00 a.m. to 1:00 p.m. Monday – Thursday). The Town of Leeds may grant the petition and annex the area described in the petition unless, within 30 days after receipt of certification, a written protest from the legislative body or governing board of an "affected entity", to the annexation is filed with the Washington County Boundary Commission at 197 East Tabernacle, and a copy of the protest delivered to the Town of Leeds Recorder. The deadline to file a protest with the Washington County Boundary Commission is December 31, 2009 ("Protest Deadline"). The address for the Washington County Boundary Commission is: Attn: County Clerk, 197 E. Tabernacle, St. George, Utah, 84770.

Debbie Shakespeare
Clerk/Recorder