

STATE OF UTAH

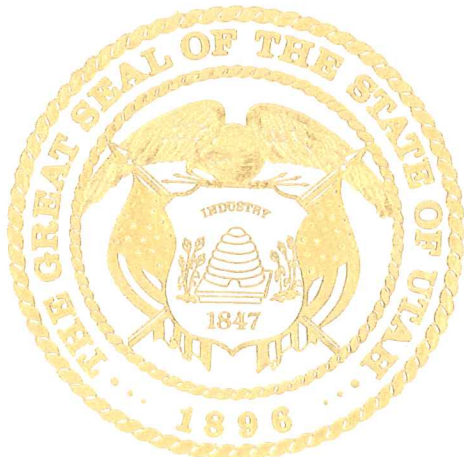


OFFICE OF THE LIEUTENANT GOVERNOR

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 EAGLE MOUNTAIN, dated August 5<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 EAGLE MOUNTAIN, 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 9<sup>th</sup> day of September, 2008 at Salt Lake City, Utah.

Handwritten signature of Gary R. Herbert in black ink.

GARY R. HERBERT  
Lieutenant Governor

**ORDINANCE NO. 17-2008**

**AN ORDINANCE ANNEXING AN AREA  
OF APPROXIMATELY 156 ACRES KNOWN AS THE PONY EXPRESS, 145  
ACRES**

*PREAMBLE*

The City Council of the Eagle Mountain City finds that the owners of the real property described herein petitioned for annexation of the real property to the corporate limits of Eagle Mountain City and that all required notices were given and provided to affected entities and others as required by law.

The real property described herein is an unincorporated area contiguous to the current boundary of Eagle Mountain City and the annexation will not leave or create an unincorporated island or peninsula.

The City Council finds that it is in the public interest to annex the real property to Eagle Mountain City and has caused a plat of the real property to be prepared by a licensed surveyor.

All public hearings and notices have been completed as a prerequisite to amending the General Plan of the City to include the annexed property and to zone the land proposed for annexation for agricultural use.

After public comment and careful consideration, the City Council has determined to annex the referenced property and therefore, finds that it should grant the petitions for annexation with respect to the real property described herein.

**BE IT ORDAINED** by the City Council of Eagle Mountain City, Utah:

1. The real property described on the attached annexation plat, referenced as Exhibit A, is hereby annexed to Eagle Mountain City and the corporate limits of Eagle Mountain City are hereby amended and extended to incorporate the real property described herein.
2. The General Plan for Eagle Mountain City is hereby amended and approved as set forth on Exhibit B.
3. The real property described on Exhibit A is hereby zoned for agricultural use.

**Received**

SEP 02 2008

Gary R. Herbert  
Lieutenant Governor

4. A certified copy of this Ordinance and an original plat describing the property so annexed shall be filed with the Utah County Recorder within thirty (30) days after the date this Ordinance is adopted.

5. Amended Articles of Incorporation shall be filed with the Utah Lieutenant Governor's Office as required by law.

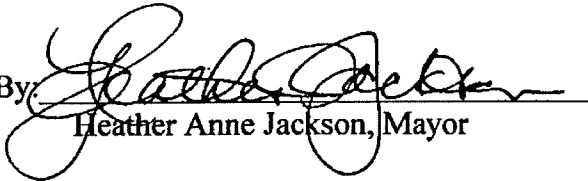
6. A certified copy of this Ordinance, an original plat describing the property annexed and a Notice of Annexation pursuant to Utah Code Ann. §10-1-116 shall be filed with the Utah State Tax Commission within forty-five (45) days after the date this Ordinance is adopted.

7. This Ordinance shall be effective on the date of its first posting or publication, whichever occurs first.

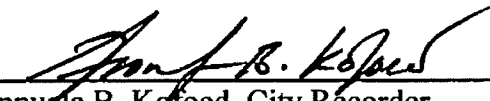
8. The Mayor or the designee of the Mayor is authorized to notify and implement this annexation with respect to local, county and state governmental entities.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of August, 2008.

EAGLE MOUNTAIN CITY, UTAH

By:   
Heather Anne Jackson, Mayor

ATTEST:

  
Fionnuala B. Kofoed, City Recorder

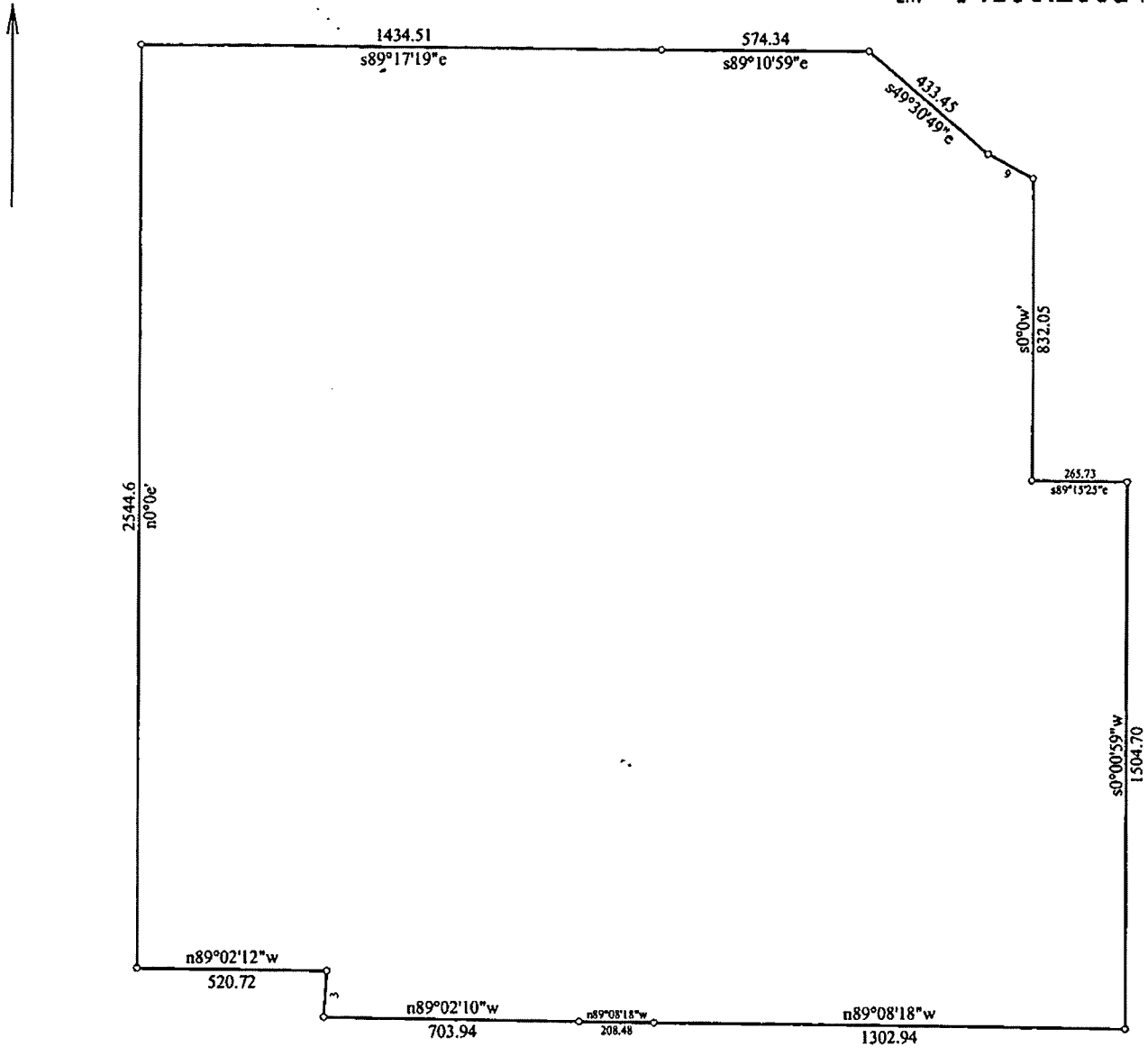


**EXHIBIT**  
**“A”**

Exhibit "A"  
ANNEXATION  
BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°51'42" EAST 0.37 FEET FROM THE SOUTHWEST CORNER SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 89°08'18" WEST 208.48 FEET; THENCE NORTH 89°02'10" WEST 703.94 FEET; THENCE NORTH 03°44'00 EAST 126.10 FEET; THENCE NORTH 89°02'12" WEST 520.72 FEET; THENCE NORTH 2544.60 FEET; THENCE SOUTH 89°17'19" EAST 1434.51 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89°10'59" EAST 574.34 FEET; THENCE SOUTH 49°30'49" EAST 433.45 FEET; THENCE SOUTH 61°54'28" EAST 140.45 FEET; THENCE SOUTH 832.05 FEET; THENCE SOUTH 89°15'25" EAST 265.73 FEET; THENCE SOUTH 00°00'59" WEST 1504.70 FEET; THENCE NORTH 89°08'18" WEST 1302.94 FEET TO THE POINT OF BEGINNING. CONTAINS 156.96 ACRES



Title:		Date: 04-09-2008
Scale: 1 inch = 450 feet	File: Pony Express 145 Acres Annexation.des	
Tract 1: 156.957 Acres: 6837058 Sq Feet: Closure = s60.1323w 0.00 Feet: Precision >1/999999: Perimeter = 10592 Feet		
001=n89.0818w 208.48	006=s89.1719e 1434.51	011=s89.1525e 265.73
002=n89.0210w 703.94	007=s89.1059e 574.34	012=s0.0059w 1504.70
003=n03.4400e 126.10	008=s49.3049e 433.45	013=n89.0818w 1302.94
004=n89.0212w 520.72	009=s61.5428e 140.45	
005=n0.0e 2544.6	010=s0.0w 832.05	

**ARRATIVE**

PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF DESCRIBED PARCEL AS SHOWN. THE BOUNDARY IS NEEDED FOR ONE AND FUTURE DEVELOPMENT OF SUBDIVISIONS.

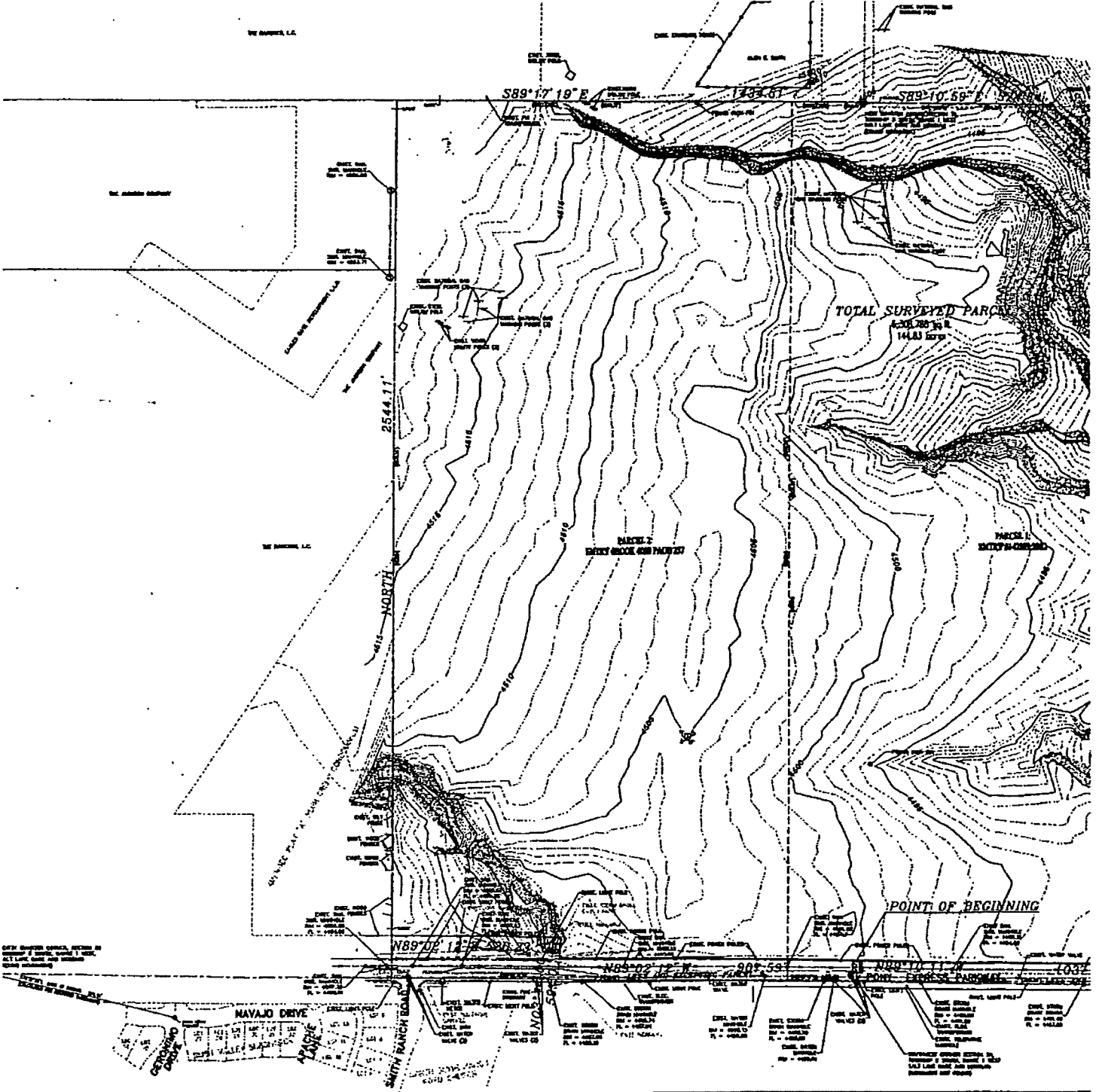
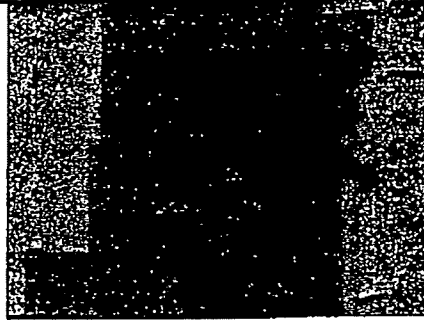
BASIS OF BEARING USED WAS SOUTH 70°37'30" EAST BETWEEN FOUND NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 N, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN. THIS ALIGNMENT WAS NOT FOUND, HOWEVER THE LEGAL ALSO CALLS FOR A STREET ALIGNMENT IN GERONIMO DRIVE. THE BEARING WAS CALCULATED FROM RECORDED RUSH VALLEY SUBDIVISION PLAT.

POINT OF BEGINNING OF DEED PARCEL 1 (ENTRY No. 888-2002) IS THE SOUTHWEST CORNER SECTION 21, TOWNSHIP 5 N, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN. THIS ALIGNMENT WAS NOT FOUND, HOWEVER THE LEGAL ALSO CALLS FOR A TIE TO CORNER MONUMENT AFTER THE THIRD COURSE WHICH WAS LATED IN THE FIELD. THE FOUND SECTION CORNER MONUMENT IS WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN. AT THE NORTHEAST CORNER OF PARCEL 1 THERE IS A FOUND IRON PIN. THE SURVEYED BOUNDARY FOLLOWS DEED LINES.

**LEGEND**

	SECTION CO
	FOUND REM
	SECTION LIN
	BOUNDARY I
	EX. WATER I
	EX. SEWER I
	EX. STORM I
	EX. POWER I
	CONTROLS

**VICINITY MAP**



**DEED DESCRIPTIONS**

PARCEL 1: (ENTRY NO. 142889:2002)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, ALSO KNOWN AS THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'12" WEST ALONG THE SECTION LINE 208.48 FEET; THENCE NORTH 2875.92 FEET; THENCE SOUTH 89°17'20" EAST ALONG THE ONE-QUARTER SECTION 218.14 FEET TO THE WEST ONE-QUARTER CORNER OF SECTION 20; THENCE SOUTH 89°10'59" EAST ALONG THE ONE-QUARTER SECTION LINE 574.34 FEET; THENCE MORE OR LESS ALONG THE ABANDONED CENTERLINE OF THE UNION PACIFIC RAILROAD AS FOLLOWS: SOUTH 49°30'49" EAST 433.45 FEET, SOUTH 81°54'28" EAST 140.45 FEET; THENCE SOUTH 2335.99 FEET; THENCE NORTH 89°10'11" WEST ALONG THE SECTION LINE 1037.63 FEET TO THE POINT OF BEGINNING. AREA 74.64 ACRES.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED REAL PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, ALSO KNOWN AS THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'12" WEST 208.48 FEET; THENCE NORTH 00°00'00" EAST 66.00 FEET; THENCE SOUTH 89°02'12" WEST 208.48 FEET; THENCE SOUTH 89°10'11" EAST 1037.63 FEET; THENCE SOUTH 00°00'00" EAST 66.00 FEET; THENCE NORTH 89°10'11" WEST 1037.63 FEET TO THE POINT OF BEGINNING.

INCLUDING A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION, AND REPLACEMENT OF A ROADWAY FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND ANY AND ALL UTILITIES UPON, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, ALSO KNOWN AS THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°02'12" WEST 208.48 FEET; THENCE NORTH 00°00'00" EAST 66.00 FEET; THENCE SOUTH 89°02'12" EAST 208.48 FEET; THENCE SOUTH 89°10'11" EAST 1037.63 FEET; THENCE SOUTH 00°00'00" EAST 66.00 FEET; THENCE NORTH 89°10'11" WEST 1037.63 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS NECESSARY OR CONVENIENT FOR THE FULL AND COMPLETE USE, OCCUPATION AND ENJOYMENT OF THE EASEMENT HEREIN DESCRIBED. THIS AGREEMENT WILL BE EFFECTIVE UPON ALL SUCCESSORS OR ASSIGNS.

PARCEL 2: (BOOK 4008 PAGE 257)

COMMENCING NORTH 89°02'12" WEST 208.48 FEET ALONG THE SECTION LINE; THENCE NORTH 2870.56 FEET; MORE OR LESS TO 1/4 SECTION LINE; THENCE SOUTH 89°17'20" EAST 121..... (THIS IS HOW IT APPEARS ON THE DEED).

THE RANCHES L.C.

PARCEL 1:  
COMMENCING NORTH 89°02'12" WEST ALONG THE SECTION LINE 1424.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 125.980 FEET; THENCE SOUTH 89°02'12" EAST 520.720 FEET; THENCE SOUTH 3°44'00" WEST 126.090 FEET; THENCE NORTH 89°02'12" WEST 512.510 FEET TO THE POINT OF BEGINNING.

PARCEL 2:  
COMMENCING NORTH 89°02'12" WEST ALONG THE SECTION LINE 208.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 86 FEET; THENCE NORTH 89°02'12" WEST 699.840 FEET; THENCE SOUTH 3°44'02" WEST 68.080 FEET; THENCE SOUTH 89°02'12" EAST 703.943 FEET TO THE POINT OF BEGINNING.

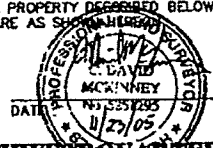
**AS SURVEYED DESCRIPTION**

BEGINNING AT A POINT WHICH IS NORTH 33.00 FEET FROM THE SOUTHWEST CORNER SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 89°02'12" WEST 907.59 FEET; THENCE NORTH 03°44'00" EAST 59.50 FEET; THENCE NORTH 89°02'12" WEST 520.23 FEET; NORTH 2544.11 FEET; THENCE SOUTH 89°17'19" EAST 1434.51 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°10'59" 574.34 FEET; THENCE SOUTH 49°30'49" 433.45 FEET; THENCE SOUTH 81°54'28" EAST 140.45 FEET; THENCE SOUTH 2289.48 FEET; THENCE NORTH 89°10'11" WEST 1037.12 FEET TO THE POINT OF BEGINNING. CONTAINS 144.83 ACRES

**SURVEYORS CERTIFICATE**

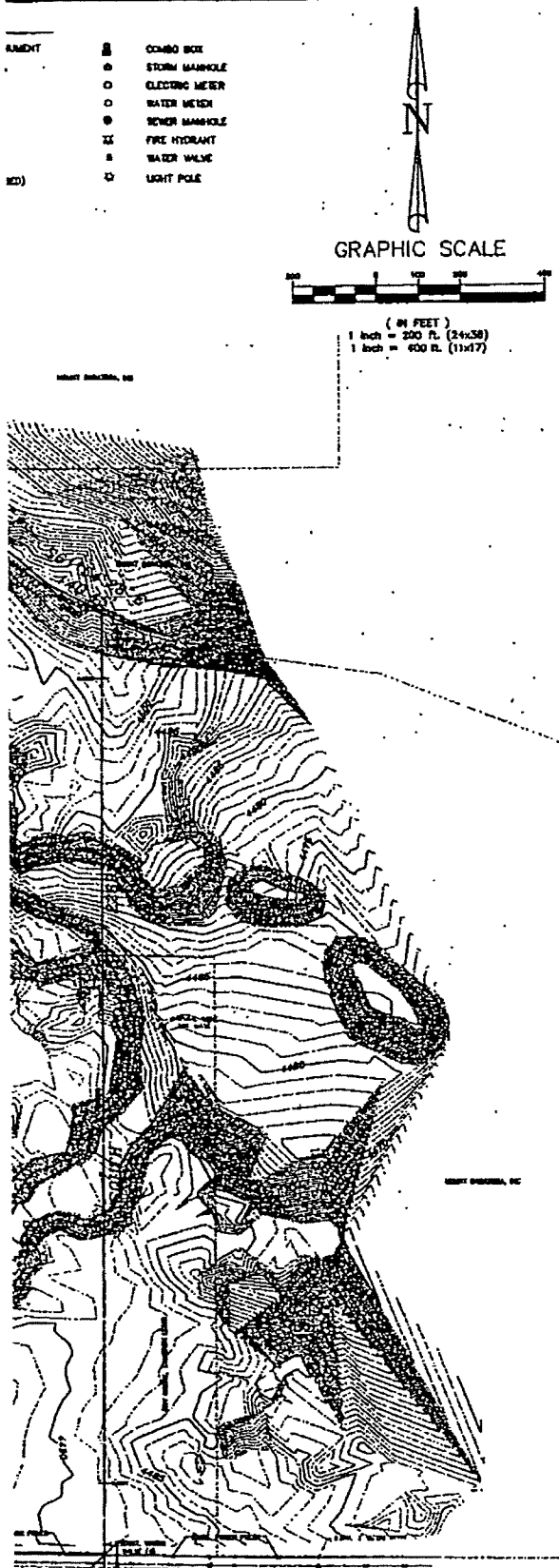
I, C. DAVID MCKINNEY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD LICENSE No. 5251295. I FURTHER CERTIFY THAT A BOUNDARY SURVEY WAS MADE OF THE PROPERTY DESCRIBED BELOW, AND THE FINDINGS OF THAT SURVEY ARE AS SHOWN HEREON.

*C. David McKinney*  
C. DAVID MCKINNEY  
LICENSE No. 5251295



**LOCATED IN THE SOUTHWEST QUARTER & THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN**

**BOUNDARY + TOPOGRAPHIC SURVEY**



COMBO BOX	STORM MANHOLE	ELECTRIC METER	WATER METER	SEWER MANHOLE	FIRE HYDRANT	WATER VALVE	LIGHT POLE
...	...	...	...	...	...	...	...



**ASWP&T**  
Architecture  
Landscape Architecture  
Land Planning  
Engineering  
Interior Design

635 South 200 West, Suite 4000  
Salt Lake City, Utah 84115  
Phone (801) 588-0268 Fax (801) 588-1424



**145 Acres Pony Express  
PONY EXPRESS PARKWAY**

English Mountain, Utah 84003  
ASURSOR

REVISIONS:

DATE:  
11/23/05

SHEET NO.  
**C1**

JOB# 1701

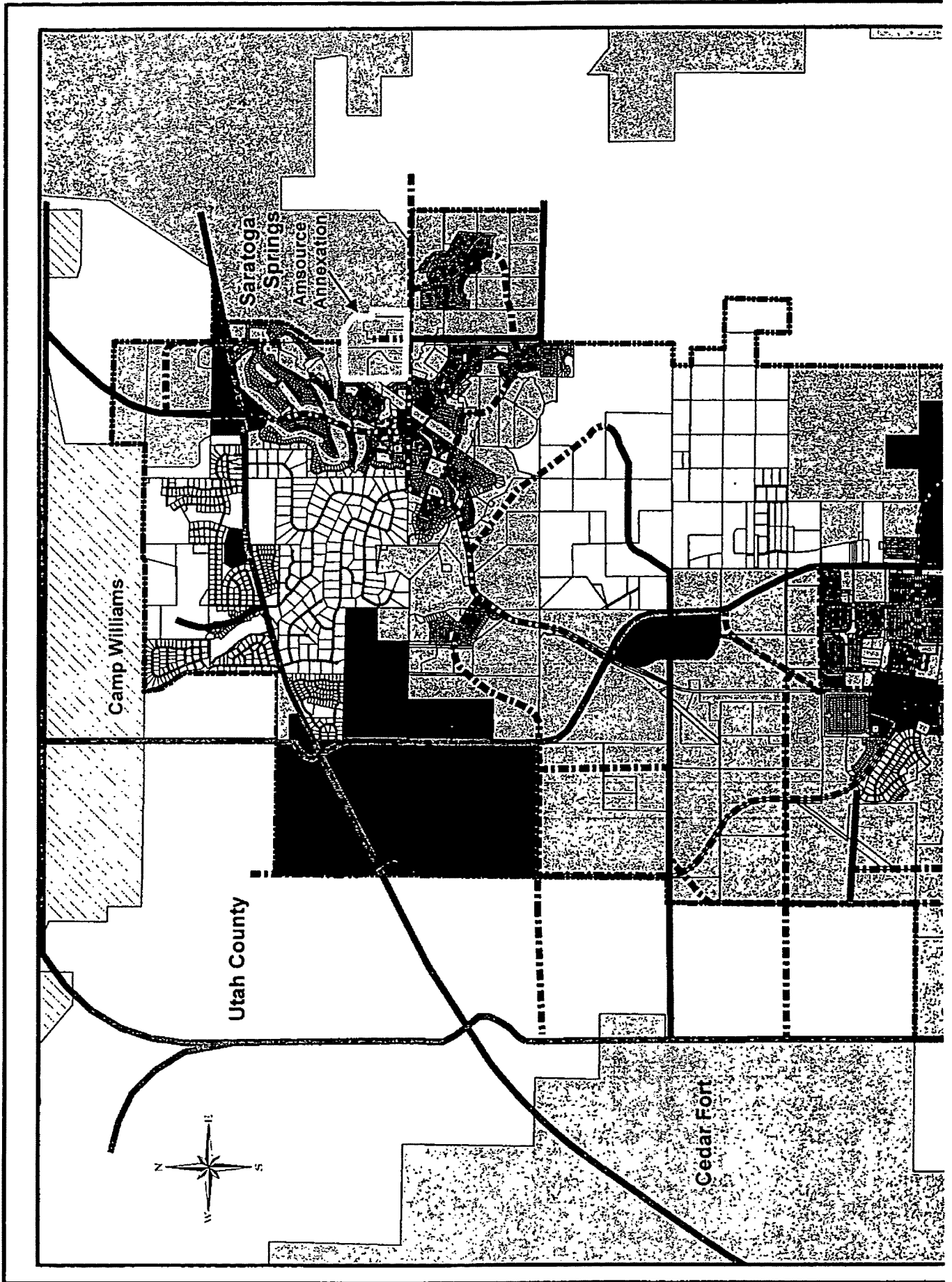
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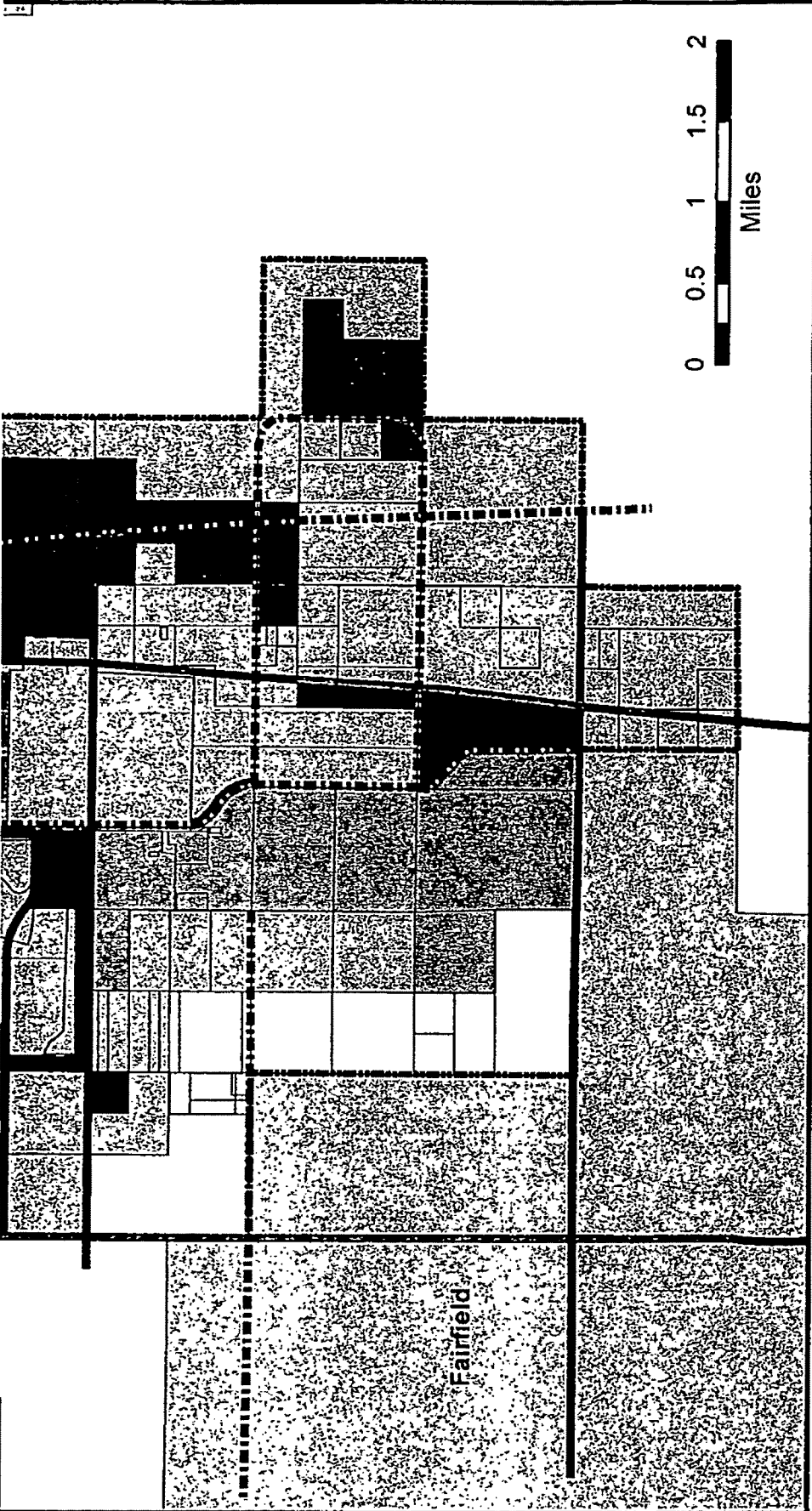


**EXHIBIT**  
**“B”**

# Eagle Mountain City- Future Land Use and Transportation Corridors

General Plan Map 2





**Future Land Uses**

- Commercial/Residential
- Agriculture
- Agricultural Protection
- Mixed Use Commercial
- Mixed Use Residential
- Rural Residential
- Airport

**Transportation Corridors**

- Highway (206')
- Major Arterial (154')
- Minor Arterial (124')
- Major Collector (94')
- Minor Collector (76')



*Disclaimer: Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental fair use, but should not be resold. To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development Plan may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to the Eagle Mountain Planning Office.*



