

#896

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

E 3597763 B 8640 P 106-112
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/5/2024 8:24 AM
FEE 0.00 Pgs: 7
DEP AJH REC'D FOR WEST
POINT CITY

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice for the IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION, located in WEST POINT CITY, dated NOVEMBER 15, 2024, complying with §10-2-403, 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 the IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION, located in DAVIS COUNTY, State of Utah.

See Exhibit A
for Parcel ID Nos.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25th day of November, 2024 at Salt Lake City, Utah.

A handwritten signature of Deidre M. Henderson in black ink.

DEIDRE M. HENDERSON
Lieutenant Governor





Lieutenant Governor's Office
Deidre M. Henderson
350 N State Street, Ste. 220
PO Box 142325
Salt Lake City, UT 84114-2325

November 15, 2024

RE: NOTICE OF IMPENDING BOUNDARY ACTION - "IVY MEADOWS & ADJOINING PROPERTIES ANNEXATION"

Dear Lt. Governor Henderson,

This letter serves as filing of a notice of impending boundary action for the annexation of property located in unincorporated Davis County into the boundaries of West Point City as initiated by a petition as required in Utah Code Annotated §10-2-403. The title of said petition is the "Ivy Meadows & Adjoining Properties Annexation". For reference, West Point City is a city of the 4th class within Davis County, a county of the 2nd class.

The proposed property consists of 38 separate parcels, totaling 264.84 acres. The Annexation Petition was submitted to West Point City on August 12, 2024. As the City Recorder, I determined that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4) and issued Notice of Certification on September 9, 2024. No valid protests to the Petition were filed, and after holding a public hearing on October 15, 2025, the West Point City Council approved the Petition via ordinance.

Attached with this notice are the following:

- August 12, 2024 Annexation Petition, submitted by Rick Scadden, Petitioner, to West Point City
- September 9, 2024 Notice of Certification, as required by UCA §10-2-405(2)(c)(i)
- September 11, 2024 Notice of Annexation Petition, noticing certification of the petition, protest information, and public hearing date as required by UCA §10-2-406
- Ordinance No. 10-15-2024A, ordaining approval by the West Point City Council of the annexation and designating the zoning of the annexed properties
- Final Local Entity Plat (copy), created, certified, and approved as dictated by UCA §17-23-20(4).

Thank you in advance for your consideration of these documents. If determined by you that this notice meets the requirements of UCA §67-1a-6.5(3), please direct the executed certificate of annexation to my attention at the address listed above for West Point City Hall.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Casey Arnold

MMC, UCC, PSHRA-CP, MPA
City Recorder /
HR Manager
West Point City
T: 801.776.0970
carnold@westpointcity.org

ORDINANCE NO. 10-15-2024A

**AN ORDINANCE OF THE WEST POINT CITY COUNCIL
APPROVING THE ANNEXATION OF PROPERTIES IN THE
“IVY MEADOWS & ADJOINING PROPERTIES” PETITION INTO THE BOUNDARIES OF
WEST POINT CITY AND DESIGNATING THE ZONING OF
SAID PROPERTIES**

WHEREAS, West Point City (hereinafter the “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City has identified certain properties within its Annexation Policy Plan as being appropriate for inclusion with the boundaries of the City and designates said area as “Future Annexation Area” on the City’s General Plan, and,

WHEREAS, the “Ivy Meadows & Adjoining Properties” Annexation Petition (“Petition”) was submitted to the City on August 12, 2024 and includes 38 different parcels within the City’s Future Annexation Area. The properties proposed for annexation (“Annexation Area”) in the Petition are identified and attached hereto as Exhibit A; and,

WHEREAS, the West Point City Recorder issued the Notice of Certification on September 9, 2024, after determining that the Petition met the statutory requirements outlined in Utah Code §10-9a-403(3)&(4); and

WHEREAS, Notice of the Petition and protest information was provided in accordance with Utah Code §10-2-406 and a public hearing date was set for the proposed annexation; and

WHEREAS, no valid protests to the Petition were filed within the protest period; and

WHEREAS, pursuant to West Point City Code §17.60.040, the City Council may assign a zoning designation to the annexed area at the time of annexation and desires to designate the Annexation Area as the A-5 Agricultural Zone to most closely align with the current characteristics and zoning of the property and its surrounding area; and

WHEREAS, a public hearing was held and any public comments were received and considered by the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE WEST POINT CITY COUNCIL AS
FOLLOWS:**

SECTION 1. Plat Accepted and Approved: The City Council hereby accepts and approves the copy of the local entity plat (“Plat Map”) as prepared and certified by Ernest D. Rowley, a Licensed Professional Land Surveyor in the State of Utah, holding License No. 171781, and finds that it is an accurate and recordable map of said Annexation Area, as identified in Exhibit A.

SECTION 2. Territory Annexed: The Annexation Area is hereby declared to be annexed into West Point City, Utah and the corporate limits of said City are hereby declared to be extended accordingly to include and embrace said area.

SECTION 3. Plat and Ordinance to be Recorded: The certified Plat Map as aforesaid and duly certified by the West Point City Recorder to be a full, true and correct copy as filed and deposited with the City Recorder, shall forthwith be filed and recorded by the City Recorder in the office of the County Recorder of Davis County, Utah, together with a certified copy of this Ordinance. The City Recorder is also directed to file a notice of impending boundary action and amended articles of incorporation reflecting said annexation with the Lieutenant Governor of the State of Utah as required by Utah Code §10-2-425.

SECTION 4. Zoning Classification: The Annexation Area is hereby assigned the A-5 (Agricultural) zoning designation.

SECTION 5. Notices and Filing: The West Point City Mayor, City Recorder, City Attorney, and other authorized officers, employees and agents of the City are hereby empowered to make such filings and to provide such notices as legally required to effect and formalize the annexation described in this Ordinance.

SECTION 6. Action of Officers: All actions of the officers, agents, and employees of the City that are in conformity with the purpose and intent of this Ordinance, whether taken before or after the adoption hereof, are hereby ratified, confirmed, and approved.

SECTION 7. Effective Date: This Ordinance shall become effective immediately upon posting after final passage.

PASSED AND ADOPTED this 15th day of October, 2024.

WEST POINT CITY,
A Municipal Corporation

By: Brian Vincent
Brian Vincent, Mayor

ATTEST:

Casey Arnold
Casey Arnold, City Recorder



3597763
BK 8640 PG 110 EXHIBIT A

PARCEL ID:

141010015	130450048	141010031	141010011
145700003	130450050	130450033	141000005
141000019	141010003	145580004	130450019
141000008	145740001	133310001	145700002
133310003	133310002	130450049	141010024
141010032	141010014	141000020	145580003
141010012	141000038	130450014	130450055
145700004	145580005	130450057	130450056
141000006	141010001	133030001	141010013
130450034	141010029	141010010	

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, AND THE SOUTH HALF OF SECTION 24, AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING ON UTAH NORTH ZONE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS) UTILIZING LEICA GPS NETWORK OF NORTH 89°38'24" WEST BETWEEN THE MONUMENTED LOCATIONS OF THE SOUTHEAST CORNER (HAVING WEBER COUNTY SURVEYOR RECORD STATE PLANE COORDINATES OF N=3577906.430 E=1469025.507 U.S.FT.) AND THE SOUTH QUARTER CORNER (HAVING GPS OBSERVED STATE PLANE COORDINATES OF N=3577949.790 E=1466373.726 U.S.FT.), OF SAID SECTION 24 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 89°38'24" WEST 156.32 FEET, TO THE CENTER OF 5000 WEST STREET, FROM SAID SOUTHEAST CORNER OF SECTION 24;

RUNNING THENCE SOUTH 00°27'34" WEST 686.56 FEET, ALONG THE CENTER OF SAID STREET WHICH IS ALSO THE BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007; THENCE NORTH 89°38'24" WEST 1358.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3524469 (SNP PROPERTIES LLC), 3398436 (YAMASHITA), 3513906 (KELLER), 1396168 (SMITH);

THENCE NORTH 00°37'36" EAST 686.57 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 89°38'24" WEST 5.48 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3123776 (T-O RANCH LLC), 3504199 (JONES);

THENCE NORTH 00°21'36" EAST 636.83 FEET, ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3398436 (YAMASHITA), 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION);

THENCE NORTH 89°07'00" WEST 1127.86 FEET, ALONG THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, SAID LINE IS ALSO ALONG THE COMMON BOUNDARY OF PROPERTIES DESCRIBED IN DEEDS RECORDED AS ENTRY NUMBERS 3044360 (PLAT BOOK 6847 PAGE 54 VANDERWOOD SUBDIVISION), 3389855 (HOUSLEY), TO THE EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86;

THENCE SOUTH 00°56'19" WEST 3.90 FEET, ALONG SAID EAST BOUNDARY OF ANN'S ACRES SUBDIVISION RECORDED ENTRY NUMBER 1620441 PLAT BOOK 2706 PAGE 86, TO THE NORTHEAST CORNER OF LOT 1 SAID SUBDIVISION;

THENCE NORTH 89°38'24" WEST 231.00 FEET, ALONG THE NORTH LINE OF SAID LOT 1 AND LOT 1 EXTENDED, TO THE WEST BOUNDARY OF SAID SUBDIVISION;

THENCE NORTH 00°56'20" EAST (N 00°31'15" E BY PLAT) 334.21, ALONG THE EAST BOUNDARY OF PARKERS PLACE SUBDIVISION PHASE 1 RECORDED ENTRY NUMBER 3144432 IN PLAT BOOK 7204 PAGE 995 ON FEBRUARY 2, 2019 AND THE EAST BOUNDARY EXTENDED, TO THE SOUTH BOUNDARY OF HUNT SUBDIVISION RECORDED ENTRY NUMBER 2790708 IN PLAT BOOK 5959 PAGE 75 ON FEBRUARY 20, 2014;

THENCE SOUTH 89°40'28" EAST (N 89°59'59" E BY PLAT) 0.42 FEET, ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 00°56'29" EAST (N 00°36'37" E BY PLAT) 200.00 FEET, ALONG THE EAST BOUNDARY OF SAID HUNT SUBDIVISION;

THENCE NORTH 00°56'29" EAST 200.00 FEET, TO THE SOUTHEAST CORNER OF BENNETT'S SUBDIVISION RECORDED ENTRY NUMBER 2177944 IN PLAT BOOK 4059 PAGE 875 ON JUNE 20, 2006;

THENCE NORTH 00°36'40" EAST (N 00°16'43" E BY PLAT) 332.98 FEET, TO THE NORTHEAST CORNER OF SAID BENNETT'S SUBDIVISION;

THENCE NORTH 88°56'42" WEST (N 89°16'34" W BY PLAT) 676.80 FEET, ALONG THE NORTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 03°33'20" WEST (S 03°13'28" W BY PLAT) 342.07 FEET, ALONG THE WEST BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°40'09" EAST 1.53 FEET, ALONG THE SOUTH BOUNDARY OF SAID BENNETT'S SUBDIVISION, TO A POINT BEING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 2823889 BOOK 6103 PAGE 814 ON SEPTEMBER 16, 2014;

THENCE SOUTH 00°59'22" WEST (SOUTH BY DEED) 200.05 FEET, TO THE NORTHWEST CORNER OF SAID HUNT SUBDIVISION;

THENCE SOUTH 00°56'29" WEST 200.00 FEET, ALONG THE WEST BOUNDARY OF SAID HUNT SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH BOUNDARY OF SAID PARKERS PLACE SUBDIVISION PHASE 1;

THENCE SOUTH 89°40'28" EAST 314.97 FEET, ALONG SAID NORTH BOUNDARY TO THE NORTHWEST CORNER OF LOT 2 OF SAID PARKERS PLACE SUBDIVISION PHASE 1;

THENCE SOUTH 00°36'45" WEST 321.70 FEET, ALONG THE WEST BOUNDARY OF SAID LOT 2 AND SAID LOT LINE EXTENDED, TO THE SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR;

THENCE NORTH 89°22'02" WEST 973.16 FEET, ALONG SAID SOUTH RIGHT OF WAY LINE OF 2425 NORTH STREET AS DETERMINED BY THE DAVIS COUNTY SURVEYOR, TO A POINT BEING ON THE EXTENSION OF THE WEST LOT LINE OF LOT 2, BRAD DEVEREAUX SUBDIVISION RECORDED ENTRY NUMBER 3241147 PLAT BOOK 7488 PAGE 378;

THENCE NORTH 00°22'43" EAST 423.92 FEET, ALONG SAID WEST LOT LINE AND WEST LOT LINE EXTENDED, TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°19'47" WEST 123.24 FEET, ALONG THE SOUTH BOUNDARY OF LOT 4, SAID SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00°22'43" EAST 408.85 FEET, ALONG THE COMMON BOUNDARY OF SAID LOT 4 AND LOT 2, ADAMS ACRES SUBDIVISION RECORDED ENTRY NUMBER 3088038 PLAT BOOK 6996 PAGE 136, TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 89°25'37" WEST 899.46 FEET, ALONG THE NORTH BOUNDARY OF SAID ADAMS ACRES SUBDIVISION AND THE NORTH BOUNDARY OF T N T SUBDIVISION RECORDED ENTRY NUMBER 2498922 PLAT BOOK 4918 PAGE 1283, TO THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION RECORDED ENTRY NUMBER 894612 PLAT BOOK 1357 PAGE 661;

THENCE NORTH 00°19'58" EAST 553.29 FEET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF EUGENE FOWERS SUBDIVISION LOT 1 AMENDED RECORDED ENTRY NUMBER 2026503 PLAT BOOK 3650 PAGE 193, TO THE NORTHEAST CORNER OF LOT 11 SAID AMENDED SUBDIVISION;

THENCE NORTH 89°37'06" WEST 355.53 FEET, ALONG THE NORTH BOUNDARY OF SAID LOT 11 AND SAID LOT 11 EXTENDED, TO THE NORTHWEST CORNER OF SAID EUGENE FOWERS SUBDIVISION;

THENCE NORTH 00°49'29" WEST 14.08 FEET, TO THE WEBER/DAVIS COUNTY LINE (SAID COUNTY LINE IS IDENTIFIED IN A SURVEY RECORDED AS ENTRY NUMBER 1885948 PLAT BOOK 56 PAGES 88-92 OF THE WEBER COUNTY RECORDER'S OFFICE ON OCTOBER 31, 2002, SAID SURVEY IS ALSO RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE);

THENCE SOUTH 89°32'52" EAST 304.88 FEET, ALONG SAID WEBER/DAVIS COUNTY LINE (THIS POINT IS IDENTIFIED ON SAID SURVEY AS BEING A RED SANDSTONE MONUMENT FOR COUNTY LINE);

THENCE SOUTH 89°19'53" EAST 7911.53 FEET, SAID LINE BEING HISTORICAL EVIDENCE OF THE WEBER/DAVIS COUNTY LINE, TO THE EAST RIGHT OF WAY LINE OF 4500 WEST STREET (DAVIS COUNTY ADDRESS);

THENCE SOUTH 00°16'02" WEST 1082.69 FEET, ALONG SAID RIGHT OF WAY LINE, TO A POINT BEING ON THE EXTENSION OF THE EXISTING WEST POINT CITY BOUNDARY BY ORDINANCE NO. 02-05-2008 RECORDED ENTRY NO. 2347142 ON MARCH 7, 2008;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST POINT CITY BOUNDARY,

- 1) NORTH 89°38'09" WEST 266.00 FEET;
- 2) SOUTH 00°03'32" EAST 220.00 FEET;
- 3) NORTH 89°41'23" WEST 1143.97 FEET;
- 4) SOUTH 00°18'37" WEST 332.34 FEET;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH AND WEST BOUNDARY OF WEST POINT CITY BY ORDINANCE NO. 04-17-2007 RECORDED ENTRY NO. 2273093 ON MAY 23-2007.

- 1) NORTH 89°40'23" WEST 1360.88 FEET, TO THE CENTER LINE OF 5000 WEST STREET;

THENCE SOUTH 00°27'34" WEST 384.54 FEET, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

CONTAINING 264.84 ACRES,
MORE OR LESS

