

ANNEXATION AGREEMENT
AND
COVENANT RUNNING WITH THE LAND
(RITCHIE/BASSETT ANNEXATION)

THIS AGREEMENT entered into this 28th day of November, 2015, by and between Heber City, hereinafter referred to as "City" and the undersigned petitioners, as "Petitioners".

WHEREAS, the Petitioners have proposed annexation of 94.8 +/- acres into Heber City as shown on Exhibit A; and

WHEREAS, the Planning Commission has reviewed the proposed annexation and has recommended approval of the proposed annexation with conditions.

NOW, THEREFORE, the parties hereby agree as follows:

1. PETITIONERS INDIVIDUAL OBLIGATION

a) The Petitioners own land independent of each other. Each property owner, party to this Agreement as one of the Petitioners, shall be responsible for dedication and improvement of facilities on its own property.

2. ZONING

- a) Properties within the annexation area shall be zoned consistent with the Heber City General Plan Land Use Map as shown in Exhibit D, which includes the Planned Community Mixed Use Zone (PCMU) and the Mixed Use Residential Commercial Zone (MURCZ);
- b) Development shall avoid the wetland area identified in Exhibit E except that the wetland area may be enhanced or improved to include public amenities such as a walking trail. Further, the configuration of the wetland area may be altered, but the amount of total acreage shall remain unchanged from the wetland depicted in Exhibit E.
- c) The wetland may fulfill open space requirements only for developers that own fee simple title to the wetland area.
- d) The wetland area is a jurisdictional wetland and shall be maintained as such, and may be enhanced only as allowable by law.

3. WATER RIGHTS

a) Petitioners shall, prior to plat recordation for residential development and prior to being issued a building permit for non-residential development, transfer to the City any required

water rights necessary for development of their property as calculated by the City;

4. **CULINARY WATER**

- a) The Heber City Capital Facility Plan identifies future culinary water line approximate locations needed to service properties within the annexation as shown in Exhibit F.
- b) At the time of development of any of the respective properties, Petitioners shall construct or grant an easement and allow to be constructed within their respective properties, the 12-inch culinary water line identified as W-007 in Exhibit F, connecting the existing water line at 550 East to a point at U.S. Highway 40, and from that point, north along U.S. Highway 40, to the northern boundary of the annexation properties. Heber City will participate in said construction with Impact Fees to pay for the cost of upsizing the water line above the standard 8-inch diameter. Also, Petitioners shall construct and loop any additional onsite water lines needed to serve their developments and bring water from existing facilities.

5. **SEWER**

- a) The Heber City Capital Facility Plan identifies future sewer line approximate locations needed to serve properties within the annexation as shown in Exhibit G.
- b) At the time of development of any of the respective properties, Petitioners shall construct or grant an easement and allow to be constructed within their respective properties, the 18-inch sewer line, connecting the existing sewer line located on the east side of U.S. Highway 40 north along U.S. Highway 40 to the northern boundary of the annexation properties identified as S-005 in Exhibit G. Heber City will participate in said construction with Impact Fees to pay for the cost of upsizing the sewer line above 8-inch diameter. Also, Petitioners shall construct any additional onsite or offsite sewer lines needed to serve their developments and connect sewer to existing facilities.
- c) In order to increase existing sewer capacity and to provide service to the annexation area, Heber City has commenced construction of the so-called Northwest Sewer Improvement Project. Development of any portion of the annexation area is contingent upon Heber City having adequate sewer capacity for the increased demand. Therefore, if development of any portion of the annexation area creates demand beyond the

available sewer capacity, that portion of development shall be contingent upon the completion of the Northwest Sewer Improvement Project.

6. **STREETS**

- a) The Heber City Capital Facility Plan identifies future street locations needed to serve properties within the annexation as shown in Exhibit H. Required street construction and dedication includes all surface and subsurface improvements, storm drain facilities, as well as all underground utilities;
- b) At the time of development of the Petitioner's respective properties, Petitioners shall dedicate and improve the so-called eastern by-pass road to a minimum 72-foot right-of-way, Major Collector Standard, identified as T-058 in Exhibit H. Development of the eastern by-pass road may occur in phases as market conditions drive development. However, Petitioner shall dedicate any portion of the unfinished eastern by-pass road connecting 550 East to U.S. Highway 40 by October 15, 2022 or earlier upon request of Heber City. If other parties construct the road, or any portion of the road, petitioners agree to reimburse that party when their respective property is developed.
- c) At the time of development of their respective properties, Petitioners shall dedicate and improve on their respective properties the 66-foot right-of-way, Minor Collector Standard, identified as T-010 in Exhibit H; for clarification, T-010 shall avoid crossing the jurisdictional wetland area by intersecting with T-058 at two points as indicated on Exhibit H.1.
- d) At the time of development of their respective properties, Petitioners shall dedicate and improve on their respective properties the 72-foot right-of-way, Major Collector Standard, identified as T-054 in Exhibit H; for clarification, T-054 shall intersect with T-010 as indicated on Exhibit H.1.
- e) As properties develop or redevelop, Petitioners shall improve their respective property's existing street frontage along U.S. Highway 40 to current standards, including right-of-way dedication, curb and gutter, storm drain system, sidewalk, asphalt widening, underground utilities, and asphalt overlay of the existing asphalt;
- f) Intersections of streets shall be located similar to that shown in Exhibit H.1., including the Free Right-hand turn movement and a Thru Intersection as shown in Exhibit H.1.

7. **PARKS AND TRAILS**

- a) The Heber City Capital Facility Plan identifies future park and trail locations needed to serve properties within the annexation as shown in Exhibit I;
- b) At the time of development of the properties, Petitioners shall dedicate and construct along their respective U.S. Highway 40 frontages and shown as P-041 on Exhibit I, a minimum 10-foot wide off-street trail within a 20-foot wide landscaped area, though the City may consider a narrower width for the landscaped area for commercial viability situations. If UDOT will consent, its right-of-way shall be used for any part of the 20-foot wide landscaped area including the trail.
- c) At the time of development of the properties, Petitioners shall dedicate and construct on their respective properties, the off-street trails shown as P-034 and P-058 on Exhibit I;

8. **PRESSURIZED IRRIGATION**

- a) At the time of development of their respective properties, Petitioners shall construct on their respective properties, the 10 inch pressurized irrigation lines identified as P-011 and P-012 as identified on Exhibit J.
- b) Petitioners shall construct onsite pressurized irrigation lines needed to serve their developments, loop, and connect to existing facilities.

9. This Agreement contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified or altered except in writing approved by the parties;
10. This Agreement shall be a covenant running with the land, and shall be binding upon the parties and their assigns and successors in interest. This Agreement shall be recorded with the Wasatch County Recorder;
11. In the event there is a failure to perform under this Agreement and it becomes reasonably necessary for either party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the prevailing party in the controversy shall be entitled to recover its reasonable attorney's fees incurred by such party and, in addition, such

reasonable costs and expenses as are incurred in enforcing this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year this agreement was first above written.

DATED this 15 day of DECEMBER, 2015.

HEBER CITY:

By: *Alan McDonald*
Alan McDonald, Mayor

ATTEST:

Michelle V. Limón
Heber City Recorder



OWNER, MWE VALLEY HILLS, LLC

By: *Dawson Nelson*
Title: Manager MWE Valley Hills, LLC

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this _____ day of _____, 2015, personally appeared before me the above named Owner, who duly acknowledged to me that he is the owner in fee and executed the same as such.

NOTARY PUBLIC

OWNER, RITCHIE ENTERPRISES, LP
By: Hamilton Finance, Inc., General Partner

By: _____
Title:

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this _____ day of _____, 2015, personally appeared before me the above named Owner, who duly acknowledged to me that he is the owner in fee and executed the same as such.

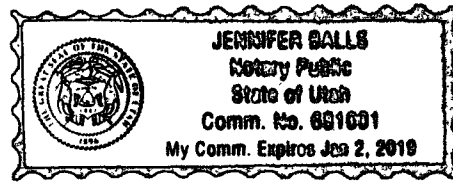
NOTARY PUBLIC
OWNER, RICHARD F. BASSETT FAMILY TRUST

By: Karen E. Bassett, trustee
Karen E. Bassett, Trustee

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this 16 day of DECEMBER, 2015, personally appeared before me the above named Owner, who duly acknowledged to me that she is the owner in fee and executed the same as such.

Jennifer Balls
NOTARY PUBLIC



Ent 419768 Bk 1148 Pg 0599

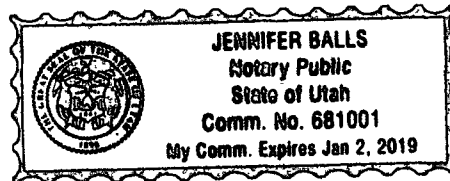
OWNER, KAREN E. BASSETT FAMILY TRUST

By: Karen E. Bassett, Trustee
Karen E. Bassett, Trustee

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this 16 day of DECEMBER, 2015, personally appeared before me the above named Owner, who duly acknowledged to me that she is the owner in fee and executed the same as such.

Jennifer Balls
NOTARY PUBLIC



OWNER, KAREN E. BASSETT

Karen E. Bassett

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this 16 day of DECEMBER, 2015, personally appeared before me the above named Owner, who duly acknowledged to me that she is the owner in fee and executed the same as such.

Jennifer Balls
NOTARY PUBLIC

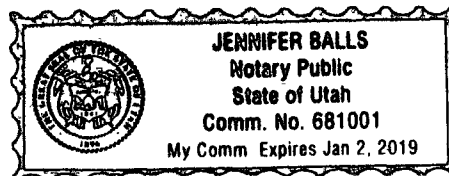


EXHIBIT A: PROPOSED ANNEXATION PLAT

LINE NUMBER	BEARING	DISTANCE
1	N 89° 58' 00" W	100.00
2	S 89° 58' 00" E	100.00
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00
5	N 89° 58' 00" W	100.00
6	S 89° 58' 00" E	100.00
7	N 00° 00' 00" E	100.00
8	S 00° 00' 00" W	100.00
9	N 89° 58' 00" W	100.00
10	S 89° 58' 00" E	100.00
11	N 00° 00' 00" E	100.00
12	S 00° 00' 00" W	100.00
13	N 89° 58' 00" W	100.00
14	S 89° 58' 00" E	100.00
15	N 00° 00' 00" E	100.00
16	S 00° 00' 00" W	100.00
17	N 89° 58' 00" W	100.00
18	S 89° 58' 00" E	100.00
19	N 00° 00' 00" E	100.00
20	S 00° 00' 00" W	100.00

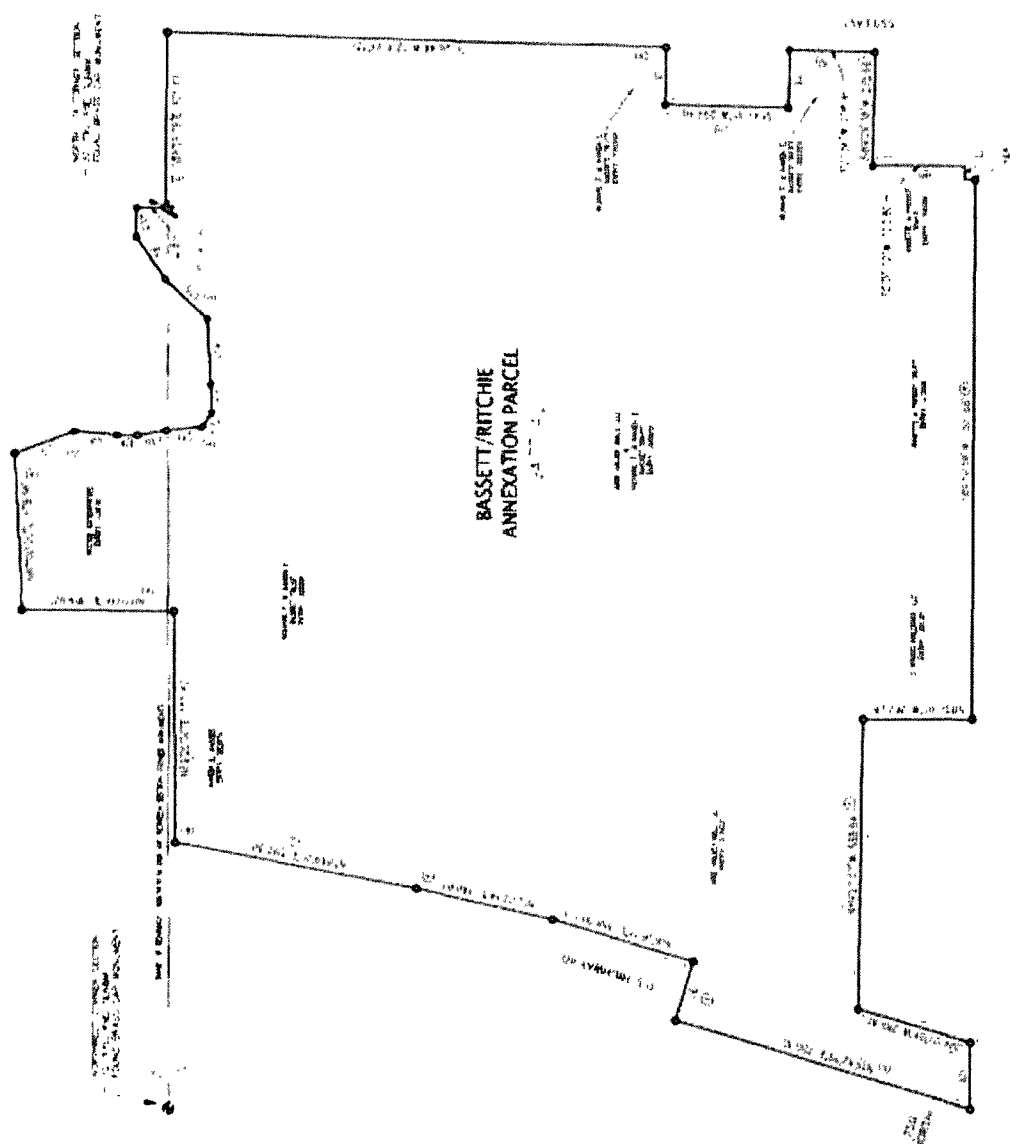
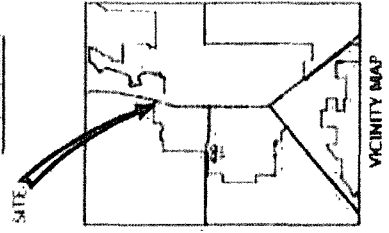


EXHIBIT B: LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 5.20 FEET AND WEST 2.64 FEET FROM THE NORTH ONE QUARTER CORNER FOR SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE;

SOUTH 89°59'19" EAST A DISTANCE OF 425.61 FEET, THENCE SOUTH 01°20'44" WEST A DISTANCE OF 1,216.79 FEET; THENCE NORTH 89°59'43" WEST A DISTANCE OF 139.99 FEET, THENCE SOUTH 01°47'35" WEST A DISTANCE OF 299.40 FEET; THENCE SOUTH 89°43'39" EAST A DISTANCE OF 141.57 FEET, THENCE SOUTH 01°27'56" WEST A DISTANCE OF 208.95 FEET; THENCE NORTH 89°29'38" WEST A DISTANCE OF 275.66 FEET; THENCE SOUTH 00°30'22" WEST A DISTANCE OF 223.80 FEET; THENCE SOUTH 88°58'19" WEST A DISTANCE OF 30.47 FEET, THENCE SOUTH 02°00'17" WEST A DISTANCE OF 26.66 FEET, THENCE SOUTH 89°59'59" WEST A DISTANCE OF 1,301.68 FEET; THENCE NORTH 00°00'01" WEST A DISTANCE OF 267.28 FEET; THENCE NORTH 89°23'37" WEST A DISTANCE OF 698.64 FEET; THENCE SOUTH 16°27'04" WEST A DISTANCE OF 286.41 FEET, THENCE SOUTH 89°59'59" WEST A DISTANCE OF 160.15 FEET; THENCE NORTH 16°42'39" EAST A DISTANCE OF 750.30 FEET; THENCE SOUTH 73°24'18" EAST A DISTANCE OF 147.88 FEET; THENCE NORTH 16°26'11" EAST A DISTANCE OF 358.00 FEET, THENCE NORTH 12°22'14" EAST A DISTANCE OF 340.07 FEET; THENCE NORTH 10°19'20" EAST A DISTANCE OF 597.30 FEET, THENCE NORTH 89°20'00" EAST A DISTANCE OF 555.42 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 369.97 FEET, THENCE NORTH 87°00'00" EAST A DISTANCE OF 378.98 FEET; THENCE SOUTH 20°34'18" EAST A DISTANCE OF 154.88 FEET; THENCE SOUTH 04°15'16" WEST A DISTANCE OF 104.47 FEET, THENCE SOUTH 00°00'00" EAST A DISTANCE OF 48.68 FEET; THENCE SOUTH 09°36'30" EAST A DISTANCE OF 71.00 FEET, THENCE SOUTH 05°56'46" EAST A DISTANCE OF 88.20 FEET; THENCE SOUTH 58°00'00" EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 88°00'00" EAST A DISTANCE OF 70.00 FEET; THENCE NORTH 86°37'35" EAST A DISTANCE OF 157.74 FEET, THENCE NORTH 42°36'42" EAST A DISTANCE OF 138.05 FEET, THENCE NORTH 54°29'26" EAST A DISTANCE OF 26.13 FEET; THENCE SOUTH 89°24'10" EAST A DISTANCE OF 69.07 FEET, THENCE SOUTH 00°00'00" EAST A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 4,128,350.90 SQUARE FEET OR 94.774 ACRES

EXHIBIT C: PROPERTY SERIAL NUMBERS

OWC-0650-0-029-035

OWC-0652-0-029-035

OWC-0748-0-032-035

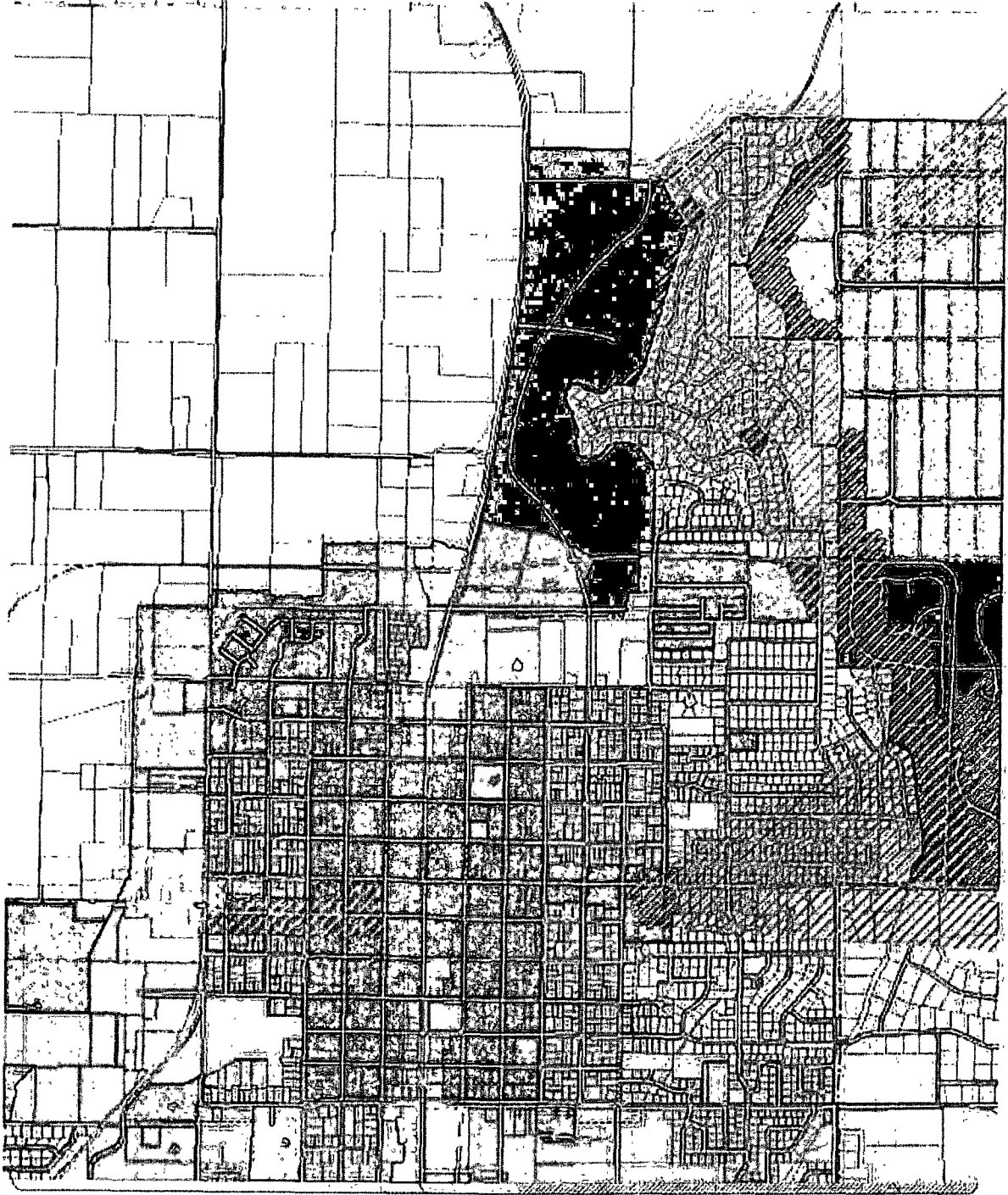
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OWC-0748-2-032-035

OWC-0751-0-032-035

OWC-0751-2-032-035

EXHIBIT D: GENERAL PLAN LAND USE MAP



**General Plan
Land Use Map**

Heber City, Utah
September 1, 2015

Industrial	Mixed Use	Low Density Residential	Current Boundary	Civic
Economic Development	Highway Commercial	Residential Agriculture	Infill Overlay District	Park/Future Park
Manufacturing & Business Pk.	Downtown Commercial	RA-S Residential Agriculture	RC Residential Commercial Overlay Zone	School
Research and Technology	High Density Residential	Planned Community	Drinking Water Source Protection	
Institutional	Moderately Density Residential	Open Space	Wildlife Protection Area	
			Sexually Oriented Business District	

EXHIBIT E: OPEN SPACE

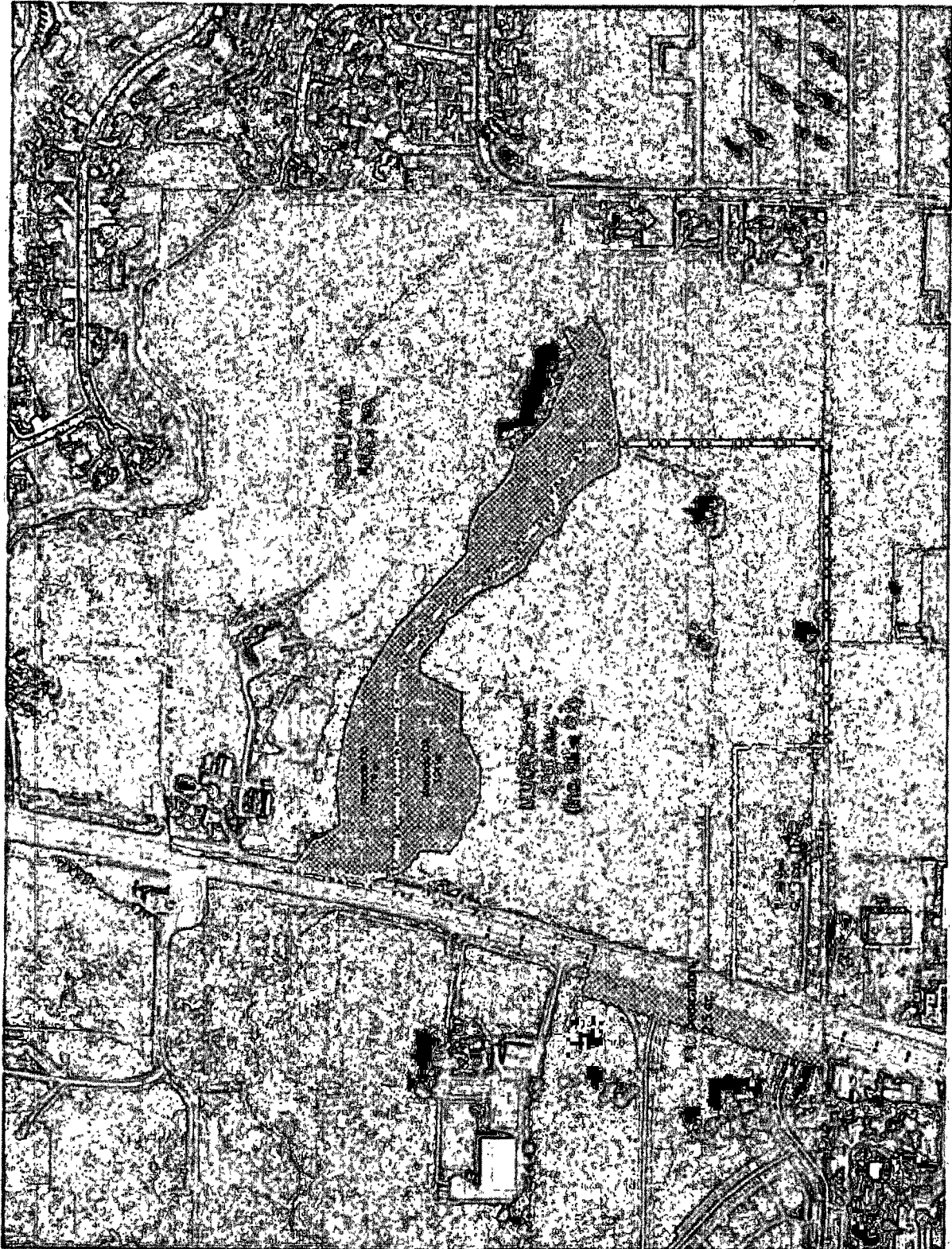


EXHIBIT G: SEWER

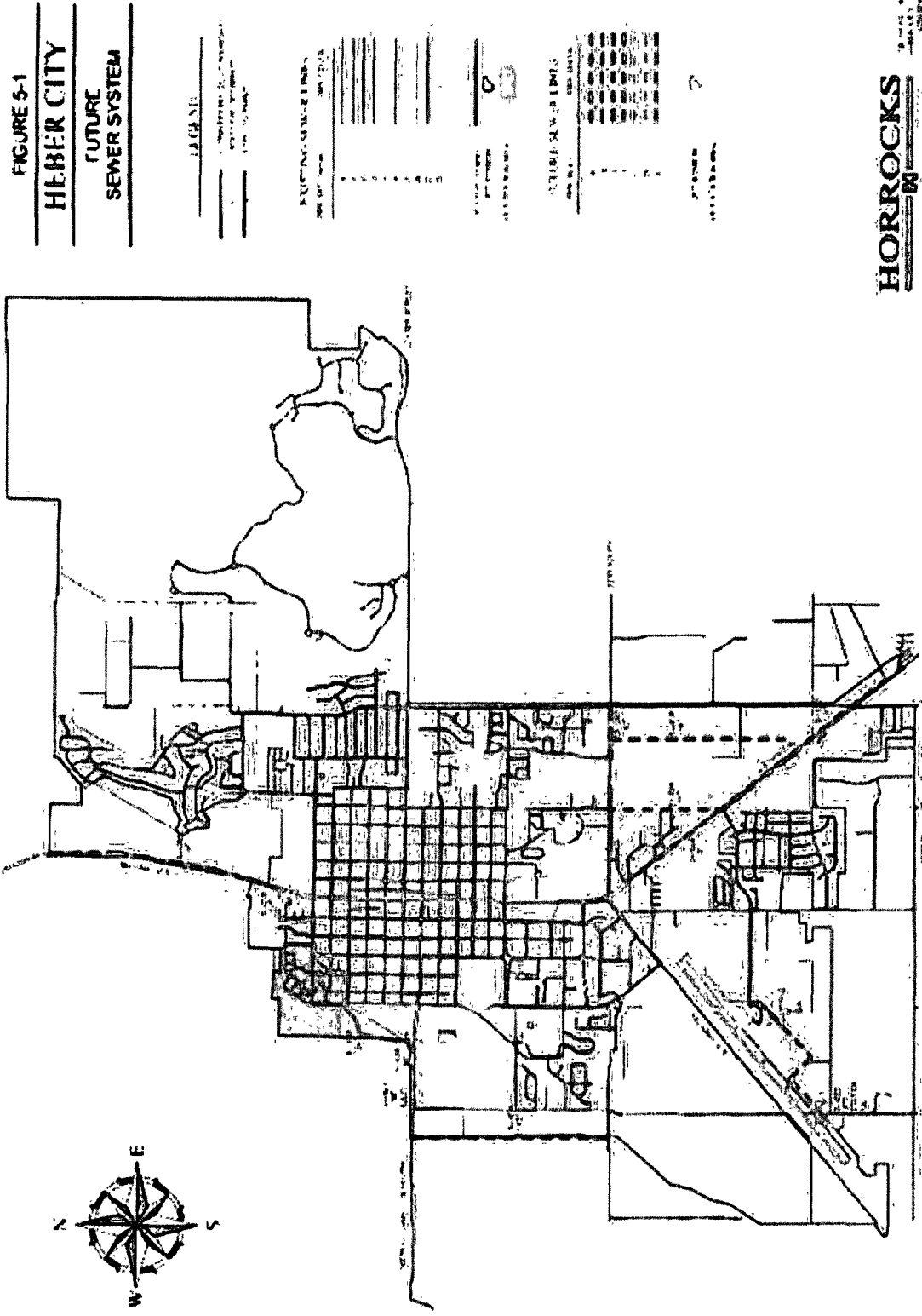


EXHIBIT H.1: INTERSECTION ALIGNMENT

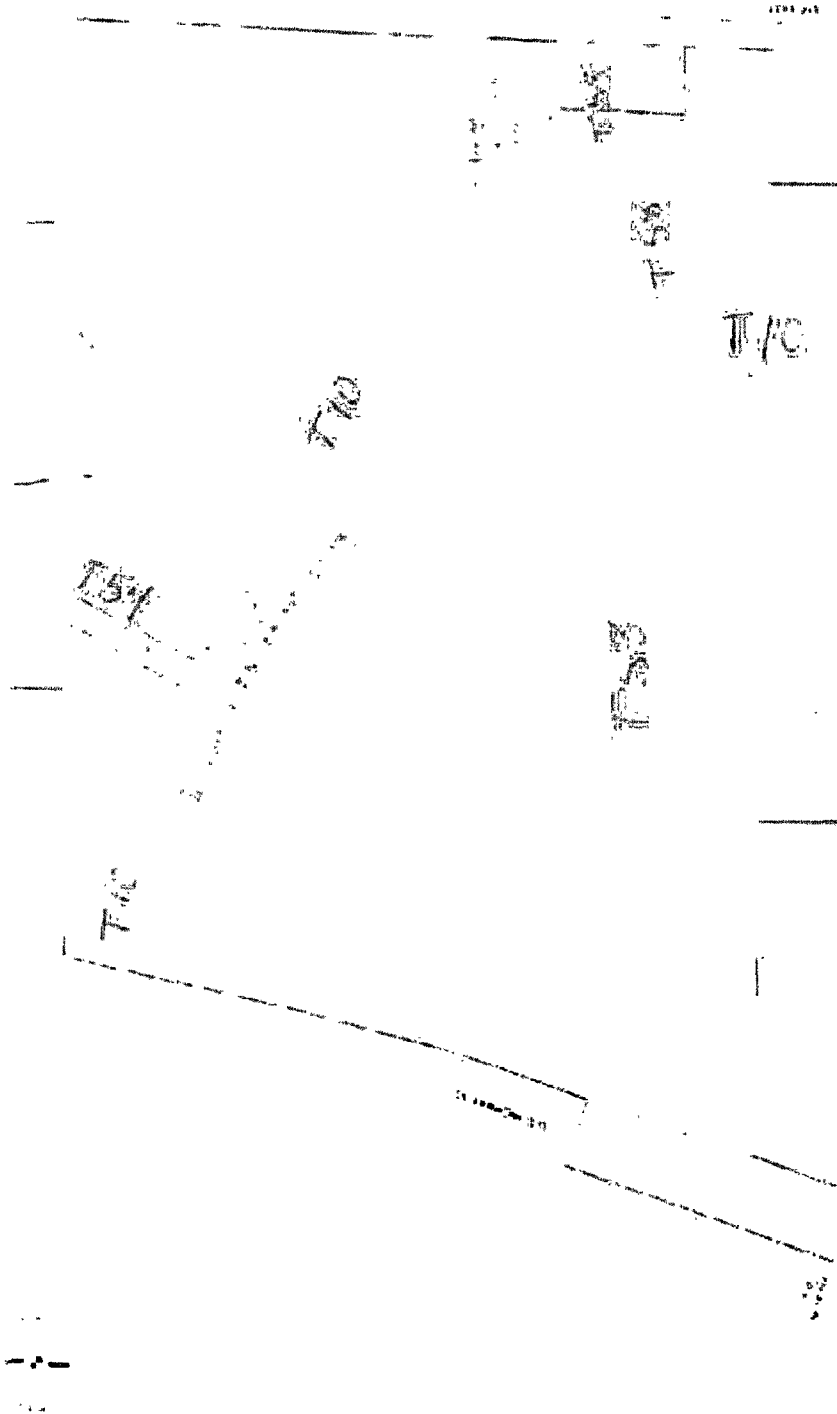


EXHIBIT I: FUTURE PARKS & TRAILS

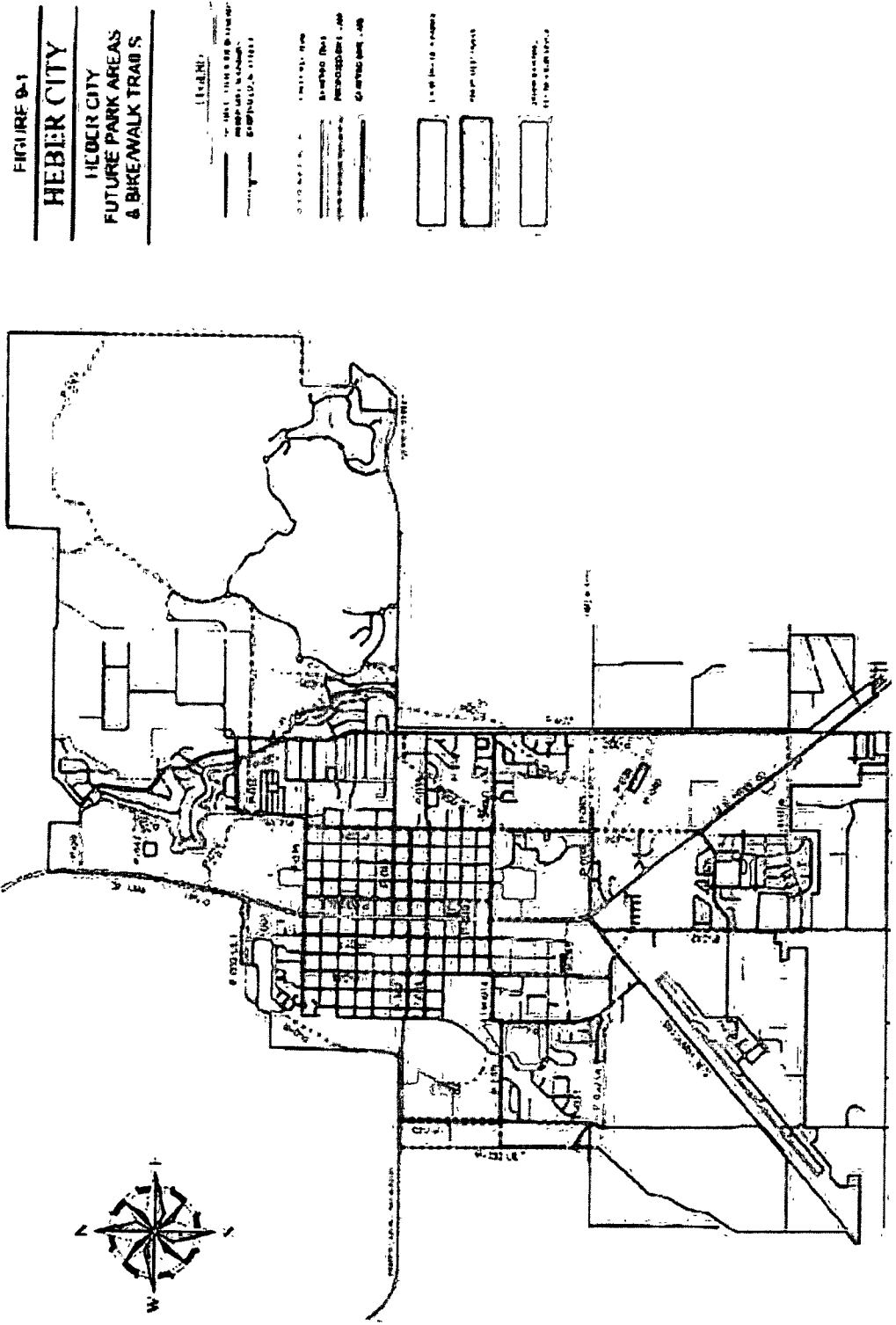
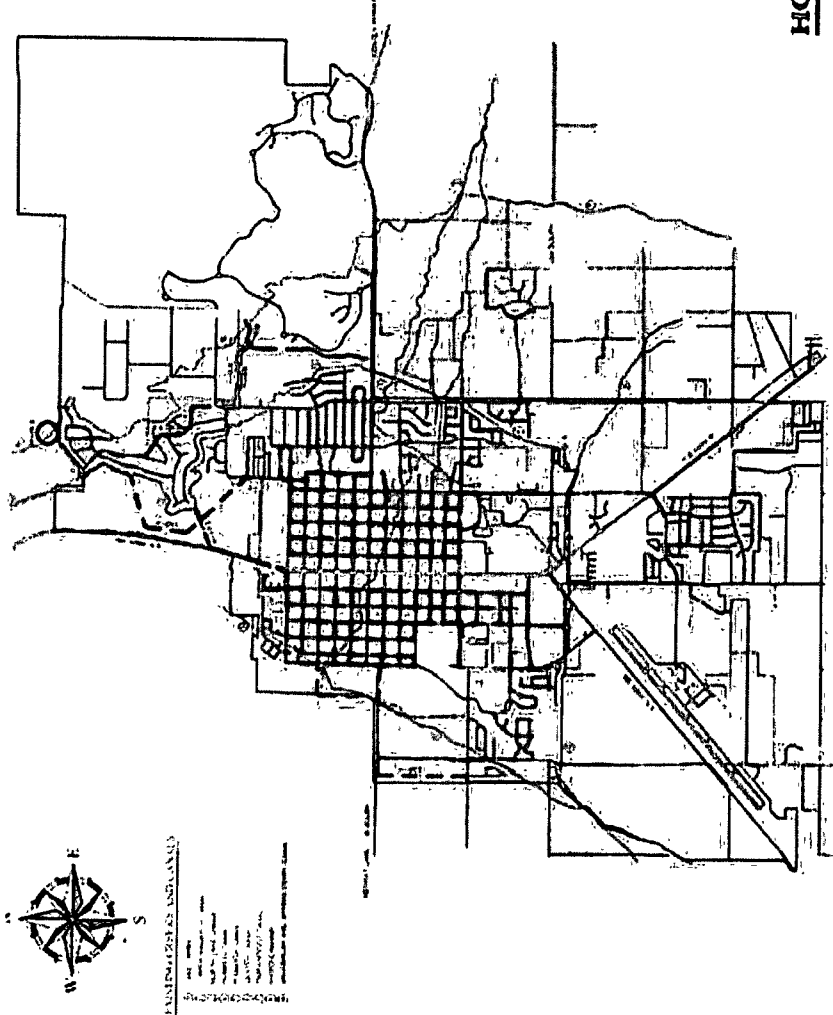


EXHIBIT J: PRESSURIZED IRRIGATION

FIGURE B-1
HEBER CITY
FUTURE PRESSURIZED
IRRIGATION SYSTEM



EXISTING IRRIGATION LINES

- 1. 12" DIA. 100' TO 150' DEPTH
- 2. 12" DIA. 150' TO 200' DEPTH
- 3. 12" DIA. 200' TO 250' DEPTH
- 4. 12" DIA. 250' TO 300' DEPTH
- 5. 12" DIA. 300' TO 350' DEPTH
- 6. 12" DIA. 350' TO 400' DEPTH
- 7. 12" DIA. 400' TO 450' DEPTH
- 8. 12" DIA. 450' TO 500' DEPTH
- 9. 12" DIA. 500' TO 550' DEPTH
- 10. 12" DIA. 550' TO 600' DEPTH
- 11. 12" DIA. 600' TO 650' DEPTH
- 12. 12" DIA. 650' TO 700' DEPTH
- 13. 12" DIA. 700' TO 750' DEPTH
- 14. 12" DIA. 750' TO 800' DEPTH
- 15. 12" DIA. 800' TO 850' DEPTH
- 16. 12" DIA. 850' TO 900' DEPTH
- 17. 12" DIA. 900' TO 950' DEPTH
- 18. 12" DIA. 950' TO 1000' DEPTH

FUTURE IRRIGATION LINES

- 1. 12" DIA. 100' TO 150' DEPTH
- 2. 12" DIA. 150' TO 200' DEPTH
- 3. 12" DIA. 200' TO 250' DEPTH
- 4. 12" DIA. 250' TO 300' DEPTH
- 5. 12" DIA. 300' TO 350' DEPTH
- 6. 12" DIA. 350' TO 400' DEPTH
- 7. 12" DIA. 400' TO 450' DEPTH
- 8. 12" DIA. 450' TO 500' DEPTH
- 9. 12" DIA. 500' TO 550' DEPTH
- 10. 12" DIA. 550' TO 600' DEPTH
- 11. 12" DIA. 600' TO 650' DEPTH
- 12. 12" DIA. 650' TO 700' DEPTH
- 13. 12" DIA. 700' TO 750' DEPTH
- 14. 12" DIA. 750' TO 800' DEPTH
- 15. 12" DIA. 800' TO 850' DEPTH
- 16. 12" DIA. 850' TO 900' DEPTH
- 17. 12" DIA. 900' TO 950' DEPTH
- 18. 12" DIA. 950' TO 1000' DEPTH

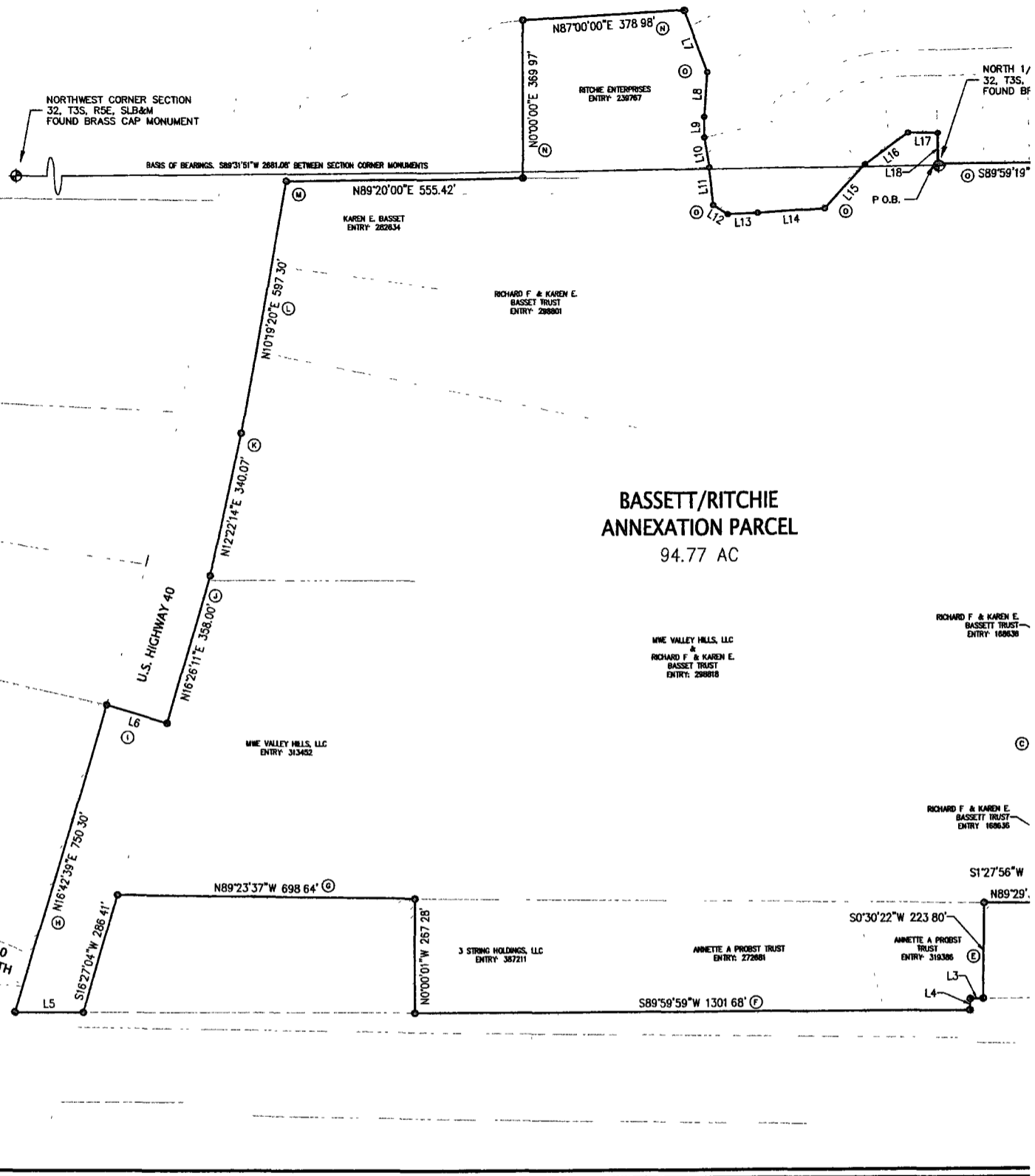
PROPOSED IRRIGATION LINES

- 1. 12" DIA. 100' TO 150' DEPTH
- 2. 12" DIA. 150' TO 200' DEPTH
- 3. 12" DIA. 200' TO 250' DEPTH
- 4. 12" DIA. 250' TO 300' DEPTH
- 5. 12" DIA. 300' TO 350' DEPTH
- 6. 12" DIA. 350' TO 400' DEPTH
- 7. 12" DIA. 400' TO 450' DEPTH
- 8. 12" DIA. 450' TO 500' DEPTH
- 9. 12" DIA. 500' TO 550' DEPTH
- 10. 12" DIA. 550' TO 600' DEPTH
- 11. 12" DIA. 600' TO 650' DEPTH
- 12. 12" DIA. 650' TO 700' DEPTH
- 13. 12" DIA. 700' TO 750' DEPTH
- 14. 12" DIA. 750' TO 800' DEPTH
- 15. 12" DIA. 800' TO 850' DEPTH
- 16. 12" DIA. 850' TO 900' DEPTH
- 17. 12" DIA. 900' TO 950' DEPTH
- 18. 12" DIA. 950' TO 1000' DEPTH

PROPOSED IRRIGATION STRUCTURES

- 1. 12" DIA. 100' TO 150' DEPTH
- 2. 12" DIA. 150' TO 200' DEPTH
- 3. 12" DIA. 200' TO 250' DEPTH
- 4. 12" DIA. 250' TO 300' DEPTH
- 5. 12" DIA. 300' TO 350' DEPTH
- 6. 12" DIA. 350' TO 400' DEPTH
- 7. 12" DIA. 400' TO 450' DEPTH
- 8. 12" DIA. 450' TO 500' DEPTH
- 9. 12" DIA. 500' TO 550' DEPTH
- 10. 12" DIA. 550' TO 600' DEPTH
- 11. 12" DIA. 600' TO 650' DEPTH
- 12. 12" DIA. 650' TO 700' DEPTH
- 13. 12" DIA. 700' TO 750' DEPTH
- 14. 12" DIA. 750' TO 800' DEPTH
- 15. 12" DIA. 800' TO 850' DEPTH
- 16. 12" DIA. 850' TO 900' DEPTH
- 17. 12" DIA. 900' TO 950' DEPTH
- 18. 12" DIA. 950' TO 1000' DEPTH

HORROCKS



PROJECT C13-016	OWNER BASSETT/RITCHIE	LOCATED IN NORTHWEST 1/4 32, TOWNSHIP RANGE 5 EAST
SHEET 1 OF 1	ANNEXATION DECLARATION MAP	WASATCH COU

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 5.20 FEET AND WEST 2.64 FEET FROM THE NORTH ONE QUARTER CORNER FOR SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (AND RUNNING THENCE, SOUTH 89°59'19" EAST A DISTANCE OF 425.81 FEET, THENCE SOUTH 01°20'44" WEST A DISTANCE OF 1,216.79 FEET, THENCE NORTH 89°59'43" WEST A DISTANCE OF 139.99 FEET, THENCE SOUTH 01°47'35" WEST A DISTANCE OF 299.40 FEET, THENCE SOUTH 89°43'39" EAST A DISTANCE OF 141.57 FEET, THENCE SOUTH 01°27'56" WEST A DISTANCE OF 208.95 FEET, THENCE NORTH 89°29'38" WEST A DISTANCE OF 275.86 FEET, THENCE SOUTH 00°30'22" WEST A DISTANCE OF 223.80 FEET, THENCE SOUTH 89°58'19" WEST A DISTANCE OF 30.47 FEET, THENCE SOUTH 02°00'17" WEST A DISTANCE OF 29.86 FEET, THENCE SOUTH 89°59'59" WEST A DISTANCE OF 1,301.68 FEET, THENCE NORTH 00°00'01" WEST A DISTANCE OF 287.28 FEET, THENCE NORTH 89°23'37" WEST A DISTANCE OF 698.64 FEET, THENCE SOUTH 16°27'04" WEST A DISTANCE OF 286.41 FEET, THENCE SOUTH 89°59'59" WEST A DISTANCE OF 160.15 FEET, THENCE NORTH 16°42'39" EAST A DISTANCE OF 750.30 FEET, THENCE SOUTH 73°24'18" EAST A DISTANCE OF 147.88 FEET, THENCE NORTH 16°28'11" EAST A DISTANCE OF 358.00 FEET, THENCE NORTH 12°22'14" EAST A DISTANCE OF 340.07 FEET, THENCE NORTH 10°19'20" EAST A DISTANCE OF 597.30 FEET, THENCE NORTH 89°20'00" EAST A DISTANCE OF 555.42 FEET, THENCE NORTH 00°00'00" EAST A DISTANCE OF 369.97 FEET, THENCE NORTH 87°00'00" EAST A DISTANCE OF 378.98 FEET, THENCE SOUTH 20°34'18" EAST A DISTANCE OF 154.88 FEET, THENCE SOUTH 04°15'16" WEST A DISTANCE OF 104.47 FEET, THENCE SOUTH 00°00'00" EAST A DISTANCE OF 48.68 FEET, THENCE SOUTH 09°36'30" EAST A DISTANCE OF 71.00 FEET, THENCE SOUTH 05°56'46" EAST A DISTANCE OF 88.20 FEET, THENCE SOUTH 89°00'00" EAST A DISTANCE OF 40.00 FEET, THENCE NORTH 88°00'00" EAST A DISTANCE OF 70.00 FEET, THENCE NORTH 86°37'35" EAST A DISTANCE OF 157.74 FEET, THENCE NORTH 42°38'42" EAST A DISTANCE OF 138.05 FEET, THENCE NORTH 84°29'26" EAST A DISTANCE OF 126.13 FEET, THENCE SOUTH 89°24'10" EAST A DISTANCE OF 69.07 FEET, THENCE SOUTH 00°00'00" EAST A DISTANCE OF 71.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4,128,350.90 SQUARE FEET OR 94.774 ACRES

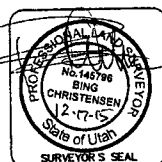
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE ABOVE MENTIONED ANNEXATION BOUNDARY DESCRIPTION IS ESTABLISHED AS SOUTH 89°31'51" WEST BETWEEN THE FOUND MONUMENTS FOR THE NORTH ONE QUARTER AND NORTHWEST CORNERS FOR SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-96-803 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145798 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH UTAH CODE 17-23-17 AS PERTAINING TO MAPS OF BOUNDARY SURVEYS. EXISTING SECTION CORNER MONUMENTS WERE USED TO IDENTIFY DEED LINES, HOWEVER, SAID SECTION CORNER SURVEY MONUMENTS MAY NOT REPRESENT THE ORIGINAL LOCATION OF THE SECTION CORNERS ESTABLISHED BY THE ORIGINAL G.L.O. SURVEY IN THIS AREA. SPECIFIC NOTES PERTAINING TO THE DERIVATION OF EACH COURSE ALONG THE ANNEXATION BOUNDARY ARE AS FOLLOWS:



Bing Christensen
BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

12-17-15
DATE

SURVEYOR'S NARRATIVE

- PURPOSE**
CURRENT UTAH CODE REQUIRES THAT ANNEXATION PETITIONS BE ACCOMPANIED BY "AN ACCURATE AND RECORDABLE MAP, PREPARED BY A LICENSED SURVEYOR, OF THE AREA PROPOSED FOR ANNEXATION" (SEE 10-2-403-3-c-1). FOR THIS ANNEXATION PETITION MAP, AN "ACCURATE" MAP WAS INTERPRETED AS BEING PREPARED IN CONFORMANCE WITH UTAH CODE 17-23-17 AS PERTAINING TO MAPS OF BOUNDARY SURVEYS. EXISTING SECTION CORNER MONUMENTS WERE USED TO IDENTIFY DEED LINES, HOWEVER, SAID SECTION CORNER SURVEY MONUMENTS MAY NOT REPRESENT THE ORIGINAL LOCATION OF THE SECTION CORNERS ESTABLISHED BY THE ORIGINAL G.L.O. SURVEY IN THIS AREA. SPECIFIC NOTES PERTAINING TO THE DERIVATION OF EACH COURSE ALONG THE ANNEXATION BOUNDARY ARE AS FOLLOWS:
- A. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE VALLEY HILLS ESTATES ANNEXATION SEE ENTRY 106101 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - B. THE APPARENT EAST BOUNDARY OF THE RICHARD F. & KAREN E. BASSETT TRUST PROPERTY SEE ENTRY NUMBER 188636 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - C. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE BASSETT ANNEXATION SEE ENTRY 201470 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - D. THE APPARENT EAST BOUNDARY OF THE RICHARD F. & KAREN E. BASSETT TRUST PROPERTY. SEE ENTRY NUMBER 188636 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - E. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE MADSEN ANNEXATION. SEE ENTRY 208835 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - F. FOLLOWS THE PRESENT CITY BOUNDARY PER PREVIOUS ANNEXATIONS
 - G. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE BLUE OX ANNEXATION SEE ENTRY 345253 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - H. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE SWENA-REINHOLD ANNEXATION. SEE ENTRY 325434 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - I. A NEW BOUNDARY LINE THAT RUNS FROM THE NORTHEAST CORNER OF THE SWENA-REINHOLD ANNEXATION PERPENDICULAR ACROSS US HIGHWAY 40 TO THE EASTERLY RIGHT-OF-WAY LINE AS EVIDENCED BY FOUND RIGHT OF WAY MARKERS.
 - J. THE APPARENT WEST BOUNDARY OF THE MNE VALLEY HILLS, LLC PROPERTY. SEE ENTRY NUMBER 313452 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - K. THE APPARENT WEST BOUNDARY OF THE MNE VALLEY HILLS, LLC & RICHARD F. & KAREN E. BASSETT TRUST PROPERTY. SEE ENTRY NUMBER 298818 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - L. THE APPARENT WEST BOUNDARY OF THE RICHARD F. & KAREN E. BASSETT TRUST PROPERTY. SEE ENTRY NUMBER 298801 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - M. THE APPARENT WEST AND NORTH BOUNDARY OF THE KAREN E. BASSETT PROPERTY. SEE ENTRY NUMBER 282634 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - N. THE APPARENT WEST AND NORTH BOUNDARIES OF THE RITCHE ENTERPRISES PROPERTY. SEE ENTRY NUMBER 239767 OF THE OFFICIAL WASATCH COUNTY RECORDS.
 - O. FOLLOWS THE PRESENT BOUNDARY PER PREVIOUS ANNEXATIONS AS EVIDENCE BY THE VALLEY HILLS ESTATES PHASE III ANNEXATION. SEE ENTRY 163728 OF THE OFFICIAL WASATCH COUNTY RECORDS.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE HEBER CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT OF LAND SHOWN HEREON REQUESTING THAT SAID TRACT OF LAND BE ANNEXED BY THE CITY OF HEBER CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith. ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-2-401 TO 10-2-428 AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND AS SHOWN AS PART OF THE CITY OF HEBER CITY, AND THAT SAID TRACT OF LAND BE KNOWN HEREAFTER AS THE [TYPE NAME HERE] ANNEXATION

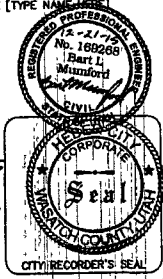
DATED THIS 21st DAY OF DECEMBER, 2015

Bart Mumford 12-21-15
SIGNATURE: CITY ENGINEER DATE

Kath Lawlis 17 December 2015
SIGNATURE: PLANNING COMMISSION CHAIRMAN DATE

Al McDonald 21 DEC 2015
SIGNATURE: MAYOR DATE

Chancellor V. Livings 21 DEC 2015
SIGNATURE: CITY RECORDER DATE



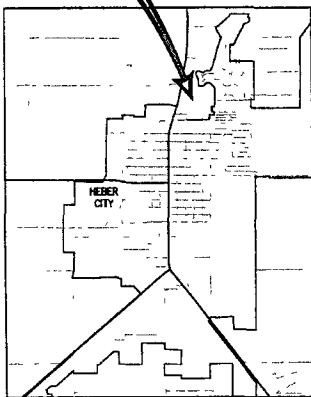
COUNTY SURVEYOR

Janet Henderson DEC. 18, 2015
SIGNATURE DATE

COUNTY RECORDER

LINE NO.	LENGTH	DIRECTION
L1	138.96'	N89°59'43"W
L2	141.57'	S89°43'39"E
L3	30.47'	S89°58'19"W
L4	26.86'	S02°00'17"W
L5	160.15'	S89°59'59"W
L6	147.88'	S73°24'18"E
L7	154.88'	S20°34'18"E
L8	104.47'	S04°15'16"W
L9	48.68'	S00°00'00"E
L10	71.00'	S09°36'30"E
L11	88.20'	S05°56'46"E
L12	40.00'	S59°00'00"E
L13	70.00'	N88°00'00"E
L14	157.74'	N86°37'35"E
L15	138.05'	N42°38'42"E
L16	126.13'	N54°29'26"E
L17	69.07'	S89°24'10"E
L18	71.00'	S00°00'00"E

SITE



VICINITY MAP

PRESENT HEBER CITY BOUNDARY

SECTION 34 MONUMENT

S120°44'W 1216.79'

550 EAST

DRAWN BY: BMB
REVIEWED BY: BC
SCALE: 1" = 150'
ISSUE DATE: 12/11/2015

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ENGINEER/ARCHITECT

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