

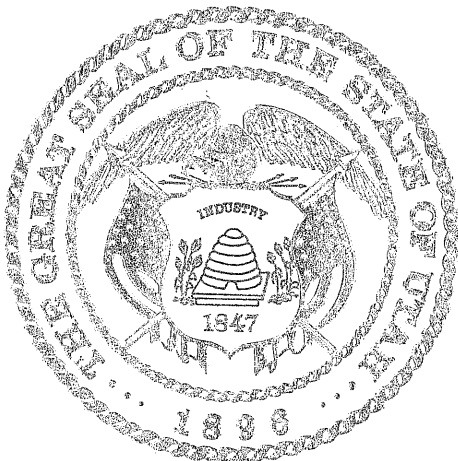
STATE OF UTAH



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 CITY OF SARATOGA SPRINGS, dated March 30th, 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 CITY OF SARATOGA
SPRINGS, 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 28th day of
April, 2010 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Greg Bell".

GREG BELL
Lieutenant Governor

Received

ORDINANCE NO. 10-4 (03-30-10)

APR 12 2010

Greg Bell
Lieutenant Governor

AN ORDINANCE ANNEXING, ESTABLISHING ZONING AND ADOPTING A COMMUNITY PLAN FOR THE TEGUAYO PROJECT LOCATED AT 5200 SOUTH REDWOOD ROAD AND ESTABLISHING AN EFFECTVE DATE.

WHEREAS, a majority of the owners of certain real property described below, desire to annex such real property to the City of Saratoga Springs, Utah, said owners being the owners of **a majority of the private land area, and the owner of** at least one-third (1/3) in value of said real property as shown by the last assessment roll; and,

WHEREAS, said real property consists of approximately 731.596 acres and lies contiguous to the corporate boundaries of City of Saratoga Springs, Utah; and,

WHEREAS, said owners have caused a petition to be filed with the City Recorder together with an accurate plat of the real property which was made under the supervision of a licensed surveyor; and,

WHEREAS, City of Saratoga Springs City Council accepted the petition for annexation; and within 30 days the City Recorder reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-403(2),(3), and (4)); and,

WHEREAS, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation in the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and,

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406(1)(b)); and

WHEREAS, no protests to the annexation petition were filed during the period specified; and

WHEREAS, the State law provides that at the time of Annexation, a zoning designation may be affixed to annexing property and the City Council finds that designating the annexing land as "Planned Community" will promote the general welfare and will be consistent with the City's General Plan; and

WHEREAS, the City's Planned Community Zone regulations require that at the time a property is zoned Planned Community, a Community Plan for the property must be approved, and the owners of the Annexing property have proposed a Community Plan which the City Council hereby finds is consistent with the City's Ordinances and will provide for the orderly and productive development of the Annexing property, in accordance with the City's Ordinances;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS THAT:

Annexation.

1. The real property more particularly described in Paragraph 2, below, is hereby annexed to the City of Saratoga Springs, Utah, and the corporate limits of City of Saratoga Springs, Utah, are hereby

extended accordingly. The real property which is the subject of this Ordinance is described as follows:

Beginning at the west quarter corner of section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°41'29" East 2643.39 feet along the quarter section line to the center of said section 19; thence North 89°41'22" East 1093.29 feet along the quarter section line to the westerly right-of-way of Redwood Road; thence the following ten (10) courses along said westerly right-of-way (1) South 25°48'42" East 434.97 feet (2) South 30°39'24" East 647.51 feet (3) South 31°06'02" East 492.16 feet (4) South 32°31'54" East 602.99 feet (5) South 31°35'44" East 323.52 feet (6) South 28°06'40" East 311.73 feet (7) South 22°29'19" East 206.90 feet (8) South 19°12'17" East 174.51 feet (9) South 08°36'38" East 164.87 feet (10) South 00°17'12" West 2325.74 feet to the East quarter corner of section 30, Township 6 South, range 1 East, Salt Lake Base and Meridian, thence South 89°54'57" West 2501.25 feet along the quarter section line; thence South 00°03'04" West 1318.28 feet; thence South 89°59'47" West 983.98 feet; thence South 00°00'49" East 840.88 feet; thence South 05°14'17" West 477.93 feet to the South line of the Southwest quarter of said section 30; thence North 89°55'23" West 1774.34 feet along said South section line to the Southwest corner of said section 30; thence North 00°02'16" east 2628.63 feet; along the section line to the West quarter corner of said section 30; thence North 00°03'25" East 2631.92 feet along the section line to the Northwest corner of said section 30; thence North 00°01'04" West 2629.30 feet along the section line to the point of beginning.

Zoning.

2. The zoning map of the City of Saratoga Springs shall be amended to include the real property described above in Paragraph. The real property described above in Paragraph 2 is hereby designated as Planned Community on the City's Zoning Map. **All zoning shall be in accordance with the provisions of the City of Saratoga Springs Land Development Code and the Municipal Land Use Development and Management Act.** All zoning shall be in accordance with the specific provisions of Chapter 19.04 of the City of Saratoga Springs Land Development Code and Section 10-9-406(1) of the Utah Code Annotated, 1953, as amended.

Adoption of Community Plan.

3. A Community Plan for the Teguayo project has been submitted for approval and is hereby adopted in accordance with the specific provisions of Chapter 19.26 of the City of Saratoga Springs Land Development Code.

Recording of Ordinance.


4. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Utah County, Utah by the City Recorder.

Effective Date.

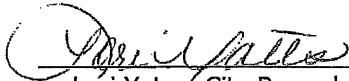
5. This Ordinance shall become effective upon adoption and passage by the City Council and posting as required by law. A copy of the Ordinance and plat shall be deposited in the Office of the City Recorder.

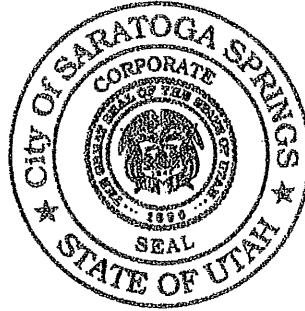
ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 30TH day of March, 2010.

CITY OF SARATOGA SPRINGS
A UTAH MUNICIPAL CORPORATION

BY: 
Mia B. Love, Mayor

ATTEST:


Lori Yates, City Recorder



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE PROPERTY DESCRIBED AND BEING AMENDED TO _____ CITY, _____ COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT THE EAST CORNER OF THE INTERSECTION OF THE RAILROAD TRACKS AND THE WEST CORNER OF THE QUARTER SECTION 19, THENCE NORTH 89°41'19" EAST 264.33 FEET ALONG THE RAILROAD TRACKS TO THE EAST CORNER OF THE QUARTER SECTION 19, THENCE NORTH 89°41'21" EAST 109.32 FEET ALONG THE QUARTER SECTION LINE TO THE WESTERLY RIGHT-OF-WAY OF REDWOOD ROAD, THENCE RIGHT-OF-WAY (1) SOUTH 25°45'42" EAST 434.87 FEET (2) SOUTH 10°39'24" EAST 649.51 FEET (3) SOUTH 21°06'09" EAST 554.44 FEET (4) SOUTH 22°39'19" EAST 206.99 FEET (5) SOUTH 19°17'17" EAST 742.21 FEET (6) SOUTH 28°05'40" EAST 311.23 FEET (7) SOUTH 23°22'24" FEET TO THE EAST QUARTER CORNER OF SECTION 30, THENCE SOUTHWEST ALONG THE QUARTER CORNER OF SAID SECTION 30, THENCE SOUTHWEST ALONG THE QUARTER CORNER OF SAID SECTION 30, THENCE NORTH 00°02'26" EAST 283.92 FEET ALONG THE QUARTER CORNER OF SAID SECTION 30, THENCE NORTH 00°01'40" WEST 269.92 FEET ALONG THE QUARTER CORNER OF SAID SECTION 30 TO THE POINT OF BEGINNING.

AREA 31,858.322 SQUARE FEET, 731.586 ACRES.



Brian D. Clark
Surveyor
March 21, 2010
Salt Lake City, Utah

ACCEPTANCE BY LEGISLATIVE BODY

HAS BEING READ AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DYNOWOOD, UTAH, THIS 21st DAY OF MARCH, 2010.

DATE: _____ DAY OF _____ 20____

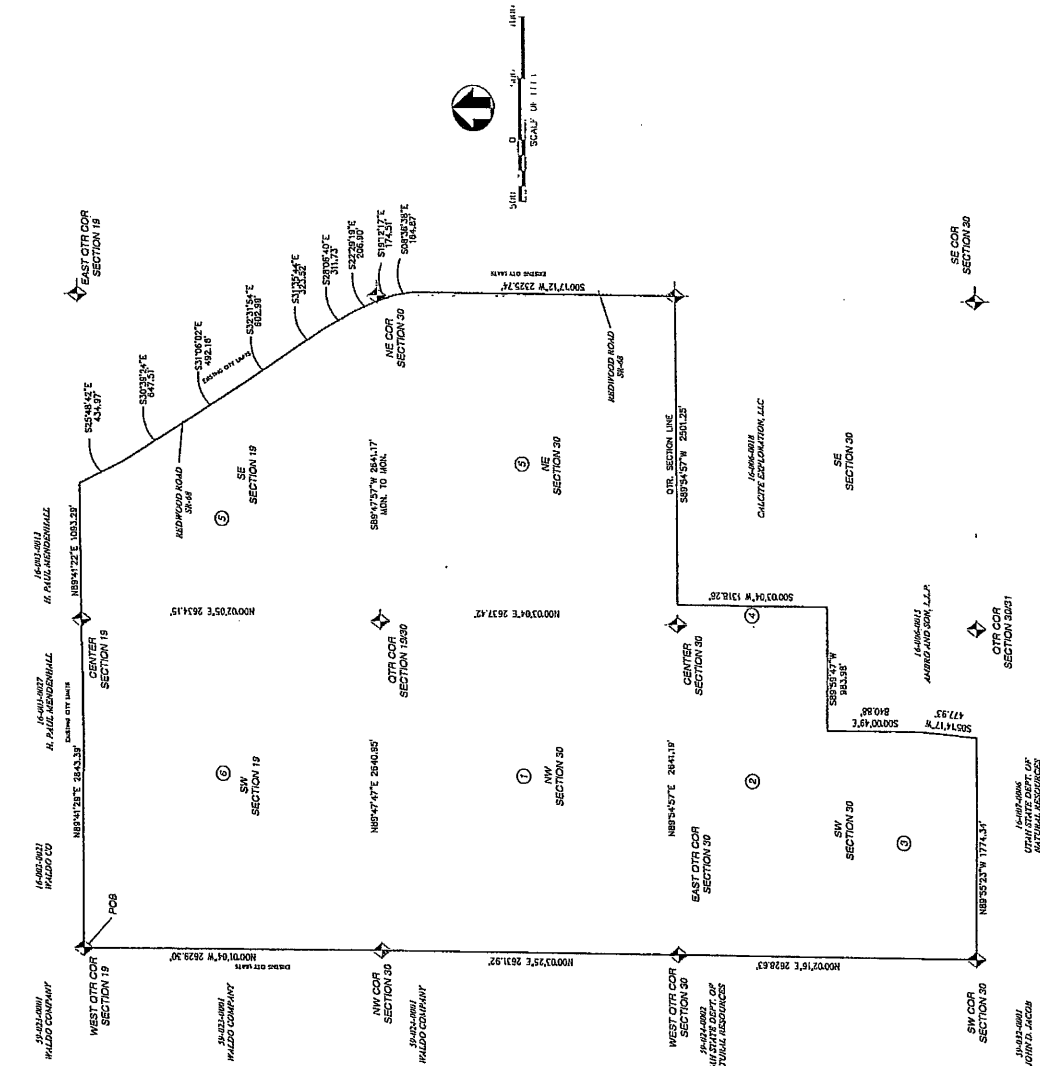
ATTEST: _____ RECORDER

ANNEXATION PLAT

DYNOWOOD ANNEXATION

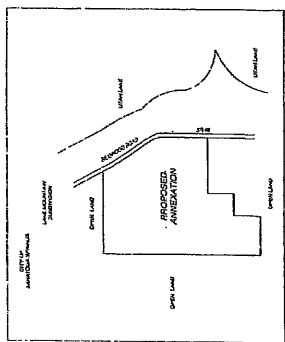
PSOMAS

4379 Riverfront Road, Suite 200
Salt Lake City, Utah 84119
(801) 770-3777 (801) 770-5390 (FAX)



John D. Jacob
Surveyor
March 21, 2010
Salt Lake City, Utah

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SUPERVISOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 817-23-20 AS AMENDED.



VICINITY MAP (M/T/S)

PROPERTY OWNERS	TAX ID NO.	ACRES
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0008	159.74
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0005	79.80
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0007	34.65
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0003	4.84
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0011	272.93
YNO NOBLE INC., A DELAWARE CORPORATION	16-008-0002	155.63

FORMERLY IRECO INCORPORATED

ALL BEARINGS AND DISTANCES CONTAINED HEREIN, ARE EXPRESSED AS GRID BEARINGS AND GRID DISTANCES BASED ON THE FOLLOWING DEFINED COORDINATE PROJECTION:

TRANSVERSE MERCATOR
SYSTEM DATUM
NET WORK-8000 (ADJUSTMENT)
SYSTEM ELEVATION
400 FEET ABOVE MEAN SEA LEVEL
ORIGIN LATITUDE
39°45'00.00" NORTH
ORIGIN LONGITUDE
111°52'36.00" WEST
SCALE FACTOR
1.000000571807
FALSE NORTING
73,000.00
FALSE EASTING
73,000.00

ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED WITH BEARINGS FOR PARCELS 3, 4 AND 5 ARE FOUND IN THE LEGAL DESCRIPTIONS, PARCELS 1, 2 AND 6 ARE ALLOT PORTIONS OF SECTIONS.