

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 the LEHI CITY, dated October 9, 2019, 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 the 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 17th day of October 2019 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

October 9, 2019

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: Dixon Annexation into Lehi City

Dear Sir,

At the January 22, 2019, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #06-2019 approving the Dixon Annexation. Since 60 days has elapsed from the approval date of the Ordinance, the Lehi City Council re-approved the boundary adjustment on September 24, 2019 by re-adopting Ordinance #06-2019.

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:

Teisha Wilson, City Recorder
Lehi City
153 N. 100 E.
Lehi, UT 84043

I can be reached at twilson@lehi-ut.gov or by calling (385) 201-2269.

Sincerely,

Teisha Wilson
City Recorder, CMC

enclosures



ORDINANCE NO: 06-2019

AN ORDINANCE APPROVING THE DIXON ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Dixon Annexation, located at 300 West 3200 North 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 22nd day of January, 2019, 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 Dixon 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.

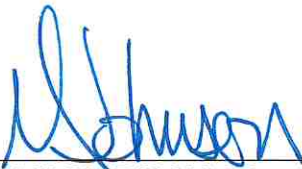
Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TH-5 zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended 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 the Concept Plan for the property described in Exhibit A, is approved by the Lehi City Council.

Approved and adopted by the Lehi City Council on the 22nd day of January, 2019; and was Re-approved on this 24th day of September, 2019

ATTEST



MARK JOHNSON, Mayor



Teisha Wilson, City Recorder

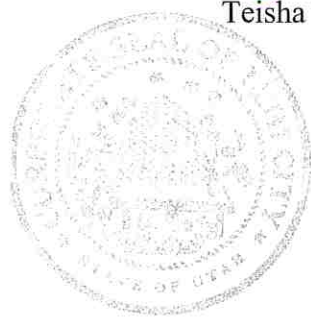


EXHIBIT "A"

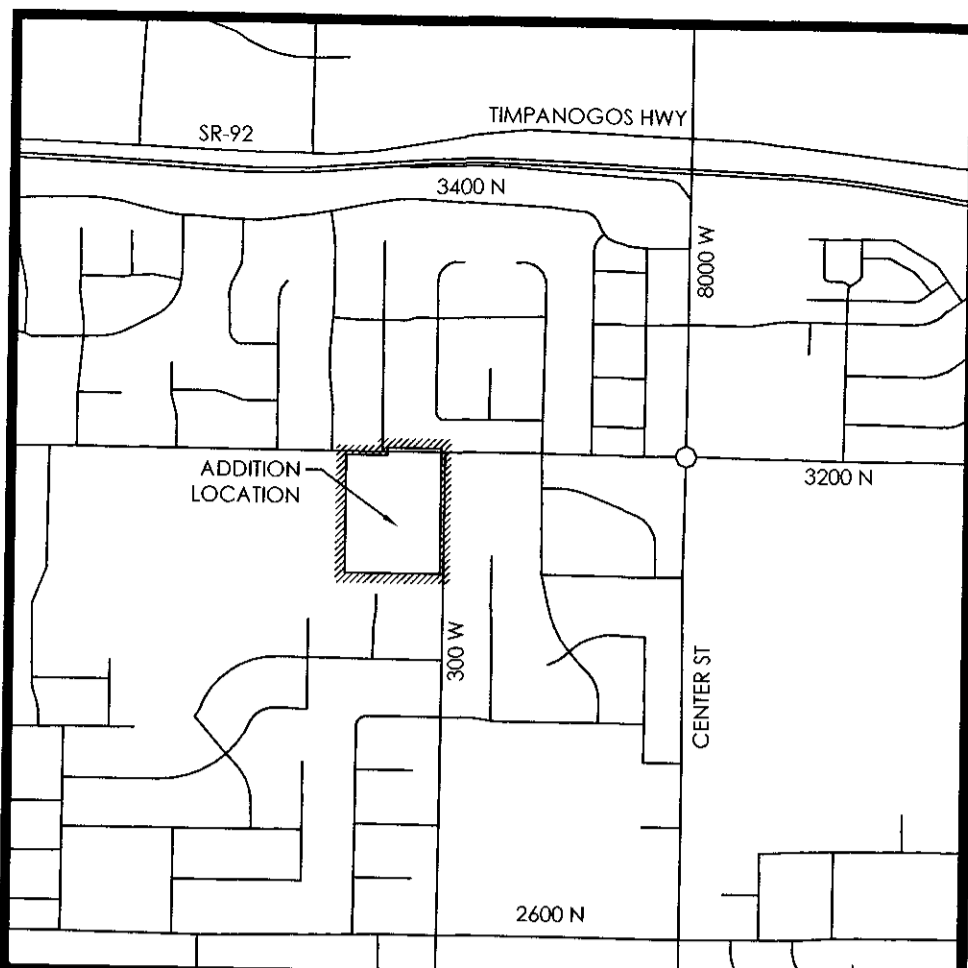
Dixon Annexation Legal Description

BOUNDARY DESCRIPTION

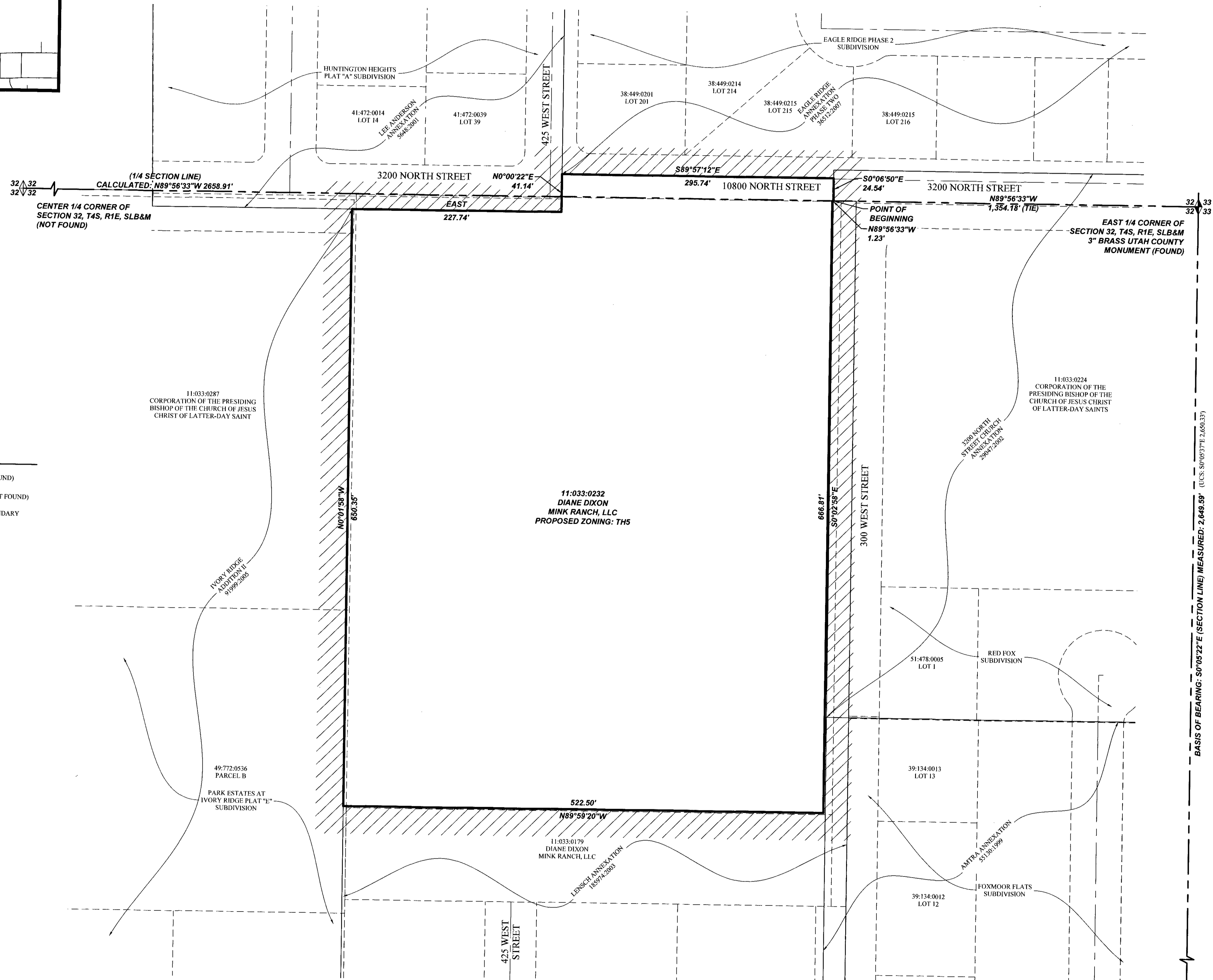
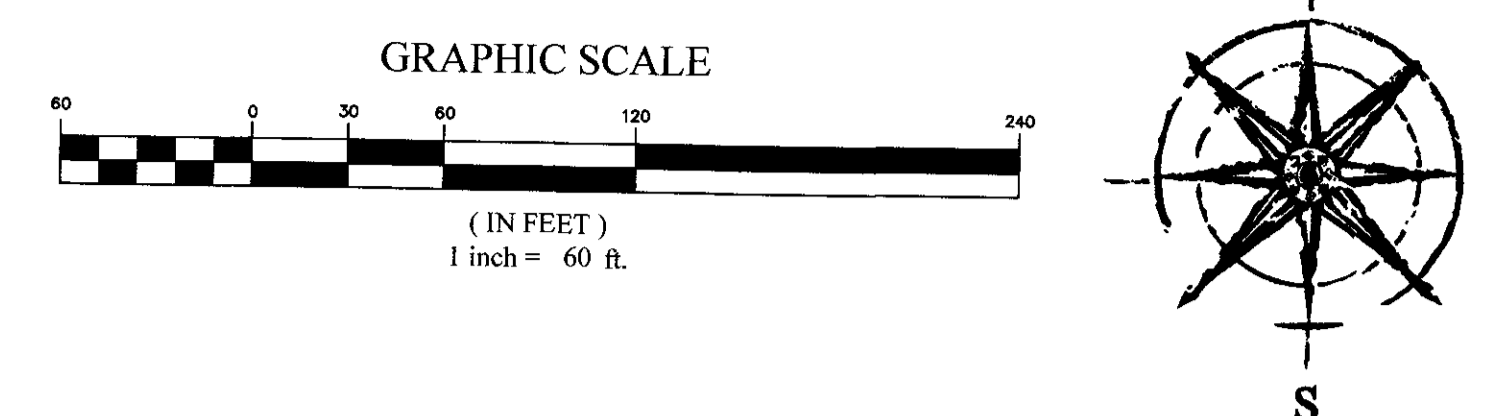
A portion of the NE1/4 & SE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the west line of 3200 NORTH STREET CHURCH ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 29047:2002, Map No. 9440, said point also being on the most northerly line of LENSCH ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 185974:2003, Map No. 10278, being located N89°56'33"W along the 1/4 Section line 1,354.18 feet from the East 1/4 Corner of said Section 32, T4S, R1E, SLB&M (Basis of bearing: S00°05'22"E along the Section line between the East 1/4 Corner and the Southeast Corner of Section 32, T4S, R1E, SLB&M); thence along said LENSCH ANNEXATION the following three (3) courses and distances: 1) N89°56'33"W 1.23 feet; thence 2) S00°02'58"E 666.81 feet; thence 3) N89°59'20"W 522.50 feet to the east line of IVORY RIDGE ADDITION II according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 91999:2005, Map No. 11232; thence N00°01'58"W 650.35 feet along said east line to the south line of LEE ANDERSON ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 5648:2001, Map No. 8910; thence along said plat the following two (2) courses and distances: 1) East 227.74 feet; thence 2) N00°00'22"E 41.14 feet to the south line of EAGLE RIDGE ANNEXATION PHASE TWO according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 36512:2007, Map No. 12159; thence S89°57'12"E 295.74 feet along said south line to said west line of 3200 NORTH STREET CHURCH ANNEXATION; thence S00°06'50"E 24.54 feet along said west line to the point of beginning.

Contains: 8.08 acres+/-



VICINITY MAP
N.T.S.



LEGEND

	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	EXISTING LEHI CITY BOUNDARY

PLAT PREPARED BY
FOCUS
 ENGINEERING AND SURVEYING, LLC
 6947 S. High Tech Drive Suite 209
 MIDVALE, UTAH 84047 TEL: (801) 955-0075
 www.focusutah.com

SURVEYOR'S CERTIFICATE
 I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Lehi City, Utah, County of Utah.

BOUNDARY DESCRIPTION
 A portion of the NE1/4 & SE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
 Beginning at a point on the west line of 3200 NORTH STREET CHURCH ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 29047:2002, Map No. 9440, said point also being on the most northerly line of LENSCH ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 185974:2003, Map No. 10278, being located N89°56'33"W along the 1/4 Section line 1,354.18 feet from the East 1/4 Corner of said Section 32, T4S, R1E, SLB&M (Basis of bearing: S00°05'22"E along the Section line between the East 1/4 Corner and the Southeast Corner of Section 32, T4S, R1E, SLB&M); then along said LENSCH ANNEXATION the following three (3) courses and distances: 1) N89°56'33"W 1.23 feet; then 2) S00°02'58"E 666.81 feet; then 3) N89°59'20"W 522.50 feet to the east line of IVORY RIDGE ADDITION II according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 91999:2005, Map No. 11232; then N00°01'58"W 650.35 feet along said east line to the south line of LEE ANDERSON ANNEXATION according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 5648:2001, Map No. 8910; then along said plat the following two (2) courses and distances: 1) East 227.74 feet; then 2) N00°00'22"E 41.14 feet to the south line of EAGLE RIDGE ANNEXATION PHASE TWO according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 36512:2007, Map No. 12159; then S89°57'12"E 295.74 feet along said south line to said west line of 3200 NORTH STREET CHURCH ANNEXATION; then S00°06'50"E 24.54 feet along said west line to the point of beginning.
 Contains: 8.08 acres +/-

Evan J. Wood
 EVAN J. WOOD
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 183395
 DATE June 10, 2019
 SURVEYOR'S 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 ANN §17-23-20 AS AMENDED.

Angie Rattliff
 COUNTY SURVEYOR
 DATE August 2, 2019
 COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY
 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 THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE DIXON ADDITION.

DATED THIS 13TH DAY OF JUNE, 2019

M. Johnson
 MAYOR

ATTEST: *Leisha Wilson*
 RECORDER
 RECORDER'S SEAL

FINAL LOCAL ENTITY PLAT
DIXON ADDITION
 LOCATED IN THE NE1/4 & SE1/4 OF SECTION 32, T4S, R1E, SLB&M
 LEHI CITY, UTAH COUNTY, STATE OF UTAH