

# 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 February 5, 2020, 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 10<sup>th</sup> day of February 2020 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

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February 5, 2020

**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](mailto:annexations@utah.gov)

**RE: Refractory Annexation into Lehi City**

Dear Sir,

At the January 14, 2020, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #02-2020 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:

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

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

Sincerely,

ss:Teisha Wilson  
City Recorder, CMC

enclosures



**ORDINANCE NO: 02-2020**

**AN ORDINANCE APPROVING THE REFRACTORY ANNEXATION**

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Refractory Annexation, located at approximately 2200 North 1200 West 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 14<sup>th</sup> day of January 2020, 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 Refractory 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.

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 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 14<sup>th</sup> day of January 2020.

ATTEST

  
\_\_\_\_\_  
MARK JOHNSON, Mayor

  
\_\_\_\_\_  
Teisha Wilson, City Recorder



## EXHIBIT "A"

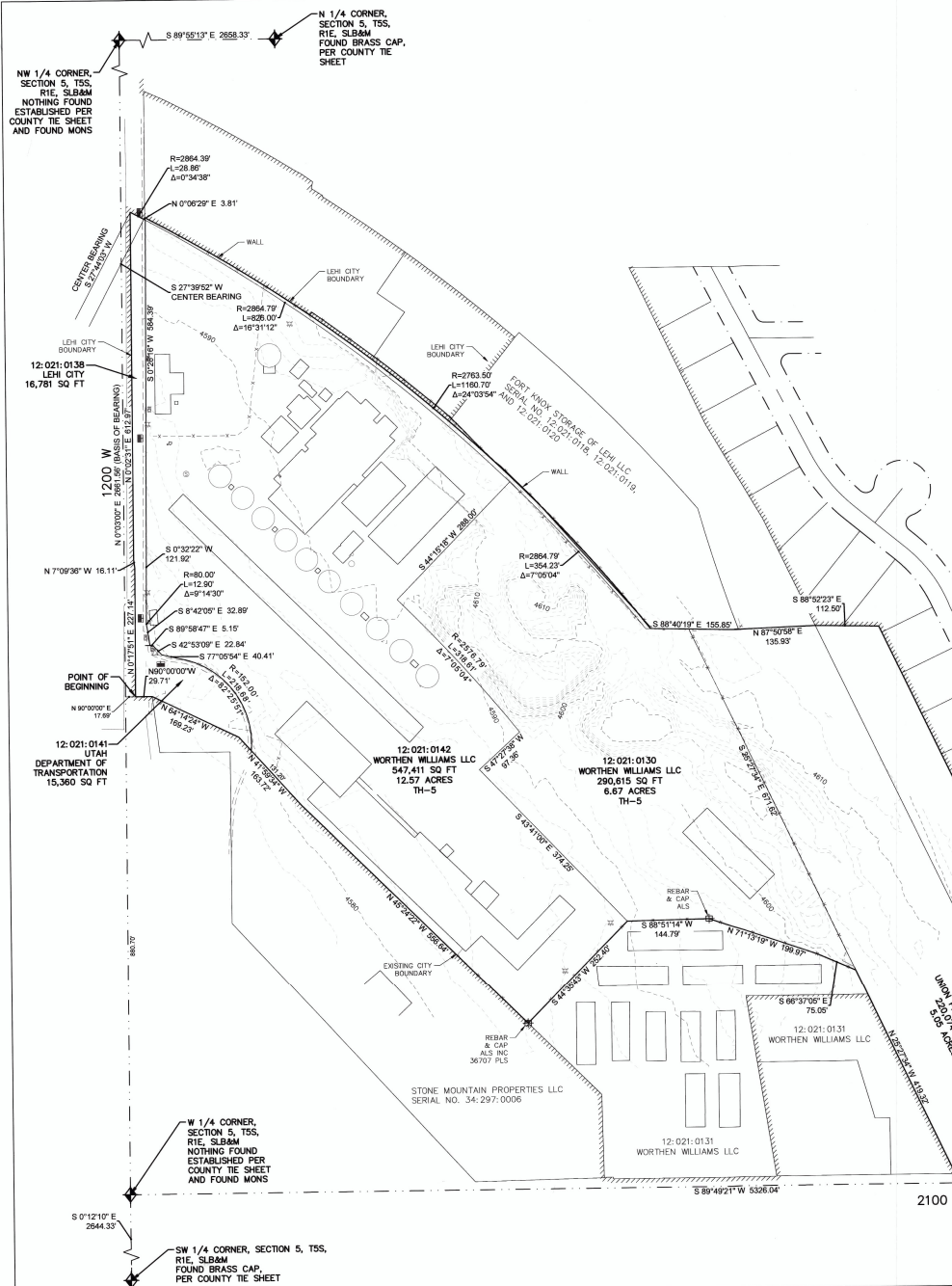
### Refractory Annexation Legal Description

A PARCEL OF LAND BEING, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT "A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 00°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 90°00'00" E 17.69 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 0°17'51" E 227.14 FEET, (2) N 07°09'36" W 16.11 FEET, AND (3) N 00°02'31" E 612.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2864.39 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.86 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'38"; THENCE N 0°06'29" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2763.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL (PARCEL NO. 12-021-0118, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1160.70 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54", AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT "D", RECORDED APRIL 27, 1993 AS ENTRY NO. 24865, MAP NO 4947; THENCE S 88°52'23" E ALONG THE SOUTH LINE OF SAID SUNSET ESTATES PLAT "D" 112.50 FEET, TO THE WEST LINE OF SAID SUNSET ESTATES PLAT "D"; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT "C" RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 46823, AND WEST LINE SUNSET ESTATES PLAT "B" RECORDED MAY 21, 1992 AS ENTRY NO. 24986, AND WEST LINE OF SUNSET ESTATES PLAT "A" RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4368 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 25°27'34" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-02-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 66°37'05" W 75.05 FEET, (2) N 71°13'19" W 199.97 FEET, AND (3) S 88°51'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL THE FOLLOWING FOUR (4) COURSES: (1) S 44°35'43" W 252.40 FEET, (2) N 45°24'22" W 556.64 FEET, (3) N 41°59'34" W 163.72 FEET, AND (4) N 64°14'24" W 169.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND CONDEMNATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 11009:2019, THENCE N 90°00'00" W 29.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS





**BOUNDARY DESCRIPTION**

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF LEHI INDUSTRIAL PARK PLAT "A", A SUBDIVISION ON FILE WITH THE UTAH COUNTY RECORDER, RECORDED APRIL 3, 1978, SAID POINT BEING N 07°03'00" E ALONG THE SECTION LINE 880.70 FEET AND N 07°00'00" E 17.89 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 5, THENCE ALONG SAID EAST LINE AND THE EAST LINE OF 1200 W, THE FOLLOWING THREE (3) COURSES: (1) N 07°15'1" E 227.14 FEET, (2) N 07°09'50" W 16.11 FEET, AND (3) N 07°21' E 612.87 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 2884.59 FEET AND CENTER BEARING OF S 27°44'03" W, (SAID CURVE BEING ON THE NORTH LINE OF SAID LEHI CITY PARCEL); THENCE SOUTHEASTERLY 28.89 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'30"; THENCE N 07°02'00" E 3.81 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2793.50 FEET AND A CENTER BEARING OF S 27°39'52" W, SAID CURVE BEING ON THE SOUTH LINE OF FORT KNOX STORAGE PARCEL, (PARCEL NO. 12-021-0116, 12-021-0119 AND 12-021-0120); THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 1162.93 FEET, THROUGH A CENTRAL ANGLE OF 24°03'54"; AND (2) S 88°40'19" E 155.85 FEET, TO THE SOUTHEAST CORNER OF THE SAID FORT KNOX STORAGE PARCEL; THENCE N 87°50'58" E 135.93 FEET, TO THE SOUTHWEST CORNER OF SUNSET ESTATES PLAT "C"; THENCE S 25°30'56" E ALONG SAID LINE AND THE WEST LINE OF SUNSET ESTATES PLAT "C" RECORDED SEPTEMBER 8, 1992 AS ENTRY NO. 4883; AND WEST LINE SUNSET ESTATES PLAT "B" RECORDED MAY 21, 1982 AS ENTRY NO. 2498; AND WEST LINE OF SUNSET ESTATES PLAT "A" RECORDED DECEMBER 27, 1991 AS ENTRY NO. 4388 A DISTANCE OF 1091.23 FEET, TO A POINT ON THE SECTION LINE; THENCE S 89°49'21" W ALONG SAID LINE 337.33 FEET, TO THE WEST LINE OF UNION PACIFIC RAILROAD PARCEL; THENCE N 92°23'4" W ALONG SAID LINE 419.32 FEET, TO THE SOUTH LINE OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0130; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N 88°37'50" W 15.05 FEET, (2) N 71°15'19" W 198.97 FEET, AND (3) S 88°14'14" W 144.79 FEET, TO THE SOUTHEAST CORNER OF WORTHEN WILLIAMS LLC PARCEL NO. 12-021-0142; THENCE ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID UTAH DEPARTMENT OF TRANSPORTATION PARCEL, THE FOLLOWING FOUR (4) COURSES: (1) S 44°34'34" W 252.40 FEET, (2) N 46°26'27" W 558.84 FEET, (3) N 41°29'34" W 183.73 FEET, AND (4) N 84°42'04" W 189.23 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF LAND ACQUIRED BY THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN AMENDED FINAL JUDGEMENT OF JUST COMPENSATION AND SATISFACTION OF JUDGEMENT RECORDED FEBRUARY 8, 2019 AS ENTRY NO. 110092019; THENCE N 80°00'00" W 28.71 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,213,334 SQ FT, OR 27.85 ACRES, MORE OR LESS

**SURVEYOR'S CERTIFICATE**

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

DATE: 11-12-19

DAVID T. MORTENSEN, P.L.S.

SURVEYORS SEAL

**COUNTY SURVEYOR**

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMENDED.

DATE: November 24, 2020

County Surveyor

SURVEYORS SEAL

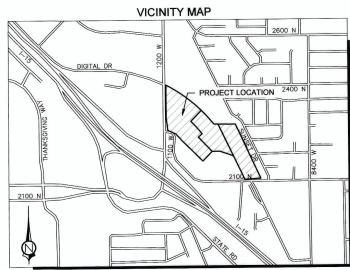
**ACCEPTANCE BY LEGISLATIVE BODY**

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 AL 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 "REFRACTORY ANNEXATION".

DATED THIS 12th DAY OF January, 2020

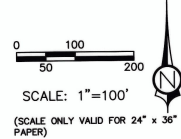
RECORDER

RECORDER'S SEAL



**LEGEND**

—	BOUNDARY LINE
- - -	SECTION LINE
—	LOT LINE
—	CENTER LINE
- - -	ADJACENT PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	CITY BOUNDARY LINE
◆	SECTION CORNER



**BOUNDARY COMMISSION**

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF \_\_\_\_\_ CITY ON \_\_\_\_\_

PROTESTS FILED BY: \_\_\_\_\_

BOUNDARY COMMISSION ACTION:  ANNEXATION READY TO RECORD

NO PROTESTS RECEIVED: \_\_\_\_\_

APPROVED BY COMMISSION: \_\_\_\_\_

BOUNDARY COMMISSION CHAIRMAN: \_\_\_\_\_

**APPROVED AS TO FORM**

COUNTY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO ANNEX UTAH COUNTY PARCEL 12-021-0141, 12-021-0138, 12-021-0072, 12-021-0142 AND 12-021-0130 INTO LEHI CITY. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT, THE BASIS OF BEARING FOR THIS SURVEY IS N 0°00'00" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5, T5S, R1E, SLB&M, BETWEEN TWO MONUMENTS.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

PLAT "A" AMERICAN STONE, RECORDED OCT. 7, 1999, AS ENTRY 108872  
 FORT KNOX STORAGE OF LEHI ANNEXATION, RECORDED FEB. 2006, AS ENTRY 20084  
 FORT KNOX STORAGE OF LEHI ANNEXATION #2, RECORDED JAN. 2007, AS ENTRY 96872007  
 SUNSET ESTATES PLAT "A", RECORDED DEC. 27, 1991, AS ENTRY NO. 5171, MAP 4588  
 SUNSET ESTATES PLAT "B", MAY 21, 1982 AS ENTRY NO. 2498, MAP 4543  
 SUNSET ESTATES PLAT "C", RECORDED SEP. 8, 1992, AS ENTRY NO. 4883, MAP 4887  
 SUNSET ESTATES PLAT "D", RECORDED APR. 27, 1993, AS ENTRY NO. 2498, MAP 4947  
 ANDERSON ADDITION ANNEXATION PLAT, FEB. 15, 1984, AS ENTRY NO. 446, MAP 2987  
 AMERICAN STONE PLAT "X", OCT. 7, 1999, AS ENTRY 108872, MAP 524  
 LEHI BLOCK PLANT ANNEXATION PLAT, FEB. 10, 1998, AS ENTRY 12451, MAP 7426  
 LEHI INDUSTRIAL PARK PLAT "A", APR. 3, 1978, AS ENTRY 12420, MAP 2020

**REFRACTORY ANNEXATION**

LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF LEHI, UTAH COUNTY, UTAH

SHEET 1 of 1

UTAH COUNTY RECORDER

**CivilScience**

3160 WEST CLUBHOUSE DRIVE  
 LEHI, UT 84043  
 801.768.7200