

TOWN OF LEEDS

TOWN COUNCIL

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will occur at the Town Council Meeting on Wednesday, January 12, 2011 at 7:00 p.m.
At the Leeds Town Hall 218 North Main Street, Leeds, Utah.

Proposed Creation of Grapevine Wash Basic Local District

The purpose of the hearing will be to receive public comments on the
Grapevine Wash Proposed Basic Local District

NOTICE IS HEREBY GIVEN THAT on December 8, 2010, pursuant to the provisions of the Limited Purpose Local Government Entities—Local Districts, Title 17B, Utah Code Annotated 1953, as amended (the “Act”), the Town Council (the “Council”) of the Town of Leeds, Utah (the “Town”), adopted a Resolution to initiate the creation of a basic local district to be known as the “Grapevine Wash Local District” (the “District”) for the purposes of providing facilities and services herein described within the proposed District. The Resolution provides for a public hearing on the creation of the proposed District to be held at the Leeds Town Hall, 218 N. Main Street, Leeds, Washington County, Utah, at 7:00 p.m. on January 12, 2011, at which time all interested parties may appear and ask questions of and obtain further information regarding the creation of the proposed District.

DESCRIPTION OF THE PROPOSED AREA TO BE INCLUDED IN THE DISTRICT

The District shall have the following boundaries:

Beginning at the southwest corner of Section 9, Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along the west section line North 01°24'45" East 321.70 feet to the southeast corner of Section 8 of said township and range; thence along the south section line of said Section 8 North 89°45'25" West 1542.90 feet to the east sixteenth corner of said Section 8; thence along the east sixteenth line of said Section 8 North 01°40'00" East 1356.33 feet to the southeast sixteenth corner of said Section 8; thence along the south sixteenth line of said Section 8 North 89°54'47" West 1536.93 feet to the center-south sixteenth corner of said Section 8; thence along the center section line North 01°55'28" East 2311.57 feet; thence leaving said center section line North 76°32'03" East 247.04 feet to a point on the westerly right-of-way line of a 60.00 foot wide access and utility easement; thence along said westerly right-of-way line North 18°46'35" West 482.33 feet; thence leaving said westerly right-of-way line North 79°20'29" East 496.37 feet; thence North 00°15'49" East 351.97 feet; thence North 00°23'30" East 419.04 feet; thence South 88°50'13" West 531.49 feet to a point on said center

section line; thence along said center section line North 01°55'28" East 379.46 feet to the quarter corner common to said Section 8 and Section 5 of said township and range; thence along the section line common to said Sections 5 and 8 North 89°35'14" East 143.12 feet; thence leaving said common section line North 30°01'57" West 167.19 feet to a point on said westerly right-of-way line; thence North 59°58'03" East 60.00 feet to a point on the easterly right-of-way line of said easement; thence leaving said easterly right-of-way line North 89°35'52" East 1340.51 feet to a point on the westerly line of Sectional Lot 9 of said Section 5; thence along said westerly line South 00°02'06" East 174.76 feet to the southwest corner of said Sectional Lot 9, said point being on the north line of said Section 8; thence along said north line in the following two (2) courses: North 89°35'14" East 1452.22 feet to the southeast corner of said Section 5; thence South 88°28'37" East 133.42 feet to the section corner common to said Sections 8 and 9; thence along the north line of said Section 9 in the following two (2) courses: South 88°28'37" East 2518.90 feet to the north quarter corner of said Section 9; thence South 88°28'31" East 1326.20 feet to the east sixteenth corner of said Section 9; thence along the east sixteenth line of said Section 9 South 00°27'55" West 665.545 feet to the southeast corner of the south half of the northwest quarter of the northeast quarter of said Section 9; thence North 88°28'31" West 1326.20 feet to a point on the center section line of said Section 9, said point being the southwest corner of said south half of the northwest quarter of the northeast quarter; thence along said center section line North 00°27'55" East 155.41 feet to the southeast corner of Sectional Lot 1 of said Section 9; thence along the south line of said Sectional Lot 1 and Sectional Lot 2 North 88°29'31" West 2527.225 feet to a point on the section line common to said Sections 8 and 9; thence along said common section line South 01°24'02" West 2207.88 feet to the east quarter corner of said Section 8; thence along the center section line of said Section 8 South 89°55'46" West 726.44 feet; thence leaving said center section line North 01°31'29" East 1357.76 feet to a point on the north sixteenth line of said Section 8; thence along said north sixteenth line South 89°48'05" West 801.33 feet to the northeast sixteenth corner of said Section 8; thence along said east sixteenth line of said Section 8 in the following two (2) courses: South 01°39'43" West 1356.06 feet to the center-east sixteenth corner of said Section 8; thence South 01°40'00" West 1356.33 feet to said southeast sixteenth corner of said Section 8; thence along said south sixteenth line of said Section 8 South 89°54'47" East 1536.97 feet to the south sixteenth corner of said Section 8; thence along said section line common to Sections 8 and 9 South 01°24'45" West 369.66 feet to the south sixteenth corner of said Section 9; thence along the south sixteenth line of said Section 9 South 88°30'58" East 1333.85 feet to the southwest sixteenth corner of said Section 9; thence along the west sixteenth line of said Section 9 South 00°53'09" West 1312.46 feet to the west sixteenth corner of said Section 9; thence along the south line of said Section 9 North 88°31'03" West 1345.91 feet to said southwest section corner and the point of beginning. Contains 344.295 acres.

See the map attached hereto as Exhibit A and hereby incorporated by reference.

PROPOSED FACILITIES AND SERVICES

The District will be authorized to provide for (a) the acquisition, construction, and operation of parks or recreation facilities or services, (b) health care facilities, including health department or hospital service, (c) the acquisition, construction, and operation of a system, or one or more components of a system, for the collection, storage, retention, control, conservation, treatment, supplying, distribution, or reclamation of water, including storm, flood, sewage, irrigation, and culinary water, and (d) the construction and maintenance of rights-of-way, for curb, gutter, sidewalk, street, road, water, sewage, storm drain, electricity, communications, and/or natural gas improvements within the District, together with necessary facilities, appurtenances, and equipment therefore.

ANTICIPATED METHOD OF FINANCING

It is anticipated that the District will finance the proposed services using one or more of the following methods: (a) the District may designate an assessment area to finance capital improvements and may issue assessment bonds secured by assessments levied against benefited property; (b) the District may impose fees and charges to pay for certain services and may issue revenue bonds secured by said fees and charges; and (c) the District may annually levy taxes upon all taxable property within the District to provide the proposed services, and may issue bonds for the acquisition and/or construction of facilities to provide said services, provided, however, that said levy to provide said services or to repay said bonds, must be authorized and approved by a majority of the qualified electors of the District at an election for that purpose.

ESTIMATED AVERAGE FINANCIAL IMPACT ON HOUSEHOLD WITHIN PROPOSED DISTRICT

There are currently no residents within the boundaries of the proposed District with which to compute an average financial impact on a household. Based on estimates for the number of households that are currently anticipated to be located within the District once it is fully developed, the creation of the District will result in an estimated average financial impact of \$35,000 on a household within the proposed District.

BOARD OF TRUSTEES OF PROPOSED DISTRICT

The governing body of the District will consist of a Board of Trustees comprised of five (5) members who shall be elected by the owners of real property within the proposed District since the proposed District currently has fewer than one residential dwelling unit per fifty (50) acres of land within the District. Each member of the Board of Trustees must be (a) a registered voter and (b) an owner of land within the proposed District that will receive service from the proposed District, or an agent or officer of an owner. The initial members of the Board of Trustees shall be elected from a list of eligible candidates submitted to the Council. When voting for the eligible candidates, each property owner within the District shall be entitled to cast one (1) vote for each whole acre of land owned by such property owner within the District. The eligible candidates receiving the five (5) highest total votes shall then serve as the initial members of the Board of Trustees.

The term of the members of the Board of Trustees shall begin upon the election of said members. The term for the members shall be four (4) years, provided that the initial term of two members shall be two (2) years so that the term of approximately half of the members of the Board of Trustees shall expire every two (2) years, and provided further that the initial terms of the members shall be adjusted to expire on the first Monday of January, 2013 and 2015, respectively, such that the next term of all members shall begin the first Monday of January in the appropriate year. A new list of eligible candidates shall be presented to the Council prior to any termination date of the term of a member of the Board of Trustees, and an election shall be held wherein the owners of property within the District at that time shall elect members of the Board of Trustees for the new terms.

Upon the issuance of a certificate of occupancy for the last lot subject to occupancy within the District (whether commercial or residential), the method for selecting members of the Board of Trustees shall transition to an election procedure, commencing with the first municipal general election at which the applicable election requirements can be met.

PUBLIC HEARING ON CREATION OF PROPOSED DISTRICT

The Council will hold a public hearing on the creation of the proposed District and its provision of the proposed services described above at 7:00 p.m. on January 12, 2011, at the following location: Leeds Town Hall, 218 N. Main Street, Leeds, Washington County, Utah. Any interested person may protest the creation of the proposed District or the furnishing of services therein either orally at the hearing or in writing, at or at any time prior to the hearing, or within sixty (60) days of the conclusion of the hearing. Written protests must be filed with the Town Clerk/Recorder.

Any protest signed on behalf of a corporation owning property in the District shall be sufficient if it is signed by the president, vice president, or any duly authorized agent of the corporation. Where title to any property is held in the name of more than one person, all of the persons holding title to the property must join in the signing of the protest.

At said public hearing, the Council will give full consideration to all protests which shall have been filed and will hear and consider all interested persons desiring to be heard. The Council may continue the hearing to another date and time if necessary. After conclusion of the hearing and after the time for filing protests has expired, the Council shall adopt a resolution either creating the District or determining that the creation of the District should be abandoned.

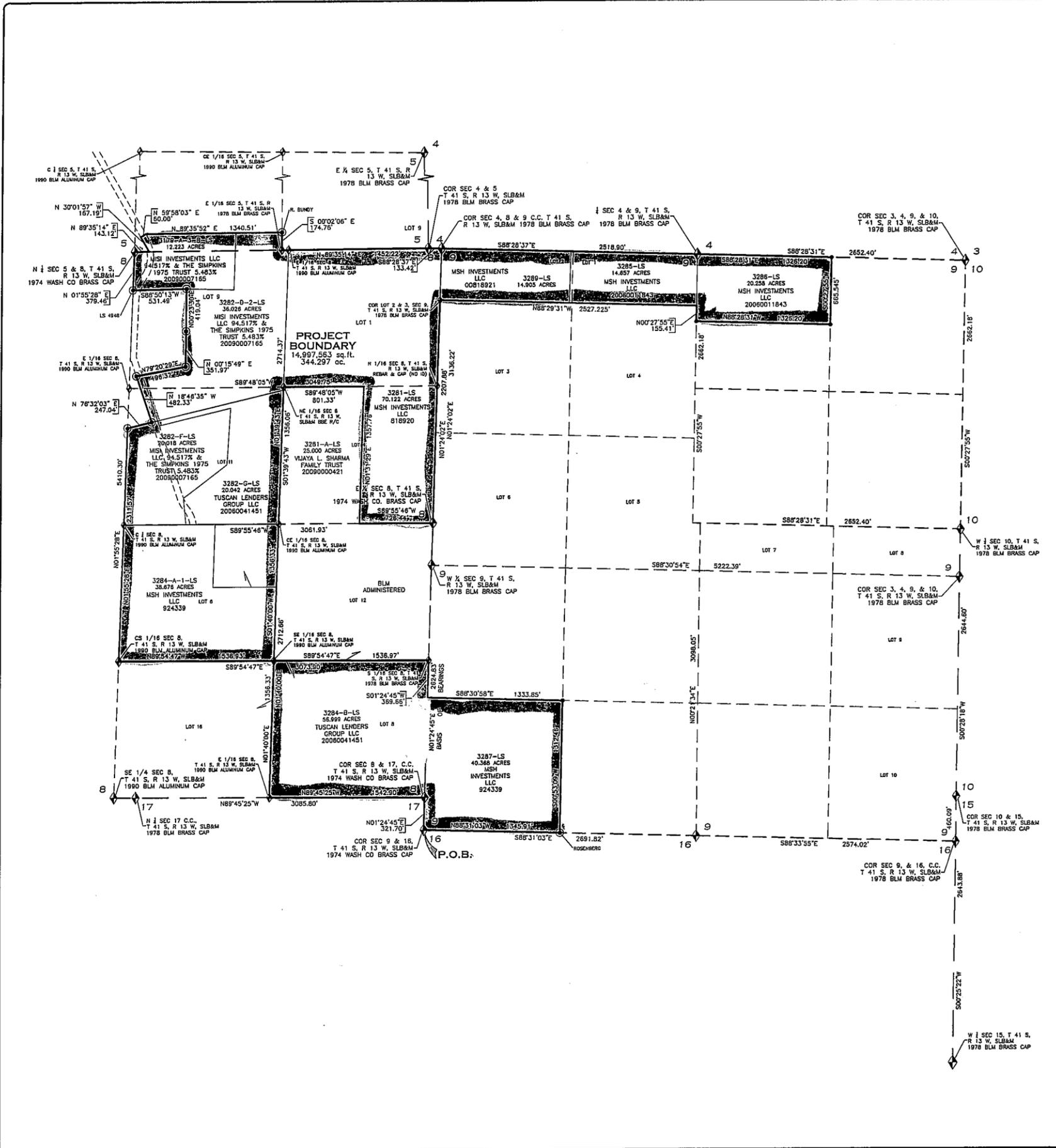
If, within sixty (60) days after the conclusion of the hearing, protests are filed with the Town Clerk/Recorder that are signed by (a) the owners of private real property located within the District which covers at least 25% of the total private land area within the District and is equal in value to at least 15% of the value of all private real property within the District or (b) registered voters residing within the District equal in number to at least 25% of the number of votes cast in the District for the office of governor at the last general election, then the Council may not take any further action under the protested resolution to create the District.

Certificate of Posting

The undersigned Clerk/Recorder does hereby certify that the above notice was posted December 28, 2010. These public places being at Leeds Town Hall, Leeds Post Office, the Utah Public Meeting Notice website <http://pmn.utah.gov>, & the Town of Leeds Website www.leedstown.org. Also published in the Spectrum Newspaper on January 8, 2011.



Francene Rex
Clerk/Recorder



SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLD CERTIFICATE OF REGISTRATION (LICENSE) NO. 4804865. I FURTHER CERTIFY THAT AT THE REQUEST OF THE "GRAPEVINE WASH OWNERS' GROUP," I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT IT CORRECTLY REPRESENTS THE CONDITIONS EXISTING ON THE GROUND.

BARRY E. THOMPSON, P.L.S.
CERTIFICATE NO. 4804865

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHWEST CORNER, A 1974 WASHINGTON COUNTY BRASS CAP, TO THE WEST QUARTER CORNER, A 1978 BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP. THE BEARING IS NORTH 01°24'45" EAST AND MEASURES 2624.83 FEET CORNER TO CORNER.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WEST SECTION LINE NORTH 01°24'45" EAST 321.70 FEET TO THE SOUTHEAST CORNER OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 8 NORTH 89°45'25" WEST 1542.90 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG THE EAST SIXTEENTH LINE OF SAID SECTION 8 NORTH 01°40'00" EAST 1356.33 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH SIXTEENTH LINE OF SAID SECTION 8 NORTH 89°54'47" WEST 1536.93 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG THE CENTER SECTION LINE NORTH 01°55'28" EAST 2311.57 FEET; THENCE LEAVING SAID CENTER SECTION LINE NORTH 79°20'29" EAST 247.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 18°46'35" WEST 482.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 79°20'29" EAST 496.37 FEET; THENCE NORTH 00°15'49" EAST 351.97 FEET; THENCE NORTH 02°23'30" EAST 419.04 FEET; THENCE SOUTH 88°50'13" WEST 531.49 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 01°55'28" EAST 379.46 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 8 AND SECTION 9 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SECTION LINE COMMON TO SAID SECTIONS 5 AND 8 NORTH 89°35'14" EAST 143.12 FEET; THENCE LEAVING SAID COMMON SECTION LINE NORTH 30°01'57" WEST 167.19 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 59°58'03" EAST 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASEMENT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°35'52" EAST 1340.51 FEET TO A POINT ON THE WESTERLY LINE OF SECTIONAL LOT 9 OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE SOUTH 00°02'08" EAST 174.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTIONAL LOT 9, SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE IN THE FOLLOWING TWO (2) COURSES: NORTH 89°35'14" EAST 1452.22 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88°28'37" EAST 133.42 FEET TO THE SECTION CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE ALONG THE NORTH LINE OF SAID SECTION 9 IN THE FOLLOWING TWO (2) COURSES: SOUTH 88°28'37" EAST 2518.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°28'11" EAST 1326.20 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 9; THENCE ALONG THE EAST SIXTEENTH LINE OF SAID SECTION 9 SOUTH 00°27'55" EAST 155.41 FEET TO THE SOUTHEAST CORNER OF SECTIONAL LOT 1 OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTIONAL LOT 1 AND SECTIONAL LOT 2 NORTH 88°29'31" WEST 2527.225 FEET TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 8 AND 9; THENCE ALONG SAID COMMON SECTION LINE SOUTH 01°24'02" WEST 2207.88 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 8 SOUTH 88°55'49" WEST 726.44 FEET; THENCE LEAVING SAID CENTER SECTION LINE NORTH 01°31'29" EAST 1357.76 FEET TO A POINT ON THE NORTH SIXTEENTH LINE OF SAID SECTION 8; THENCE ALONG SAID NORTH SIXTEENTH LINE SOUTH 89°48'05" WEST 801.33 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG SAID EAST SIXTEENTH LINE OF SAID SECTION 8 IN THE FOLLOWING TWO (2) COURSES: SOUTH 01°36'43" WEST 1356.06 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 8; THENCE SOUTH 01°40'00" WEST 1356.33 FEET TO SAID SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG SAID SOUTH SIXTEENTH LINE OF SAID SECTION 8 SOUTH 89°54'47" EAST 1536.93 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 8; THENCE ALONG SAID SECTION LINE COMMON TO SECTIONS 8 AND 9 SOUTH 01°24'45" WEST 369.66 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH SIXTEENTH LINE OF SAID SECTION 9 SOUTH 88°30'58" EAST 1333.85 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 9; THENCE ALONG THE WEST SIXTEENTH LINE OF SAID SECTION 9 NORTH 00°53'09" WEST 1312.48 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTION 9 NORTH 88°31'03" WEST 1345.91 FEET TO SAID SOUTHWEST SECTION CORNER AND THE POINT OF BEGINNING, CONTAINS 344,297 ACRES.

LEGEND

- ◆ FOUND SECTION MONUMENTATION AS NOTED
- SET 5/8" X 20" REBAR AND PLASTIC CAP MARKED "BET 4804865"
- ⊙ FOUND B&C REBAR AND CAP (UNLESS OTHERWISE NOTED)

PROPOSED ZONING

PRIVATELY OWNED PROPERTY = MIXD - MIXED-USE ZONE
BLM PROPERTY = OS - OPEN SPACE ZONE



NO.	DATE	APPROVED BY	REVISIONS

PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2359

RECORD OF SURVEY
PROJECT BOUNDARY
FOR
THE GRAPEVINE WASH OWNERS' GROUP
LOCATED IN SECTIONS 8, 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE
BASE AND MERIDIAN, TOWN OF LEEDS, WASHINGTON COUNTY, UTAH

FILENAME: PRO BDRY.BLM
DATE: OCT. 26, 2010
CHECKED: BET
SCALE: 1" = 500'
SHEET 1 OF 1