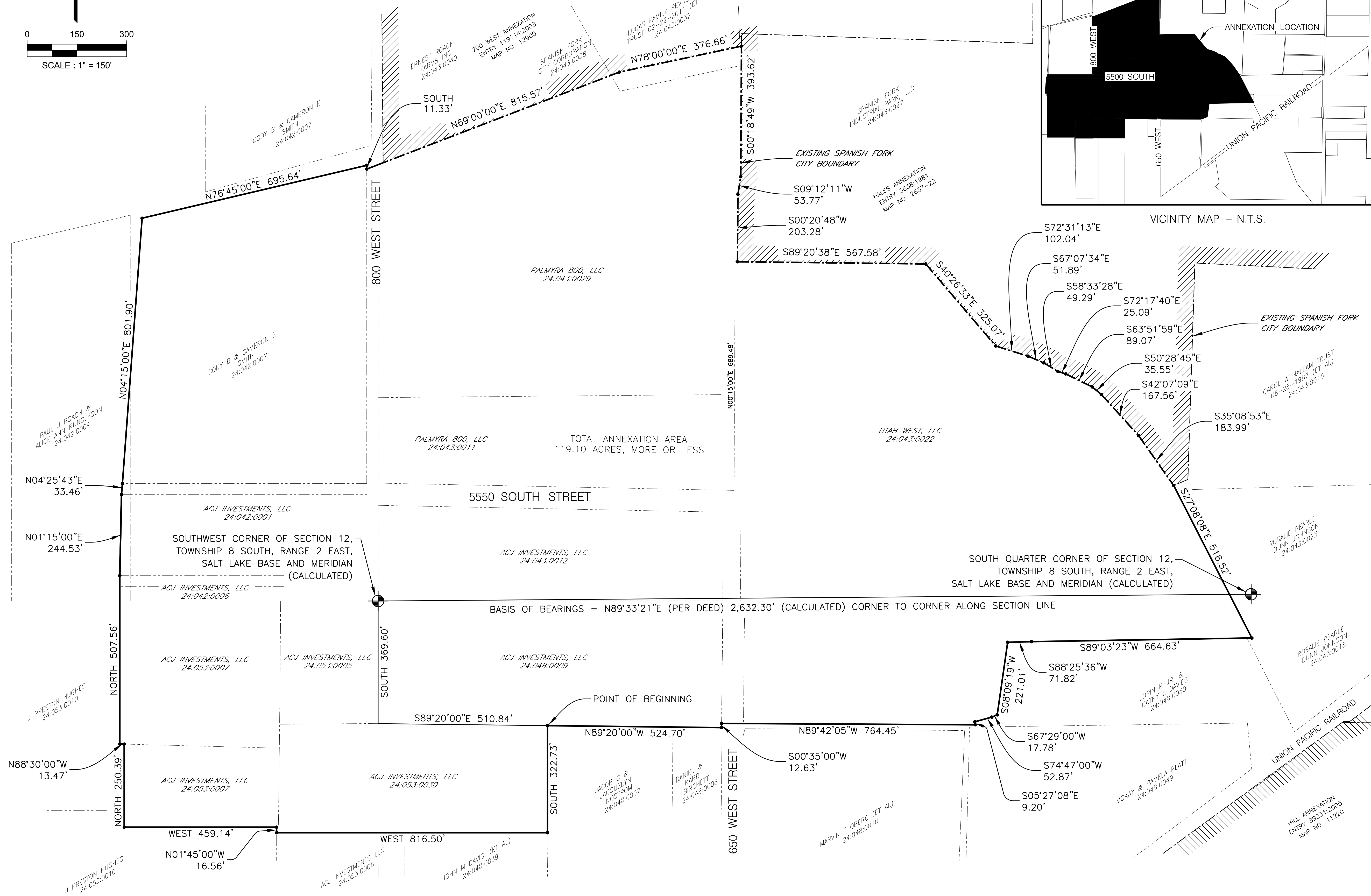
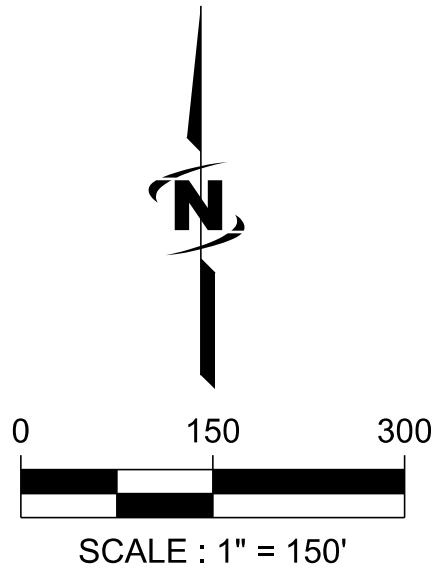


UTAH WEST LLC ANNEXATION
SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



VICINITY MAP - N.T.S.

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

DRAFT COPY

JASON D. WILLES, P.L.S.

DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST TITLE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 3" IN WARRANTY DEED ENTRY 107707:2019 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH CORNER IS SOUTH 369.60 FEET AND SOUTH 89°20'00" EAST 510.84 FEET (7.74 CHAINS BY RECORD), MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING EIGHT (8) COURSES WHICH ARE ALONG THE ACJ INVESTMENTS, LLC TITLE LINES AND PROJECTIONS THEREOF AS DESCRIBED IN SAID WARRANTY DEED ENTRY 107707:2019 AND WARRANTY DEED ENTRY 39763:2018: (1) SOUTH 322.73 FEET; (2) WEST 816.50 FEET; (3) NORTH 01°45'00" WEST 16.56 FEET; (4) WEST 459.14 FEET; (5) NORTH 250.39 FEET; (6) NORTH 88°30'00" WEST 13.47 FEET; (7) NORTH 507.56 FEET; (8) NORTH 01°15'00" EAST 244.53 FEET; THENCE NORTH 04°25'43" EAST 33.46 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED ENTRY 32925:2001 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE THE FOLLOWING THREE (3) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) NORTH 04°15'00" EAST 801.90 FEET; (2) NORTH 76°45'00" EAST 695.64 FEET; (3) SOUTH 11.33 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY LINE OF THE 700 WEST ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 119714:2008, MAP NO. 12900; THENCE ALONG SAID ANNEXATION THE FOLLOWING TWO (2) COURSES: (1) NORTH 69°00'00" EAST 815.57 FEET; (2) NORTH 78°00'00" EAST 376.66 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE HALES ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 3638:1981, MAP NO. 2637-22; THENCE ALONG SAID HALES ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES: (1) SOUTH 00°18'49" WEST 393.62 FEET; (2) SOUTH 09°12'11" WEST 53.77 FEET; (3) SOUTH 00°20'48" WEST 203.28 FEET; (4) SOUTH 89°20'38" EAST 567.58 FEET; (5) SOUTH 40°26'33" EAST 325.07 FEET; (6) SOUTH 72°31'13" EAST 102.04 FEET; (7) SOUTH 67°07'34" EAST 51.89 FEET; (8) SOUTH 58°33'28" EAST 49.29 FEET; (9) SOUTH 72°17'40" EAST 25.09 FEET; (10) SOUTH 63°51'59" EAST 89.07 FEET; (11) SOUTH 50°28'45" EAST 35.55 FEET; (12) SOUTH 42°07'09" EAST 167.56 FEET; (13) SOUTH 35°08'53" EAST 183.99 FEET; THENCE ALONG THE TITLE LINES OF THAT CERTAIN TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 27°08'08" EAST 516.52 FEET; (2) SOUTH 89°03'23" WEST 664.63 FEET; (3) SOUTH 88°25'36" WEST 71.82 FEET; (4) SOUTH 08°09'19" WEST 221.01 FEET; (5) SOUTH 67°29'00" WEST 17.78 FEET; (6) SOUTH 74°47'00" WEST 52.87 FEET; (7) SOUTH 05°27'08" EAST 9.20 FEET; (8) NORTH 89°42'05" WEST 764.45 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 1" IN SAID WARRANTY DEED ENTRY 39763:2018; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) SOUTH 00°35'00" WEST 12.63 FEET; (2) NORTH 89°20'00" WEST 524.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS 119.10 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'21" EAST ALONG THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER CORNER OF SAID SECTION AS CALLED FOR IN THE DESCRIPTION OF SAID TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES AN UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 10-2-401 TO 10-2-428 UTAH CODE ANNOTATED, AS AMENDED AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF SPANISH FORK CITY, TO BE KNOWN HERE AFTER AS THE UTAH WEST LLC ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 2021

MAYOR CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

CITY COUNCIL MEMBER CITY COUNCIL MEMBER

ATTEST: _____
CLERK - CITY RECORDER

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

Spanish Fork City, Utah County, Utah Scale 1"=150' Sheet 1 of 1

SURVEYOR'S SEAL CITY RECORDER SEAL COUNTY RECORDER

DRAFT COPY

APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

COUNTY SURVEYOR

LEGEND

- NEW ANNEXATION BOUNDARIES
- EXISTING ANNEXATION BOUNDARIES
- EXISTING PARCEL LINES OF RECORD
- EXISTING SPANISH FORK CITY BOUNDARY

NOTE: THE ANNEXATION BOUNDARIES DEPICTED HEREON ARE BASED ON LEGAL DESCRIPTIONS FROM OWNERSHIP INSTRUMENTS AND ANNEXATION PLATS OF RECORD. A FIELD SURVEY WAS NOT PERFORMED TO VERIFY BEARINGS OR DISTANCES OF RECORD. THIS ANNEXATION PLAT IS NOT INTENDED TO BE A RECORD OF SURVEY, NOR IS IT INTENDED TO RESOLVE EXISTING GAP OR OVERLAP TITLE DISCREPANCIES.

PREPARED BY



J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 226-0393
PROJECT #50-21-007
FEBRUARY 2021