

STATE OF UTAH

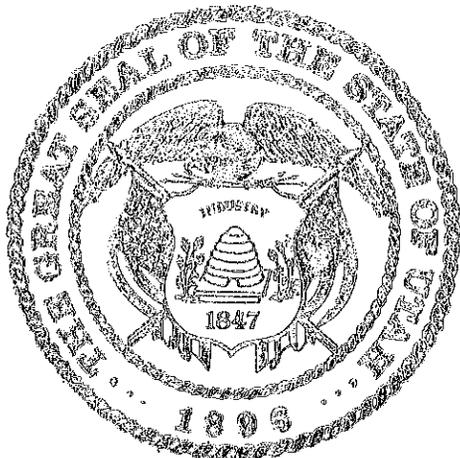


OFFICE OF THE LIEUTENANT GOVERNOR

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 HEBER CITY, dated August 6<sup>th</sup>, 2015, 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 HEBER CITY, located in Wasatch County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 18<sup>th</sup> day of December, 2015 at Salt Lake City, Utah.

SPENCER J. COX  
Lieutenant Governor

Mayor: Alan W. McDonald  
Council: Robert L. Patterson  
Jeffery M. Bradshaw  
Erik Rowland  
Heidi Franco  
Kelleen L. Potter

## HEBER CITY CORPORATION

75 North Main  
Heber City, Utah 84032

Phone (435) 654-0757  
Fax (435) 657-2543

December 10, 2015

Spencer Cox, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 200  
350 North State Street  
Salt Lake City, UT 84114

Re: Strawberry Annexation

Dear Lieutenant Governor Cox:

The legislative body of Heber City Corporation is filing the following documents with the Lieutenant Governor for the above-reference annexation:

1. a notice of an impending boundary action, as defined in Section 61-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(a); 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 plat has been reduced in size, and we have also attached a copy of Ordinance No. 2015-21 annexing the area.

We understand that within ten days, as per Subsection 61-1a-6.5(2), you will issue the annexation certificate if you determine the notice of the impending boundary action meets the requirements of Subsection 67-1a-6.5(3), and the notice is accompanied by an approved local entity plat.

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

Best regards,  
HEBER CITY CORPORATION



Mark Anderson  
City Manager

Attachments

ORDINANCE 2015-21

AN ORDINANCE ANNEXING PROPERTY KNOWN AS THE STRAWBERRY ANNEXATION LOCATED AT APPROXIMATELY 1811 SOUTH TO 2117 SOUTH HIGHWAY 40, HEBER CITY, WASATCH COUNTY, STATE OF UTAH.

BE IT ORDAINED BY THE CITY COUNCIL OF HEBER CITY, UTAH:

**Section 1.** That the 56.930 acres, described in the attached Exhibit A of this Ordinance is hereby assigned to C-2 Commercial and Planned Community Mixed Use Zone (PCMU) consistent with the Heber City General Plan, County of Wasatch, State of Utah.

**Section 2.** This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder, (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City, (d) the execution and recording of an annexation Agreement and Covenant Running With the Land in substantially the form attached hereto as Exhibit B, and (e) the respective changes have been properly noted and attested to in the official zone map as required per Section 18.20.010 of the Heber City Municipal Code.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this 6<sup>th</sup> day of August, 2015, by the following vote:

	AYE	NAY
Council Member Robert L. Patterson	<u>X</u>	_____
Council Member Jeffery M. Bradshaw	<u>X</u>	_____
Council Member Erik Rowland	<u>X</u>	_____
Council Member Heidi Franco	_____	<u>X</u>
Council Member Kelleen L. Potter	_____	<u>X</u>

APPROVED:

  
\_\_\_\_\_  
Alan McDonald, Mayor

ATTEST:

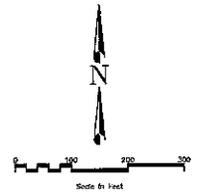
  
\_\_\_\_\_  
RECORDER  
(Seal)



Date of First Publishing: August 19, 2015

FOUND WASATCH COUNTY  
SPRING CAP MONUMENT FOR  
THE SOUTHWEST CORNER  
SECTION 8, T4S, R5E, SLB&M

# STRAWBERRY ANNEXATION IN THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 8, T4S, R5E, SLB&M



LEGEND ENGINEERING, LLC  
20 WEST LEO AVENUE  
HEBER CITY, UT 84032  
PHONE: 435-884-1111  
FAX: 435-884-1112  
www.legendeng.com

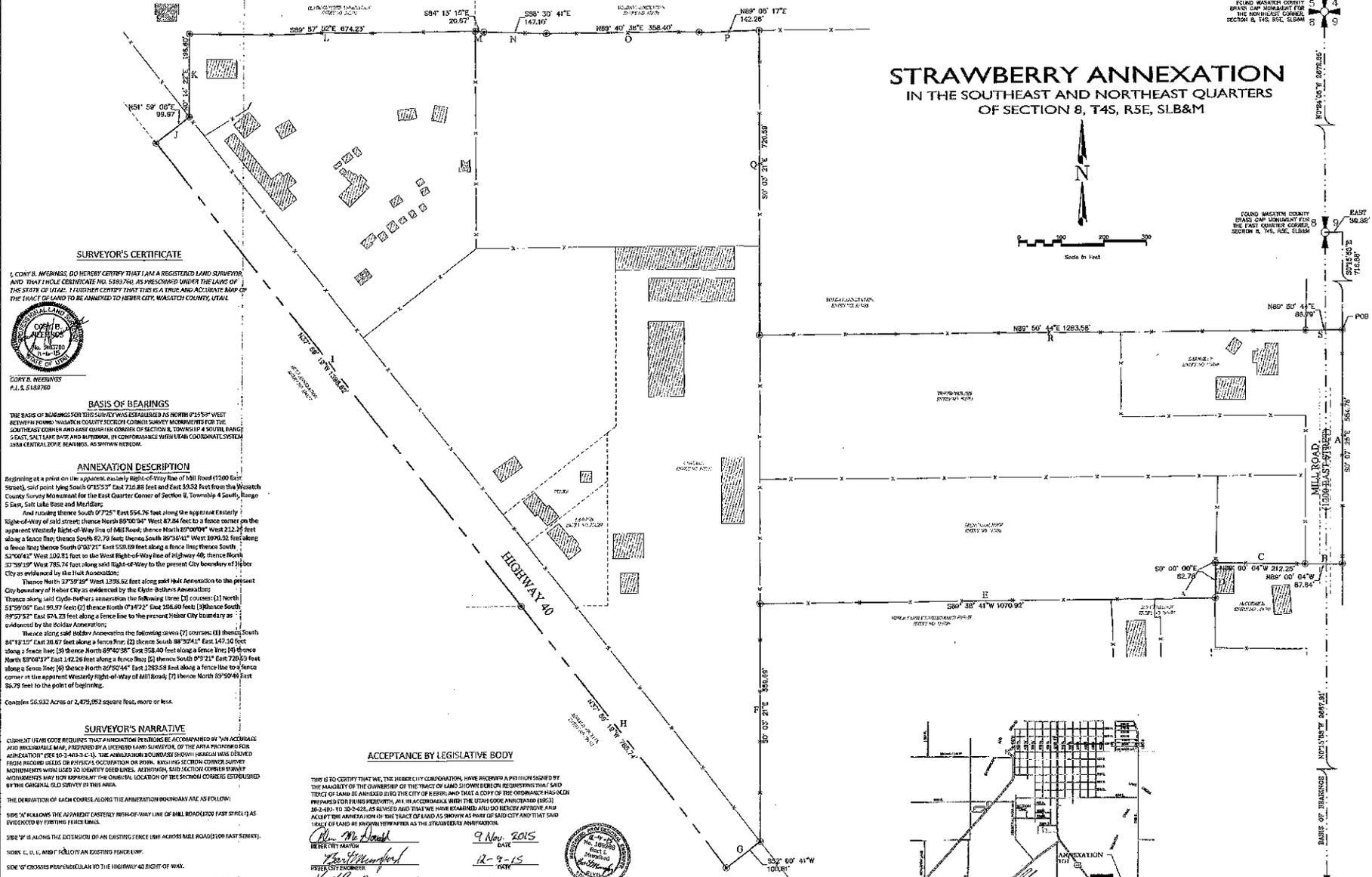


DATE: 11/15/2015	NO.:
DRAWN BY: J.P.	DATE:
APPROVED BY: J.P.	NO.:
EXTENSIONS:	DATE:

**ANNEXATION MAP**  
WASATCH COUNTY  
IN THE SE 1/4 OF SEC 8, T4S, R5E, SLB&M

HEBER CITY  
ANNEXATION  
STRAWBERRY ANNEXATION

SS ANNEX  
1" = 100'  
SHEET NO. 1 OF 1



### SURVEYOR'S CERTIFICATE

I, **JOHN B. WILSON**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS CERTIFICATE HAS BEEN MADE AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO HEBER CITY, WASATCH COUNTY, UTAH.



JOHN B. WILSON  
P.L.S. 0148792

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 0°12'50" WEST BY THE WASATCH COUNTY SECTION CORNER SURVEY MONUMENTS FOR THE SOUTHWEST CORNER AND EAST CORNER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. IN CONFORMANCE WITH UTAH CODE ANNOTATED CODES 13A CENTRAL ZONE BEARINGS, AS SHOWN HEREON.

### ANNEXATION DESCRIPTION

Beginning at a point on the apparent westerly right-of-way line of Mill Road 17,000 East South, and going South 0°25'57" East 723.85 feet and East S83°32'00" West from the Wasatch County Survey Monument for the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian;

And running thence South 0°25'57" East 554.75 feet to a fence corner on the apparent westerly right-of-way line of Mill Road; thence North 80°30'00" West 212.25 feet along a fence line; thence South 82°29'00" East 807.84 feet to a fence corner on the apparent westerly right-of-way line of Mill Road; thence South 80°30'00" West 1090.02 feet along a fence line; thence South 0°25'57" East 520.00 feet along a fence line; thence South 82°30'00" West 100.81 feet to the West Right-of-Way line of Highway 40; thence North 33°39'39" West 785.74 feet along said right-of-way line to the present City boundary of Heber City as evidenced by the Utah Monument;

Thence North 27°29'00" West 1238.82 feet along said Hill Annexation to the present City boundary of Heber City as evidenced by the Clyde Butcher Annexation;

Thence along said Clyde Butcher Annexation the following lines (1) course: (1) North 51°59'00" East 85.57 feet; (2) thence North 0°47'42" East 258.09 feet; (3) thence South 89°27'52" East 874.23 feet along a fence line to the present Heber City boundary as evidenced by the Soliday Annexation;

Thence along said Soliday Annexation the following lines (1) course: (1) thence South 84°13'00" East 28.87 feet along a fence line; (2) thence South 80°30'00" East 147.20 feet along a fence line; (3) thence North 89°40'38" East 358.40 feet along a fence line; (4) thence North 80°30'00" East 147.20 feet along a fence line; (5) thence South 0°25'57" East 720.00 feet along a fence line; (6) thence North 0°25'57" East 125.00 feet along a fence line to a fence corner on the apparent westerly right-of-way line of Mill Road; (7) thence North 89°50'45" East 86.79 feet to the point of beginning.

Contains 56.932 Acres or 2,479,992 square feet, more or less.

### SURVEYOR'S NARRATIVE

CUSTOMER UTAH CODE REQUIRES THAT AN ANNEXATION BE MADE AS ACCOMPANIED BY A TRUE AND ACCURATE AND INDESTRUCTIBLE MAP, PREPARED BY A LICENSED LAND SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION (SEE UTAS 2-403-3-1). THE ANNEXATION BOUNDARY SHOWN HEREON WAS DERIVED FROM RECORD DEEDS OR PHYSICAL DESCRIPTION OR OTHER AVAILABLE SECTION CORNER SURVEY MONUMENTS WHERE USED TO IDENTIFY DEED LINES. ADDITIONALLY, SAID SECTION CORNER SURVEY MONUMENTS MAY NOT REPRESENT THE ORIGINAL LOCATION OF THE SECTION CORNERS ESTABLISHED BY THE ORIGINAL OLD SURVEY OF THIS AREA.

### ACCEPTANCE BY LEGISLATIVE BODY

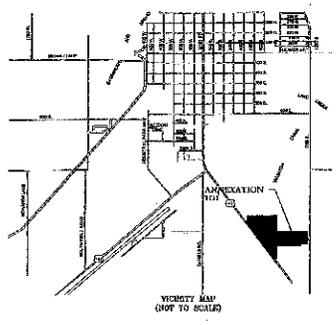
THIS IS TO CERTIFY THAT WE, THE HEBER CITY CORPORATION, HAVE RECEIVED A PERMIT SIGNED BY THE MAYOR OR THE CHAIRPERSON OF THE BOARD OF LAND OWNERS, REPRESENTING THE SAID TRACT OF LAND BE ANNEXED INTO THE CITY OF HEBER AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR THE PROCEEDINGS, AND IN ACCORDANCE WITH THE UTAH CODE ANNOTATED CODES 13A-2-2-10, 13A-2-2-11, AND 13A-2-2-12, WE HEREBY ANNEX AND THE LEGISLATIVE BODY HAS ACCEPTED THE ANNEXATION OF THE TRACT OF LAND AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND BE ANNEXED INTO THE CITY OF HEBER.

*John B. Wilson* 9 Nov 2015  
SURVEYOR  
DATE

*John B. Wilson* 12-9-15  
HEBER CITY ENGINEER  
DATE

*John B. Wilson* 9 November 2015  
HEBER CITY PLANNING COMMISSION  
DATE

*Allen Jones* 11-9-2015  
DEPUTY HEBER CITY RECORDER  
DATE



FOUND WASATCH COUNTY  
SPRING CAP MONUMENT FOR  
THE SOUTHWEST CORNER  
SECTION 8, T4S, R5E, SLB&M