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 PAYSON CITY, dated December 20th, 2017, 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 PAYSON 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 27th day of March, 2018 at Salt Lake City, Utah.

SPENCER J. COX
Lieutenant Governor

Sent Via Email
annexations@utah.gov

NOTICE OF IMPENDING BOUNDARY ACTION
PAYSON CITY, UTAH

January 22, 2018

Utah State Lt. Governor's Office
Utah State Capitol Complex #220
P O Box 142325
Salt Lake City UT 84114-2325

RE: DAE ANNEXATION

Honorable Lt. Governor:

I, Kim E. Holindrake, Deputy City Recorder for Payson City, hereby certify that Payson City, Utah has approved a petition for annexation, adopted an annexation ordinance, and completed all actions legally required to annex the territory described on the attached plat for annexation known as "DAE Annexation."

If approved, please send the Certificate of Annexation to:

Payson City
Kim E. Holindrake, MMC
Deputy City Recorder
439 W Utah Avenue
Payson UT 84651

If you have any questions concerning this annexation, please contact me at 801-465-5204.

Sincerely,

Kim E. Holindrake

Kim E. Holindrake, MMC
Deputy City Recorder

Enclosures:
Ordinance No. 12-20-2017A
DAE Annexation Plat

ORDINANCE NUMBER 12-20-2017 A

AN ORDINANCE ANNEXING APPROXIMATELY 214 ACRES EXTENDING THE MUNICIPAL BOUNDARIES OF PAYSON, UTAH TO INCLUDE PARCELS INCLUDED IN THE DAE ANNEXATION, AND APPROVING AN ANNEXATION AGREEMENT, ASSIGNING A ZONING DESIGNATION, AND AMENDING THE OFFICIAL ZONING MAP OF PAYSON CITY.

WHEREAS, Payson City received an Application for Annexation on May 16, 2017 for the DAE Annexation area property identified by the Utah County Parcel number and the associated acreage: Parcel #1: 30:009:0030, 68.59 acres, Parcel #2: 30:009:0037, 68.56 acres, Parcel #3: 30:009:0045, 22.88 acres, Parcel #4: 30:010:0052, 1.00 acre, and Parcel #5: 30:010:0053, 48.45 acres; and

WHEREAS, the Payson City Council accepted a petition for the DAE Annexation for further review on May 31, 2017, pursuant to Section 10-2-403, et seq. Utah Code Annotated, 1953, as amended, and the petition satisfied the requirements of the above-stated section; and

WHEREAS, the petition was certified by the Payson City Recorder on June 7, 2017, and a notice was published and mailed pursuant to the requirements of Section 10-2-406, Utah Code Annotated, 1953, as amended; and

WHEREAS, no qualified protests were filed with Payson City or Utah County pursuant to Section 10-2-407, Utah Code Annotated, 1953, as amended; and

WHEREAS, a public hearing was held on November 8, 2017, pursuant to Section 10-2-407(3)(b)(ii), Utah Code Annotated, 1953, as amended; and

WHEREAS, the requested area for annexation is an unincorporated area that is contiguous to Payson, and the applicable requirements of Utah Code in relation to annexation have been satisfied; and

WHEREAS, a Specific Plan for the DAE Annexation, known as the Arrowhead Ranch Specific Plan (Exhibit "A"), has been prepared and represents a planning framework for the future growth and development of the approximate 214 acres in the annexation area; and

WHEREAS, the City Council has reviewed the Arrowhead Ranch Specific Plan prepared to provide a planning framework for the future growth and development of the approximately 214 acres in the annexation area; and

WHEREAS, the City Council determined the annexation is a logical extension of the municipal boundaries and will further the goals of the Payson City General Plan; and

WHEREAS, the City Council finds that the R-1-A, Residential-Agriculture Zone, (R-1-A) zoning, is consistent with the Payson City General Plan and Payson City planning principles and the recommendations of Arrowhead Ranch Specific Plan; and

WHEREAS, the City Council finds that requiring the annexation sponsor/petitioners to enter into an Annexation Agreement (Exhibit "B") setting forth further terms and conditions of the Annexation will benefit and further the goals of Payson City; and

NOW THEREFORE, be it ordained by the City Council of Payson, Utah, as follows:

ANNEXATION APPROVAL. The Property of the DAE Annexation is hereby annexed into the corporate limits of Payson, Utah according to the DAE Annexation Plat executed in substantially the same form as is attached hereto as Exhibit "C" and according to the conditions that the annexation sponsor/petitioners to

enter into an Annexation Agreement executed in substantially the same form as is attached hereto as Exhibit "B" specifying further the terms and conditions of the DAE Annexation, between the City and Applicants, to be recorded concurrently with the Annexation Plat.

ANNEXATION AGREEMENT. The City Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto as Exhibit "B" and it be recorded concurrently with the Annexation Plat.

OFFICIAL PAYSON CITY ZONING MAP AMENDMENT. The Official Zoning Map of Payson, Utah is hereby amended to include said Property contained in the DAE Annexation, as Specific Plan #2017-1, with the underlying Zone R-1-A.

COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. The City Council finds this annexation meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code Annotated 1953 as amended, the Payson City General Plan, and the Payson City Annexation Policy Plan, and Chapter 19.12.1 et seq. Annexation, of the Payson City Municipal Code and that the underlying zone, R-1-A, is consistent with the Payson City General Plan.

CONDITIONS OF APPROVAL. The Official Zoning Map shall be amended to include the DAE Annexation property in the Residential-Agriculture Zone, (R-1-A) Zoning District. The Annexation Agreement shall be fully executed and recorded with the Annexation Plat.

EXHIBITS. All Exhibits referenced in this Ordinance are incorporated into this Ordinance as if contained in the body of the ordinance.

Exhibit "A" Arrowhead Ranch Specific Plan

Exhibit "B" DAE Annexation Agreement

Exhibit "C" DAE Annexation Plat

Exhibit "D" DAE Annexation Legal Description

This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and compliance with state annexation filing requirements, pursuant to the Utah Code Annotated Section 10-2-425.

Signature Page to Follow

PASSED and ORDAINED this 20th day of December, 2017.

Mayor Richard D. Moore

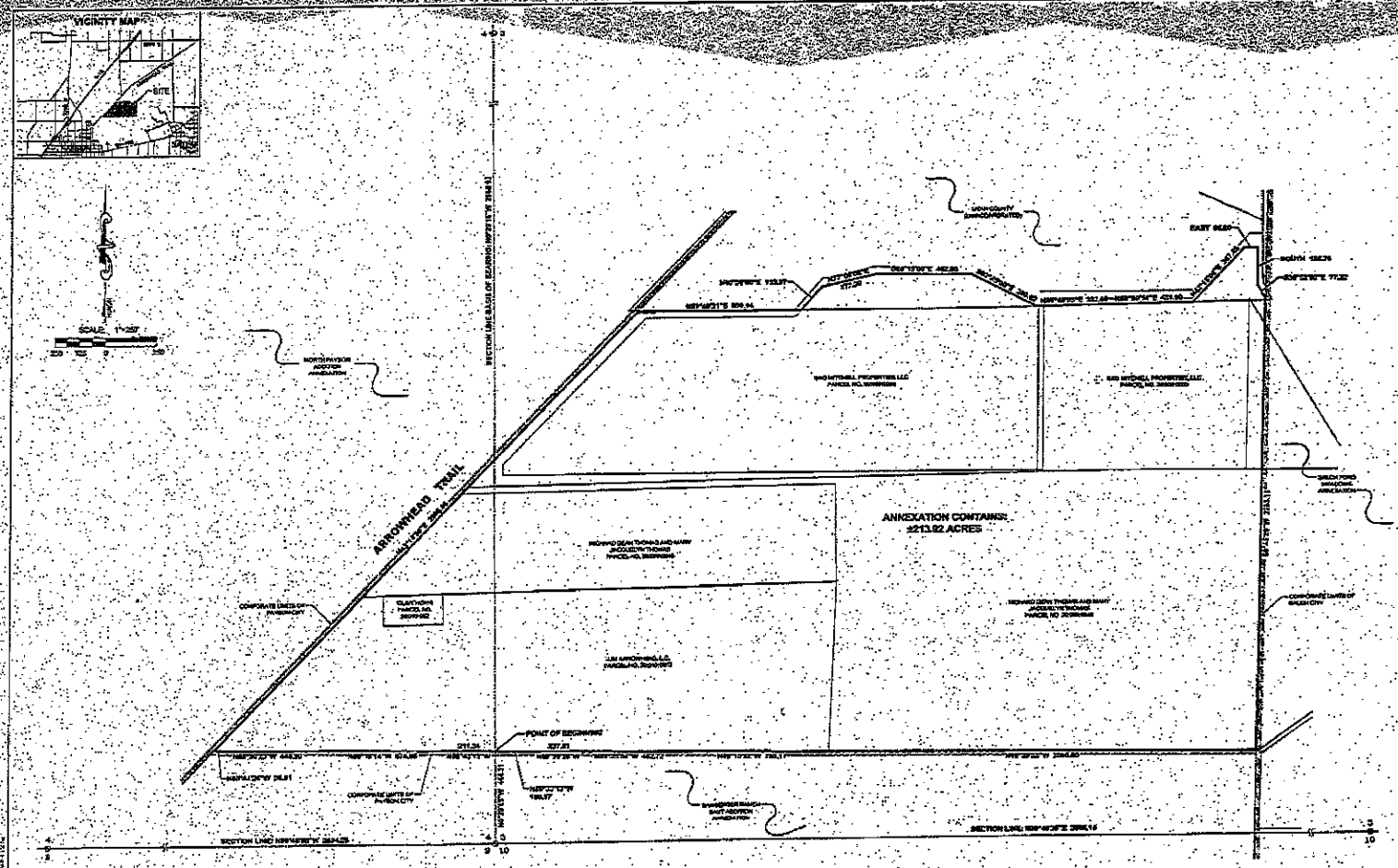
Attest:

Kim E. Holindrake, Deputy City Recorder

Exhibit "A"
The Arrowhead Ranch Specific Plan

Exhibit "B"
The DAE Annexation Agreement

Exhibit "C"
The DAE Annexation Plat



SURVEYOR'S CERTIFICATE

I, CHAD A. FRUGERI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5157802-2202 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE PLAT OF ANNEXATION TO SALEM CITY, LOCATED IN PAYSON, UTAH COUNTY, UTAH AS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

BOUNDARY DESCRIPTION

A PORTION OF SECTIONS 3 & 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE EXISTING PAYSON CITY BOUNDARY, SAID POINT ALSO BEING LOCATED 1320.75' SOUTH ALONG THE SECTION LINE AND 1320.75' WEST FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, THENCE ALONG SAID CITY BOUNDARY AS DEFINED ON THE SUBMITTED NORTH EAST ADDITION ANNEXATION PLAT THE FOLLOWING FOUR (4) COURSES: WEST 1320.75 FEET; SOUTH 1320.75 FEET; WEST 1320.75 FEET; SOUTH 1320.75 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE NORTH PAYSON ADDITION ANNEXATION PLAT; THENCE ALONG THE WEST LINE OF SAID PLAT, THE SOUTH LINE OF THE NORTH PAYSON ADDITION ANNEXATION PLAT; THENCE ALONG THE WEST LINE OF SAID PLAT, THE SOUTH LINE OF THE NORTH PAYSON ADDITION ANNEXATION PLAT; THENCE ALONG SAID PLAT, THENCE ALONG SAID PLAT, THENCE SOUTH 1320.75 FEET TO AN EXISTING FENCE LINE; THENCE WESTERLY ALONG SAID FENCE LINE AND 14 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID PLAT, PROPERTY DESCRIBED IN DEED ENTRY NO. [illegible]; THENCE ALONG SAID PLAT, PROPERTY THE FOLLOWING FOUR (4) COURSES: WEST 1320.75 FEET; THENCE NORTH 1320.75 FEET; THENCE WEST 1320.75 FEET; THENCE SOUTH 1320.75 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE (5) COURSES: WEST 1320.75 FEET; THENCE NORTH 1320.75 FEET; THENCE WEST 1320.75 FEET; THENCE SOUTH 1320.75 FEET; THENCE WEST 1320.75 FEET; THENCE ALONG THE NORTH-EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 24002:2005, THE FOLLOWING FOUR COURSES: THE WEST 1320.75 FEET; THENCE EAST 1320.75 FEET; THENCE SOUTH 1320.75 FEET TO A POINT ON THE NORTH LINE OF THE SALEM POND MEADOWS ANNEXATION PLAT; THENCE NORTHERLY ALONG SAID ANNEXATION PLAT 2656.15 FEET TO THE NORTH LINE OF THE EXISTING PAYSON CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY AS DEFINED ON THE SUBMITTED NORTH EAST ADDITION ANNEXATION PLAT THE FOLLOWING FIVE (5) COURSES: NORTHERLY 2656.15 FEET; WEST 1320.75 FEET; SOUTH 1320.75 FEET; WEST 1320.75 FEET; THENCE NORTHERLY 1320.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±213.92 ACRES

CHAD A. FRUGERI
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5157802

January 10, 2018
DATE

PROFESSIONAL SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THE UNDERSIGNED CERTIFIES THAT THE PAYSON CITY COUNCIL HAS ADOPTED A RESOLUTION IN THOUGHT DETERMINED THAT IT WAS IN THE BEST INTERESTS OF THE CITY TO ENTER INTO ANNEXATION THE TRACT OF LAND SHOWN HEREON, SUBMITTED BY ADVERTISEMENT AS REQUIRED BY LAW, WHICH CURRENTLY ADJOINS THE CITY'S UNINCORPORATED BOUNDARY, AND IN WHICH PROCEEDING IT WAS DETERMINED TO BE IN THE BEST INTERESTS OF THE CITY TO ANNEX THE SAID TRACT AT A FUTURE DATE, THAT THE PAYSON CITY COUNCIL RECEIVED THE RESOLUTION TO ANNEX THE SAID TRACT INTO PAYSON CITY, UTAH, AND THAT A COPY OF THE ORDINANCE HAS BEEN DULY ADOPTED AND ENTERED AS ORDINANCE NO. [illegible] AND THAT THE CITY COUNCIL HAS DETERMINED THAT IT HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH UTAH CODE TITLE 10, CHAPTER 2, PART 1 AND THAT THE CITY COUNCIL HAS DETERMINED AND ACCEPTS THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY, AND THAT SAID TRACT OR LAND IS NOW OR WILL BE WITHIN HEREAFTER A PART OF SAID CITY.

DAE ANNEXATION — ANNEXATION

DATED THIS 22nd DAY OF January, 2018

William R. Wright
William R. Wright, Mayor

ATTEST: Kim E. Coffelt-Nichols
Deputy Recorder

PAYSON CITY, UTAH
WITNESS SEAL

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-17 AMENDED.

Barry Robertson 3-19-2018
COUNTY SURVEYOR

COUNTY SURVEYOR SEAL

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°59'02"E BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
2. ALL DESIGN, ANNEXATION, & ANNEXATION PLATS WERE ROTATED TO THE BASIS OF BEARING DESCRIBED ABOVE.

LEGEND	
	PAYSON CORNERS
	EXISTING CORPORATE LIMITS MARK
	ANNEXATION BOUNDARY LINE

LEI ENGINEERS SURVEYORS PLANNERS

ANNEXATION PLAT

DAE ANNEXATION

PAYSON CITY — UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

Exhibit "D"
The DAE Annexation Legal Description

DAE ANNEXATION LEGAL DESCRIPTION

A PORTION OF SECTIONS 3 & 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE EXISTING PAYSON CITY BOUNDARY, SAID POINT ALSO BEING LOCATED N0°29'15"W ALONG THE SECTION LINE 464.31 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MEDIAN; THENCE ALONG SAID CITY BOUNDARY AS DEFINED ON THE BAMBERGER RANCH EAST ADDITION ANNEXATION PLAT THE FOLLOWING FOUR (4) COURSES: N88°43'13"W 211.34 FEET; THENCE N89°10'14"W 674.66 FEET; THENCE N89°30'23"W 448.90 FEET; THENCE N85°44'26"W 36.81 FEET TO THE EAST LINE OF THE NORTH PAYSON ADDITION ANNEXATION PLAT; THENCE N43°14'30"E ALONG SAID PLAT 2998.66 FEET TO AN EXISTING FENCE LINE; THENCE N89°49'31"E ALONG SAID FENCE LINE 800.14 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 21937:2008; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: N40°30'00"E 153.87 FEET; THENCE N77°00'00"E 277.20 FEET; THENCE S89°15'00"E 462.00 FEET; THENCE S62°45'00"E 359.62 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: N88°48'05"E 332.69 FEET; THENCE N88°50'14"E 431.90 FEET; THENCE ALONG THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 21937:2008 THE FOLLOWING FOUR COURSES: N42°13'00"E 367.45 FEET; THENCE EAST 66.00 FEET; THENCE SOUTH 188.76 FEET; THENCE S30°52'00"E 77.22 FEET TO A POINT ON THE WEST LINE OF THE SALEM POND MEADOWS ANNEXATION PLAT; THENCE S0°45'29"W ALONG SAID ANNEXATION PLAT 2283.11 FEET TO THE NORTH LINE OF THE EXISTING PAYSON CITY BOUNDARY; THENCE ALONG SAID CITY BOUNDARY AS DEFINED ON THE BAMBERGER RANCH EAST ADDITION ANNEXATION PLAT THE FOLLOWING FIVE (5) COURSES: N89°39'32"W 2090.60 FEET; N89°10'02"W 750.17 FEET; THENCE N89°25'04"W 452.72 FEET; THENCE N88°59'26"W 237.61 FEET; THENCE N89°33'13"W 190.67 FEET TO THE POINT OF BEGINNING. CONTAINS: ±213.92 ACRES