

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from RICHFIELD CITY, dated September 24th, 2013, 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 RICHFIELD CITY, 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 25th day of February, 2014 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox", written over a horizontal line.

SPENCER J. COX
Lieutenant Governor



David C. Ogden, Mayor

Richfield City Corporation

75 East Center • P.O. Box 250 • Richfield, Utah 84701 • Telephone: (435) 896-6439 • FAX (435) 896-6512

February 14, 2014

Re: Annexation for Richfield Land Company

To whom it may concern:

The Richfield City Council recently adopted Ordinance 2013-6 annexing property owned by Richfield Land Company into the corporate boundaries of Richfield City. This annexation complied with all of the requirements set forth in Utah Code Title 10 Chapter 2 governing annexations.

As per Utah Code §10-2-425 this annexation, including a final entity map, has been filed with the Lieutenant Governor's office for the issuance of a Certificate of Annexation.

Should you have any further questions, please contact me at the number shown above.

Sincerely,

Michele Jolley

Michele Jolley
Richfield City Recorder

Council Members

Kevin Arrington • Richard L. Barnett • Bryan L. Burrows • Kathy Christensen • Connie Nielson

Officers

Matthew Creamer, City Administrator • Michael Langston, Finance Director • Michele Jolley, Recorder
Chamberlain and Associates, Attorneys

**AMENDED ARTICLES OF INCORPORATION
OF THE
CITY OF RICHFIELD**

Received

FEB 10 2014

Spencer J. Cox
Lieutenant Governor

Pursuant to the provisions of the "Utah Municipal Code," the City of Richfield in Sevier County, Utah acting by its Mayor and approved by the City Council, hereby amends its original Articles of Incorporation, dated the 22nd day of February, 1878, and states the following as its Amended Articles of Incorporation:

1. The name of the municipality is the City of Richfield; also know as Richfield City Corporation.
2. The geographical description of the properties being annexed to the City of Richfield is as follows:

Description

BEGINNING AT A POINT LOCATED S00°44'35"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., 688.89 FEET AND EAST 334.79 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, AND AT THE NORTHWEST CORNER OF THE ANNEXATION AS RECORDED IN BOOK 434 AT PAGE 784; THENCE S08°57'26"W ALONG THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, 1342.93 FEET TO THE EXTENSION OF THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 536 ON PAGE 164; THENCE N88°03'28"W ALONG THE NORTH LINE EXTENDED OF SAID ANNEXATION RECORDED IN BOOK 536 ON PAGE 164, ALONG THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 513 ON PAGE 639, 790.28 FEET TO THE NORTHEAST CORNER OF TAX PARCEL 4-293-63; THENCE N87°26'15"W ALONG THE NORTH LINE OF SAID TAX PARCEL, 419.69 FEET TO THE EAST LINE OF THE ANNEXATION RECORDED IN BOOK 460 ON PAGE 838; THENCE N01°56'41"W ALONG THE EAST LINE OF SAID ANNEXATION RECORDED IN BOOK 460 ON PAGE 838, 890.42 FEET TO THE SOUTH LINE OF THE ANNEXATION RECORDED IN BOOK 561 ON PAGE 568; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 561 ON PAGE 568 THE FOLLOWING COURSES: N77°48'39"E 579.54 FEET, AROUND A 400.00 FOOT RADIUS CURVE TO THE LEFT, 49.17 FEET (CHORD BEARS N74°17'21"E 49.14 FEET), AND N00°17'21"E 8.88 FEET TO THE SOUTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 361 ON PAGE 952; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 361 ON PAGE 952 THE FOLLOWING COURSES: N77°47'28"E 27.99 FEET, N54°39'13"E 707.26 FEET, AND N60°22'10"E 314.26 FEET; THENCE S00°44'35"E 40.78 FEET TO THE NORTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; 256.72 FEET TO THE SOUTHWEST CORNER OF SAID ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; THENCE S04°09'43"W 29.82 FEET TO THE POINT OF THE BEGINNING. CONTAINING 36.187 ACRES INCLUDING PARCELS 4-293-28 AND 4-293-33.

3. The City of Richfield is a "City of the Fifth Class" as defined by § 10-2-301, Utah Code Annotated, having a population of more than 1,000 inhabitants, but less than 10,000 inhabitants.

Dated this 24 day of September, 2013.

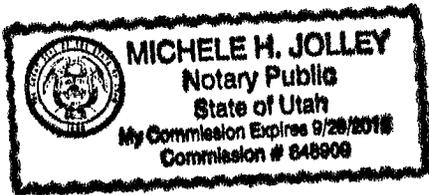
CITY OF RICHFIELD

By: Brad Ramsay
Brad Ramsay, Mayor

STATE OF UTAH)
 : ss
COUNTY OF SEVIER)

Brad C. Ramsay, being first duly sworn upon oath, deposes and says; that I am the Mayor of the City of Richfield City and the foregoing Amended Articles of Incorporation of the City of Richfield City and the foregoing Amended Articles of Incorporation of the City of Richfield City are truthful and accurate to the best of my knowledge and information.

Subscribed and sworn to before me this 24th day of September, 2013.



Michele H. Jolley
Notary Public

ORDINANCE NO. 2013-6

AN ORDINANCE AMENDING THE ZONING MAP OF RICHFIELD CITY TO INCLUDE THE ANNEXATION AREA LOCATED ADJACENT TO THE CURRENT CORPORATE BOUNDARIES OF RICHFIELD CITY, UTAH

WHEREAS, on April 8, 2013, Richfield Land Company(the "Petitioners"), who owns certain real property adjacent to Richfield City, petitioned to annex the real property described below, (the "Property") to the City; and

WHEREAS, the Petitioners own the majority of the privately owned real property within the area proposed for annexation; and

WHEREAS, all Affected Entities have received notice of the proposed annexation and amendment to the official zoning map; and

WHEREAS, on September 10, 2013 the Richfield City Council held a public hearing to receive public input concerning the proposed annexation, which public hearing was property scheduled and noticed in accordance with Utah law; and

WHEREAS, the area proposed for annexation lies within the City's current Annexation Policy Plan; and

WHEREAS, Richfield City, Utah desires to amend the Official Zoning Map of Richfield City to include the property within the City's regulatory boundary;

NOW, THEREFORE BE IT ORDAINED by the City Council of Richfield City, Utah as follows:

SECTION 1. Official Zoning Map Amended. The Official Zoning Map of Richfield City as adopted is hereby amended to include the annexed real property more particularly described below.

The real property which is the subject of this Ordinance is located west of Airport Road and south of Cove View Road shown on the records of Sevier County as parcel 4-293-33 and parcel 4-293-28 and more particularly described as follows:

BEGINNING AT A POINT LOCATED S00°44'35"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., 688.89 FEET AND EAST 334.79 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, AND AT THE NORTHWEST CORNER OF THE ANNEXATION AS RECORDED IN BOOK 434 AT PAGE 784; THENCE S08°57'26"W ALONG THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, 1342.93 FEET TO THE EXTENSION OF THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 536 ON PAGE 164; THENCE N88°03'28"W ALONG THE NORTH LINE EXTENDED OF SAID ANNEXATION RECORDED IN BOOK 536 ON PAGE 164, ALONG THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 536 ON PAGE 164, AND ALONG THE NORTH LINE

OF THE ANNEXATION RECORDED IN BOOK 513 ON PAGE 639, 790.28 FEET TO THE NORTHEAST CORNER OF TAX PARCEL 4-293-63; THENCE N87°26'15"W ALONG THE NORTH LINE OF SAID TAX PARCEL, 419.69 FEET TO THE EAST LINE OF THE ANNEXATION RECORDED IN BOOK 460 ON PAGE 838; THENCE N01°56'41"W ALONG THE EAST LINE OF SAID ANNEXATION RECORDED IN BOOK 460 ON PAGE 838, 890.42 FEET TO THE SOUTH LINE OF THE ANNEXATION RECORDED IN BOOK 561 ON PAGE 568; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 561 ON PAGE 568 THE FOLLOWING COURSES: N77°48'39"E 579.54 FEET, AROUND A 400.00 FOOT RADIUS CURVE TO THE LEFT, 49.17 FEET (CHORD BEARS N74°17'21"E 49.14 FEET), AND N00°14'26"E 8.89 FEET TO THE SOUTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 361 ON PAGE 952; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 361 ON PAGE 952 THE FOLLOWING COURSES: N77°47'28"E 27.99 FEET, N54°39'13"E 707.26 FEET, AND N60°22'10"E 314.26 FEET; THENCE S00°44'35"E 40.78 FEET TO THE NORTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; THENCE S09°14'09"W ALONG THE WEST LINE OF SAID ANNEXATION RECORDED IN BOOK 625 ON PAGE 961, 256.72 FEET TO THE SOUTHWEST CORNER OF SAID ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; THENCE S04°09'43"W 29.82 FEET TO THE POINT OF THE BEGINNING. CONTAINING 36.187 ACRES INCLUDING PARCELS 4-293-28 AND 4-293-33.

SECTION 2. Designation. The amended area shall be zoned R1-10 and classified as single family residential, in accordance with the General Plan for Richfield, Utah and provisions the City's Land Use Ordinance.

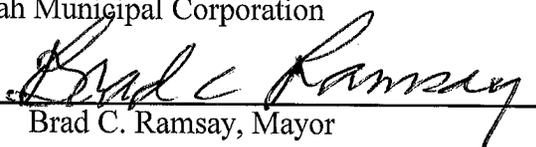
SECTION 3. Execution of Documents. The Mayor is hereby authorized to execute AMENDED ARTICLES OF INCORPORATION OF THE CITY OF RICHFIELD CITY and a certification of the Richfield City Council that the legal procedures for annexation have been completed.

SECTION 4. Effective Date. This Ordinance shall take effect on September 25, 2013, and the described Annexation shall be effective upon the certification of the Utah Lt. Governor. A copy of the Ordinance and plat shall be deposited in the Office of the City Recorder.

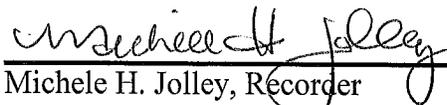
ADOPTED AND PASSED this 24th day of September, 2013.

RICHFIELD CITY
A Utah Municipal Corporation

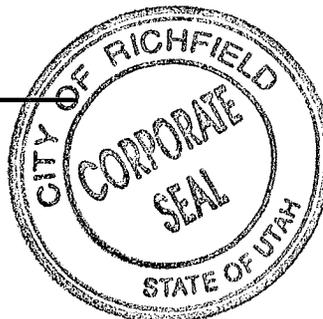
By


Brad C. Ramsay, Mayor

ATTEST:


Michele H. Jolley, Recorder

(SEAL)

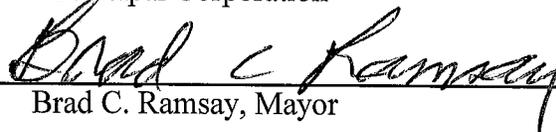


STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On September 24, 2013, the City Council of Richfield City, Utah adopted Ordinance 2013-6, thereby annexing certain property into Richfield City. The city council hereby certifies that it has complied with the requirements of the Utah Code Ann. §10-2-401 et seq. to complete the lawful annexation of the property described and attached hereto as Exhibit A.

DATED this 24th day of September, 2013.

RICHFIELD CITY
A Utah Municipal Corporation

By 
Brad C. Ramsay, Mayor

ATTEST:


Michele H. Jolley, Recorder

RESOLUTION NO. 2013-04

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, UTAH CODE ANNOTATED, 1953, AS AMENDED.

WHEREAS, on the 1st day of July, 2013 the owner of certain real property, Richfield Land Company, c/o K. L. McIff, petitioner, filed a petition with the city recorder of Richfield City, Sevier County, State of Utah requesting that such property be annexed to the corporate boundaries of Richfield City; and

WHEREAS, said petition contains the signatures of the owners of private real property that is: 1) located within the area proposed for annexation; 2) covers a majority of the private land area within the area proposed for annexation; and 3) is equal in value to at least one-third of the value of all the private real property within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Richfield City and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the city recorder; and

WHEREAS, said petition appears to comply with all of the requirements of Section 10-2-402 and 403, Utah Code Annotated, 1953, as amended.

NOW THEREFORE, BE IT RESOLVED by the City Council of Richfield City, Sevier County, State of Utah, that the Annexation Petition, attached hereto as Exhibit "A" is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the city recorder for review pursuant to Section 10-2-405(2), Utah State Code Annotated, 1953, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 9th day of July, 2013.

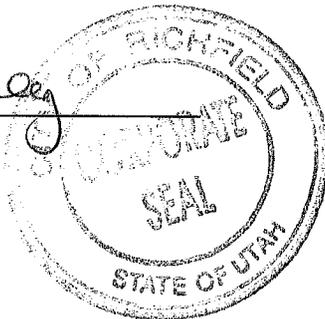
RICHFIELD CITY
A Utah Municipal Corporation

By Brad Ramsay
Brad Ramsay, Mayor

ATTEST:

Michele Jolley
Michele Jolley, Recorder

(SEAL)



The foregoing Resolution was, pursuant to motion made by Councilmember _____,
and seconded by Councilmember _____, and adopted by the following vote:

AYE: Richard Barnett
Bryan Burrows
Kathy Christensen
Matthew Creamer
Michael Turner

NAY: None



**Petition for Annexation #2013-
of Territory
To Richfield City, Utah**

TO THE COUNCIL OF RICHFIELD CITY:

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Richfield City, hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Richfield City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. Is located within the area proposed for annexation;
 - b. Covers a majority of the private land area within the area proposed for annexation;
 - c. Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. Is described as follows:
 - 1) **General description.** The property to be annexed is currently an island surrounded by Richfield City. Its border on the east includes Airport Road. Its north border includes the Richfield Canal. It is bordered on the west by the fairway of hole number 16, Cove View Golf Course, and is bordered on the south by the Fairway Landing Subdivision.
 - 2) **Boundary description.** BEGINNING AT A POINT LOCATED S00°44'35"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2, T.24 S., R.3 W., S.L.B. & M., 688.89 FEET AND EAST 334.79 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, AND AT THE NORTHWEST CORNER OF THE ANNEXATION AS RECORDED IN BOOK 434 AT PAGE 784; THENCE S08°57'26"W ALONG THE EAST RIGHT OF WAY LINE OF AIRPORT ROAD, 1342.93 FEET TO THE EXTENSION OF THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 536 ON PAGE 164; THENCE N88°03'28"W ALONG THE NORTH LINE EXTENDED OF SAID ANNEXATION RECORDED

IN BOOK 536 ON PAGE 164, ALONG THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 536 ON PAGE 164, AND ALONG THE NORTH LINE OF THE ANNEXATION RECORDED IN BOOK 513 ON PAGE 639, 790.28 FEET TO THE NORTHEAST CORNER OF TAX PARCEL 4-293-63; THENCE N87°26'15"W ALONG THE NORTH LINE OF SAID TAX PARCEL, 419.69 FEET TO THE EAST LINE OF THE ANNEXATION RECORDED IN BOOK 460 ON PAGE 838; THENCE N01°56'41"W ALONG THE EAST LINE OF SAID ANNEXATION RECORDED IN BOOK 460 ON PAGE 838, 890.42 FEET TO THE SOUTH LINE OF THE ANNEXATION RECORDED IN BOOK 561 ON PAGE 568; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 561 ON PAGE 568 THE FOLLOWING COURSES: N77°48'39"E 579.54 FEET, AROUND A 400.00 FOOT RADIUS CURVE TO THE LEFT, 49.17 FEET (CHORD BEARS N74°17'21"E 49.14 FEET), AND N00°14'26"E 8.89 FEET TO THE SOUTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 361 ON PAGE 952; THENCE ALONG THE SOUTH LINE OF SAID ANNEXATION RECORDED IN BOOK 361 ON PAGE 952 THE FOLLOWING COURSES: N77°47'28"E 27.99 FEET, N54°39'13"E 707.26 FEET, AND N60°22'10"E 314.26 FEET; THENCE S00°44'35"E 40.78 FEET TO THE NORTHWEST CORNER OF THE ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; THENCE S09°14'09"W ALONG THE WEST LINE OF SAID ANNEXATION RECORDED IN BOOK 625 ON PAGE 961, 256.72 FEET TO THE SOUTHWEST CORNER OF SAID ANNEXATION RECORDED IN BOOK 625 ON PAGE 961; THENCE S04°09'43"W 29.82 FEET TO THE POINT OF THE BEGINNING. CONTAINING 36.187 ACRES.

4. The "Contact Sponsor" is,
Richfield Land Company,
c/o Kay McIff
225 North 100 East
Richfield, Utah 84701
(435) 896-4817 (home)
(435) 896-4461 (office)
(801) 608-4331 (cell)
5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected or granted;

6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125 U.C.A.
7. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith.
8. That the petitioners request the property, if annexed, to be zoned as follows:
 - a. All of the property except the northeast corner be zoned residential-low density, presumably R1-10 for single family residences;
 - b. The northeast triangular parcel be zoned general commercial. It is here noted that the Annexation Plat contains a separate legal description for the portion of the larger parcel which would be zoned general commercial.
9. The petitioner proposes to deposit with the City, canal company water stock sufficient to serve the land to be developed after adjusting for all roadways, including Airport Road, and the right of way for the Richfield Canal resulting in a net acreage requiring water service of 24.63 acres as revealed by the development layout.
10. There are attached hereto as Exhibits A, B, and C records from Sevier County reflecting ownership of the parcels to be annexed, their assessed values and the absence of any taxes due. A summary of these exhibits appears in the boxes below.

RECORD OWNER	SEVIER CO. PARCEL NUMBER	ASSESSED VALUE	NO. OF ACRES
Richfield Land Company	4-293-22 (Exhibit A)	\$16,010	26.99
Richfield Land Company	4-293-33 (Exhibit B)	\$1,890	3.19
Utah Department of Transportation	4-293-28 (Exhibit C)	N/A	.25
Richfield City	Airport Road right of way	N/A	Unknown

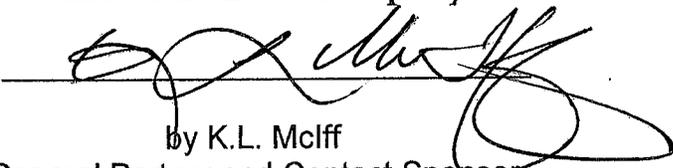
11. There are also attached the following:
 - a. Exhibit "D", a reduced photocopy of Richfield City Base Map reflecting current city limits;

- b. Exhibit "E", a reduced Richfield City General Plan Map reflecting current zoning;
- c. Exhibit "F", a title report reflecting Richfield Land Company as the fee owner of the major tract being annexed;
- d. Exhibit "G", a letter from Richfield Canal Company reflecting its approval of a bridge constructed over the canal and its approval of the boundary line of the development and the cooperation between the canal company and the land owner.

WHEREFORE, petitioners hereby request that this petition be considered by the governing body as soon hereafter as possible; that a resolution be adopted as required by law accepting this Petition for Annexation for further consideration; and that the governing body takes such steps as required by law to complete the annexation herein petitioned.

DATED this 8th day of April, 2013.

Richfield Land Company


by K.L. McIlff
General Partner and Contact Sponsor

