

# 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 SANDY CITY, dated September 18<sup>th</sup>, 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 SANDY CITY, located in Salt Lake County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 10<sup>th</sup> day of December, 2012 at Salt Lake City, Utah.

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

---

GREG BELL  
Lieutenant Governor



November 15, 2012

Greg Bell, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 200  
350 North State Street  
Salt Lake City, Utah 84114

Re: Majestic Canyon Road II Annexation

Dear Lieutenant Governor Bell:

To comply with Section 10-2-425 of the Utah Code, the legislative body of Sandy City is filing the following documents with the lieutenant governor for the Majestic Canyon Road II annexation:

1. a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3); and
2. a copy of an approved final local entity plat, as defined in Section 67-1a-6.5.

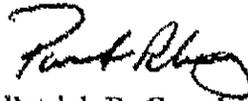
As per instructions from your office, the local entity plats have been reduced in size to a standard letter size and we have also attached copies of the ordinances annexing the Majestic Canyon Road area.

We understand that within ten days, as per Subsection 67-1a-6.5(2), you will issue the annexation certificates if you determine the notices of the impending boundary action meet the requirements of Subsection 67-1a-6.5(3), and the notices are accompanied by approved local entity plats.

If you are unable to issue the annexation certificates, please notify us as soon as possible.

Thank you very much.

Sincerely



Patrick R. Casaday  
Sandy City Attorney's Office

Enclosures

1. Notice of Impending Boundary Action - Majestic Canyon Road II Annexation
2. Approved Final Local Entity Plat - Majestic Canyon Road II Annexation
3. Majestic Canyon Road II Annexation Ordinance

**Notice of Impending Boundary Action with Approved Final Local Entity Plan**

November 13, 2012

Greg Bell, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 200  
350 North State Street  
Salt Lake City, Utah 84114

Dear Lieutenant Governor Bell:

Annexations in Sandy City are approved by the City Council - the City's legislative body. On or about November 13, 2012, the City Council adopted an ordinance approving the following annexation:

**Majestic Canyon Rd II Annexation to Sandy City**

As acting chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plan which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-425(4)(b) of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation

Respectfully submitted,



Sandy City Council



MAJESTIC CANYON ROAD II ANNEXATION  
ORDINANCE # 12-37

AN ORDINANCE ANNEXING TERRITORY LOCATED AT APPROXIMATELY 10193 S MAJESTIC CANYON RD., SALT LAKE COUNTY, COMPRISING APPROXIMATELY 7.74 ACRES, INTO SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION

The Sandy City Council finds:

1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, in that : (1) the area proposed to be annexed, located at approximately 10193 Majestic Canyon Road in Salt Lake County ("Area"), is a contiguous area and is contiguous to the City; (2) the Area consists of a portion of an unincorporated Salt Lake County island or peninsula within the City; (3) the island or peninsula, a portion of which is being annexed, has fewer than 800 residents; (4) the majority of the island or peninsula consists of residential or commercial development; (5) the Area requires the delivery of municipal-type services; and (6) the City has provided one or more municipal-type services to the island or peninsula and to the Area for more than one year.
3. On September 18, 2012, the City adopted Resolution 12-58 C, attached hereto as Exhibit "A", describing the Area and indicating the City's intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.
4. The City published Notice to hold a public hearing on the proposed annexation of the Area. The Notice was published at least once a week for three successive weeks in a newspaper of general circulation within the City and within the Area, and the City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit "B", complied with all statutory requirements.
5. On October 23, 2012, the City Council held a public hearing on the proposed annexation. Prior to the public hearing, the owners of at least 75% of the total private land area representing at least 75% of the value of the private real property within the Area consented in writing to the annexation. Such consent is attached hereto as Exhibit "C". As such, the City may adopt an ordinance annexing the Area without allowing or considering protests and the Area is conclusively presumed to be annexed, as per Section 10-2-418(3)(b), Utah Code Annotated. Only those property owners living within the area proposed for annexation have standing to protest the proposed annexation, as per Section

10-2-418 (2)(b)(iv), Utah Code Annotated.

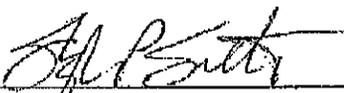
6. The annexation of the Area is completed and takes effect on the date of the lieutenant governor's issuance of a certificate of annexation as per Section 10-2-425(4), Utah Code Annotated.

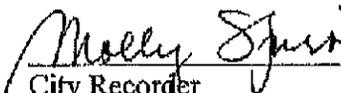
NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby :

1. Adopt an ordinance annexing the Area as shown on the plat filed in the office of the Sandy City Recorder.
2. Determine that not annexing the entire island or peninsula is in the City's best interest.
3. Zone the Area to an R-1-10 zone.
4. Confirm that, pursuant to Section 10-2-425(4), Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.
5. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
6. Affirm that this ordinance shall become effective upon publication as provided by law.

PASSED AND APPROVED by vote of the Sandy City Council this 13 day of November, 2012.

ATTEST:

  
Chair, Sandy City Council

  
City Recorder



  
Mayor, Sandy City

PRESENTED to the Mayor of Sandy City this 13<sup>th</sup> day of November, 2012.

APPROVED by the Mayor of Sandy City this 13<sup>th</sup> day of November, 2012.

Exhibit "A"

MAJESTIC CANYON ROAD II ANNEXATION

RESOLUTION # 12-58 C

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex a certain contiguous unincorporated area, totaling approximately 7.74 acres, located at approximately 10193 S. Majestic Canyon Road, in Salt Lake County, Utah, and more specifically described in the legal description attached hereto as Appendix "A". The City is authorized to annex the area without a petition pursuant to 10-2-418 Utah Code Annotated.

2. The area proposed to be annexed consists of a portion of one or more unincorporated islands within or unincorporated peninsulas contiguous to the City, each of which has fewer than 800 residents.

3. The City has provided one or more municipal-type services to the area for at least one year.

4. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council's intent to annex the area described in Appendix "A".
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest;
3. Set a public hearing for October 23, 2012, at 7:05 p.m. to consider the annexation.
4. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Ann. § 10-2-418(2)(a).

ADOPTED by the Sandy City Council this 18<sup>th</sup> day of September, 2012.

  
\_\_\_\_\_  
Sandy City Council Chair

ATTEST:

  
\_\_\_\_\_  
City Recorder

RECORDED this 19<sup>th</sup> day of September, 2012.



DESCRIPTION OF THE MAJESTIC CANYON ROAD II ANNEXATION TO SANDY CITY  
SITUATE IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11,  
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

Beginning at the Salt Lake County monument marking the South Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, (Basis of bearing for this description is North 0°29'01" West along the section line defined by Salt Lake County monuments representing the South Quarter Corner and Center Quarter Corner of said Section 11.); thence along the section line, North 0°29'01" West 322.98 feet; thence along the southerly boundary of a parcel of land identified by the Salt Lake County assessor as Parcel No. 28-11-379-013 the following seven (7) courses whose bearings have been rotated 0°01'48" clockwise to agree with the bearing base of this description: (1) North 89°58'12" West 39.21 feet; (2) North 23°41'26" West 17.48 feet; (3) North 82°14'46" West 24.80 feet; (4) South 74°50'20" West 23.06 feet; (5) North 88°09'51" West 21.45 feet; (6) North 35°58'12" West 20.87 feet; (7) South 87°03'24" West 116.18 feet, more or less, to intersect the centerline of Dimple Dell Road and the current Sandy City boundary as shown on the plat of the DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, recorded July 18, 2005 as Entry No. 9435231 in Book 2005P of plats at Page 211 in the office of the Salt Lake County Recorder; thence along said current Sandy City boundary and physical centerline of Dimple dell Road approximated by the following ten (10) courses: (1) North 53°17'49" East 31.00 feet; (2) North 42°53'46" East 31.00 feet; (3) North 34°17'39" East 31.00 feet; (4) North 24°27'55" East 31.00 feet; (5) North 11°45'06" East 29.00 feet; (6) North 2°18'16" West 29.00 feet; (7) North 10°31'32" West 29.00 feet; (8) North 16°46'57" West 40.00 feet; (9) North 21°42'31" West 40.00 feet; (10) North 22°38'40" West 58.39 feet, more or less, to the southwest corner of MAJESTIC CANYON ESTATES subdivision, recorded October 11, 1974 as Entry No. 2658090 in Book 74-10 of plats at Page 154 in the office of the Salt Lake County recorder; thence along the southerly boundary of said subdivision, East 153.64 feet, more or less, to the southwest corner of the BELL CANYON ROAD ANNEXATION TO SANDY CITY, recorded December 17, 2009 as Entry No. 10861404 in Book 2009 of Plats at Page 184 in the office of the Salt Lake County Recorder; thence along the southerly boundary of said MAJESTIC CANYON ESTATES subdivision and the current Sandy City boundary the following three (3) courses: (1) East 59.44 feet; (2) North 0°29'01" West 15.00 feet (3) East 255.34 feet to the southwest corner of the MAJESTIC CANYON ROAD ANNEXATION TO SANDY CITY, recorded August 4, 2011 as Entry No. 11223133 in Book 2011P of Plats at Page 99 in the office of the Salt Lake County Recorder; thence along the southerly boundary of MAJESTIC CANYON ESTATES subdivision and the current Sandy City boundary the following two (2) courses: (1) East 181.85 feet; (2) South 67°52'06" East 164.23 feet to the southeast corner of said MAJESTIC CANYON ESTATES subdivision; thence departing from the current Sandy City boundary, along the southeasterly lines of Lots 54, 55, 56, 57 and 58 of MAJESTIC CANYON ESTATES No. 2 subdivision, recorded July 31, 1978 as Entry No. 3145276 in Book 78-7 of plats at Page 207 in the office of the Salt Lake County Recorder, the following two (2) courses: (Note: The bearings of said MAJESTIC CANYON ESTATES No. 2 subdivision have been rotated 0°01'48" clockwise to agree with the bearing base of this description) (1) South 35°18'26" West 357.26 feet; (2) South 48°41'01" West 66.60 feet; thence along the easterly lines of Lots 59, 60 and 61 of said MAJESTIC CANYON ESTATES No. 2 subdivision, South 0°29'01" East 274.47 feet to the southeast corner of said Lot 61; thence along the southerly boundary of said MAJESTIC CANYON ESTATES No. 2 subdivision, South 89°45'48" West 329.45 feet, more or less, to the point of beginning. The above described area proposed to be annexed into the corporate limits of Sandy City contains approximately 7.74 acres.

**ANNEXATION DESCRIPTION**

The Salt Lake County Commission, on this 15th day of December, 2011, has approved the annexation of the territory described in the plat hereto attached, to the City of Sandy, Utah, subject to the approval of the voters of the territory to be annexed at a public hearing to be held on the 15th day of January, 2012, at 7:00 o'clock in the evening, at the County Administration Center, 200 West 200 South, Salt Lake City, Utah. The territory to be annexed is described as follows: ...

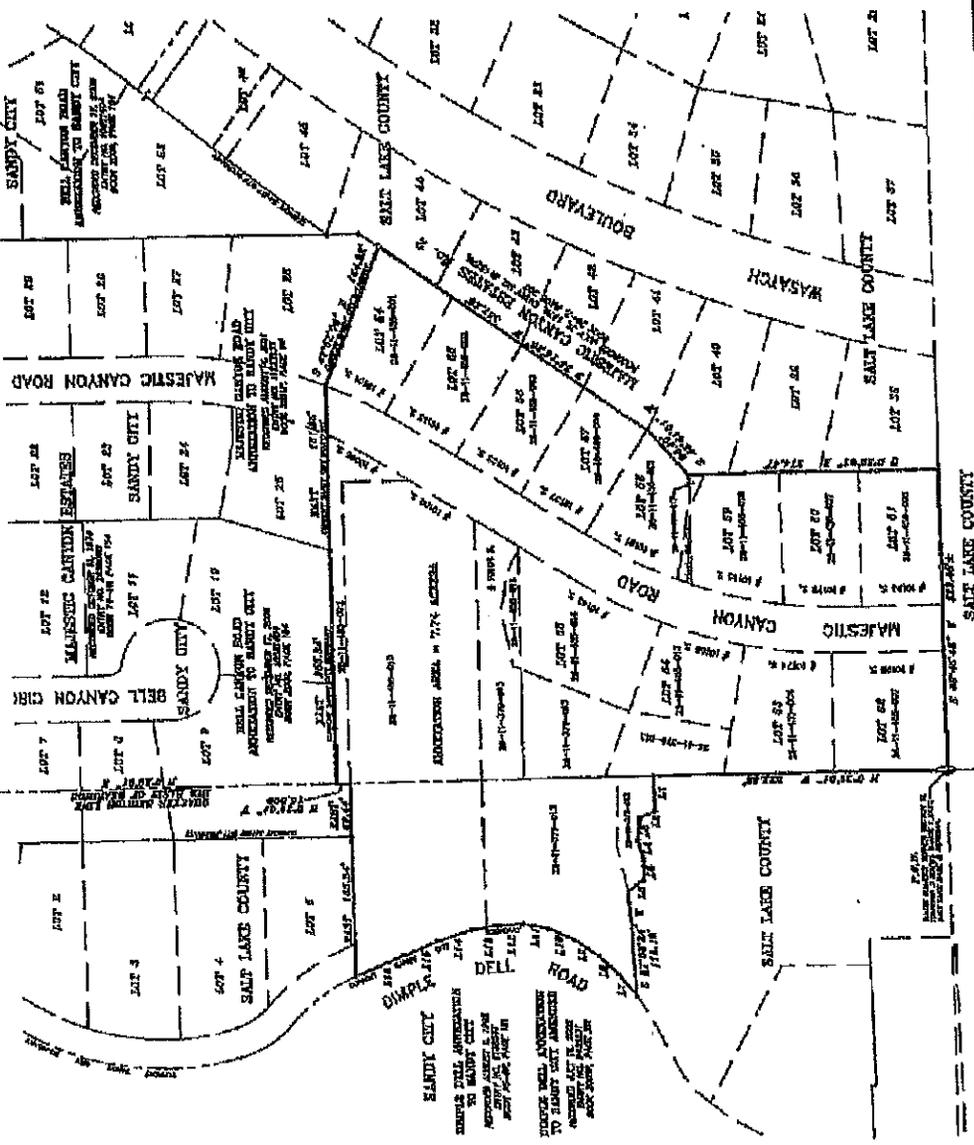
**SURVEYOR'S CERTIFICATION**

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in the office of the County Clerk of Salt Lake County, Utah, on this 15th day of December, 2011.

PAUL NICKEL, COUNTY CLERK  
 JENNIFER L. HARRISON, COUNTY CLERK  
 JAMES W. HARRISON, COUNTY CLERK  
 JAMES W. HARRISON, COUNTY CLERK  
 JAMES W. HARRISON, COUNTY CLERK

MAJESTIC CANYON ROAD II ANNEXATION  
 TO SANDY CITY  
 THE COMMISSION AND VOTERS OF SANDY CITY, UTAH, HAVE APPROVED THIS ANNEXATION OF THE TERRITORY DESCRIBED IN THE PLAT HERETO ATTACHED TO SANDY CITY, UTAH.

**FINAL LOCAL EXHIBIT PLAT  
 MAJESTIC CANYON ROAD II ANNEXATION  
 TO SANDY CITY**



**LEGEND**

ANNEXATION AREA IN 71% ACREAGE  
 SANDY CITY  
 SALT LAKE COUNTY  
 WASATCH COUNTY

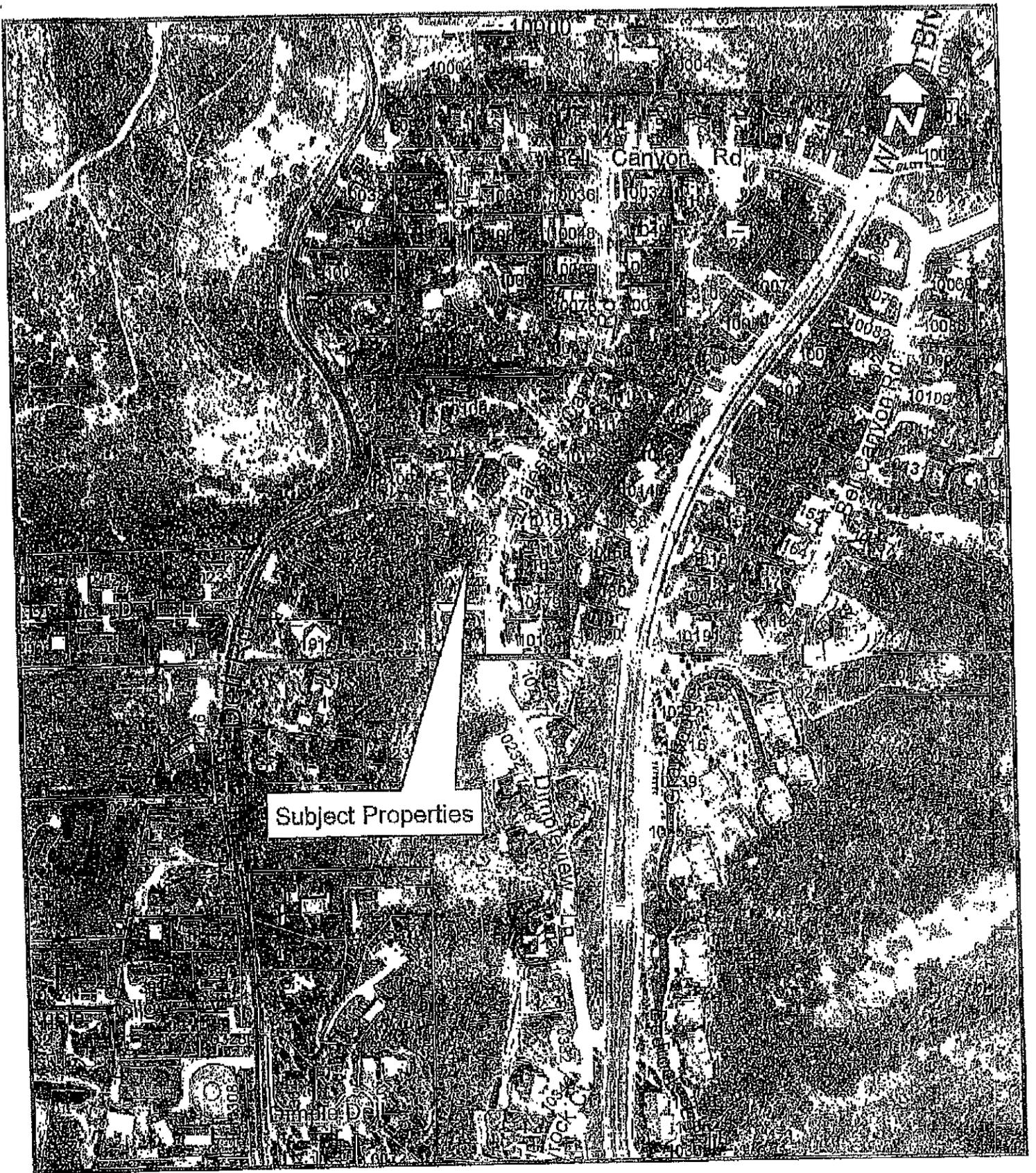
**SURVEYOR'S NARRATIVE**

The survey was conducted on the 15th day of December, 2011, and the plat was prepared by the undersigned on the 15th day of December, 2011. The survey was conducted in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated. The survey was conducted in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated. The survey was conducted in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated.

**CHANGING SCALES**

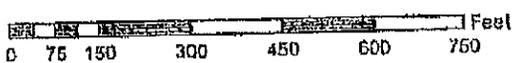
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<b>SALT LAKE COUNTY SURVEYOR</b> Approved this 15th day of December, 2011, at Salt Lake City, Utah. JAMES W. HARRISON, SURVEYOR	<b>ENGINEER'S CERTIFICATE</b> I hereby certify that the above plat is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in the office of the County Clerk of Salt Lake County, Utah, on this 15th day of December, 2011. JAMES W. HARRISON, ENGINEER	<b>SANDY CITY APPROVAL</b> Approved this 15th day of December, 2011, at Sandy City, Utah. JAMES W. HARRISON, SANDY CITY CLERK	<b>SALT LAKE COUNTY RECORDER</b> RECORDED DATE OF RECORDING SALT LAKE COUNTY RECORDER
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Subject Properties

# Majestic Canyon Road II Annexation 10193 S. Majestic Canyon Rd.



PRODUCED BY  
THE COMMUNITY DEVELOPMENT DEPARTMENT  
RAY LINDENBURG, DIRECTOR



Exhibit "C"

Date: 8-17-2012

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name <sup>is</sup> Bill & Brenda HARMAN

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10142 Majestic Canyon Ct

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801-882-3090

Thank you very much.

  
Signature

  
Signature

Date: Aug 24, 12

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is WILLIAM J. THORNE

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10174 So MASTERS RD. SANDY UT 84092

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801-964-0478

Thank you very much.

William J. Thorne  
Signature

\_\_\_\_\_  
Signature

Date: 8/9/2012

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Jeffrey Himsel & Rebecca Himsel

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

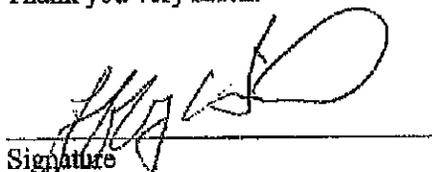
10193 majestic Canyon Rd., Sandy, UT, 84092

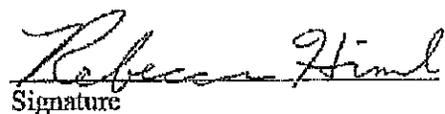
This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801-942-8628.

Thank you very much.

  
Signature

  
Signature

Date: 8/29/12

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Tina Kwaznicka.

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10129 Magisteria Cyn Rd, Sandy UT

This property is part of an island or peninsula and is contiguous to Sandy City. 84082

I (we) CONSENT to have Sandy City annex this property.

I (we) can be reached at: 801-943-7413.

Thank you very much.

Tina Kwaznicka  
Signature

\_\_\_\_\_  
Signature

Date: 8/15/2012

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Dorothy Jermar

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10165 Majestic Canyon Rd

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) CONSENT to have Sandy City annex this property.

I (we) can be reached at: 801 943 0566

Thank you very much.

Dorothy Jermar  
Signature

\_\_\_\_\_  
Signature

Date: 8-17-12

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Gregory C Hyde

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10151 Majestic Canyon Rd Sandy, UT 84092

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) CONSENT to have Sandy City annex this property.

I (we) can be reached at: 801 250-8817

Thank you very much.

Gregory C Hyde  
Signature

\_\_\_\_\_  
Signature

RECEIVED

AUG 29 2012

SANDY CITY  
COMMUNITY DEVELOPMENT

Date: 8/13/12

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

My name is Celeste Kelly.

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10137 S. Majestic Canyon Sandy Ut 84092

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801 943-9436.

Thank you very much.

Signature



Signature

Date: 8/21/12

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

My name is Matthew Winzenried

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

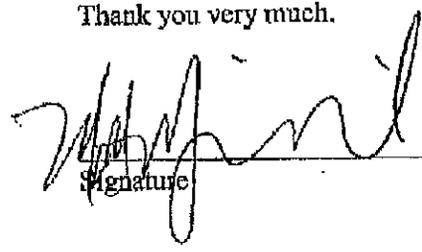
10125 So. Majestic Canyon Rd

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801 944-8734.

Thank you very much.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Date: 8-14-12

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
AUG 29 2012  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Thomas Wahlen.

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

10113 S. Majestic Canyon Rd.

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at: 801-450-8103.

Thank you very much.

Thomas Wahlen

Signature

Signature