

RESOLUTION 2026-19
(Petitioner) Jack Nixon for Nixon & Nixon
Cache County Tax Number(s) Exhibit B

A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY UNDER THE PROVISIONS OF SECTIONS 10-2-803 AND 10-2-804, UTAH CODE, 2025, AS AMENDED.

WHEREAS, on July 15, 2026 owners of certain real property (petitioners) filed a petition with the City Recorder of Hyde Park City, Cache County, State of Utah requesting that such property be annexed to the corporate boundaries of Hyde Park City: and

WHEREAS, said petition contains the signatures of the owners of private real property that is located within the area proposed for annexation; and

WHEREAS, the petitioners certify that said property proposed for annexation lies contiguous to the present boundaries of Hyde Park City and the petitioners have caused an accurate plat or map of the real property proposed for annexation to be prepared by a licensed surveyor and have filed said plat or map with the City Recorder; and

WHEREAS, said petition appears to comply with all the requirements of Section 10-2-803 and 804, Utah Code Annotated, 2025, as amended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hyde Park City, Cache County, State of Utah, that the Annexation Petition attached hereto as Exhibit "A", is hereby accepted for further consideration under the provisions of Utah State Annexation Law and is hereby referred to the City Recorder for review pursuant to Section 10-2-805(2), Utah State Code Annotated, 2025, as amended.

BE IT FURTHER RESOLVED that this resolution shall become effective upon adoption.

Adopted and passed BY THE City council on this 12th day of April 2026.

HYDE PARK CITY

Bryan Cox, Mayor

ATTEST:

Donja Wright
Recorder



PETITION FOR ANNEXATION

113 East Center, Hyde Park, Utah 84318
Phone: 435-563-6507 | Email: Donja.w@hpcutah.gov

Petition No. _____
Filed in the Office of the City Recorder

Desired Zoning Classification: _____

Fee: \$750 Check #: _____

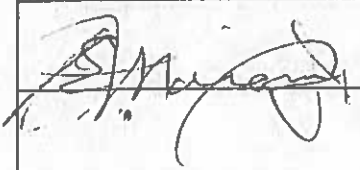
Property Address (approx.): 1000 S 700 E (near HP)

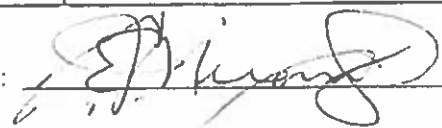
Reason for annex request: Future development per General Plan

TO THE HYDE PARK CITY COUNCIL:

The undersigned real property owners respectfully petition for the described lands and territory in Cache County, Utah, attached hereto as Exhibit A, be immediately annexed to Hyde Park City.

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Cache County, State of Utah, and that the said territory lies contiguous to the Corporate limits of Hyde Park City, a Municipal Corporation of Utah.

SIGNATURE	PRINTED NAME	ADDRESS
	Jack Nixon	150 E 400 N, Logan, UT 84321

Property Owner Signature:  Date: _____

Property Owner Signature: _____ Date: _____

Contact Person (Sponsor): Jake Young & Alex Bearson Phone: Jake (801) 895-7144
Alex (435) 752-5000

E-mail Address: Jake@CitiDesign.US Alex@NixonandNixon.Com

Notice: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.”;

Received 7/15/26

Exhibit B

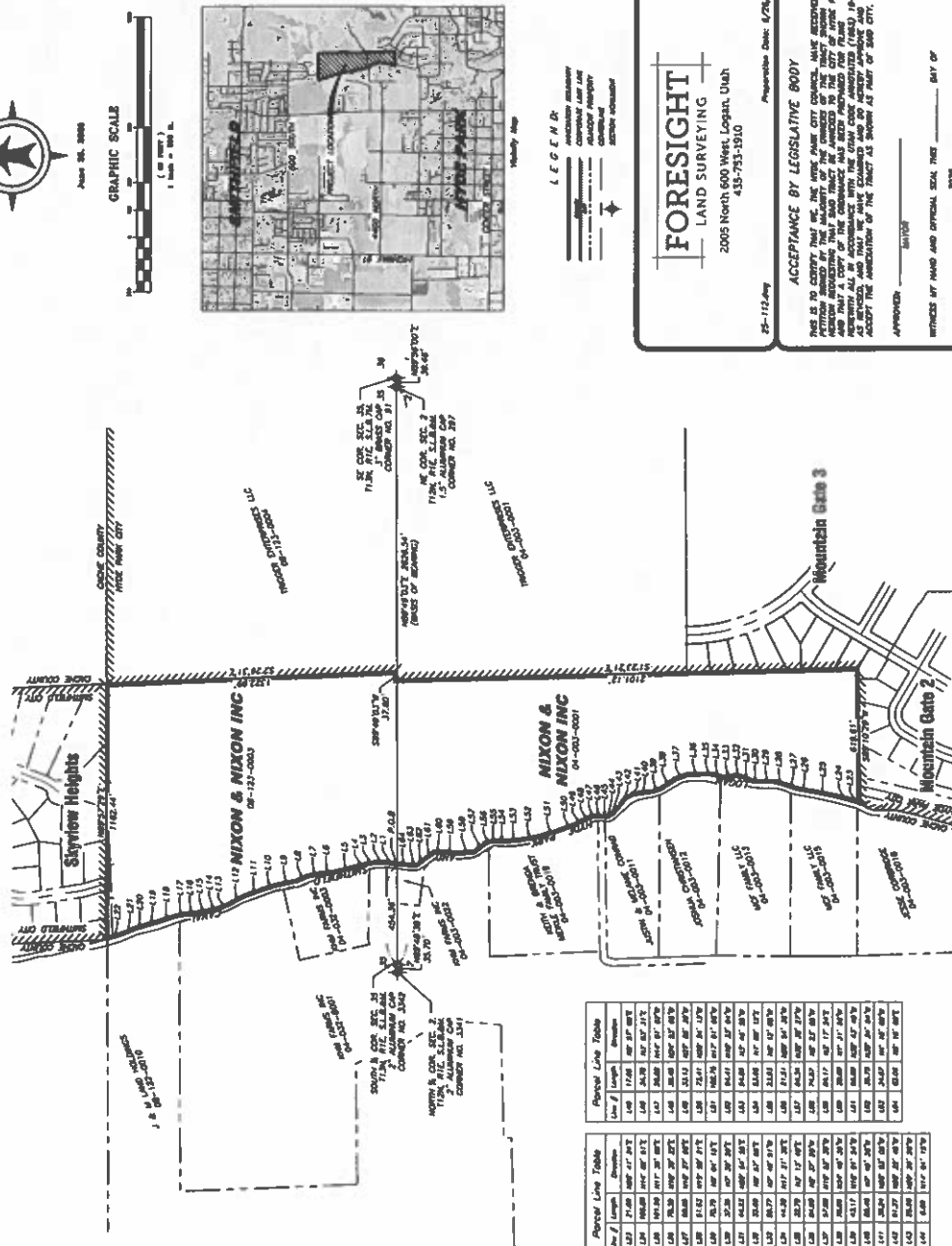
A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 1 EAST AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST BANK OF THE LOGAN HYDE PARK AND SMITHFIELD CANAL LOCATED NORTH 89°49'03" EAST, A DISTANCE OF 454.36 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE RUNNING ALONG THE EAST BANK OF SAID CANAL THE FOLLOWING TWENTY-TWO (22) COURSES: (1) NORTH 06°24'10" EAST, A DISTANCE OF 52.05 FEET; (2) NORTH 02°30'38" EAST, A DISTANCE OF 45.34 FEET; (3) NORTH 10°28'25" WEST, A DISTANCE OF 45.10 FEET; (4) NORTH 15°07'13" WEST, A DISTANCE OF 43.56 FEET; (5) NORTH 14°11'21" WEST, A DISTANCE OF 112.72 FEET; (6) NORTH 04°25'03" WEST, A DISTANCE OF 55.10 FEET; (7) NORTH 10°49'59" WEST, A DISTANCE OF 60.70 FEET; (8) NORTH 23°53'57" WEST, A DISTANCE OF 54.71 FEET; (9) NORTH 12°30'20" WEST, A DISTANCE OF 97.15 FEET; (10) NORTH 16°25'12" WEST, A DISTANCE OF 55.01 FEET; (11) NORTH 20°21'05" WEST, A DISTANCE OF 96.84 FEET; (12) NORTH 28°25'10" WEST, A DISTANCE OF 74.47 FEET; (13) NORTH 22°26'28" WEST, A DISTANCE OF 48.69 FEET; (14) NORTH 14°15'21" WEST, A DISTANCE OF 49.03 FEET; (15) NORTH 08°34'37" WEST, A DISTANCE OF 49.76 FEET; (16) NORTH 07°24'52" WEST, A DISTANCE OF 62.80 FEET; (17) NORTH 12°34'59" WEST, A DISTANCE OF 44.25 FEET; (18) NORTH 17°12'36" WEST, A DISTANCE OF 86.61 FEET; (19) NORTH 16°33'49" WEST, A DISTANCE OF 61.52 FEET; (20) NORTH 18°02'57" WEST, A DISTANCE OF 49.66 FEET; (21) NORTH 21°53'57" WEST, A DISTANCE OF 59.60 FEET; (22) NORTH 16°09'31" WEST, A DISTANCE OF 74.07 FEET TO A POINT ON THE SOUTH LINE OF SKY VIEW HEIGHTS SUBDIVISION; THENCE NORTH 89°57'29" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 1,162.44 FEET; THENCE SOUTH 02°26'31" EAST, A DISTANCE OF 1,322.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 89°49'03" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 37.60 FEET; THENCE SOUTH 01°23'21" EAST, ALONG MOUNTAIN GATE PHASE 3 AND ITS EXTENSION A DISTANCE OF 2,101.12 FEET; THENCE SOUTH 89°10'29" WEST, ALONG MOUNTAIN GATE PHASE 3 AND THE NORTH LINE OF MOUNTAIN GATE PHASE 2 A DISTANCE OF 619.61 FEET TO A POINT ON THE EAST BANK OF LOGAN HYDE PARK AND SMITHFIELD CANAL; THENCE RUNNING ALONG SAID EAST BANK THE FOLLOWING FORTY-TWO (42) COURSES: (1) NORTH 26°41'24" EAST, A DISTANCE OF 21.80 FEET; (2) NORTH 14°02'51" EAST, A DISTANCE OF 106.89 FEET; (3) NORTH 11°36'09" EAST, A DISTANCE OF 101.98 FEET; (4) NORTH 10°30'22" EAST, A DISTANCE OF 70.30 FEET; (5) NORTH 18°27'58" EAST, A DISTANCE OF 50.85 FEET; (6) NORTH 15°50'21" EAST, A DISTANCE OF 51.63 FEET; (7) NORTH 00°04'15" EAST, A DISTANCE OF 70.79 FEET; (8) NORTH 07°30'20" EAST, A DISTANCE OF 37.35 FEET; (9) NORTH 22°54'55" EAST, A DISTANCE OF 44.23 FEET; (10) NORTH 09°57'55" EAST, A DISTANCE OF 33.60 FEET; (11) NORTH 07°48'51" WEST, A DISTANCE OF 55.77 FEET; (12) NORTH 17°21'36" EAST, A DISTANCE OF 44.38 FEET; (13) NORTH 03°13'40" EAST, A DISTANCE OF 32.79 FEET; (14) NORTH 02°37'20" WEST, A DISTANCE OF 84.00 FEET; (15) NORTH 19°52'36" WEST, A DISTANCE OF 57.00 FEET; (16) NORTH 34°45'39" WEST, A DISTANCE OF 78.06 FEET; (17) NORTH 16°01'54" WEST, A DISTANCE OF 43.17 FEET; (18) NORTH 07°45'36" WEST, A DISTANCE OF 85.46 FEET; (19) NORTH 28°03'09" WEST, A DISTANCE OF 36.24 FEET; (20) NORTH 50°22'45" WEST, A DISTANCE OF 91.27 FEET; (21) NORTH 29°29'26" WEST, A DISTANCE OF 25.96 FEET; (22) NORTH 14°01'15" WEST, A DISTANCE OF 9.00 FEET; (23) NORTH 05°57'05" EAST, A DISTANCE OF 17.85 FEET; (24) NORTH 03°03'31" EAST, A DISTANCE OF 34.70 FEET; (25) NORTH 14°01'02" WEST, A DISTANCE OF 20.88 FEET; (26) NORTH 24°53'09" WEST, A DISTANCE OF 38.45 FEET; (27) NORTH 27°55'38" WEST, A DISTANCE OF 33.13 FEET; (28) NORTH 20°24'12" WEST, A DISTANCE OF 73.41 FEET; (29) NORTH 17°01'56" WEST, A DISTANCE OF 102.75 FEET; (30) NORTH 10°33'04" WEST, A DISTANCE OF 94.41 FEET; (31) NORTH 03°46'55" WEST, A DISTANCE OF 54.59 FEET; (32) NORTH 01°09'12" EAST, A DISTANCE OF 53.65 FEET; (33) NORTH 06°12'05" WEST, A DISTANCE OF 23.93 FEET; (34) NORTH 20°54'36" WEST, A DISTANCE OF 21.51 FEET; (35) NORTH 38°38'27" WEST, A DISTANCE OF 64.34 FEET; (36) NORTH 05°23'55" WEST, A DISTANCE OF 74.57 FEET; (37) NORTH 03°17'24" EAST, A DISTANCE OF 84.17 FEET; (38) NORTH 01°31'56" WEST, A DISTANCE OF 28.09 FEET; (39) NORTH 35°43'49" WEST, A DISTANCE OF 56.00 FEET; (40) NORTH 39°34'54" WEST, A DISTANCE OF 36.75 FEET; (41) NORTH 04°10'00" WEST, A DISTANCE OF 34.67 FEET; (42) NORTH 06°19'00" EAST, A DISTANCE OF 62.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 60.79 ACRES.

01

THE CITY OF HYDE PARK

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 1 EAST AND
THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE S.L.B. & M.



Parcel Line Table		
Line #	Length	Percent
1	1.00	100.00
2	1.00	100.00
3	1.00	100.00
4	1.00	100.00
5	1.00	100.00
6	1.00	100.00
7	1.00	100.00
8	1.00	100.00
9	1.00	100.00
10	1.00	100.00
11	1.00	100.00
12	1.00	100.00
13	1.00	100.00
14	1.00	100.00
15	1.00	100.00
16	1.00	100.00
17	1.00	100.00
18	1.00	100.00
19	1.00	100.00
20	1.00	100.00
21	1.00	100.00
22	1.00	100.00
23	1.00	100.00
24	1.00	100.00
25	1.00	100.00
26	1.00	100.00
27	1.00	100.00
28	1.00	100.00
29	1.00	100.00
30	1.00	100.00
31	1.00	100.00
32	1.00	100.00
33	1.00	100.00
34	1.00	100.00
35	1.00	100.00
36	1.00	100.00
37	1.00	100.00
38	1.00	100.00
39	1.00	100.00
40	1.00	100.00
41	1.00	100.00
42	1.00	100.00
43	1.00	100.00
44	1.00	100.00
45	1.00	100.00
46	1.00	100.00
47	1.00	100.00
48	1.00	100.00
49	1.00	100.00
50	1.00	100.00
51	1.00	100.00
52	1.00	100.00
53	1.00	100.00
54	1.00	100.00
55	1.00	100.00
56	1.00	100.00
57	1.00	100.00
58	1.00	100.00
59	1.00	100.00
60	1.00	100.00
61	1.00	100.00
62	1.00	100.00
63	1.00	100.00
64	1.00	100.00
65	1.00	100.00
66	1.00	100.00
67	1.00	100.00
68	1.00	100.00
69	1.00	100.00
70	1.00	100.00
71	1.00	100.00
72	1.00	100.00
73	1.00	100.00
74	1.00	100.00
75	1.00	100.00
76	1.00	100.00
77	1.00	100.00
78	1.00	100.00
79	1.00	100.00
80	1.00	100.00
81	1.00	100.00
82	1.00	100.00
83	1.00	100.00
84	1.00	100.00
85	1.00	100.00
86	1.00	100.00
87	1.00	100.00
88	1.00	100.00
89	1.00	100.00
90	1.00	100.00
91	1.00	100.00
92	1.00	100.00
93	1.00	100.00
94	1.00	100.00
95	1.00	100.00
96	1.00	100.00
97	1.00	100.00
98	1.00	100.00
99	1.00	100.00
100	1.00	100.00

ANNEXATION PLAT

SURVEYOR'S CERTIFICATE

I, JEFF C. NELSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 9132661 AS ASSIGNED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ASSIGNED TO THE CITY OF WATSE PARK, CACHE COUNTY, UTAH.

Annexation Boundary

[illegible]

DEPUTY COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

PROPERTY CLERK COUNTY CLERK

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF _____, REC'D AND FILED
AT THE REQUEST OF: _____ FILED _____
DATE: _____ FILED _____
ABSTRACTED _____
BOOK _____ COUNTY REC'D _____
FILED IN FILE OF PLATS _____