



TOWN OF LEEDS

218 North Main Street
PO Box 460879
Leeds, UT 84746-0879
Phone: 435-879-2447

E-mail: clerk@leeds.utah.gov // Website: www.leeds.utah.gov

FILING FEE: \$1,000.00

NON-REFUNDABLE

Date 9/11/24

Received by clb

*V#0109
Babylon Lands LLC*

PETITION FOR ANNEXATION

We the undersigned owners of certain real property lying contiguous to the present municipal limits of the Town of Leeds hereby submit this Petition for Annexation and respectfully represent all items included in this request to be true and correct.

Name of Annexation Addition: Silver Cliffs Commons - North Parcel

3184-HV

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.).
2. The property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of the Town of Leeds and the annexation thereof will not leave or create an unincorporated island or peninsula.
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. Is located within the area proposed for annexation.
 - b. Covers a majority of the private land area within the area proposed for annexation.
 - c. Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation.
 - d. Is titled and described as (include attachment if needed):
BABYLON LANDS LLC

4. The property subject of this petition lies contiguous to the present boundary of the Town of Leeds corporate limits (describe approximate location):
N Old Hwy 91
Leeds, UT 84746
37.248453, -113.344776

5. Legal description more specifically described as follows: (include attachment if needed)

BEGINNING AT A POINT THAT LIES NORTH 89°35'32" EAST 1,438.16 FEET ALONG THE SECTION LINE, FROM THE
SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN;
RUNNING THENCE NORTH 01°47'07" EAST 1,895.40 FEET MORE OR LESS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF
INTERSTATE 15, THENCE NORTH 52°43'45" EAST ALONG SAID RIGHT-OF-WAY 376.41 FEET MORE OR LESS TO THE
SOUTHWESTERLY LINE OF 900 NORTH STREET; THENCE SOUTH 28°48'09" EAST ALONG SAID RIGHT-OF-WAY 1,855.93 FEET;
THENCE SOUTH 61°11'51" WEST 274.27 FEET; THENCE SOUTH 28°33'12" EAST 314.08 FEET; THENCE SOUTH 00°19'26"
EAST 79.81 FEET MORE OR LESS, TO THE SOUTH SECTION LINE OF SAID SECTION 5; THENCE SOUTH 89°35'32" WEST
ALONG SAID SECTION LINE 1,163.04 FEET TO THE POINT OF BEGINNING.



6. Provide 2 copies of Annexation Plat Map, 7 copies of 8x11 Annexation Plat Map, 7 copies of a Vicinity Map, and electronic copies of the Annexation Plat Map and Vicinity Map.
7. Provide "Contact Sponsor(s)," name(s) and the mailing address of each sponsor being indicated:
Babylon Lands, LLC, 475 Tabernacle St, St George, 84770

8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

Applicant Name: Babylon Lands, LLC

Address/Phone: 475 Tabernacle St, St George, 84770/ 801.910.3375

Property Owner (if not Applicant): _____

Address/Phone: _____

For a total of 40.27 acres. Dated this 11 day of September, 2026.

Date application fee paid: 9/11/26 Check No. 0109

Michael Wagstaff

Printed Name of Applicant



Signature of Applicant

Petition Reviewed by:

Town Attorney

Date

Clerk / Recorder

Date