

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 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT, dated November 12, 2019, complying with Section 17D-1-403, 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 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT 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 25th day of November 2019 at Salt Lake City, Utah.

SPENCER J. COX
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

The Honorable Spencer J. Cox
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, UT 84114-2325

Re: Notice of Annexation of Property into the Traverse Ridge Special Service District

Lieutenant Governor Cox:

Pursuant to U.C.A. § 17D-1-403, et seq., Draper City is hereby filing notice that on October 15, 2019, the Draper City Council passed Resolution 19-60, Annexing Property to the Traverse Ridge Special Service District. Please note that the notice, hearing and protest requirements of U.C.A. §§ 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District.

Enclosed please find a copy of an approved final local entity plat that meets the requirement of U.C.A. § 67-1a-6.5.

I hereby certify as the approving authority that all requirements applicable to this boundary action have been met.

The Draper City Council respectfully requests the issuance of a Certificate of Annexation in accordance with U.C.A. §§ 17D-1-403 and 67-1a-6.5.

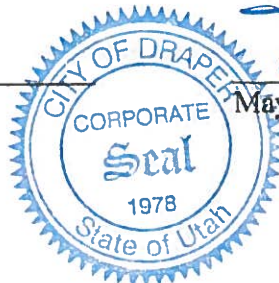
Please advise if you have any questions or concerns.

Dated this 15TH day of October, 2019.

ATTEST:

DRAPER CITY COUNCIL


Laura Oscarson, City Recorder




Mayor Troy K. Walker

RESOLUTION NO. 19-60

**A RESOLUTION OF THE DRAPER CITY COUNCIL ANNEXING
PROPERTY TO THE TRAVERSE RIDGE SPECIAL SERVICE
DISTRICT**

WHEREAS, the Draper City Council, by Resolution 99-82 dated December 28, 1999, has previously established the Traverse Ridge Special Service District for the purpose of providing transportation, including snow removal, street lighting services, repairing and maintaining roads, and sweeping and disposal services; and

WHEREAS, Draper City has recently received an annexation petition from Edge Land 16, LLC seeking to annex property into the Traverse Ridge Special Service District for the purpose of providing the same services provided by said District; and

WHEREAS, the Draper City Council, in accordance with Utah Code Ann. §17D, Chapter 1, Part 4, has held the required meetings to annex the property into the Traverse Ridge Special Service District; and

WHEREAS, the Draper City Council finds it is in the best interest of the city and the general health, safety and welfare of the public, specifically, the future citizens of the area covered by the petition, to annex said area to the Traverse Ridge Special Service District; and

WHEREAS, the petition complies with all requirements of Utah Code Ann. §§17D-1-401 and 402.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

SECTION 1. Annexation. That certain real property particularly described in Exhibits A and B attached hereto, is hereby annexed into the Traverse Ridge Special Service District.

SECTION 2. Waiver. The notice, hearing and protest requirements of UCA 17D-1-205, 17D-1-206 and 17D-1-207 are waived because all property owners owning property within the area to be annexed have signed the petition requesting annexation into the Traverse Ridge Special Service District in accordance with Utah Code Ann. §17D-1-402.

SECTION 3. Services to be Provided. Those improvements, purposes, and services identified in Resolution 99-82, establishing the Traverse Ridge Special Service District, shall be provided in the same manner to the annexed areas from the effective date of this resolution.

SECTION 4. Property Subject to Taxation. Dating from and after the approval and adoption of this Resolution, the territory annexed hereby and described in Section 1 above shall be an integral part of the Traverse Ridge Special Service District. The taxable property located therein shall be subject to taxation for the purposes of the Traverse Ridge Special Service District, including the payment of any bonds and other obligations thereof now outstanding or hereafter authorized and issued. All properties and users of serviced in the Special Service District, as enlarged by this annexation, shall be subject to all of the laws, regulations, powers

and authority of the District and Draper City Council as provided by law.

SECTION 5. Notice of Annexation. The City Council, as the governing authority of the Traverse Ridge Special Service District, shall cause a notice of annexation and a copy of this Resolution to be filed with the Utah State Tax Commission, Utah Lieutenant Governor's Office, the Utah and Salt Lake County Assessor, and the Utah and Salt Lake County Recorder as per Utah Code Ann. §17D-1-403.

SECTION 6. Severability. If any section, part or provision of the Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of the Resolution, and all sections, parts and provisions of the Resolution shall be severable.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 15TH DAY OF OCTOBER 2019.

DRAPER CITY

Mayor Troy K. Walker



ATTEST:

Laura Oscarson, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember Lowery

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

Exhibit A

Legal Description:

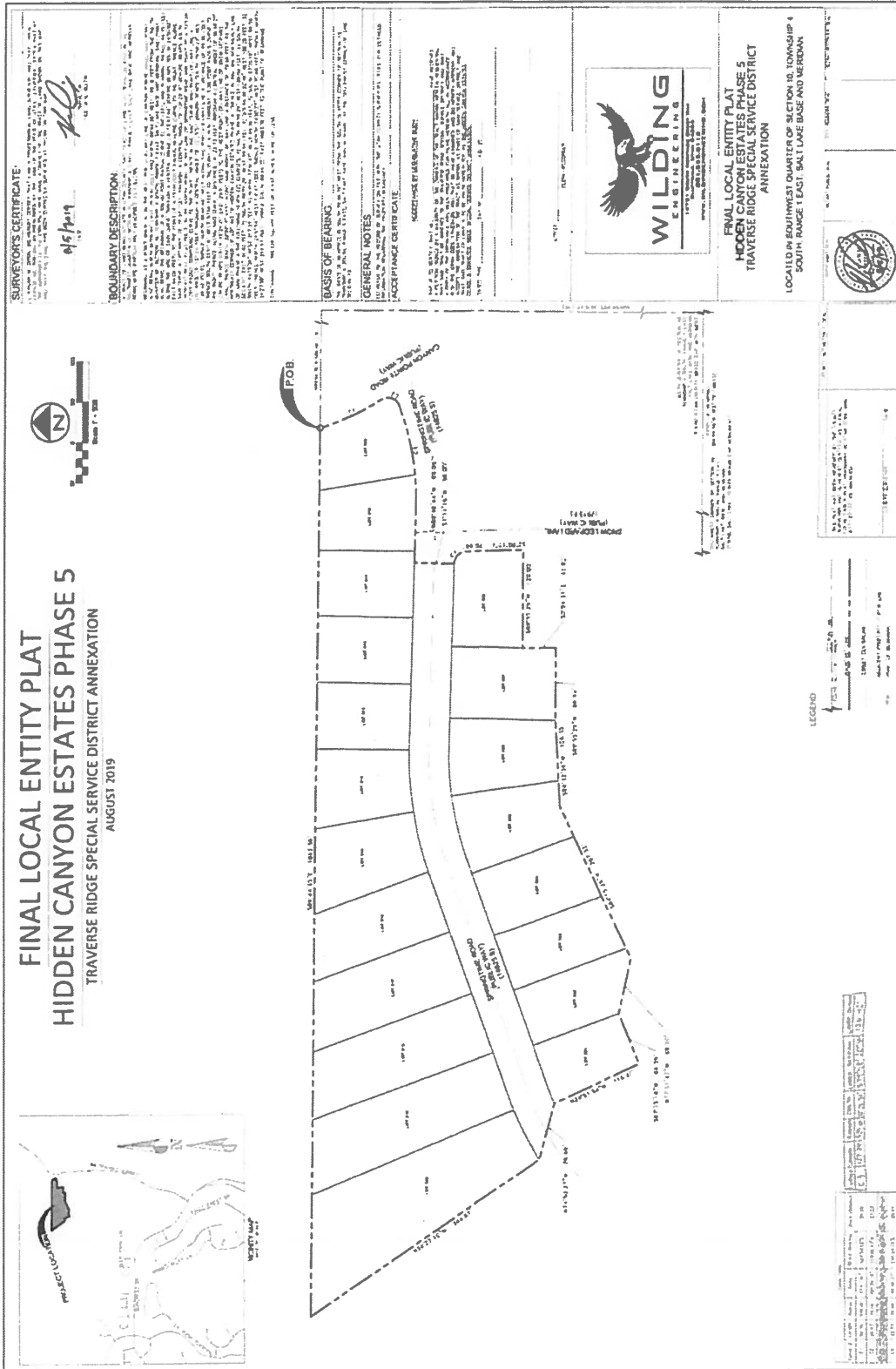
Tax Serial No.

A TRACT OF LAND BEING SITUATE IN UTAH COUNTY, SAID TRACT OF LAND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE WEST RIGHT-OF-WAY LINE OF CANYON POINTE ROAD, SAID POINT ALSO BEING NORTH 00°08'40" EAST 2619.87 FEET AND NORTH 89°44'35" WEST 189.18 FEET FROM THE SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A 306.00 FOOT RADIUS CURVE TO THE LEFT, AND RUNNING THENCE 84.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'40" (CHORD BEARS SOUTH 24°50'02" EAST 84.09 FEET) TO THE POINT OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 26.57 FEET THROUGH A CENTRAL ANGLE OF 101°29'16" (CHORD BEARS SOUTH 18°00'47" WEST 23.23 FEET) TO THE NORTH RIGHT OF WAY LINE OF SPRINGTIME ROAD AND POINT OF A 325.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND RIGHT-OF-WAY LINE A DISTANCE OF 127.24 FEET THROUGH A CENTRAL ANGLE OF 22°25'51" (CHORD BEARS SOUTH 79°58'20" WEST 126.42 FEET); THENCE NORTH 88°48'44" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 69.06 FEET; THENCE SOUTH 01°11'16" WEST 50.00 FEET TO THE POINT OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 22.73 FEET THROUGH A CENTRAL ANGLE OF 86°48'27" (CHORD BEARS SOUTH 45°24'31" EAST 20.61 FEET) TO THE WEST RIGHT-OF-WAY LINE OF SNOW LEOPARD LANE; THENCE SOUTH 02°00'17" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 70.98 FEET TO THE NORTHEAST CORNER OF LOT 410 OF HIDDEN CANYON ESTATES PHASE 4; THENCE ALONG THE NORTHERLY LINE OF SAID PHASE 4 THE FOLLOWING SEVEN (7) COURSES, 1) SOUTH 89°55'29" WEST 120.00 FEET, 2) SOUTH 00°04'31" EAST 41.82 FEET, 3) SOUTH 89°55'29" WEST 88.94 FEET, 4) SOUTH 86°32'36" WEST 106.35 FEET, 5) SOUTH 64°15'26" WEST 207.33 FEET, 6) NORTH 77°51'47" WEST 69.90 FEET, 7) SOUTH 67°35'18" WEST 66.59 FEET; THENCE NORTH 24°51'54" WEST 116.47 FEET; THENCE NORTH 74°50'27" WEST 70.69 FEET; THENCE NORTH 34°27'10" WEST 344.87 FEET; THENCE SOUTH 89°44'35" EAST 1093.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 289,126 SQUARE FEET OR 6.637 ACRES, MORE OR LESS.
20 LOTS

Exhibit B



August 13, 2019

Draper City Council
1020 E. Pioneer Rd.
Draper, UT 84020

Re: Petition to annex certain property into the Traverse Ridge Special Service District

Dear Council Members:

The undersigned, Edge Land 16, LLC, a Utah Limited Liability Company, known as “**Grantor**”, is the owner of that certain real property described on Exhibit A and generally depicted on Exhibit B, each attached hereto (the “**Edge Property**”). The Edge Property is located near to but outside of the boundaries of the Traverse Ridge Special Service District (the “**TRSSD**”).

The Draper City Council (“**City Council**”) established the TRSSD by enacting Resolution No. 99-82 to provide transportation, including snow removal, and sanitation and street lighting to the property within the TRSSD (the “**Special Services**”). Section 17D-1-401 of the Utah Code authorizes the City Council to annex additional property into the TRSSD to allow such property to receive the Special Services and be subject to the taxation and other conditions of the TRSSD.

In order for property to be annexed into the TRSSD, Sections 17D-1-401 and 17D-1-203 of the Utah Code require that a petition be filed with the City Council requesting such annexation and containing certain information. This letter constitutes Grantor’s petition to the City Council that the Edge Property be annexed into the TRSSD. Below is a summary of the required information:

- Grantor has signed this letter and is the owner of 100% of the Edge Property with the exception to those portions owned by Draper City as dedicated public roadways from previously recorded roadway dedication plats.
- There is presently no assigned address to the Edge Property, but the Edge Property is located as described on Exhibit A and as depicted on Exhibit B, each attached hereto.
- The Special Services are not presently provided to the Edge Property.
- Grantor has reviewed the documentation related to the TRSSD and is willing to be subject to the taxation and other conditions of the TRSSD.

Please note that because Grantor is collectively the sole owner of the Edge Property, the notice, hearing, and protest requirements of Part 2 of Section 17D-1 of the Utah Code do not apply. *See 17D-1-402 Utah Code.* Therefore, all that is required of the City Council to annex the Edge Property is to (a) adopt a resolution annexing the Edge Property and (b) file with the lieutenant

governor a copy of a notice of impending boundary action and an approved final local entity plat as set forth in Section 17D-1-403 of the Utah Code.

In the event you have any questions or need any additional information, please contact Brandon Watson of Grantor by mail at: 13702 S 200 W B12, Draper, UT 84020, by email at: brandon@edgehomes.com and by phone at: (801) 913-7028.

Thank you for your consideration of this petition.

Very truly yours,

EDGE LAND 16, LLC, a Utah limited liability
Company
13702 S 200 W B12
Draper, UT 84020


By: 
Name: Steve Maddox
Its: Manager

Exhibit A
(Legal Description of Edge Property)

Tax Serial No.

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20 LOTS

Exhibit B (Depiction of Edge Property Attached)

**HIDDEN CANYON
ESTATES PHASE 5**
FINAL PLAT
SHEET 2 OF 2
JUNE 2019

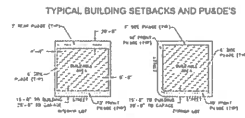
(1) **ALL NEW 240' EASEMENT**
As shown on a recent aerial photograph of the project, there is an existing 240' wide easement along the eastern boundary of the project, which is shown on the attached map. This easement is shown as a dashed line with a width of 240 feet. The easement is shown extending from the northern boundary of the project to the southern boundary. The easement is shown as a dashed line with a width of 240 feet. The easement is shown as a dashed line with a width of 240 feet.

(2) **PRIVATE DRIVE EASEMENT AND PUBLIC DRIVEWAY EASEMENT**
As shown on a recent aerial photograph of the project, there is an existing private drive easement and public driveway easement along the eastern boundary of the project, which is shown on the attached map. This easement is shown as a dashed line with a width of 240 feet. The easement is shown extending from the northern boundary of the project to the southern boundary. The easement is shown as a dashed line with a width of 240 feet. The easement is shown as a dashed line with a width of 240 feet.



1. All new 240' easement
2. Private drive easement
3. Public driveway easement
4. All other easements
5. All other easements
6. All other easements
7. All other easements
8. All other easements
9. All other easements
10. All other easements

Corner	Length	Bearing	Chain	Chain Bearing	Chain Distance
11	84.00	S89°45'00"W	50.00	S89°45'00"W	50.00
12	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
13	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
14	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
15	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
16	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
17	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
18	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
19	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
20	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
21	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
22	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
23	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
24	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
25	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
26	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
27	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
28	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
29	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
30	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
31	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
32	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
33	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
34	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
35	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
36	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
37	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
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39	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
40	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
41	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
42	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
43	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
44	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
45	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
46	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
47	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
48	10.00	S00°00'00"W	10.00	S00°00'00"W	10.00
49	80.00	S89°45'00"W	50.00	S89°45'00"W	50.00
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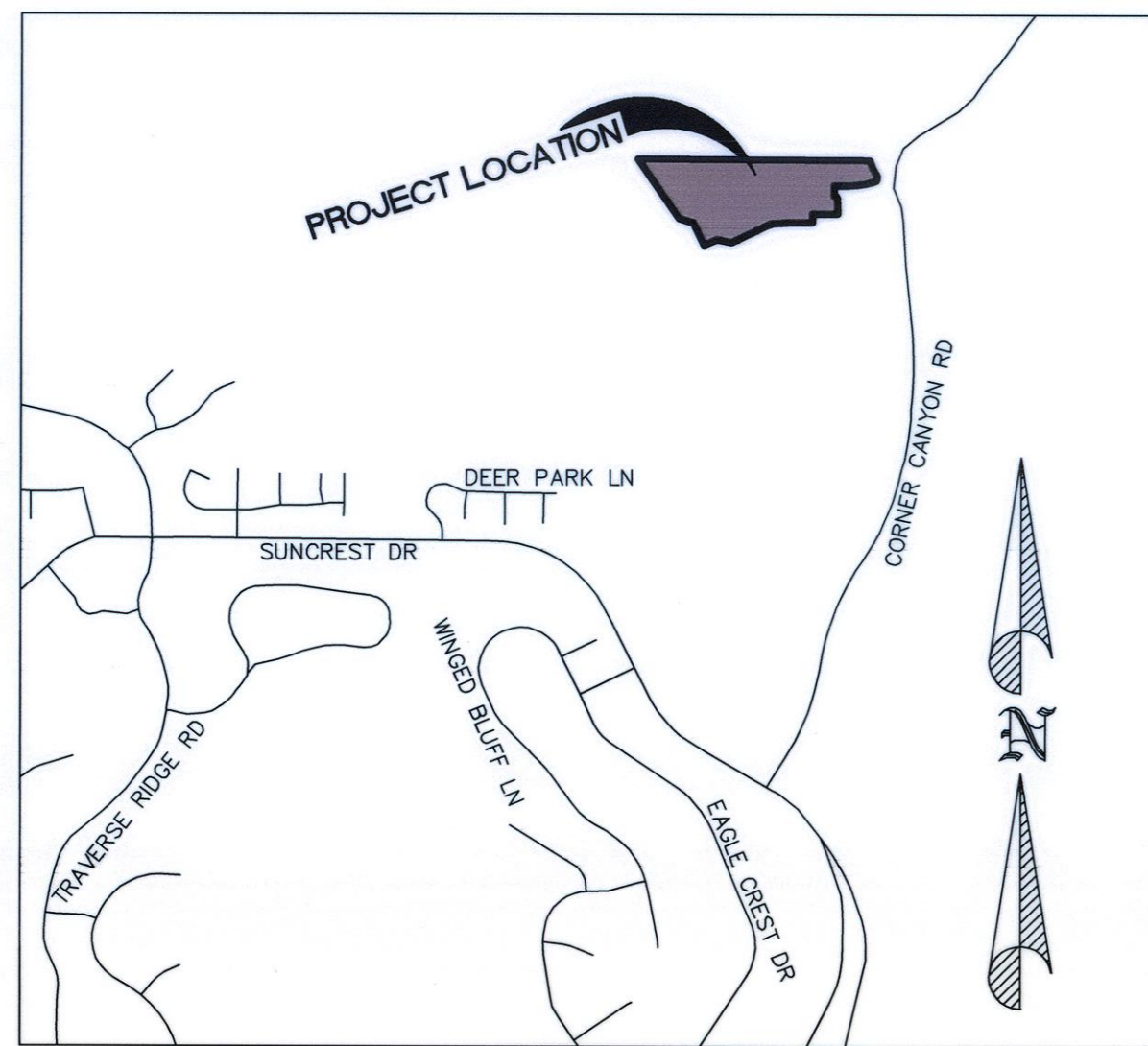
LEGEND

- (1) ALL NEW 240' EASEMENT
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- (3) PUBLIC DRIVEWAY EASEMENT
- (4) EASEMENT
- (5) EASEMENT
- (6) EASEMENT
- (7) EASEMENT
- (8) EASEMENT
- (9) EASEMENT
- (10) EASEMENT

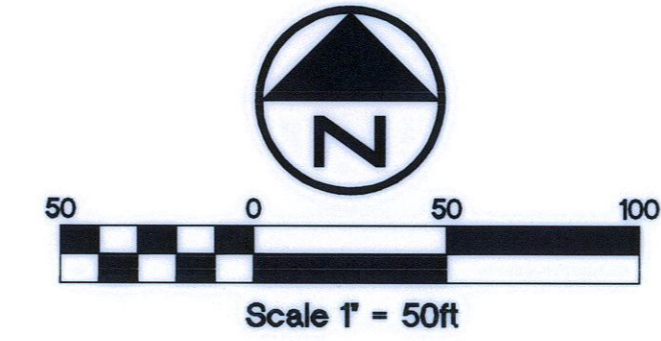
FINAL LOCAL ENTITY PLAT HIDDEN CANYON ESTATES PHASE 5

TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION

AUGUST 2019



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS MAP.

01/5/2019
DATE

Kagan M. Dixon
SURVEYOR
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION:

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CONTAINING 289,126 SQUARE FEET OR 6.637 ACRES, MORE OR LESS.

BASIS OF BEARING:

THE BASIS OF BEARINGS IS SOUTH 89°49'39" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE SOUTHWEST CORNER OF SAID SECTION 10.

GENERAL NOTES:

(1) REFER TO THE RECORD OF SURVEY ON FILE WITH THE UTAH COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION REGARDING THE PROPERTY BOUNDARY.

ACCEPTANCE CERTIFICATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, the Draper City Council HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE TRAVERSE RIDGE SPECIAL SERVICE DISTRICT AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE 17-23-20, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID SERVICE DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE HIDDEN CANYON ESTATES PHASE 5 TRAVERSE RIDGE SPECIAL SERVICE DISTRICT ANNEXATION.

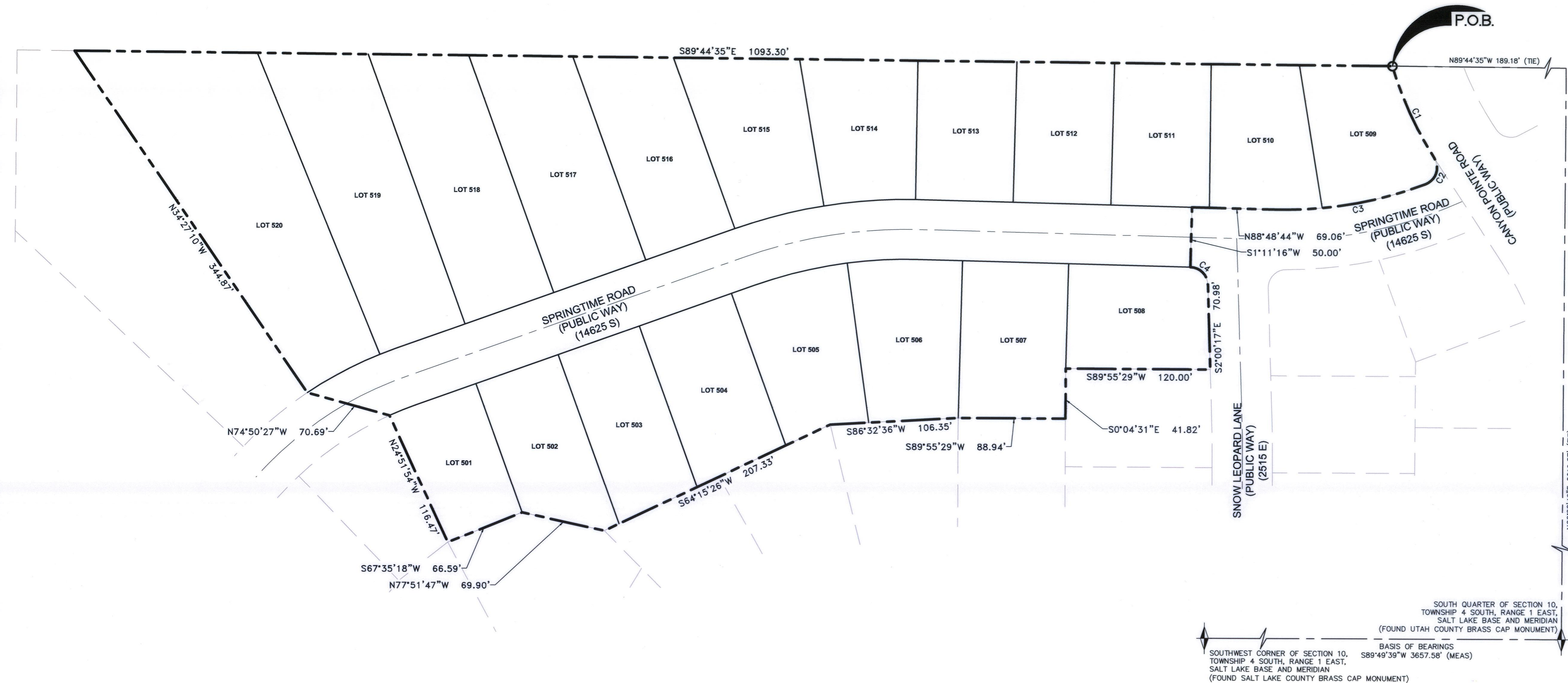
DATED THIS 15th DAY OF October, A.D. 20 19

ATTEST *Lauren Deason*
CLERK-RECORDER



**FINAL LOCAL ENTITY PLAT
HIDDEN CANYON ESTATES PHASE 5
TRAVERSE RIDGE SPECIAL SERVICE DISTRICT
ANNEXATION**

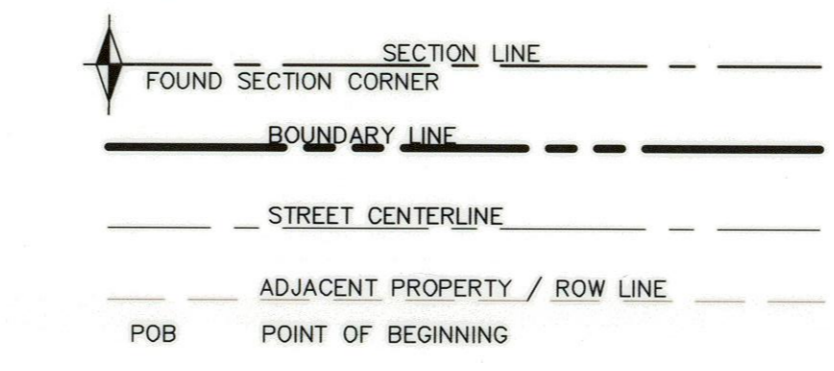
LOCATED IN SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	84.35'	306.00'	15°47'40"	S24°50'02"E	84.09'
C2	26.57'	15.00'	101°29'16"	S18°00'47"W	23.23'
C3	127.24'	325.00'	22°25'51"	S74°58'20"W	126.42'
C4	22.73'	15.00'	86°48'27"	S45°24'31"E	20.61'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C3	127.24'	325.00'	22°25'51"	S74°58'20"W	126.42'

LEGEND



SOUTH QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND UTAH COUNTY BRASS CAP MONUMENT)

SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND SALT LAKE COUNTY BRASS CAP MONUMENT)

BASIS OF BEARINGS: S88°49'39"W 3657.58' (MEAS)

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.

Dany Ratelle
COUNTY SURVEYOR

Nov 7 2019
DATE

COUNTY SURVEYOR'S SEAL

SURVEYOR'S SEAL: *Kagan M. Dixon*

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL: *Lauren Deason*