

STATE OF UTAH

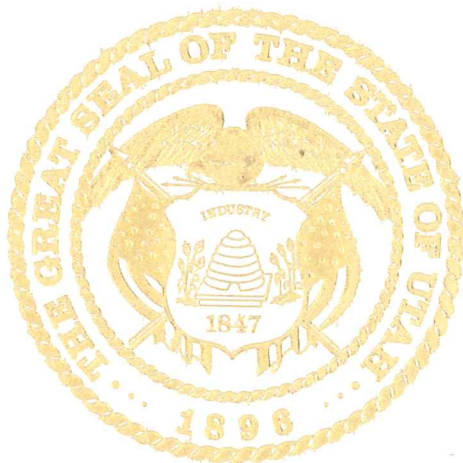


OFFICE OF THE LIEUTENANT GOVERNOR

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 TOWN OF LEEDS, dated October 28th, 2009, 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 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 10th day of December, 2009 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

December 3, 2009

Utah State Capitol
Suite 220
Salt Lake City, UT 84114

RE: Annexation of the "Grapevine Wash 2 Addition" to the Town of Leeds, Washington County, State of Utah.

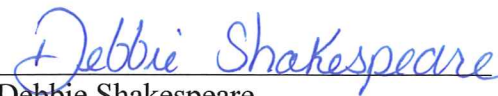
Honorable Lt. Governor:

Enclosed please find a copy of the signed & stamped Annexation Plat, and a copy of the signed & stamped ordinance, for the "Grapevine Wash 2 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 2009-13 annexing the "Grapevine Wash 2 Addition" was approved by the Town Council of the Town of Leeds on October 28, 2009.

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

Respectfully,


Debbie Shakespeare,
Leeds Town Clerk/Recorder

Enclosures (as stated)

TOWN OF LEEDS

ORDINANCE 2009-13

AN ORDINANCE ANNEXING the area known as “Grapevine Wash 2 Addition”; And Establishing the Zoning for the Property

WHEREAS, “Grapevine Wash 2 Addition”, owned by MSH Investments LLC (the “Petitioner”) and the Bureau of Land Management (“BLM”), which are the owners of all the real property within the Grapevine Wash Addition 2 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 July 22, 2009; and
- Petition was accepted by the Leeds Town Council on August 12, 2009; and
- Pending petition was certified by the Clerk/Recorder on August 19, 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 October 14, 2009; and
- All other procedures and requirements of the Utah’s annexation laws have been complied with; and

WHEREAS, at a public meeting held October 28, 2009, 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 2 annexation petition is hereby granted.
2. The area known as “Grapevine Wash 2 Addition” owned by MSH Investments LLC and 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 Article 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 Petitioner's property will come into the Town of Leeds zoned with a Mixed-Use Zoning (MXD). The Bureau of Land Management Property will come into the Town of Leeds zoned as Open Space Zoning (OS).

6. The property to be annexed is located in Washington County, Utah and is more particularly described as:

**LEGAL SURVEY DESCRIPTION BY BARRY E. THOMPSON,
A REGISTERED LAND SURVEYOR
WITH PRATT ENGINEERING P.C.**

**LEGAL DESCRIPTION FOR
"GRAPEVINE WASH 2 ADDITION"
ANNEXATION PARCEL
(July 22, 2009)**

THE FOLLOWING DESCRIBE LAND IS LOCATED ENTIRELY WITHIN SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN: ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER, ALL OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF SECTIONAL LOT 6, ALL OF THE WESTERLY 330.43 FEET OF SECTIONAL LOT 5, ALL OF THE WESTERLY 330.43 FEET OF THE SOUTH HALF AND THE NORTH HALF OF SECTIONAL LOT 4, ALL OF SECTIONAL LOT 3, ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF SECTIONAL LOT 1, AND ALL OF SECTIONAL LOT 2, LESS AND EXCEPTING THEREFROM THE NORTHERLY 1.0 FOOT OF THE WESTERLY 529.66 FEET OF SAID SECTIONAL LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WEST SECTION LINE IN THE FOLLOWING TWO (2) COURSES: NORTH 01°24'45" EAST 2624.83 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 01°24'02" EAST 3135.22 FEET TO A POINT WHICH LIES SOUTH 01°24'02" WEST 1.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE LEAVING SAID SECTION LINE, PARALLEL WITH AND 1.00' DISTANT FROM THE NORTH SECTION LINE SOUTH 88°28'37" EAST 529.66 FEET; THENCE NORTH 01°24'02" EAST 1.00 FEET TO A POINT ON SAID NORTH LINE; THENCE ALONG SAID NORTH LINE IN THE FOLLOWING TWO (2) COURSES: SOUTH 88°28'37" EAST 1989.24 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 88°28'31" EAST 1326.20 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE EAST SIXTEENTH LINE OF SAID SECTION SOUTH 00°27'55" WEST 665.545 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88°28'31" WEST 1326.20 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID CENTER SECTION LINE SOUTH 00°27'55" WEST 500.82 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTIONAL LOT 4 OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTIONAL LOT 4 NORTH 88°29'52" WEST 903.58 FEET TO A POINT ON A LINE

PARALLEL TO AND 330.43 FEET DISTANT FROM THE WEST SIXTEENTH LINE OF SAID SECTION; THENCE ALONG SAID PARALLEL LINE SOUTH 00°52'49" WEST 1968.75 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE LEAVING SAID CENTER SECTION LINE ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION SOUTH 00°45'16" WEST 1312.49 FEET TO A POINT ON THE SOUTH SIXTEENTH LINE OF SAID SECTION; THENCE ALONG SAID SOUTH SIXTEENTH LINE NORTH 88°30'58" WEST 333.46 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE WEST SIXTEENTH LINE OF SAID SECTION SOUTH 00°53'09" WEST 1312.46 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION NORTH 88°31'03" WEST 1345.91 FEET TO SAID SOUTHWEST SECTION CORNER AND THE POINT OF BEGINNING.

CONTAINS 252.614 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.

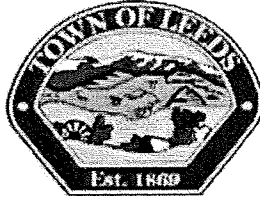
ORDINANCE 2009-13 WAS PASSED AND ADOPTED ON THE 28th DAY OF OCTOBER, 2009. THIS ORDINANCE SHALL BE EFFECTIVE AFTER ALL LEGAL REQUIREMENTS OF FILING WITH THE STATE OF UTAH AND WASHINGTON COUNTY HAVE BEEN MET FOR THE "GRAPEVINE WASH ADDITION" ANNEXATION.

BY	AYE	NAY	ABSTAIN	ABSENT
Trudy Law	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Alan Roberts	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Keith Sullivan	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Frank Lojko	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jared Westhoff	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

Trudy Law
 Trudy Law, Mayor

Attest:

Debbie Shakespeare
 Debbie Shakespeare, Clerk/Recorder



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, Debbie Shakespeare, duly appointed and acting Clerk/Recorder for the Town of Leeds,
hereby certify that the forgoing ordinance 2009-13
was passed by the Leeds Town Council on the 28th day of October, 2009,
and that copies of the foregoing ordinance were posted at three public places within the Town
this 29th day of October 2009, which public places were:

Leeds Town Hall
Leeds Post Office
Leeds Market

Dated this 29th day of October 2009.

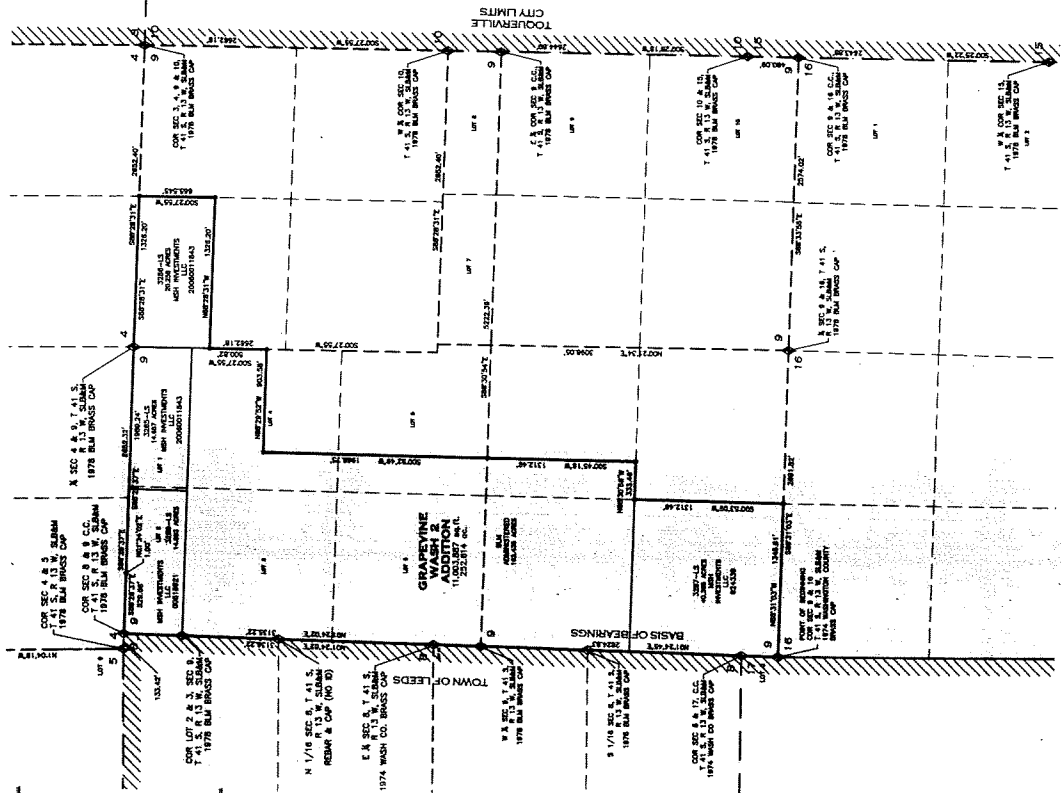
Debbie Shakespeare
Debbie Shakespeare, Clerk/Recorder

LEGEND

- ◆ FOUND SECTION MONUMENTATION AS NOTED
- SEE LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
- FOUND MONUMENTS REMAIN AND CAP (UNLESS OTHERWISE NOTED)

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 RESIDENTIAL - R100 - SINGLE-FAMILY ZONE



SCALE IN FEET
 0 500
 1000

BOUNDARY DESCRIPTION

THE BOUNDARY OF THE GRAPEVINE ADDITION IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST, MERIDIAN OF THE SALT LAKE BASE OF MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH; THENCE S89°10'00\"

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

APPROVED AND ACCEPTED BY TOWN OF LEEDS ON THIS 12th DAY OF JULY 2009. BY: [Signature]

APPROVAL AND ACCEPTANCE BY TOWN OF LEEDS

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GRAPEVINE WASH 2 ADDITION

LOCATED SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE OF MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH

PC CIVIL ENGINEERING AND LAND SURVEYING
 51 NORTH 1000 WEST, SUITE 2 - HURRICANE, UTAH 84737
 FAX: (435) 685-5765 TEL: (435) 685-5329

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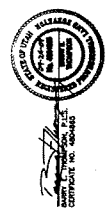
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SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed Professional Engineer in the State of Utah, and a duly licensed Surveyor in the State of Utah, have examined the plat and accompanying documents and find that they correctly represent the conditions existing on the ground.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS ADDITION IS THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST, MERIDIAN OF THE SALT LAKE BASE OF MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH. THE BASIS OF BEARINGS FOR THE WEST QUARTER CORNER, A 1978 SURVEY, IS THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST, MERIDIAN OF THE SALT LAKE BASE OF MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH.

BOUNDARY DESCRIPTION

THE BOUNDARY OF THE GRAPEVINE ADDITION IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST, MERIDIAN OF THE SALT LAKE BASE OF MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH; THENCE S89°10'00\"