

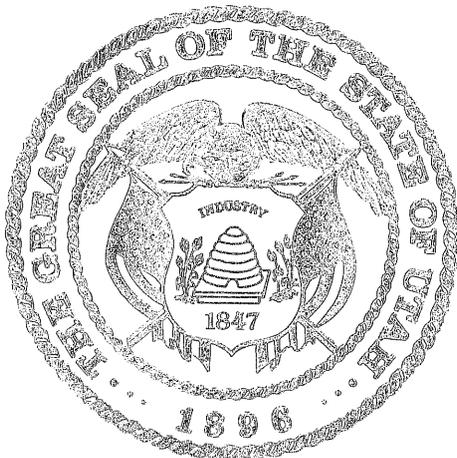
STATE OF UTAH



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
CENTRAL VALLEY TOWN, dated March 9th, 2011, 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 CENTRAL VALLEY TOWN,
located in Sevier County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 18th day of
April, 2011 at Salt Lake City, Utah.

GREG BELL
Lieutenant Governor



50 West Center St.
Central Valley, UT 84754
Phone: (435) 893-9178

March 11, 2011

RE: **Central Valley Town Annexations**

Utah Lieutenant Governor's Office
Utah State Capitol Complex
P. O. Box 142325
East Office Bldg. Ste E325
Salt Lake City, Utah 84114-2325

Dear Lieutenant Governor:

In compliance with Utah Code 10-2-425 and 67-1a-6.5 we are providing as required a notice of an impending boundary action for Central Valley Town for two annexations that were recently approved. Copies of the approved Central Valley Town Annexation Plat maps are also enclosed.

There are two separate annexation boundary actions enclosed, the James Jones Addition and the South Addition. The Sevier County Recorder's Office has indicated that they are sending you copies of the plat maps as well. The enclosed Central Valley Town Annexation Ordinances contain statements, signed and verified by the Central Valley Town Council, certifying that all requirements applicable to the boundary action have been met. I understand that you will be issuing an annexation certificate for each annexation after determining that all requirements have been met.

If you need further information, please feel free to contact me.

Sincerely,

ALLEN V. HENNINGSON
Town Clerk

Enclosures

Received

APR 18 2011

Greg Bell
Lieutenant Governor

ORDINANCE 2011-001

ORDINANCE ANNEXING SPECIFIC PROPERTY TO CENTRAL VALLEY, UTAH

WHEREAS, a majority of the owners of certain real property described below, desire to annex such real property to Central Valley, Utah, said owner, James and Lillie Jones; and

WHEREAS, said real property consists of approximately 12.857 acres and lies contiguous to the corporate boundaries of Central Valley, Utah; and

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

WHEREAS, Central Valley Town Council accepted the petition for annexation; and within 30 days the Town Clerk reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsection 10-2-405); 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 the area proposed for annexation and the unincorporated area within half 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, the Town Council and the future developers have completed an annexation agreement as required by Section E of the Central Valley Town Annexation Policy Plan Ordinance (attached and made part of); and

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

WHEREAS, the Town Council held the required public hearing after giving notice as required by law, and has determined the referenced annexation as desirable;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code, the Town Council of Central Valley, Utah, hereby adopts and passes the following:

**BE IT ORDAINED BY THE TOWN COUNCIL OF CENTRAL VALLEY, UTAH, AS
FOLLOWS:**

ORDINANCE 2011-001 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF CENTRAL VALLEY, UTAH

The real property more particularly described the Paragraph, below, is hereby annexed to Central Valley, Utah and the corporate limits of Central Valley, Utah, are hereby extended accordingly.

1. The real property which is the subject of this Ordinance is located at approximately

directly south and east of 305 South Highway 118 and more particularly described as follows:

BEGINNING AT A POINT LOCATED NORTH 1757.14 FEET AND WEST 1539.36 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, T.24 S., R.3 W., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EXISTING CENTRAL VALLEY TOWN BOUNDARY; THENCE ALONG SAID CENTRAL VALLEY TOWN BOUNDARY THE FOLLOWING COURSES: EAST 1300.48 FEET, MORE OR LESS TO THE WEST SIDE OF THE CANAL RIGHT OF WAY, S10°22'51"W 166.87 FEET, S20°21'00"W 122.00 FEET, S18°14'00"W 30.00 FEET, S11°03'00"W 33.00 FEET, S02°11'00"W 50.00 FEET AND S09°14'00"W 29.96 FEET TO THE SOUTH LINE EXTENDED OF TAX PARCEL 4-309-16; THENCE WEST ALONG THE SOUTH LINE EXTENDED, THE SOUTH LINE OF SAID TAX PARCEL 4-309-16 AND THE SOUTH LINE OF TAX PARCEL 4-309-25, 1382.03 FEET TO THE SOUTHWEST CORNER OF SAID TAX PARCEL 4-309-25; THENCE ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TAX PARCEL 4-309-25 THE FOLLOWING COURSES: AROUND A 5804.70 FOOT CURVE TO THE LEFT 385.01 FEET (CHORD BEARS N23°08'01"E 384.94 FEET), AND N21°14'00"E 69.69 FEET TO THE POINT OF BEGINNING.

2. The zoning map of Central Valley Town shall be amended to include the real property described in Paragraph 2. The real property described in Paragraph 2, above, shall be classified as being in rural residential/agricultural R2, in accordance with the General Plan and Land Use Ordinance for Central Valley, Utah and provisions the Town's Land Use Ordinance and Section 10-9a-502 of the Utah Code Annotated, 1953, as amended in 2005.

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

4. This Ordinance shall become effective upon adoption and passage by the Town Council. A copy of the Ordinance and plat shall be deposited in the Office of the Town Clerk.

ADOPTED AND PASSED by the Town Council of Central Valley, Utah, this 9th day of March, 2011.

CENTRAL VALLEY TOWN
A Utah Municipal Corporation

By Dwayne P. Bayles
Dwayne P. Bayles, Mayor

ATTEST:
Allen V. Henningson
Allen V. Henningson, Town Clerk

(SEAL)



Annexation Agreement for James and Lillie Jones

This agreement is prepared for the purpose of annexing to Central Valley Town the territory hereinafter referred to as the James and Lillie Jones Annexation. It is prepared as a condition set forth by Section E of the Central Valley Town Annexation Policy Plan and Ordinance. The Plan states that an annexation agreement will be prepared between the town and future developers outlining specific circumstances relating to water and sewer, power and streets and other specific improvements prior to annexation approval.

1. Map and Legal Description: A map of the unincorporated area into which Central Valley Town Corporation anticipates possible expansion of its boundaries accompanies this agreement as Exhibit A attached thereto.

2. Property Characteristics: The proposed annexation is contiguous to the boundaries of Central Valley Town, lies within the area projected for municipal expansion set forth in the town's annexation policy plan, does not create unincorporated islands within the boundaries of Central Valley and all other requirements contained in 10-2-402 Utah Code Annotated are met.

3. Character of the Community: Central Valley Town is a small, rural town with a mix of residential, agricultural and light commercial. The property proposed for annexation is currently located at approximately south and east of 305 South Highway 118, Central Valley, Utah, and more particularly described as follows:

BEGINNING AT A POINT LOCATED NORTH 1757.14 FEET AND WEST 1539.36 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, T.24 S., R.3 W., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EXISTING CENTRAL VALLEY TOWN BOUNDARY; THENCE ALONG SAID CENTRAL VALLEY TOWN BOUNDARY THE FOLLOWING COURSES: EAST 1300.48 FEET, MORE OR LESS TO THE WEST SIDE OF THE CANAL RIGHT OF WAY, S10°22'51"W 166.87 FEET, S20°21'00"W 122.00 FEET, S18°14'00"W 30.00 FEET, S11°03'00"W 33.00 FEET, S02°11'00"W 50.00 FEET AND S09°14'00"W 29.96 FEET TO THE SOUTH LINE EXTENDED OF TAX PARCEL 4-309-16; THENCE WEST ALONG THE SOUTH LINE EXTENDED, THE SOUTH LINE OF SAID TAX PARCEL 4-309-16 AND THE SOUTH LINE OF TAX PARCEL 4-309-25, 1382.03 FEET TO THE SOUTHWEST CORNER OF SAID TAX PARCEL 4-309-25; THENCE ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID TAX PARCEL 4-309-25 THE FOLLOWING COURSES: AROUND A 5804.70 FOOT CURVE TO THE LEFT 385.01 FEET (CHORD BEARS N23°08'01"E 384.94 FEET), AND N21°14'00"E 69.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.857 ACRES.

4. Requirements for annexation:

Access to the property is presently provided by a State Highway 118. A condition of annexation is to provide a deeded roadway width to 66 feet for lots that are later developed as required by the Subdivision Ordinance. These roadways would then be maintained and be provided snow removal by Central Valley Town as per standard maintenance and snow removal policies.

Property Zoning, when annexed will be: residential/agricultural district (R2).

Flood plain: Central Valley Town has adopted a FEMA map for flood plains. The current status of the property is listed to be outside any flood plain area. However, if after annexation the flood plain should be modified to include said property in a 100 year flood zone area or any other area as requiring special measures for construction or otherwise, to comply with the statutory law and regulations, both Federal, State and Town, the annexing petitioner(s) at his/their sole expense, shall pay for the installation of any and all improvements required to be installed.

Present police protection is provided by the Sevier County Sheriff on an as needed basis

5. Requirements for development in the proposed annexation:

Access to the property. Road improvements are the responsibility of the developer and must be completed before development can occur. Any future roads will have to comply with all applicable development ordinances, including, but not limited to, subdivision and zoning ordinances of Central Valley Town.

In areas where municipal services are not presently extended, services will be extended on an as needed basis at the cost of the developer. All extensions of municipal services must comply with all ordinance and policy criteria and will be paid for by the individual developer or property owner.

Culinary water services are only available to portions of the annexation area. For those areas not already being serviced by the town culinary water system all costs of upgrading, improving, and extending existing Town water lines must be borne solely by any developer/owner. The developer/owners shall pay the cost of installing a 8" culinary water line.

Central Valley Town requires that water rights of a type and quantity acceptable to Central Valley Town, that can be utilized for underground water rights (culinary) shall be required to be conveyed to Central Valley Town as a condition of development, subdivision approval or issuance of a building permit. The water rights conveyance requirement upon development shall be in addition to any requirements that may be imposed upon development of the land after annexation and in addition to appropriate Central Valley Town culinary water impact fees and hook-up fees. Water rights requirements, as referenced in the previous statement, will be established on a case by case basis. The general guideline or minimum standard shall be of one (1) acre foot of water per residential building permit. As per the requirements of the subdivision ordinance section 2-8-400.5

Sewer lines are not available and are not presently within this property. Any future development or upgrade to the sewer system remains the responsibility of the owner/developer as required by Town Ordinances.

Fire protection is currently provided by the Richfield Fire Department and would continue to be provided should the area be annexed. It is the responsibility of the developer to pay for upgrades in the system and installation of fire hydrants as required by City code. One hydrant every 500' along the proposed roadway.

Electrical service is presently extended past the proposed annexation. Cost of power line improvements and/or extensions are the responsibility of the developer/owner as stated in the Utah Power extension policy and subdivision regulations. This responsibility includes the payment of the costs of relocating existing power poles now located along the current fence lines.

Pressurized irrigation is not currently available to this area. Should the pressurized irrigation system be extended to this area at some future date, requirements stated in item six (6) must be met.

6. Extension of and payment for Municipal Services. In areas where municipal services are not presently extended, services will be extended on an as needed basis. All extensions of municipal services must comply with all ordinance criteria and will be paid for by the individual developer or property owner.

7. Estimate of Tax consequences. It is estimated that the property tax on property annexed into Central Valley Town will increase. This estimate is based on 2010 tax rates which show that the tax rate for Sevier County was .009400 and the tax rate for Central Valley Town was 0.001731 .

This rate will vary with each year's tax assessment by the different governmental entities. It is anticipated that the increased demand for municipal services to the newly annexed area will be offset by development requirements, additional tax revenues, and assessed impact fees.

Property owners in the annexed area may experience an increase in both property taxes and property values.

8. The property proposed to be annexed consists of: 12.857 acres of farm land (see legal description previously described.

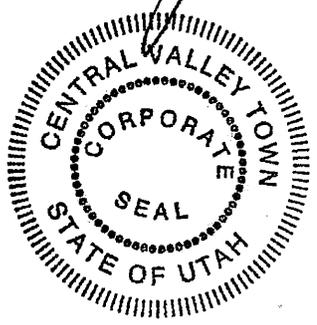
The annexation will allow developers of the above property access to culinary water, electric service and future sewer, provided all development meets Town specifications and comply with all applicable development ordinances including, but not limited to, subdivision and zoning ordinances and all improvements are installed pursuant to Central Valley Town Standards and additionally, that any and all agreements relative hereto are executed by such developer.

Dated this 9th day of March, 2011

Central Valley Town
Quayne P. Bayler
Mayor

Attest: Allyson

Town Clerk



Terry Christensen
Councilmember

Charles R. Billing
Councilmember

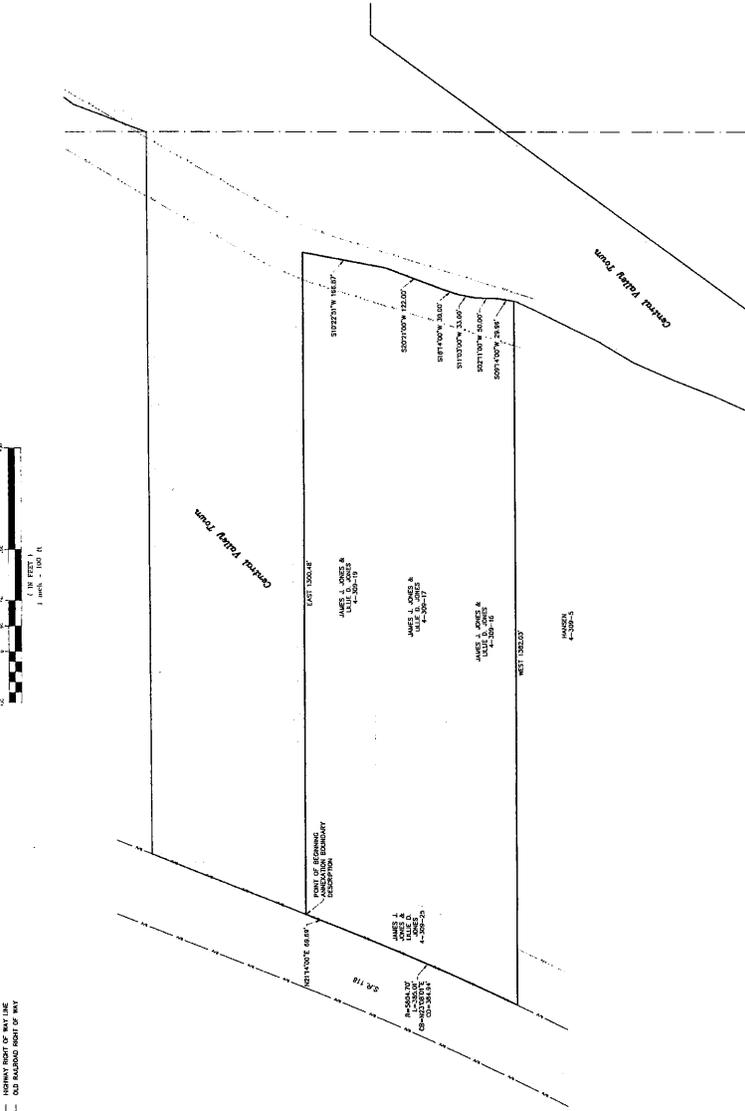
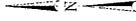
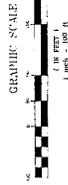
Charles H. Evans
Councilmember

Marianne Peterson
Councilmember

Central Valley Town Annexation - James Jones Addition

Located in the Southeast 1/4 of Section 22, T.24 S., R.3 W., S.L.B. & M.
Sevier County, Utah
2011

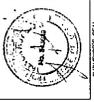
- LEGEND**
- ANNEXATION BOUNDARY LINE
 - EXISTING TOWN BOUNDARY
 - SECTION BOUNDARY LINE
 - MARKER SECTION LINE
 - VEED LINE
 - WEST LINE OF RAY LANE
 - NO MARKED POINT OF INT.



NOTES
ALL BEARINGS USED ARE CORRECTED BEARINGS THE EAST QUARTER CORNER
AND THE SOUTHWEST CORNER OF SECTION 22, T.24 S., R.3 W., S.L.B. & M.

SURVEYOR'S CERTIFICATE
I, JOHN B. GARD, A REGISTERED LAND SURVEYOR, AS PROVIDED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE INSTRUMENTS AND RECORDS REFERRED TO IN THIS PLAT, AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SITUATION OF THE LANDS DESCRIBED THEREIN. I HAVE ALSO PERSONALLY EXAMINED THE INSTRUMENTS AND RECORDS REFERRED TO IN THIS PLAT, AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SITUATION OF THE LANDS DESCRIBED THEREIN.

John B. Gard
REGISTERED LAND SURVEYOR
#112/18/08



BOUNDARY DESCRIPTION
THE BOUNDARY OF SECTION 22, T.24 S., R.3 W., S.L.B. & M., IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE S89°10'00\"/>

COUNTY SURVEYOR APPROVAL
I, JOHN B. GARD, COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE INSTRUMENTS AND RECORDS REFERRED TO IN THIS PLAT, AND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SITUATION OF THE LANDS DESCRIBED THEREIN.

John B. Gard
COUNTY SURVEYOR
#112/18/08



ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT WE, CENTRAL VALLEY TOWN, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACTS SHOWN HEREON REQUESTING THAT SAID TRACTS BE ANNEXED TO THE TOWN OF CENTRAL VALLEY AND THAT A COPY OF THE PETITION HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1003) 19-2-1 AS REVISED AND THAT WE HAVE EXAMINED SAID INSTRUMENTS AND ACCEPT THE ANNEXATION OF THE TRACTS AS SHOWN HEREON TO THE TOWN OF CENTRAL VALLEY AND THAT SAID TRACTS BE ANNEXED TO SAID TOWN AND THAT WE HAVE ACCEPTED SAID ANNEXATION AS SHOWN HEREON AS THE BOUNDARY OF SAID TOWN.

ACCEPTED AND PASSED BY THE BOARD OF ALDERMEN OF SAID TOWN ON AUG. 20, 2011.

Scott A. Williams
Michelle Williams
Charles A. Brown
James Christensen



PREPARED BY
Jones & DeMille Engineering

ANNEXATION PLAT

James Jones Addition

SEVIER COUNTY, UTAH
SCALE: 1" = 100'