

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from KAMAS CITY, dated August 19<sup>th</sup>, 2008, 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 KAMAS CITY, located in Summit County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25<sup>th</sup> day of September, 2008 at Salt Lake City, Utah.



GARY R. HERBERT  
Lieutenant Governor



170 North Main  
Kamas, UT 84036  
(435) 783-4630 Fax (435) 783-6209

**NOTICE OF ANNEXATION  
and  
Certificate of Compliance**

Pursuant to Utah Code 10-1-116 and Utah Code 10-2-425 Kamas City, by and through, the undersigned, Mayor of Kamas City, hereby gives notice that an annexation of territory into Kamas City has been approved by the City. A certified copy of the Ordinance of Annexation and the plat of the annexed territory is being filed herewith.

Kamas City does not believe it has articles of incorporation on file with the Office of the Lieutenant Governor so no amended articles accompany this Notice.

The undersigned Mayor does further certify that all necessary legal requirements, including all notices, petitions and required public hearings, for the annexation of the territory described in the attached ordinance and plat into Kamas City have been met.

Dated this 15<sup>th</sup> day of September 2008.

Attest:

  
\_\_\_\_\_  
Mayor, Lewis P. Marchant

  
\_\_\_\_\_  
Recorder, Kim Peacock

**Received**

**SEP 18 2008**  
*Map Sect 19/18/08*  
**Gary R. Herbert**  
**Lieutenant Governor**

**KAMAS CITY**

**ORDINANCE NO. 2008-01**

**AN ORDINANCE ANNEXING A PARCEL OF REAL  
PROPERTY INTO THE KAMAS CITY LIMITS**

WHEREAS, the owners of certain real property, described below, have petitioned to annex such real property into the corporate limits of Kamas City, Summit County, Utah; and

WHEREAS, said real property is an unincorporated area contiguous to the boundaries of Kamas City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, on September 11, 2007, the Kamas City Council accepted such petition for annexation for further consideration in accordance with Section 10-2-405(1)(a)(i)(A)(II) of the Utah Code; and

WHEREAS, on September 27, 2007, the Kamas City Clerk certified such petition for annexation in accordance with Section 10-2-405(2) of the Utah Code; and

WHEREAS, on September 27, 2007, a copy of the public notice of the certification of such petition for annexation was mailed to the Summit County Board of Commissioners and the Summit County Clerk in accordance with Section 10-2-405(2)(b)(i) of the Utah Code; and

WHEREAS, on September 27, 2007, a copy of the public notice of the certification of such petition for annexation was mailed to the South Summit Fire District and the South Summit School District; and

WHEREAS, on September 27, 2007, a copy of the public notice of the certification of such petition for annexation was mailed to Beaver Shingle Creek Irrigation Company and the Upper Marion Ditch Company; and

WHEREAS, public notice of the certification of such petition for annexation was published in the Summit County Bee on October 5, 2007; October 12, 2007; & October 19, 2007; and

WHEREAS, public notice of a meeting of the Kamas City Planning Commission on November 20, 2007, in order to hold a public hearing regarding such petition for annexation was published in the Summit County Bee on November 9, 2007 and November 16, 2007; and

WHEREAS, on November 20, 2007, the Kamas City Planning Commission held a public hearing regarding such petition for annexation, and then on February 6, 2008 affirmatively voted to recommend approval of such petition for annexation with some specified conditions; and

WHEREAS, public notice of a meeting of the Kamas City Council on February 26, 2008, in order to hold a public hearing regarding such petition for annexation was published in the Summit County Bee on February 15, 2008 and February 22, 2008; and

WHEREAS, an agenda for the February 26, 2008 Kamas City Council meeting was posted in at least three public places at least twenty-four hours prior to such meeting, which agenda included the holding of a public hearing and consideration of such petition for annexation by the Kamas City Council; and

WHEREAS, on February 26, 2008, the Kamas City Council held a public hearing regarding such petition for annexation, and then extended the public hearing to March 24, 2008; and

WHEREAS, at a meeting of the Kamas City Council on March 24, 2008, the Kamas City Council discussed further the conditions to be imposed on the annexation of the subject property, and then voted affirmatively to approve such petition for annexation subject to conditions specified in an Annexation Agreement, which agreement is to be recorded in the office of the Summit County Recorder; and

WHEREAS, the Kamas City Clerk did not receive any timely protests to such petition for annexation in accordance with Section 10-2-407(2)(b) of the Utah Code;

NOW THEREFORE, be it ordained by the Kamas City Council as follows:

Section 1: The real property, more particularly described in Section 2 below, is hereby annexed to Kamas City, Utah, and the corporate limits of Kamas City are hereby extended accordingly.

Section 2: The real property, which is the subject of this Ordinance namely High Star Ranch, is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Section 3: The real property described in Section 2 above shall be classified as being as follows: The open space and agricultural areas shown on Exhibit B hereto will be zoned A-40, the commercial equestrian campus areas shown on Exhibit B hereto will be zoned general commercial, and the residential areas, North Meadow, North Bench, Middle Bench, and South

Bench shown on Exhibit B hereto will be zoned R-1 as set forth in the Kamas City Development Code.

Section 4: A certified copy of this Ordinance and an original plat describing the real property so annexed shall be recorded in the office of the Summit County Recorder within thirty (30) days after the date this Ordinance is adopted.

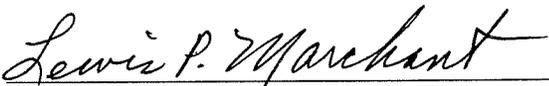
Section 5: This Ordinance is adopted in accordance with, and subject to, all of the terms and conditions set forth in the Annexation Agreement attached hereto as Exhibit C.

THIS ORDINANCE shall be effective upon posting, as permitted by the terms of Section 10-3-712 of the Utah Code.

PASSED AND ADOPTED by the Kamas City Council on the 19th day of August, 2008, effective upon the signing of the Development Agreement.

KAMAS CITY:

ATTEST:

  
\_\_\_\_\_  
Lewis P. Marchant, Mayor

  
\_\_\_\_\_  
Kim Peacock, Recorder

Exhibit "B"Legal Description

A tract of land located in Summit County, Utah and being a part of Sections 9, 10 & 16 of Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as N 00° 38' 02" W between the Southwest Corner of Section 16 and the Northwest Corner of Section 16 described as follows:

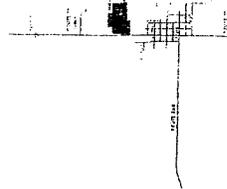
Beginning at a point which is North 4005.71 feet and East 15.23 feet from the Northwest Corner of Section 16, T2S, R6E, SLB&M (said point being located on the Easterly Right of Way Line of SR 32 and running thence South 89° 36' 12" East 55.25 feet along an existing fence line; Thence North 75° 43' 03" East 30.58 feet along an existing fence line; Thence North 87° 06' 03" East 1924.90 feet more or less to the Westerly Line of the Provo River Water Users Canal; Thence South 88° 11' 39" East 139.71 feet to a point on the Easterly Line of the Provo River Water Users Canal, the next (11) courses are along the Easterly Line of said canal, thence North 16° 42' 09" West 104.94 feet; thence 106.73 feet along the arc of a 299.26 feet radius curve to the right through a central angle of 20° 26' 00"; thence North 3° 43' 51" East 203.60 feet; thence 108.52 feet along the arc of a 656.78 feet radius curve to the right through a central angle of 9° 28' 00"; thence North 13° 11' 51" East 106.50 feet; thence 107.99 feet along the arc of a 347.94 feet radius curve to the left through a central angle of 17° 47' 00"; thence North 4° 35' 09" West 236.80 feet; thence 125.98 feet along the arc of a 227.94 feet radius curve to the right through a central angle of 31° 40' 00"; thence North 27° 04' 51" East 168.98 feet; thence North 27° 04' 51" East 10.26 feet; thence North 4° 36' 32" East 33.17 feet more or less to the northerly line of Section 9, T2S, R6E; thence North 89° 28' 30" East 325.00 feet more or less to the North 1/4 Corner of said Section 9; thence South 89° 26' 11" East 2695.09 feet more or less to the stone marking the Northeast Corner of said Section 9; thence South 0° 37' 03" East 1349.26 feet along the Section Line to the Northerly Line of Parcel CD-528-A; thence North 89° 43' 59" East 2618.85 feet along said Northerly Line of Parcel CD-528-A; thence South 0° 20' 20" West 2686.98 feet more or less along the Easterly Line of said Parcel CD-528-A to a point on the Northerly Line of Parcel CD-530; thence North 89° 36' 51" East 2732.18 feet along the Northerly Line of Parcel CD-530 to the Easterly Line of Section 10, T2S, R6E, SLB&M; thence South 0° 54' 43" East 1340.79 feet more or less to the Forest Service Monument marking the Southeast Corner of said Section 10; thence North 89° 54' 30" West 2761.26 feet along the Southerly Line of Section 10; thence South 89° 03' 23" West 2592.16 feet along said line to the Easterly Line of Section 9, T2S, R6E, SLB&M; thence South 0° 31' 20" West 1077.24 feet along the Section Line; thence North 89° 17' 55" West 4834.35 feet; thence North 33° 30' 43" West 26.19 feet; thence South 89° 26' 55" West 5.13 feet; thence North 38° 07' 19" West 566.25 feet; thence North 0° 25' 52" West 61.76 feet; thence North 36° 51' 52" West 53.12 feet more or less to a point on the Easterly Right of Way Line of SR 32; the next (8) courses are along said Easterly Right of Way Line of SR 32, thence North 0° 09' 04" East 273.92 feet; thence North 0° 32' 20" West 499.37 feet; thence North 0° 31' 14" West 500.17 feet; thence North 0° 35' 45" West 499.91 feet; thence North 0° 27' 46" West 500.02 feet; thence North 0° 34' 12" West 499.87 feet; thence North 0° 31' 45" West 250.36 feet; thence North 0° 31' 39" West 1588.94 feet to the POINT

EXHIBIT A

OF BEGINNING; said described tract containing 1042.86 Acres, more or less. Excepting therefrom any portion of the above described property lying within the bounds of the Weber-Provo Diversion Canal.



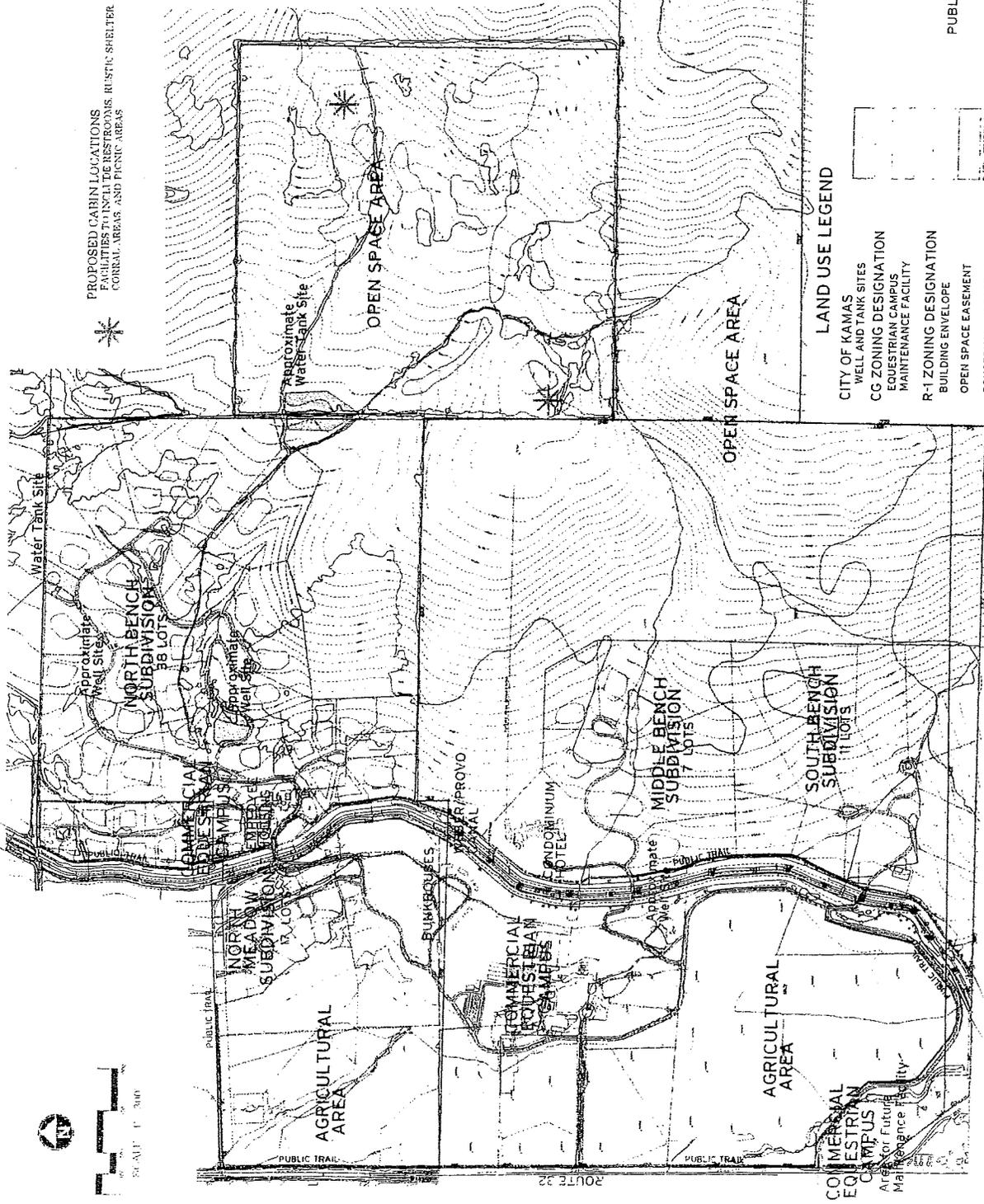
VERTICAL CURVE  
POST AND RAIL



# HIGH STAR RANCH

PROJECT OWNER: TRI STAR TRUST  
193 NORTH 21ST ST  
KAMAS, UTAH 84036  
1-435-640-3113

PROPOSED CABIN LOCATIONS  
FACILITIES TO INCLUDE RESTROOMS, RUSTIC SHELTER  
CORRAL AREAS AND PICNIC AREAS



- SITE TABULATIONS**
- TOTAL SITE AREA
  - PROPOSED RESIDENTIAL LOTS
  - CONDOMINIUM HOTEL AND BUNGALOWS
  - EMPLOYEES HOUSING
- PUBLIC TRAIL**

**LAND USE LEGEND**

- CITY OF KAMAS
- WELL AND TANK SITES
- CC ZONING DESIGNATION
- EQUESTRIAN CAMPUS
- MAINTENANCE FACILITY
- R-1 ZONING DESIGNATION
- BUILDING ENVELOPE
- OPEN SPACE EASEMENT
- CONSERVATION EASEMENT
- A-1 ZONING DESIGNATION
- AGRICULTURAL EASEMENT

**Project Master Plan  
Exhibit "C"**

MARCH 21, 2007  
APRIL 17, 2007  
MAY 24, 2007  
MAY 24, 2007  
JULY 23, 2007

**HIGH STAR RANCH**

HIGH STAR NORTH  
HIGH STAR SOUTH  
HIGH STAR EQUESTRIAN CAMPUS  
HIGHWAY 32  
KAMAS, UTAH



land planning & surveying  
1655 Southway Dr., Suite 201  
Park City, UT 84098  
435.646.0521