

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 12, 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 14th day of
April 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

February 12, 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

RE: Taylor Meadows Annexation into Lehi City

Dear Sir,

At the January 28, 2020, Lehi City Council Meeting the Mayor and City Council unanimously approved Ordinance #07-2020 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 or by calling (385) 201-2269.

Sincerely,

Teisha Wilson
City Recorder, CMC

enclosures



ORDINANCE NO: 07-2020

AN ORDINANCE APPROVING THE TAYLOR MEADOWS ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Taylor Meadows Annexation, located at approximately 1600 South 500 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 28th 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 Taylor Meadows 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 R-1-22 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 28th day of January 2020.

ATTEST



MARK JOHNSON, Mayor



Teisha Wilson, City Recorder



EXHIBIT "A"

Taylor Meadows Annexation Legal Description

ANNEXATION DESCRIPTIONS

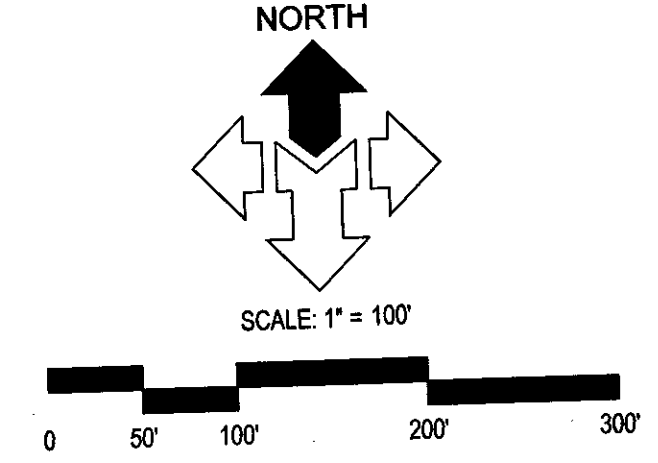
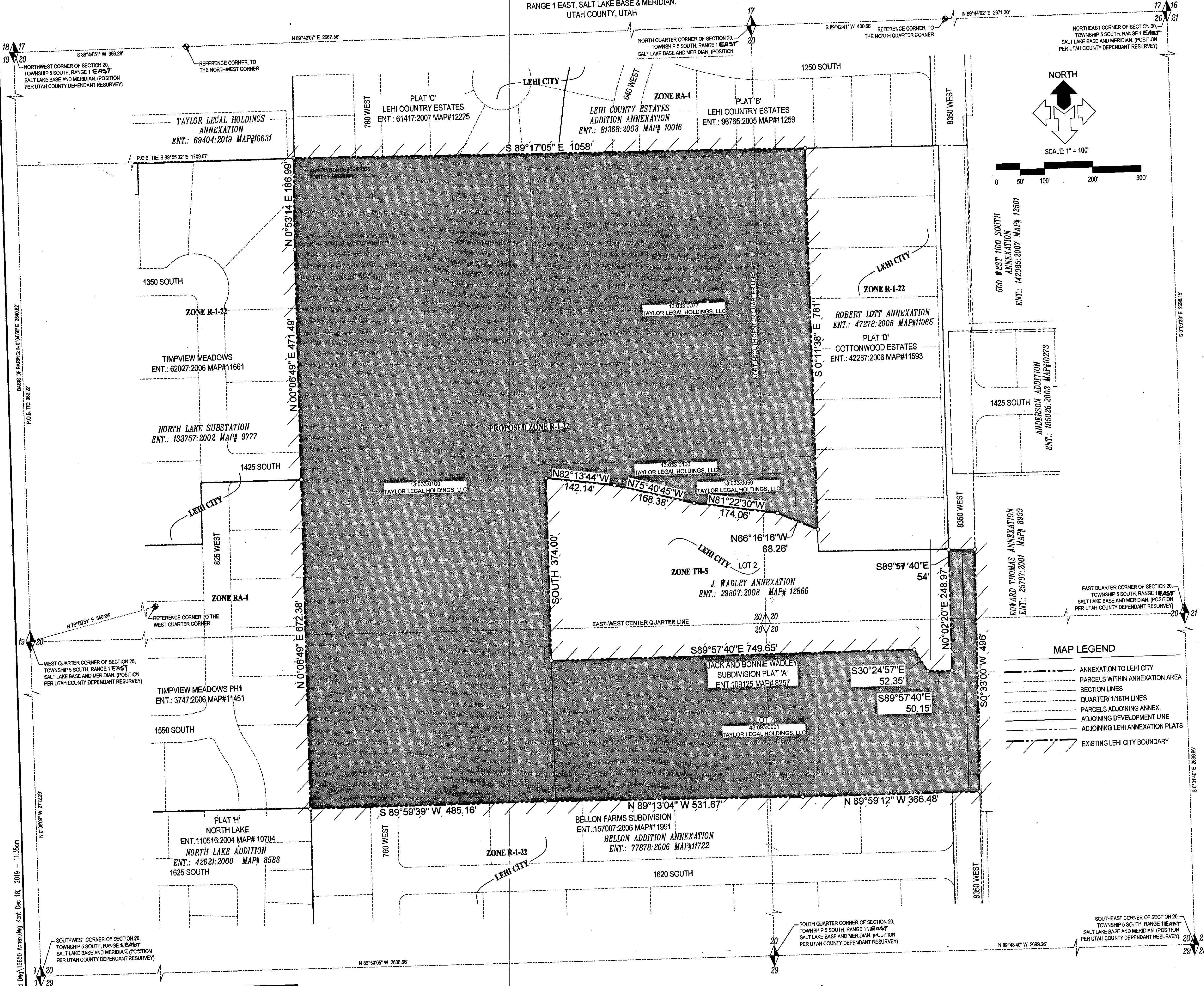
ALL OF THOSE CERTAIN TAYLOR LEGAL HOLDINGS, LLC. TRACTS KNOWN AS PARCELS NUMBERS 13:033:0100, 13:033:0077, 13:033:0100, 13:033:0059, AND 43:093:0001, LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACTS BEING ANNEXED INTO LEHI CITY, THE BOUNDS OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING LEHI CITY BOUNDARY, SAID POINT BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTH LAKE SUBSTATION ANNEXATION TO LEHI, RECORDED AS ENTRY NO.: 133757:2002, MAP#9777 AND THE SOUTH LINE OF THE LEHI COUNTRY ESTATES ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 81368:2003, MAP# 10016, SAID POINT OF INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE TAYLOR LEGAL HOLDINGS ANNEXATION, RECORDED AS ENTRY NO.: 69404:2019, MAP#16631, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING APPROXIMATELY NORTH 0°04'58" EAST, ALONG THE SECTION LINE, A DISTANCE OF 969.22 FEET AND SOUTH 89°55'02" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 1709.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20, SAID CORNER PURPORTED TO BE WITNESSED BY A UTAH COUNTY MONUMENT BEARING NORTH 76°09'51" EAST 340.04 FEET FROM SAID CORNER; AND RUNNING THENCE SOUTH 89°17'05" EAST, ALONG SAID SOUTH LINE OF LEHI COUNTY ESTATES ADDITION ANNEXATION, A DISTANCE OF 1058 FEET, MORE OR LESS, TO THE WEST LINE OF THE ROBERT LOTT ANNEXATION ENTRY NO.: 47278:2005 MAP# 11065; THENCE SOUTH 0°11'38" EAST, ALONG SAID WEST LINE, A DISTANCE OF 781 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE J. WADLEY ANNEXATION, RECORDED AS ENTRY NO.: 29807:2008, MAP# 12666; THENCE ALONG THE NORTH, WEST, SOUTH, AND EAST LINES OF SAID J. WADLEY ANNEXATION THE FOLLOWING NINE (9) COURSES (1) NORTH 66°16'16" WEST, 88.26 FEET; (2) NORTH 81°22'30" WEST, 174.06 FEET; (3) NORTH 75°40'45" WEST, 168.38 FEET; (4) NORTH 82°13'44" WEST, 142.14 FEET; (5) SOUTH, 374.00 FEET; (6) SOUTH 89°57'40" EAST, 749.65 FEET; (7) SOUTH 30°24'57" EAST, 52.35 FEET; (8) SOUTH 89°57'40" EAST, 50.15 FEET; (9) NORTH 0°02'20" EAST, 248.97 FEET, TO THE SOUTH LINE OF AFORESAID ROBERT LOTT ANNEXATION; THENCE SOUTH 89°57'40" EAST, A DISTANCE OF 54 FEET, MORE OR LESS, TO THE EAST LINE OF THE EDWARD THOMAS ANNEXATION, RECORDED AS ENTRY NO.: 25797:2001, MAP# 8999; THENCE SOUTH 0°33'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 496 FEET, MORE OR LESS, TO THE NORTH LINE OF BELLON ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 77878:2006, MAP# 11722; THENCE ALONG THE NORTH LINE OF SAID BELLON ADDITION ANNEXATION THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°59'12" WEST, 366.48 FEET; (2) NORTH 89°13'04" WEST, 531.67 FET; (3) SOUTH 89°59'39" WEST, 485.16 FEET, TO A POINT IN THE WEST LINE OF THE AFORESAID NORTH LAKE SUBSTATION ANNEXATION, SAID POINT ALSO BEING THE NORTHEASTERLY MOST CORNER OF THE NORTH LAKE ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 42621:2000, MAP# 8583; THENCE ALONG THE WEST LINE OF SAID NORTH LAKE SUBSTATION ANNEXATION THE FOLLOWING THREE (3) COURSES: (1) NORTH 0°06'49" EAST, 672.38 FEET; (2) NORTH 0°06' 49" EAST, 471.49 FEET; (3) NORTH 0°53'14" EAST, 186.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 30.6 ACRES.

TAYLOR MEADOWS ANNEXATION

A FINAL LOCAL ENTITY PLAT
LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 613590, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

Dennis K. Withers
DENNIS K. WITHERS, PLS
L.S. LICENSE NO. 6135190
(SEE SEAL BELOW)

ANNEXATION DESCRIPTIONS

ALL OF THOSE CERTAIN TAYLOR LEGAL HOLDINGS, LLC, TRACTS KNOWN AS PARCELS NUMBERS 13.033.0100, 13.033.0077, 13.033.0100, 13.033.0059, AND 43.093.0001, LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACTS BEING ANNEXED INTO LEHI CITY, THE BOUNDS OF WHICH BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EXISTING LEHI CITY BOUNDARY, SAID POINT BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTH LAKE SUBSTATION ANNEXATION TO LEHI, RECORDED AS ENTRY NO.: 133757.2002, MAP#9777 AND THE SOUTH LINE OF THE LEHI COUNTY ESTATES ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 81368.2003, MAP# 10016, SAID POINT OF INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE TAYLOR LEGAL HOLDINGS ANNEXATION, RECORDED AS ENTRY NO.: 69404.2019, MAP#16631, ON FILE WITH THE UTAH COUNTY RECORDERS' OFFICE, SAID POINT BEING APPROXIMATELY NORTH 0°45'58" EAST, ALONG THE SECTION LINE, A DISTANCE OF 889.22 FEET AND SOUTH 89°59'52" EAST, PERPENDICULAR TO SAID SECTION LINE, A DISTANCE OF 1709.07 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20, SAID CORNER PURPORTED TO BE WITNESSED BY A UTAH COUNTY MONUMENT BEARING NORTH 76°09'51" EAST 340.04 FEET FROM SAID CORNER; AND RUNNING THENCE SOUTH 89°17'05" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 781 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE J. WADLEY ANNEXATION, RECORDED AS ENTRY NO.: 47278.2005 MAP# 11065, THENCE SOUTH 0°11'38" EAST, ALONG SAID LINE OF THE ROBERT LOTT ANNEXATION ANNEXATION, A DISTANCE OF 1058 FEET, MORE OR LESS, TO THE WEST LINE OF THE WADLEY ANNEXATION, RECORDED AS ENTRY NO.: 29807.2008, MAP# 12866, THENCE ALONG THE NORTH LINE OF THE J. WADLEY ANNEXATION, RECORDED AS ENTRY NO.: 29807.2008, MAP# 12866, THENCE ALONG THE NORTH LINE, WEST, SOUTH, AND EAST LINES OF SAID J. WADLEY ANNEXATION THE FOLLOWING NINE (9) COURSES (1) NORTH 66°16'16" WEST, 142.14 FEET; (2) NORTH 61°22'30" WEST, 174.06 FEET; (3) NORTH 75°40'45" WEST, 168.38 FEET; (4) NORTH 82°13'44" WEST, 88.28 FEET; (5) SOUTH 374.00 FEET; (6) SOUTH 89°57'40" EAST, 749.65 FEET; (7) SOUTH 30°24'57" EAST, 52.35 FEET; (8) SOUTH 89°57'40" EAST, 50.15 FEET; (9) NORTH 0°02'20" EAST, 248.97 FEET, TO THE SOUTH LINE OF AFORESAID ROBERT LOTT ANNEXATION; THENCE SOUTH 89°57'40" EAST, A DISTANCE OF 54 FEET, MORE OR LESS, TO THE WEST LINE OF BELLON THOMAS ANNEXATION, RECORDED AS ENTRY NO.: 25797.2001, MAP# 8989, THENCE SOUTH 0°33'00" WEST, ALONG EDWARD THOMAS ANNEXATION, RECORDED AS ENTRY NO.: 25797.2001, MAP# 8989, THENCE SOUTH 0°33'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 496 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BELLON ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 77878.2006, MAP# 11722, THENCE ALONG THE NORTH LINE OF SAID BELLON ADDITION ANNEXATION THE FOLLOWING THREE (3) COURSES (1) NORTH 89°59'12" WEST, 366.48 FEET; (2) NORTH 89°13'04" WEST, 531.67 FEET; (3) SOUTH 89°59'39" WEST, 485.16 FEET, TO A POINT IN THE EAST LINE OF THE AFORESAID NORTH LAKE ADDITION ANNEXATION, RECORDED AS ENTRY NO.: 42621.2000, MAP# 8583, THENCE ALONG THE EAST LINE OF SAID NORTH LAKE SUBSTATION ANNEXATION THE FOLLOWING THREE (3) COURSES: (1) NORTH 0°08'49" EAST, 672.38 FEET; (2) NORTH 0°06'49" EAST, 471.49 FEET; (3) NORTH 0°53'14" EAST, 186.99 FEET, TO THE POINT OF BEGINNING.
CONTAINS APPROXIMATELY 30.6 ACRES.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED COUNCIL OF LEHI CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AND ORDAINED PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS PART OF LEHI CITY, TO BE KNOWN HEREAFTER AS THE

TAYLOR MEADOWS ANNEXATION
DATED THIS 29TH DAY OF January, A.D. 2020
[Signature]
MAYOR
[Signature]
ATTEST: CITY RECORDER
(SEE SEAL BELOW)

UTAH 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 § 17-23-20, AS AMENDED.
[Signature] Feb 6, 2020
UTAH COUNTY SURVEYOR
GARY RATCLIFE, P.L.S.
(SEE SEAL BELOW)

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS MAP IS NORTH 0°04'58" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, PER THE UTAH COUNTY STATE PLANE COORDINATE AND DEPENDANT RESURVEY, PUBLISHED BY THE UTAH COUNTY SURVEYOR'S OFFICE.
2. DEED LINES WITHIN THE BOUNDS OF THE PROPOSED ANNEXATION ARE SHOWN HEREON BY RECORD DOCUMENTS ONLY. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF THE INDIVIDUAL PARCEL LINES, PARCEL LINES, NUMBERS, AND OWNERS INFORMATION ARE DEPICTED HEREON FOR REFERENCE PURPOSES ONLY.
3. THE BOUNDS OF THE PROPOSED ANNEXATION TRACT ARE SUBJECT TO VARIATIONS IN LOCATION PENDING PHYSICAL OBSERVATIONS OF THE CONTROLLING MONUMENTS. THIS MAP DOES NOT PURPORT TO BE A RETRACEMENT OF SECTION LINES, ADJOINING SUBDIVISION LINES, OR DEED LINES WITHIN THE PARCEL BEING ANNEXED INTO LEHI CITY.

TAYLOR MEADOWS ANNEXATION

A FINAL LOCAL ENTITY PLAT
LOCATED IN SECTION 20, TOWNSHIP 5 SOUTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
UTAH COUNTY, UTAH

COUNTY SURVEYOR'S CERTIFICATE

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.

SURVEYOR'S SEAL <i>[Seal]</i> DENNIS K. WITHERS No. 6135190 2-6-20	COUNTY SURVEYOR'S SEAL <i>[Seal]</i>	CITY ENGINEER <i>[Seal]</i>	CITY CLERK-RECORDER SEAL <i>[Seal]</i>
--	---	--------------------------------	---

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

S:\2019\mea\19620\Survey\Prod\Draw\19620_Annexing\lehi Dec. 18, 2019 - 11:35am