

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 LEHI CITY, dated August 26th, 2014, 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 LEHI 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 3rd day of February, 2015 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor



153 North 100 East
Lehi, UT 84043
(801) 768-7100

January 27, 2015

NOTICE OF IMPENDING BOUNDARY ACTION

Spencer J. Cox, Lieutenant Governor
State of Utah
P.O. Box 142325
Salt Lake City, Utah 84114-2325

e-mailed to: annexations@utah.gov

RE: EPWA Annexation into Lehi City

Dear Sir,

At the August 26, 2014, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #35-2014 approving the EPWA annexation to Lehi City.

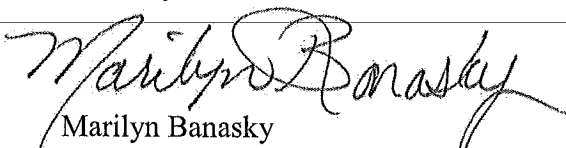
Enclosed you will find the above referenced ordinance along with the plat map of the property to be annexed into Lehi City. This annexation meets all the requirements of UCC 10-2-425.

Please send the Certificate of Annexation to:

Marilyn Banasky, City Recorder
Lehi City
153 N. 100 E.
Lehi, UT 84043

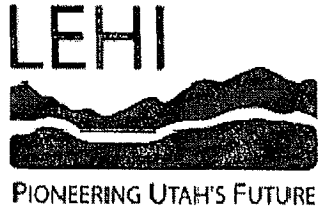
I can be reached at mbanasky@lehi-ut.gov or by calling (385) 201-2254.

Sincerely,



Marilyn Banasky
City Recorder, CMC

enclosures



ORDINANCE NO. 35-2014

AN ORDINANCE APPROVING THE EWPA ANNEXATION TO LEHI CITY.

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the EWPA Annexation, located at approximately 3200 North Pheasant Pointe Drive and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 26th day of August, 2014, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH, AS FOLLOWS:

Section 1. The Lehi City Council finds that the proposed annexation of the EWPA Annexation property as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City, subject to compliance with the terms and provisions of the Annexation Agreement, a copy of which is attached hereto.

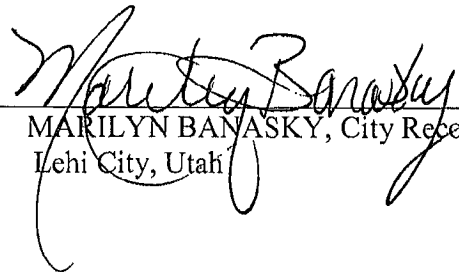
Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the Business Park zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all provisions of the Annexation Agreement which are conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder.

Section 5. This ordinance shall be effective on the date that it is filed in the office of the Utah County Recorder.

PASSED AND ADOPTED by the Lehi City Council this 26th day of August, 2014.


BERT WILSON, Mayor

ATTEST: 
MARILYN BANASKY, City Recorder
Lehi City, Utah

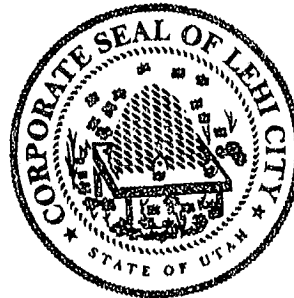


EXHIBIT "A"

Legal Description: THE S1/2 OF SW1/4 OF NE1/4 OF SEC 31, T 4 S, R 1 E, SLM. AREA 20 ACRES.

EPWA PROPERTY LEHI CITY ANNEXATION
 AREA TO BE ANNEXED INTO
 LEHI CITY
 LOCATED IN UTAH COUNTY
 PROPOSED ZONE: BUSINESS PARK

Annexation Area
Metes and Bounds Description

Beginning at the Center of Section 31, Township 4 South, Range 1 East, Salt Lake base and Meridian, each point being South 89°57'55" East 2870.69 feet along the Section Line from the West Quarter Corner of said Section 31, thence

- (1) North 89°57'55" West 28.47 feet along the Center Quarter Section Line to an Easement Boundary Line of the Calvin G. Fox Annexation Plat on file and of record in the office of Utah County Recorder;
- (2) thence North 00°04'25" West (North by record) 661.34 feet coincident with said Easement Boundary Line of the Calvin G. Fox Annexation Plat to the intersection of the Northern Boundary Line of parcel 11-032-0026 extended thence South 89°57'55" East 1360.72 feet coincident with said Northern Boundary Line and Westley Estabrook thence to a point on the Easement Boundary Line of parcel 11-032-0026;
- (3) thence South 00°10'41" West 660.27 feet coincident with said Easement Boundary Line to the Southeast Corner of parcel 11-032-0026 and a point on the Center Quarter Section Line of said Section 31;
- (4) thence North 89°57'55" West 1229.34 feet along the Southern Boundary Line of parcel 11-032-0026 and said Center Quarter Section Line to Center of said Section 31 and the Point of Beginning.

Contains approx. 688,106 square feet, 20.62 acres, more or less.

Surveyor's Narrative / Certificate

I, William L. Clark, a Professional Land Surveyor in the State of Utah holding certificate no. 5251295, do hereby certify that this plat is a true and correct representation of data compiled from records in the Utah County Recorder's Office. This plat is a true and correct representation of the first annexation plat to add a parcel of land not currently within the boundaries of Lehi City into the city. The boundaries between the West Quarter Corner and the East Quarter Corner of Section 31, Township 4 South, Range 1 East, Salt Lake base and Meridian, measuring North 89°57'55" West 5327.25 feet.

Licensed Land Surveyor No. 5251295

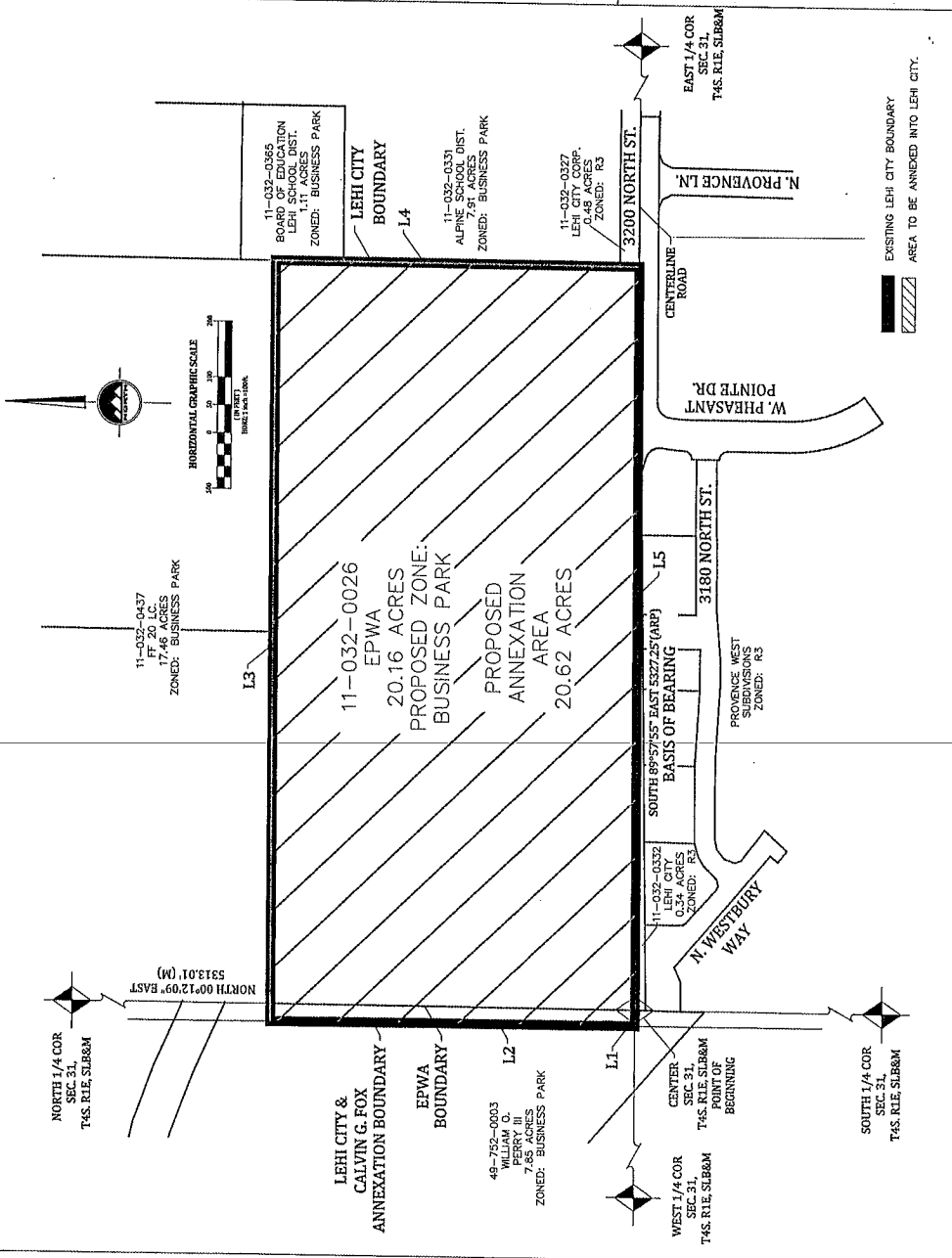


William L. Clark
 Surveyor

1/14/2015
 Date

RECORDED # _____
 STATE OF UTAH, COUNTY OF UTAH, RECORDED AND FILED AT THE
 REQUEST OF LEHI CITY

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 ENTRY # _____ UTAH COUNTY RECORDER



UTAH COUNTY SURVEYOR
 THIS PLAT HAS BEEN EXAMINED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL SURVEY PLAT PURSUANT TO UTAH COUNTY ANTI. 17-2-20 AS REQUIRED.

James R. Kelly
 SURVEYOR

SCHEDULED FOR 2015
 DUE

LEHI CITY MAYOR
 THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS BODY TO ANNEX THE TRACT OF LAND SHOWN HEREBY AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN FILED WITH THE CLERK OF THE COUNTY OF UTAH AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE EPWA PROPERTY, LEHI CITY ANNEXATION

LINE TABLE	BEARING	DISTANCE
L1	NORTH 89°57'55" WEST	28.47
L2	NORTH 00°04'25" WEST	661.34
L3	SOUTH 89°57'55" EAST	1360.72
L4	SOUTH 00°10'41" WEST	660.27
L5	NORTH 89°57'55" WEST	1329.34