



Heber City Corporation
75 North Main Street
Heber City, Utah 84032

*****NOTICE OF IMPENDING BOUNDARY ADJUSTMENT*****

December 13, 2022

Ent 530693 Bk 1437 Pg 257-260
Date: 21-MAR-2023 8:49:35AM
Fee: None Filed By: KM
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: HEBER CITY

Lt. Governor's Office
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Emailed to: annexations@utah.gov

RE: North Village Annexation

To Lt. Governor Henderson:

During the November 15, 2022, Heber City Council Meeting, the Heber City Council approved Ordinance 2022-27, accepting the North Village Annexation. The annexation parcel consists of 109.7 acres and is located approximately between 2900 North Highway 40 and 3800 North Highway 40, in Wasatch County, Utah, and amends common boundaries as designated in Heber City's Annexation Policy Plan.

Also attached is a copy of the Ordinance, which includes the boundary description of the annexation, and a copy of the annexation map. The above-referenced annexation meets all applicable requirements of boundary action for annexation.

If approved, please send the Certificate of Annexation to:

Heber City
Trina Cooke
City Recorder
75 North Main Street
Heber City, UT 84032

If you have any questions, please feel free to call me at 435-657-7886.

Sincerely,

Trina Cooke
Heber City Recorder

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 18, Southwest Quarter of Section 17, Northeast Quarter of Section 19, Northwest Quarter of Section 20, Southeast Quarter of Section 19, and the Southwest Quarter of Section 20, Township 3 South, Range 5 West, Salt Lake Base and Meridian. Comprising 109.70 acres contained in the following twenty-three (23) parcels of land 1) 07-7847, 2) 07-7862, 3) 07-8530, 4) 13-8359, 5) 16-0809, 6) 17-1897, 7) 17-2036, 8) 17-2051, 9) 17-4081, 10) 17-4099, 11) 20-0979, 12) 20-1445, 13) 21-2025, 14) 20-1446, 15) 20-1447, 16) 21-2025, 17) 21-2027, 18) 21-2028, 19) 21-2042, 20) 21-2266, 21) 21-2267, 22) 21-2609, 23) 21-2610 of the Official Records of Wasatch County, State of Utah. The Basis of Bearing for subject perimeter description being North 00°30'30" West 2488.52 feet (measured) coincident with the East line of the Northeast Quarter of said Section 19 between the 2005 Wasatch County aluminum cap marking the East Quarter Corner and the 1976 Wasatch County brass cap monument marking the Northeast Corner of said Section 19. Said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 19, thence North 00°26'41" East 179.76 feet coincident with the east line of the Southeast Quarter Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian to the northwest corner of Wasatch County Tax Parcel 07-8530, a point on the center line of the Timpanogos Canal and the True Point of Beginning.

Thence the following twenty five (25) courses coincident with the center line of said canal 1) South 55°06'34" East 15.62 feet; 2) South 51°51'25" East 45.18 feet; 3) South 47°56'47" East 261.47 feet; 4) South 39°35'56" East 102.04 feet; 5) South 75°05'38" East 26.17 feet; 6) North 89°46'54" East 71.96 feet to a point of curvature; 7) Southeasterly 120.62 feet along the arc of a 98.00 foot radius curve to the right (center bears South 00°13'06" East) through a central angle of 70°31'22" to a point of tangency; 8) South 19°41'44" East 102.74 feet; 9) South 34°55'51" East 147.43 feet; 10) South 37°00'16" East 100.58 feet; 11) South 48°04'46" East 20.70 feet; 12) South 55°30'26" East 169.89 feet; 13) North 55°00'00" East 7.03 feet to a point on the arc of a 36.82 foot radius curve; 14) Southerly 40.72 feet along the arc of said 36.82 foot radius curve to the right (center bears South 52°50'27" West) through a central angle of 63°21'57" to a point of reverse curvature; 15) Southerly 61.47 feet along the arc of a 147.36 foot radius curve to the left (center bears South 63°47'36" East) through a central angle of 23°54'02" to a point of compound curvature; 16) Southeasterly 144.25 feet along the arc of a 217.15 foot radius curve to the left (center bears South 87°41'38" East) through a central angle of 38°03'38" to a point of tangency; 17) South 35°45'16" East 156.56 feet to a point of curvature; 18) Southeasterly 280.41 feet along the arc of a 3029.45 foot radius curve to the left (center bears North 54°14'44" East) through a central angle of 05°18'12" to a point of tangency;

19) South 41°15'26" East 114.29 feet to a point on the arc of a 73.32 foot radius curve; 20) Southeasterly 26.35 feet along the arc of said 73.32 foot radius curve to the right (center bears South 48°44'27" West) through a central angle of 20°35'33" to a point of tangency; 21) South 20°40'00" East 106.86 feet to a point of curvature; 22) Easterly 80.09 feet along the arc of a 77.16 foot radius curve to the left (center bears North 69°20'01" East) through a central angle of 59°28'08" to a point of tangency; 23) South 80°08'06" East 50.42 feet to a point of tangency; 24) Easterly 62.66 feet along the arc of a 57.21 foot radius curve to the right (center bears South 09°51'44" West) through a central angle of 62°45'34" to a point of tangency; 25) South 17°22'52" East 54.70 feet to the northeast corner of Wasatch County Tax Parcel 20-1447; Thence South 48°11'11" West 1097.66 feet; Thence South 57°59'34" West 1110.23 feet to the east right of way of U.S. Highway 40; Thence North 31°58'30" West 655.86 feet coincident with said right of way to the northwest corner of Wasatch County Tax Parcel 16-0809; Thence the following twenty one (21) courses coincident with the exterior perimeter of College Downs Subdivision,

1) North 48°11'16" East 56.05 feet to a point of curvature; 2) Northeasterly 26.93 feet along the arc of a 168.00 foot radius curve to the left (center bears North 41°48'44" West) through a central angle of 09°11'03" to a point of tangency; 3) North 39°00'13" East 127.93 feet to a point of curvature; 4) southeasterly 342.43 feet along the arc of a 218.00 foot radius curve to the right (center bears South 50°59'47" East) through a central angle of 90°00'00"; 5) North 38°58'17" East 47.63 feet; 6) North 51°01'43" West 167.25 feet; 7) North 38°58'17" East 410.12 feet; 8) North 69°55'22" West 40.15 feet; 9) North 86°35'15" West 55.03 feet; 10) North 61°19'47" West 72.44 feet; 11) North 36°04'19" West 17.11 feet; 12) North 44°19'04" West 27.46 feet; 13) North 52°33'50" West 46.06 feet; 14) North 39°11'55" West 108.52 feet; 15) North 25°50'01" West 80.79 feet; 16) North 38°10'18" West 96.90 feet; 17) North 50°30'36" West 70.63 feet; 18) North 46°23'16" West 66.70 feet; 19) North 42°15'56" West 45.11 feet; 20) South 89°53'52" West 500.89 feet; 21) South 42°04'20" West 252.02 feet to the east right of way of said Highway 40; Thence North 32°01'03" West 615.35 feet coincident with said right of way; Thence North 63°59'24" East 67.85 feet; Thence North 18°56'53" West 154.68 feet; Thence South 68°41'35" West 24.24 feet; Thence North 24°49'56" West 150.13 feet; Thence North 69°59'44" East 398.58 feet to the northeast corner of Wasatch County Tax Parcel 21-2027; Thence the following eight (8) courses coincident with the west boundary of Wasatch County Tax Parcel 20-0979, 1) North 27°29'28" West 120.99 feet; 2) North 83°17'54" West 111.00 feet; 3) North 31°53'16" West 130.00 feet; 4) North 61°53'16" West 120.00 feet; 5) North 25°53'16" West 132.00 feet; 6) North 47°33'16" West 110.00 feet; 7) North 31°03'16" West 110.00 feet; 8) North 18°07'48" West 96.98 feet to the northwest corner of said Tax Parcel 20-0979; Thence North 63°50'34" East 303.38 feet; Thence South 36°39'46" East 820.30 feet; Thence North 28°36'44" East 381.74 feet; Thence North 36°21'03" East 151.00 feet; Thence South 27°36'26" East 485.18 feet; Thence North 43°19'55" East 52.54 feet; Thence North 43°52'21" East 632.86 feet; Thence South 89°59'56" East 120.30 feet to a point on the east line of the southeast quarter of said Section 18; Thence South 00°26'41" West 90.17 feet coincident with said section line to the point of beginning.

PARCELS

ANNEXATION PARCELS

	Parcel Number	Entry	Date	Book	Page	Property Owner
1)	<u>07-7847</u>	<u>516199</u>	3/8/2022	1400	785	Finch Creek Townhomes LLC
2)	<u>07-7862</u>	<u>523287</u>	8/12/2022	1419	740	Gold Stream Development LC
3)	<u>07-8530</u>	<u>442251</u>	9/1/2017	1200	358	North Village Properties LLC
4)	<u>13-8359</u>	<u>333087</u>	3/12/2008	962	384	Utah Valley State College
5)	<u>16-0809</u>	<u>403500</u>	8/12/2014	1110	754	English Heber City Congregation of Jehovahs Witness
6)	<u>17-1897</u>	<u>342351</u>	11/24/2008	978	153	Utah Valley University
7)	<u>17-2036</u>	<u>342354</u>	11/24/2008	978	162	Utah Valley University
8)	<u>17-2051</u>	<u>342353</u>	11/24/2008	978	159	Utah Valley University
9)	<u>17-4081</u>	<u>342352</u>	11/24/2208	978	156	Utah Valley University
10)	<u>17-4099</u>	<u>342352</u>	11/24/2008	978	156	Utah Valley University
11)	<u>20-0979</u>	<u>517324</u>	3/30/2022	1403	1466	RW Luekenga Land LLC
12)	<u>20-1445</u>	<u>249492</u>	10/7/2002	581	321	Utah Valley State College Foundarion
13)	<u>21-2025</u>	<u>523287</u>	8/12/2022	1419	740	Gold Stream Development LC
14)	<u>20-1446</u>	<u>333087</u>	3/12/2008	962	384	Utah Valley State College
15)	<u>20-1447</u>	<u>333087</u>	3/12/2008	962	384	Utah Valley State College
16)	<u>21-2025</u>	<u>428172</u>	8/29/2016	1168	8	North Village Views Associates, LLC
17)	<u>21-2027</u>	<u>516199</u>	3/8/2022	1400	785	Finch Creek Townhomes LLC
18)	<u>21-2028</u>	<u>516199</u>	3/8/2022	1400	785	Finch Creek Townhomes LLC
19)	<u>21-2042</u>	<u>425364</u>	6/10/2016	1160	1827	North Village Properties LLC
20)	<u>21-2266</u>	<u>432395</u>	12/14/2016	1178	817	North Village Properties LLC
21)	<u>21-2267</u>	<u>432395</u>	12/14/2016	1178	817	North Village Properties LLC
22)	<u>21-2609</u>	<u>442251</u>	9/1/2017	1200	358	North Village Properties LLC
23)	<u>21-2610</u>	<u>442251</u>	9/1/2017	1200	358	North Village Properties LLC