

STATE OF UTAH

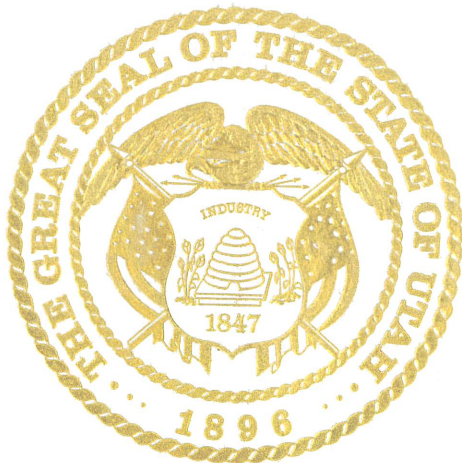


OFFICE OF THE LIEUTENANT GOVERNOR

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 14th, 2018, 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 21st day of September 2018 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

September 13, 2018

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: Aberle Acres Annexation into Lehi City

Dear Sir,

At the August 14, 2018, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #76-2018 approving the Annexation to Lehi City.

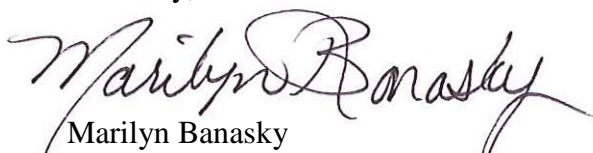
Enclosed you will find the above referenced ordinance along with the plat map of the property to be annexed into Lehi City. This annexation meets all the requirements of UCC 10-2-425.

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: 76-2018

AN ORDINANCE APPROVING THE ABERLE ACRES ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Aberle Acres Annexation, located at 300 East 500 South 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 14th day of August, 2018, 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 Aberle Acres Annexation 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.

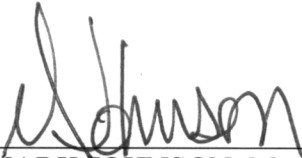
Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the R-1-15 zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended 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

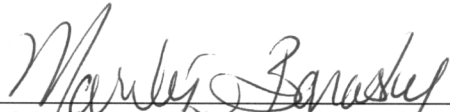
Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 14th day of August, 2018.

ATTEST



MARK JOHNSON, Mayor



Marilyn Banasky, City Recorder



EXHIBIT "A"

Aberle Acres Annexation Legal Description

PETERSON PROPERTY LEGAL DESCRIPTION

COMMENCING AT A POINT IN THE WEST LINE OF A STREET, SAID POINT BEING SOUTH 00 DEG 33 MIN EAST 441.35 FEET ALONG THE SECTION LINE AND EAST 1305.05 FEET AND SOUTH 428.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID STREET SOUTH 0 DEG 04 MIN EAST 179.21 FEET; THENCE SOUTH 89 DEG 47 MIN WEST 152.44 FEET; THENCE NORTH 0 DEG 04 MIN 00 SEC WEST 179.21 FEET; THENCE NORTH 89 DEG 47 MIN EAST 152.44 FEET TO THE PLACE OF BEGINNING.

SAID PARCEL CONTAINS 27,319.27 SQUARE FEET OR 0.63 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

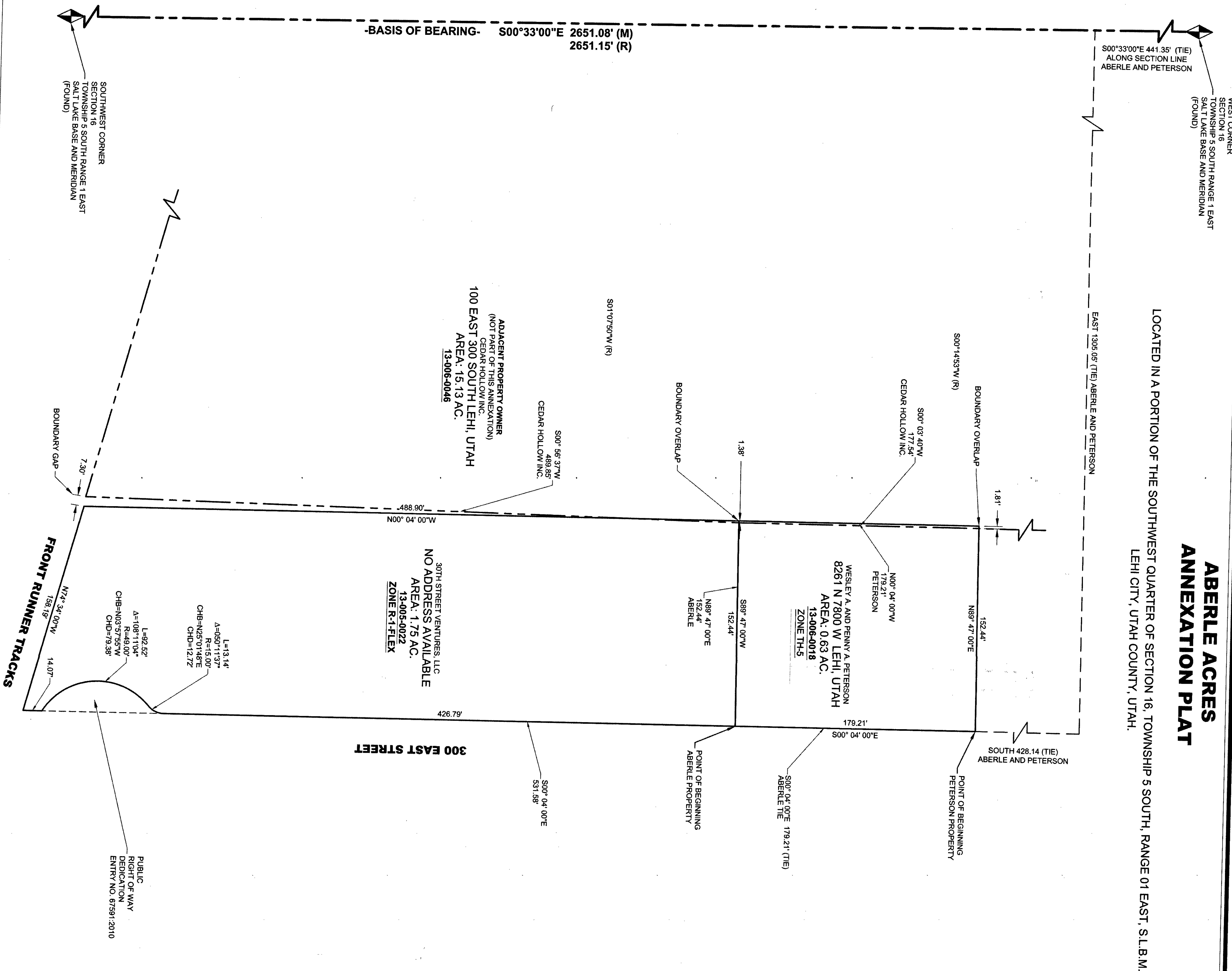
ABERLE PROPERTY LEGAL DESCRIPTION

COMMENCING AT A POINT SOUTH 00°33'00" EAST 441.35 FEET ALONG THE SECTION LINE AND EAST 1305.05 FEET AND SOUTH 428.14 FEET AND SOUTH 00°04'00" EAST 179.21 FEET FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°04'00" EAST 531.58 FEET; THENCE NORTH 74°34'00" WEST 158.19 FEET; THENCE NORTH 00°04'00" WEST 488.90 FEET; THENCE NORTH 89°47'00" EAST 152.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY AS CONVEYED TO LEHI CITY IN A WARRANTY DEED RECORDED AUGUST 12, 2010 AS ENTRY NO. 67591:2010, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH:

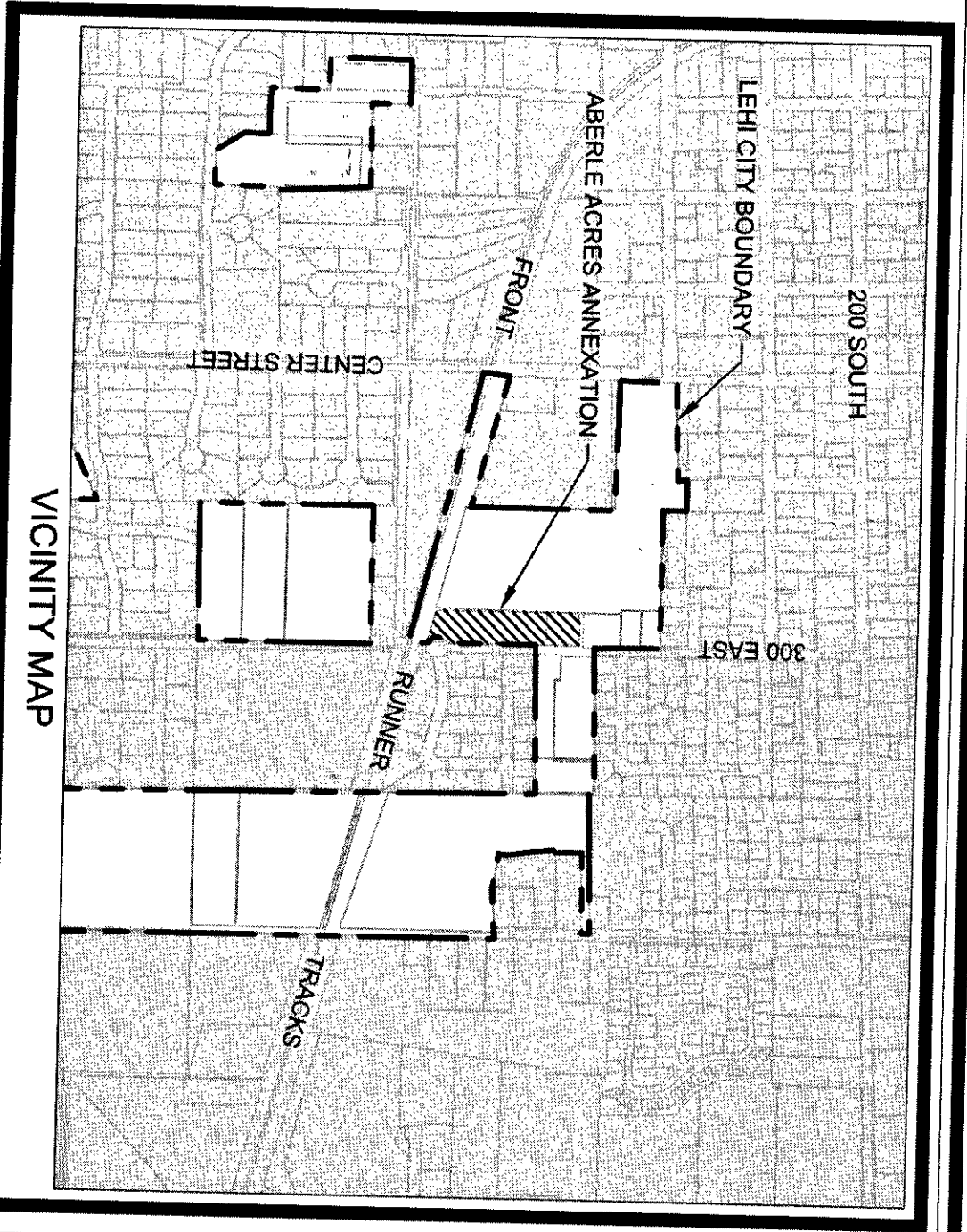
COMMENCING AT A POINT SOUTH 89°53'47" EAST 1287.489 FEET AND NORTH 1083.632 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY 93,080 FEET ALONG THE ARC OF A 49.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THROUGH A CENTRAL ANGLE OF 108°50'19" THE CHORD OF WHICH BEARS NORTH 02°25'00" WEST 79.703 FEET; THENCE NORTHEASTERLY 8.255 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31°32'01" THE CHORD OF WHICH BEARS NORTH 36°14'09" EAST 8.152 FEET; THENCE SOUTH 00°01'59" EAST A DISTANCE OF 70.015 FEET; THENCE SOUTH 05°17'11" WEST A DISTANCE OF 16.261 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76,421.68 SQUARE FEET OR 1.75 ACRES MORE OR LESS.



LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 01 EAST, S.L.B.M. LEHI CITY, UTAH COUNTY, UTAH.

ABERLE ACRES ANNEXATION PLAT



GENERAL NOTES

SURVEYOR'S CERTIFICATE:

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5338869 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENT AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

DATE: 08/13/2018

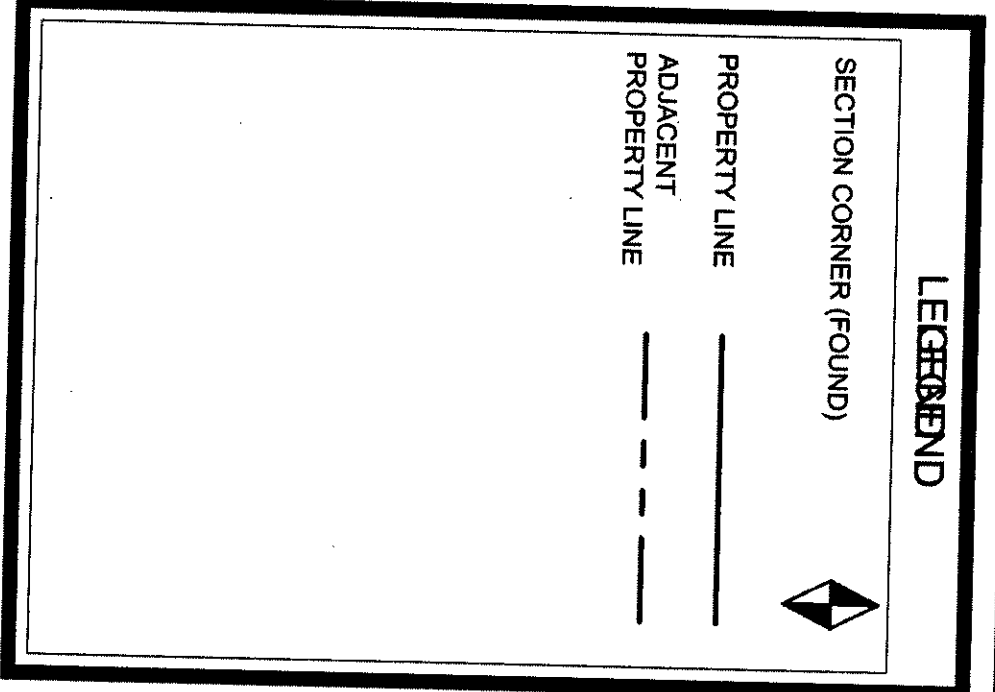
COUNTY SURVEYOR'S SIGNATURE

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. S817-23-20 AS AMENDED.

CITY MAYOR'S SIGNATURE

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND TO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HERE AFTER AS THE ABERLE ACRES ANNEXATION.

DATE: September 19, 2018



30TH STREET VENTURES, LLC PROPERTY LEGAL DESCRIPTION

COMMENCING AT A POINT IN THE WEST LINE OF A STREET, SAID POINT BEING THE POINT OF BEGINNING OF SAID STREET, THENCE SOUTH 00°00'00" WEST 152.44 FEET TO THE POINT OF BEGINNING OF SAID STREET, THENCE SOUTH 00°00'00" WEST 152.44 FEET TO THE POINT OF BEGINNING OF SAID STREET, THENCE SOUTH 00°00'00" WEST 152.44 FEET TO THE PLACE OF BEGINNING.

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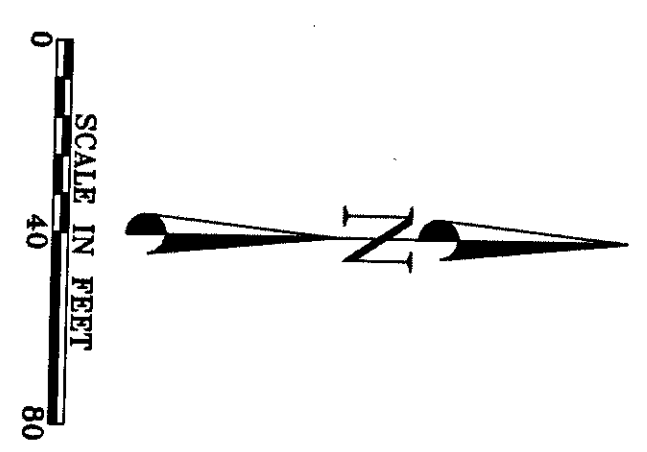
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CLIENT / OWNER INFORMATION:

DARYL HODGSON, MANAGER
30TH STREET VENTURES, LLC
645 WEST 2100 NORTH
LEHI, UT 84043
801-691-2845

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineering.com
Phone: 801-787-4569

SHEET INFORMATION:

ABERLE ACRES ANNEXATION PLAT

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 01 EAST, S.L.B.M. LEHI CITY, UTAH COUNTY, UTAH.

DRAWN BY: DBJ
CHECKED BY: DBJ
APPROVED BY: DBJ

PROJECT NO: 18-026
DATE: 08-13-2018

PLAT 01 OF 01

SCALE: 1"=40'

NO. REVISION DATE

01 FINAL 08/18

