

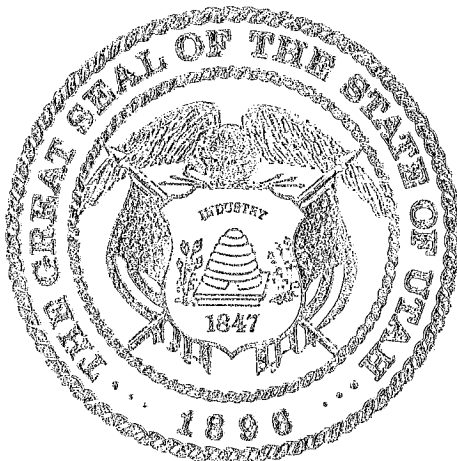
STATE OF UTAH



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
EAGLE MOUNTAIN CITY, dated May 15th, 2012, complying with Section 10-2-425,
Utah Code Annotated, 1953, as amended.

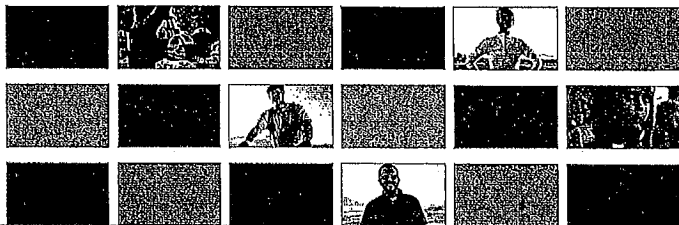
NOW, THEREFORE, notice is hereby given to all whom it may concern that the
attached is a true and correct copy of the notice of annexation, referred to above, on file
with the Office of the Lieutenant Governor pertaining to EAGLE MOUNTAIN CITY,
located in UTAH County, State of Utah.



IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 20th day of
June, 2012 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Greg Bell".

GREG BELL
Lieutenant Governor



May 17, 2012

Utah State Lt. Governor's Office
P.O. Box 140760
State Office Building, Room 1160
Salt Lake City, UT 84114

RE: Notice Spring Run Annexation

Honorable Lt. Governor:

I, Fionnuala B. Kofoed, City Recorder for Eagle Mountain City, hereby certify that Eagle Mountain City, Utah has adopted an annexation ordinance and approved a petition for annexation and completed all actions legally required to annex the territory described on the attached plat for annexation known as "Spring Run Annexation".

If you have any questions concerning the Spring Run Annexation, please contact my office.

Sincerely,

Fionnuala B. Kofoed, CMC
City Recorder

Phone (801)789-6610

ORDINANCE NO. O- 07-2012

**AN ORDINANCE APPROVING THE SPRING RUN ANNEXATION PETITION,
ANNEXING AN AREA OF APPROXIMATELY 240 ACRES OF LAND
COMMONLY KNOWN AS THE "SPRING RUN ANNEXATION" TO
EAGLE MOUNTAIN CITY, UTAH, AMENDING THE GENERAL PLAN OF EAGLE
MOUNTAIN CITY, ESTABLISHING ZONING REGULATIONS FOR THE LANDS IN
THE SPRING RUN ANNEXATION AND APPROVING THE MASTER
DEVELOPMENT PLAN FOR THE SPRING RUN ANNEXATION**

PREAMBLE

The City Council of the Eagle Mountain City finds that the owners of certain real property described in the Spring Run Annexation Petition ("the Petition") petitioned for annexation of the real property described in the Petition to the corporate limits of Eagle Mountain City and that all required notices have been given and provided to affected entities and others as required by law and that the Petition for annexation should be granted.

The real property described in the Petition 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 the General Plan of Eagle Mountain City ("the City") should be amended as set forth on Exhibit 2 to include the Spring Run Annexation area within the General Plan of the City.

The City Council finds that it is in the public interest to establish zoning regulations for the lands of the Petitioners in the Spring Run Annexation area, as set forth more specifically on Exhibit 3, with respect to the lands of the Petitioners only and that all lands other than the lands of the Petitioners should remain zoned as provided by Utah County prior to the annexation of such lands to the City.

The City Council further finds that Exhibit 3 should be approved as the Master Development Plan Land Use Element for the lands of the Petitioners in the annexed area.

The City Council finds that it is in the public interest to annex the real property described in the Petition for annexation and in Exhibit 1 to Eagle Mountain City.

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

1. The real property described on the attached annexation plat, referred to as Exhibit 1, 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 in Exhibit 1.

2. The General Plan for Eagle Mountain City is hereby amended to incorporate the lands in the Spring Run Annexation for future land use as described specifically on Exhibit 2 (General Plan).

3. The lands of the Petitioners for annexation within the Spring Run Annexation area shall be subject to the zoning regulations and zoning set forth specifically on Exhibit 3, which is approved as the Land Use Element of the Master Development Plan for the Spring Run annexed area. All lands not owned by the Petitioners for annexation as of the date of the Petition for annexation are hereby zoned for the land uses allowed by Utah County as of the date of this Ordinance.

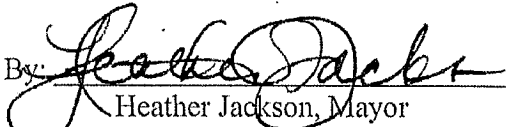
4. The Master Development Plan presented to the City Council for the annexed area consisting of the Land Use Element of the "Spring Run Annexation Agreement and Master Development Agreement" is hereby approved.

5. Amended Articles of Incorporation shall be filed with the Utah Lieutenant Governor's Office as required by law and all other notices and documents required by law shall be executed, recorded and filed by the Mayor and the City Recorder.

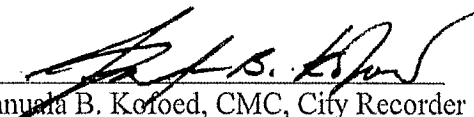
6. This ordinance shall be effective on the date of its first publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15 day
of May, 2012.

EAGLE MOUNTAIN CITY, UTAH

By: 
Heather Jackson, Mayor

ATTEST:


Fionnuala B. Kofoed, CMC, City Recorder



CERTIFICATION

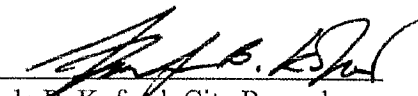
The above ordinance was adopted by the City Council of Eagle Mountain City on the 15th day of May, 2012.

Those voting aye:

- Donna Burnham
- Ryan Ireland
- Nathan Ochsenhirt
- John Painter
- Richard Steinkopf

Those voting nay:

- Donna Burnham
- Ryan Ireland
- Nathan Ochsenhirt
- John Painter
- Richard Steinkopf



Fionnuala B. Kofoed, City Recorder

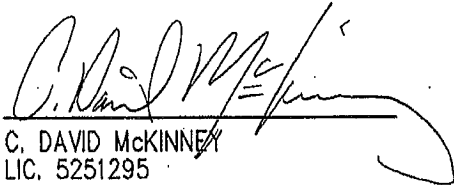
RECEIVED

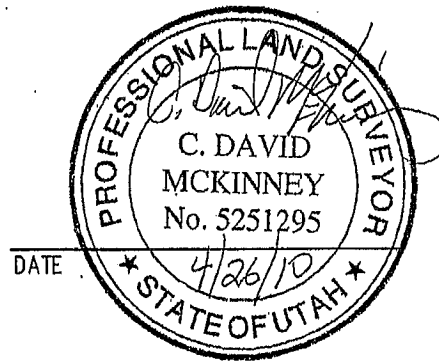
MAY - 4 2010

CITY RECORDER'S OFFICE

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE No. 5251295, DO HEREBY CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF EAGLE MOUNTAIN CITY HAS BEEN DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE UTAH COUNTY RECORDERS OFFICE.


C. DAVID MCKINNEY
LIC. 5251295



Spring Run

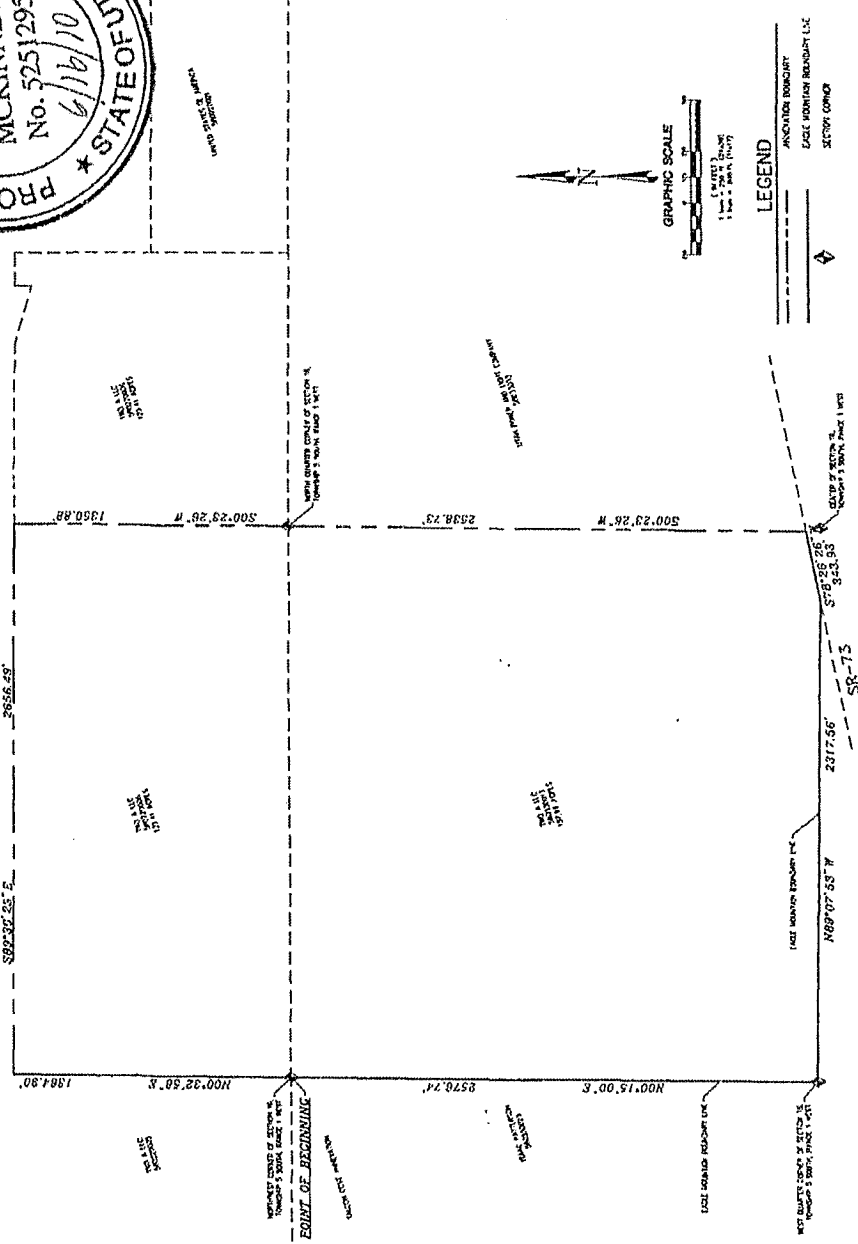
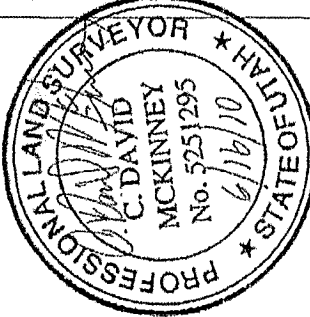
BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THENCE NORTH 00°32'58" EAST 1364.90 FEET; THENCE SOUTH 89°36'23" EAST 3527.54 FEET; THENCE SOUTH 73°21'01" EAST 292.64 FEET; THENCE NORTH 00°17'59" EAST 81.92 FEET; THENCE SOUTH 89°36'23" EAST 160.04 FEET; THENCE SOUTH 00°06'43" EAST 670.03 FEET; THENCE SOUTH 00°05'15" EAST 677.06 FEET; THENCE NORTH 89°46'21" WEST 1323.42 FEET; THENCE SOUTH 00°23'26" WEST 2538.73 FEET; THENCE SOUTH 78°26'26" WEST 343.93 FEET; THENCE NORTH 89°07'53" WEST 2317.56 FEET; THENCE NORTH 00°15'00" EAST 2576.74 FEET TO THE POINT OF BEGINNING. CONTAINS 281.40 ACRES.

ACCEPTANCE BY LEGISLATIVE BODY

SPRING RUN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19 AND THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, C. DAVID MCKINNEY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 5251295, HAVE EXAMINED THE PLAT HEREIN SHOWN TO BE ACCURATE AND CORRECT AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT AND THAT I AM A duly licensed and qualified professional land surveyor in the State of Utah.

C. David McKinney
 6/15/10

BOUNDARY DESCRIPTION
 BEARING AND DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF BEGINNING CONTAINING THESE NOTES:
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ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, HAVE RECEIVED A PETITION FROM THE APPLICANT FOR THE ANNEXATION OF THE TRACT DESCRIBED HEREIN AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR THESE PETITIONERS BY THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH, AND THAT WE HAVE APPROVED AND ACCEPTED THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF THE CITY AND THAT SAID TRACT IS TO BE ANNEXED TO THE CITY OF SALT LAKE CITY.

ANNEXATION PLAT SPRING RUN

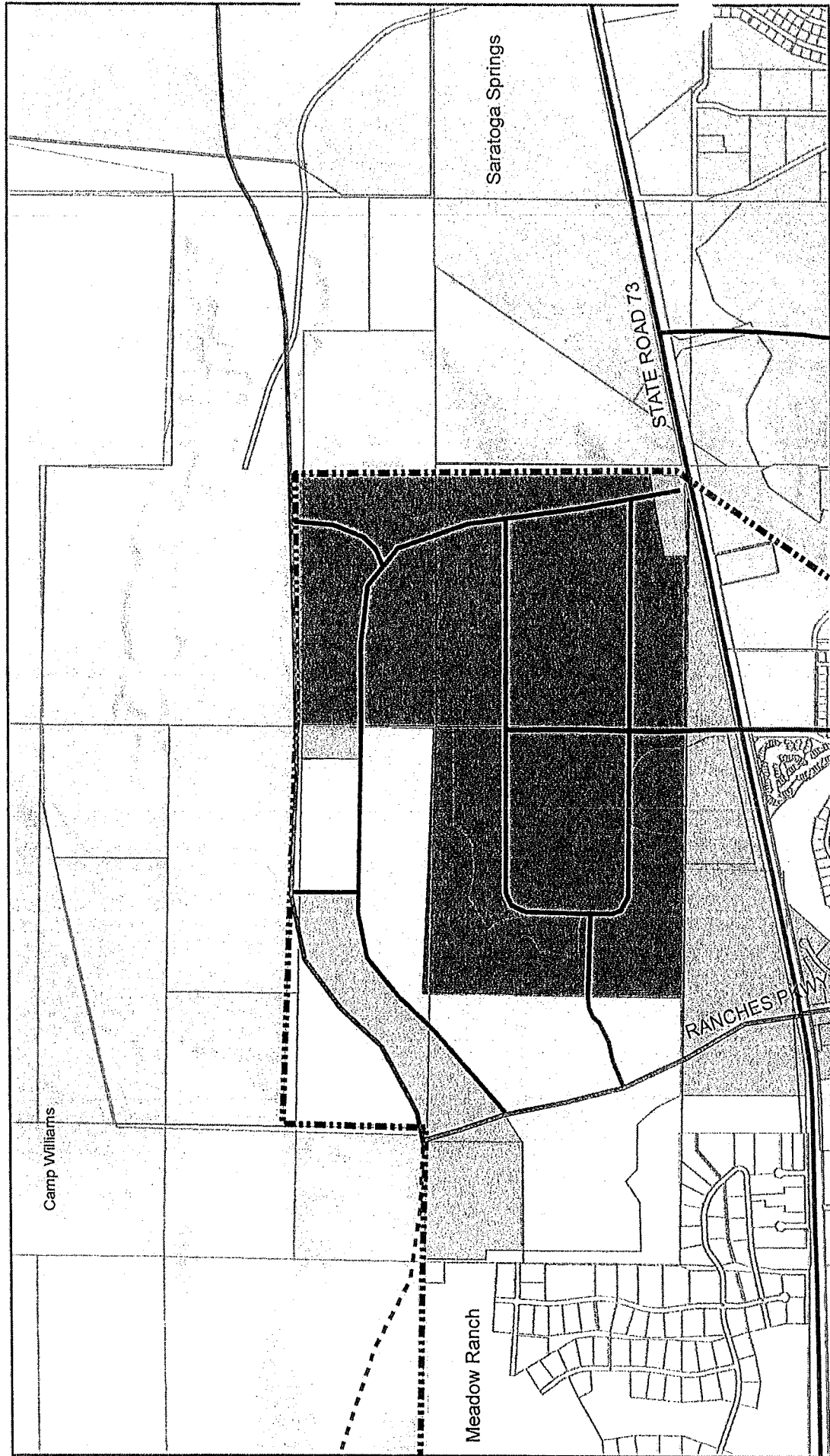
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19 AND THE SOUTH HALF OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



ASISWRT
 Surveying
 Architecture
 Landscape Architecture
 Land Planning
 Interior Design


DATE PREPARED BY: 6/15/10
 DATE REVISIONS: _____
 SHEET NO.: 1 OF 1
 TOTAL SHEETS: 1

Proposed Spring Run General Plan Amendment




- Transportation Corridors**
- Freeway
 - Highway
 - Major Arterial (7 lanes)
 - Major Arterial (5 lanes)
 - Minor Arterial (5 lanes)
 - Major Collector (3 lanes)
 - Minor Collector (2 lanes)
 - Alt Proposed Freeway

- Land Use**
- Mixed Use Commercial
 - Agriculture Protected
 - Agriculture
 - Commercial Residential
 - Mixed Use Residential
 - Rural Residential
 - Airport
 - Industrial
 - county parcels
 - Camp_Williams saratoga springs parcels



Contact Eagle Mountain City
Planning/GIS Department
801-789-6616
Date Produced: April 12, 2012



Land Use Summary

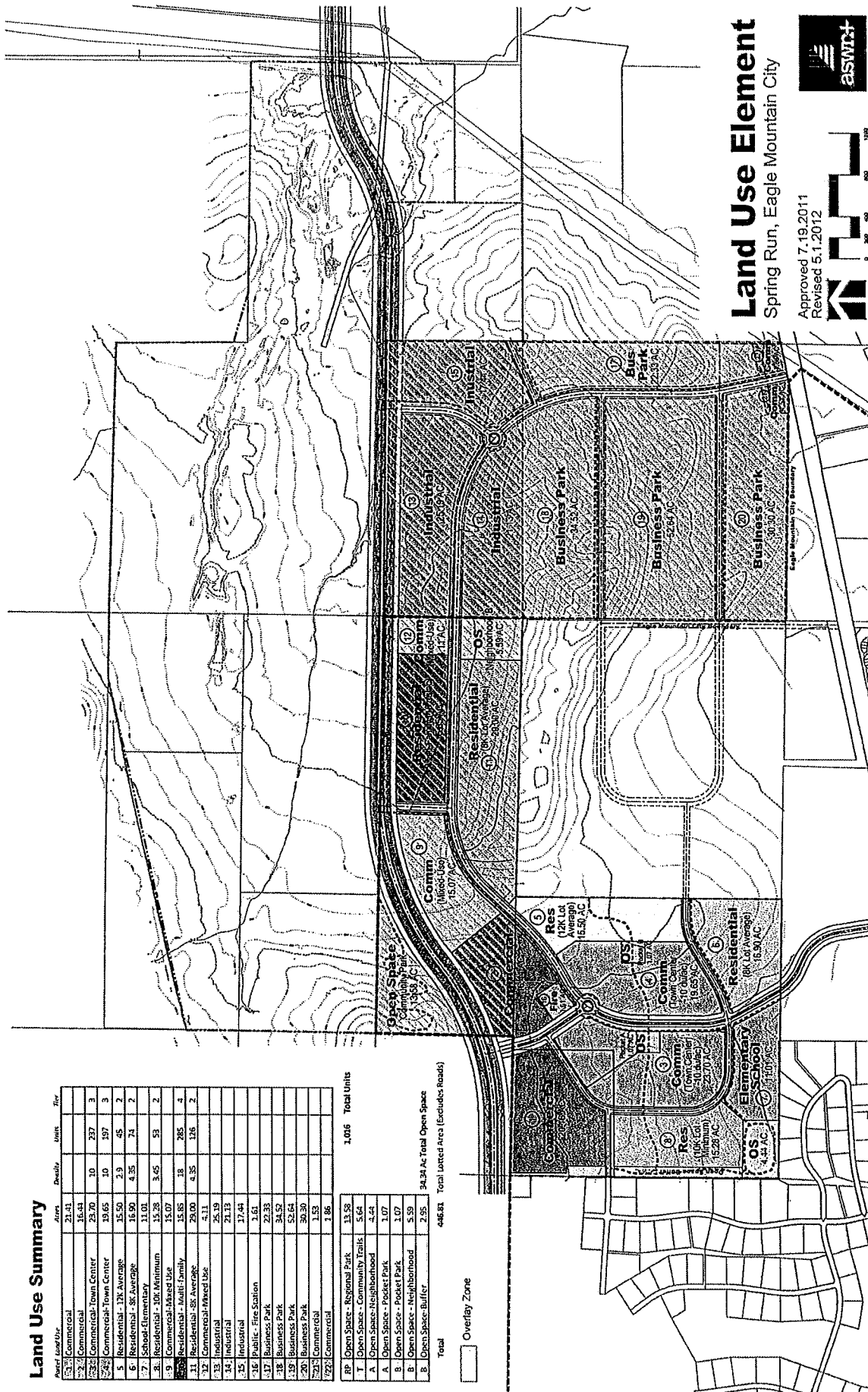
Area Use	Acres	Density	Units	700'
15.11 Commercial	21.41			
15.12 Commercial	16.64			
15.13 Commercial - Town Center	23.70	10	237	3
15.14 Commercial - Town Center	19.65	10	197	3
5 Residential - 12K Average	15.50	2.9	45	2
6 Residential - 8K Average	16.90	4.35	74	2
7 Residential - 10K Minimum	11.01			
8 Residential - 10K Minimum	15.28	3.45	53	2
9 Commercial-Mixed Use	15.07			
10 Residential - Multi-Family	15.85	18	285	4
11 Residential - 8K Average	29.00	4.35	126	2
12 Commercial-Mixed Use	4.11			
13 Industrial	25.19			
14 Industrial	21.13			
15 Industrial	17.44			
16 Public - Fire Station	1.61			
17 Business Park	22.35			
18 Business Park	34.52			
19 Business Park	52.64			
20 Business Park	30.30			
21 Commercial	1.53			
22 Commercial	1.86			

1,016 Total Units

RP Open Space - Regional Park	13.58
T Open Space - Community Trails	5.64
A Open Space - Neighborhood	4.44
A Open Space - Pocket Park	1.07
B Open Space - Neighborhood	5.59
B Open Space - Buffer	2.95
Total	39.27

39.27 Ac Total Open Space
446.83 Total Lot Area (Excludes Roads)

Overlay Zone



Land Use Element

Spring Run, Eagle Mountain City

Approved 7.19.2011
Revised 5.1.2012



