

**NOTICE OF WATER RIGHTS CONVEYANCE  
REQUIREMENTS AFFECTING DEVELOPMENT OF PROPERTY**

ENT 16187 BK 4971 PG 94  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1999 Feb 10 10:55 am FEE 0.00 BY JRD  
RECORDED FOR LEHI CITY

TO WHOM IT MAY CONCERN:

Re: Lehi West Crossroads Annexation consisting of parcels owned by the following individuals:

<u>Name</u>	<u>Tax Identification/Serial Number</u>
Richard J. Busk	58:030:0015
Richard J. Busk	58:030:0026
P&L Evans Properties, L.L.C.	58:030:0014
Marc C. Bingham	58:030:0039
Marc C. Bingham	58:030:0045
Carl W. Rogers, Jr. & Sandra G. Rogers	58:030:0047
Carl W. Rogers & Sandra G. Rogers	58:030:0019
Carl W. Rogers & Sandra G. Rogers	58:030:0046
Helga T. Evans	58:030:0011
Boise J. Evans & Carole N. Evans	58:030:0030
Allan Jess Brimhall and Melodie Brimhall	58:030:0023
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:030:0043
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:030:0042
Melodie Brimhall	58:030:0040
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:030:0041
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:030:0044
Lehi Cattle Association	58:030:0009
Fay T. Dearden, Donna W. Dearden, Alan W. Dearden, and John F. Dearden	58:030:0016
Martin I. Evans and Paulette D. Evans	58:030:0018
Richard H. Chiu and Patricia M. Chiu	58:028:0006
Richard H. Chiu and Patricia M. Chiu	58:028:0005
Woodbury Amsource, Inc.	58:029:0020
William S. O'Donnell and Charlene O' Donnell	58:029:0008
Larry W. Fitzgerald and Callie Fitzgerald	58:029:0006
Larry W. Fitzgerald and Callie Fitzgerald	58:029:0010
Larry W. Fitzgerald and Callie Fitzgerald	58:029:0009
Richard H. Chiu and Patricia Chiu	58:032:0024
Stanley R. Smith and Katherine Lynn Smith	13:025:0009
Larry R. Morgan and Kathleen Morgan	13:025:0031
George W. Crossman and Mary Elma Crossman	13:024:0023
Shawn C. Lewis and Jennifer R. Lewis	13:024:0005

Gayle W. Evans and Lola W. Evans	58:035:0009
Martin I. Evans and Paulette D. Evans	58:035:0010
Glen Preston Gray and Phyllis F. Gray	58:031:0008
George P. Crossman and Neola Crossman	58:031:0013
Glen Preston Gray and Phyllis F. Gray	58:031:0001
Robert F. Gray and Lisa G. Gray	58:031:0017
Glen Preston Gray and Phyllis F. Gray	58:031:0019
Gayle W. Evans and Lola W. Evans	58:028:0002
Stanley R. Smith, Katherine Lynn Smith, Steven G. Smith and Kay Smith	13:025:0015
Stanley R. Smith, Katherine Lynn Smith, Steven G. Smith and Kay Smith	13:025:0032
Jeffrey Scott Peterson	58:029:0004
Richard H. Chiu and Patricia M. Chiu	58:028:0004
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:028:0010
Boise J. Evans & Carole N. Evans	58:028:0008
Utah County	58:028:0007
Utah State Dept of Natural Resources	58:029:0007
Utah County	58:029:0013
Utah County	58:029:0012
Boise J. Evans, Gayle W. Evans, Martin I. Evans, Carol Erickson, Melodie Brimhall	58:032:0001
Marc C. Bingham	13:025:0022
Lori Von Wald	12:031:0004
Richard H. Chiu and Patricia M. Chiu	58:036:0010
Glen Preston Gray and Phyllis F. Gray	58:031:0002

In instances where the legal descriptions associated with the above referenced Tax. I. D. Numbers differ from the plat description set forth below, the plat description controls.

Please take notice that any future development of the parcels of real property included in the Lehi West Crossroads Annexation more particularly described herein located in Lehi City, Utah County, State of Utah, is subject to and burdened by the water rights conveyance requirements set forth in Section 27-040 of the Lehi City Development Code, a copy of which is available for inspection and review during normal business hours at the Lehi City municipal offices.

However, parcels belonging to Boise Evans, Martin Evans, Carol Erickson and Melodie Brimhall, with respective Tax Identification/Serial Numbers 58:028:0008 and 58:030:0044 and shown on the Lehi West Crossroads Annexation plat attached as Exhibit "A", dedicated the water shares required for RA-1 zoning designation at the time of annexation and, therefore, are not subject to this notice since they have already met the water dedication requirements set forth in Section 27-040 of the Lehi City Development Code.

# SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH.

## BOUNDARY DESCRIPTION

A parcel of land lying within the SW 1/4 of Section 7 and the NW 1/4 of Section 18, Township 5 South, Range 1 East, and parts of Sections 13, 14, 23, and 24 of Township 5 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described by the following courses and distances:

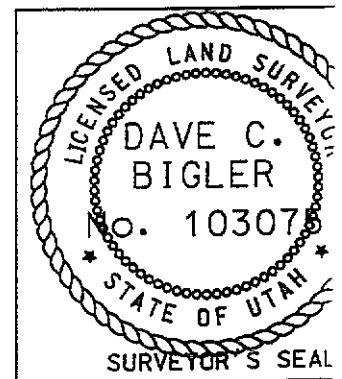
ENT 16187 BK 4971 PG 96

Beginning at a point on the existing Lehi City boundary line, which point is also on the westerly line of the Bradley D. Webb Annexation, said point lies 31.59 feet N. 89°51'15" E. along the section line from the northwest corner of said Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running along said Webb Annexation the following six (6) courses and distances: (1) South 47.49 feet; (2) S. 16°58'10" E. 35.36 feet; (3) S. 79°43'20" E. 52.57 feet; (4) S. 87°23'00" E. 140.18 feet; (5) N. 90°00'00" E. 116.00 feet; (6) N. 01°38'00" E. 801.02 feet, more or less, to a point on the southerly line of the Lehi Meadows Annexation; thence N. 89°04'01" E. 357.11 feet, more or less, along said southerly line of the Lehi Meadows Annexation to a point on the westerly line of the Wilson Annexation; thence along said Wilson Annexation the following four (4) courses and distances: (1) S. 01°42'09" W. 601.61 feet; (2) S. 01°29'33" E. 106.37 feet; (3) S. 01°07'13" E. 147.57 feet; (4) S. 89°27'09" E. 1624.67 feet; thence S. 00°31'45" W. 1003.20 feet; thence N. 89°56'03" W. 678.57 feet; thence S. 00°26'19" E. 387.91 feet, more or less, to a point on the southerly right-of-way line of SR-73; thence N. 89°03'23" W. 2062.23 feet along said southerly right-of-way line of SR-73; thence S. 00°15'00" W. 1723.32 feet; thence S. 00°00'29" W. 572.18 feet; thence S. 89°11'46" E. 722.83 feet, more or less, to a point on the easterly right-of-way line of 2300 West Street; thence along said easterly right-of-way line of 2300 West Street the following three (3) courses and distances: (1) S. 00°00'06" W. 384.50 feet; (2) S. 04°32'30" E. 38.14 feet; (3) S. 00°00'25" E. 329.06 feet; thence S. 74°50'35" E. 5.01 feet; thence S. 00°03'33" W. 431.73 feet; thence S. 90°00'00" W. 304.36 feet; thence N. 00°09'30" W. 93.01 feet; thence S. 90°00'00" W. 1087.90 feet; thence N. 00°03'08" E. 337.22 feet; thence S. 87°33'48" W. 1551.95 feet; thence S. 00°34'39" W. 1329.35 feet; thence S. 89°58'30" W. 1328.01 feet; thence S. 00°16'09" E. 668.42 feet; thence S. 06°51'29" E. 2682.14 feet; thence S. 89°19'03" W. 894.24 feet; thence N. 40°56'36" W. 1127.97 feet; thence N. 23°26'11" W. 313.50 feet; thence N. 62°30'18" E. 323.26 feet; thence N. 48°02'12" W. 1119.50 feet; thence N. 04°01'24" E. 296.16 feet; thence N. 44°20'51" E. 1102.68 feet; thence S. 90°00'00" W. 2909.87 feet, more or less, to a point on the westerly right-of-way line of 10800 West Street; thence N. 00°19'00" E. 2194.40 feet along said westerly right-of-way line of 10800 West Street; thence S. 89°19'10" E. 737.71 feet; thence N. 12°17'42" E. 337.32 feet; thence N. 43°18'57" E. 293.55 feet; thence N. 75°56'24" E. 402.94 feet; thence N. 56°45'52" E. 148.92 feet; thence N. 52°55'15" E. 594.56 feet; thence N. 43°06'03" E. 683.62 feet; thence N. 27°02'15" E. 1228.36 feet; thence N. 02°46'34" W. 1155.03 feet; thence N. 50°20'57" E. 264.95 feet, more or less, to a point on the north line of Section 13; thence N. 89°53'00" E. 196.62 feet along the north line of said Section 13; thence S. 25°32'12" E. 608.42 feet; thence S. 79°00'31" E. 519.88 feet; thence N. 40°08'01" E. 851.22 feet to a point on the north line of said Section 13; thence N. 89°53'00" E. 461.15 feet along the north line of said Section 13; thence S. 42°49'33" E. 330.29 feet; thence N. 00°10'13" W. 242.70 feet to the north quarter corner of said Section 13; thence N. 89°51'19" E. 2675.89 feet along the north line of said Section 13 to the northwest corner of said Section 18; thence N. 89°51'15" E. 31.59 feet along the north line of said Section 18 to the point of beginning. The above described parcel of land contains 993.05 acres, more or less.

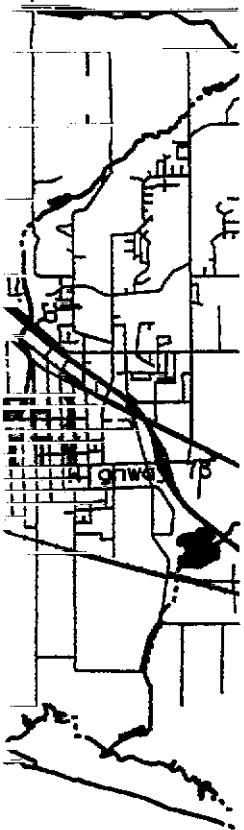
### NOTE:

THIS ANNEXATION PLAT IS BASED ON AN OFFICE SURVEY DERIVED FROM THE COUNTY GIS MAPPING AND OWNERSHIP PLATS ONLY. A FIELD SURVEY WAS NOT PERFORMED TO VERIFY BEARINGS, DISTANCES OR OWNERSHIP LINES.

Dave C. Bigler  
SURVEYOR



FEB. 1, 1999  
DATE



XATION



Please govern yourselves accordingly.

DATED this 9 day of February, 1999.

LEHI CITY

By Dianna Webb

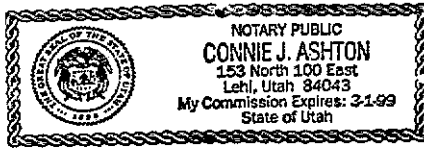
Its City Planner

STATE OF UTAH )

) SS.

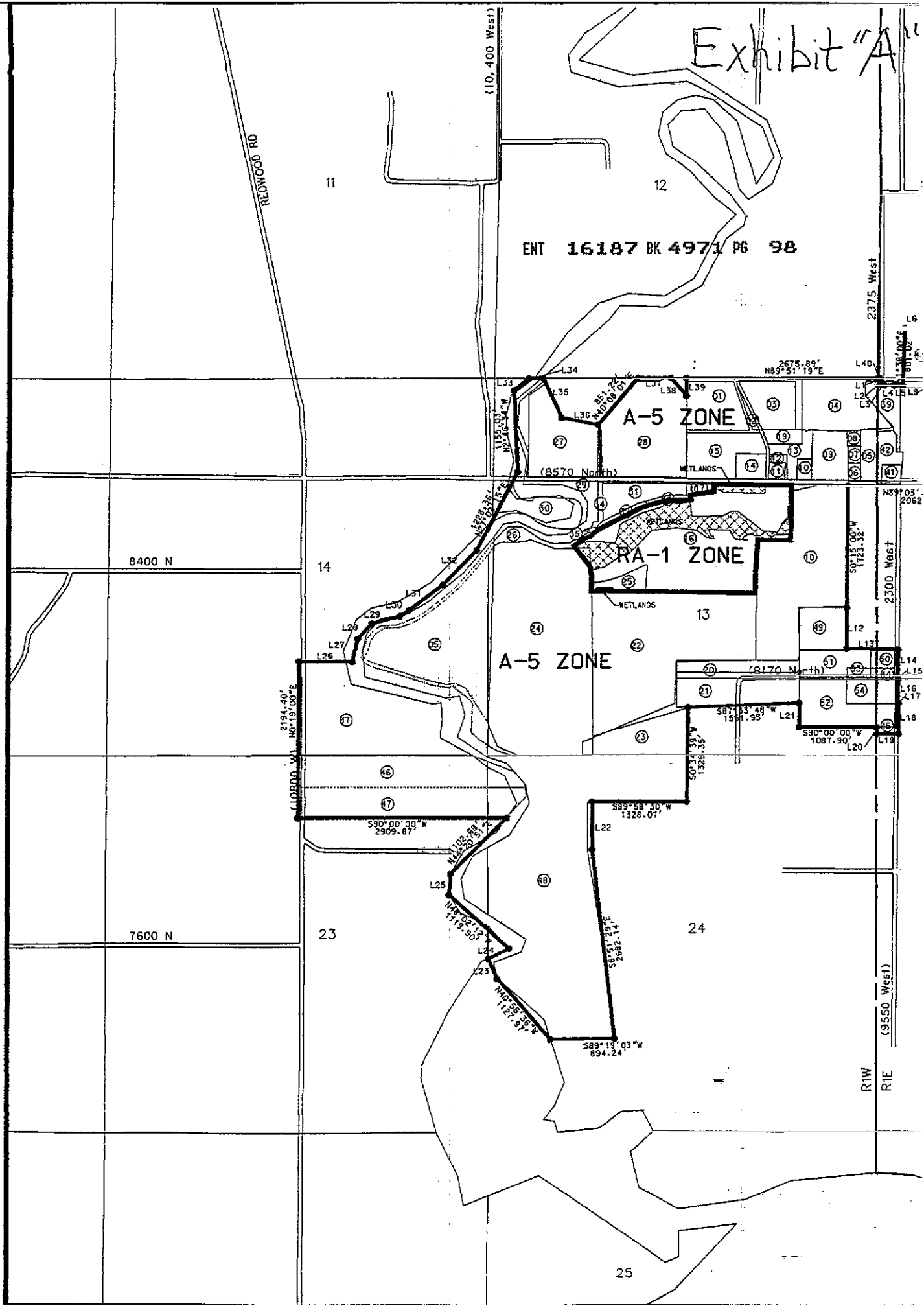
COUNTY OF UTAH )

On this 9th day of February, 1999, before me, a notary public in and for said state, personally appeared Dianna Webb, known to me to be the person who executed the within notice and acknowledged to me that he/she executed the same for the purposes therein stated.



Connie J. Ashton  
Notary Public

Exhibit "A"



ENT 16187 BK 4971 PG 98

A-5 ZONE

RA-1 ZONE

A-5 ZONE

REDWOOD RD

(10,400 West)

2375 West

8400 N

14

2300 West

2194.40'  
N81°19'00"E  
410500 W

7600 N

23

RTW  
RTE  
(9550 West)

S30°00'00"W  
2909.07'

S89°58'30"W  
1328.01'

N79°07'19"W  
1115.50'

S89°19'03"W  
894.24'

25

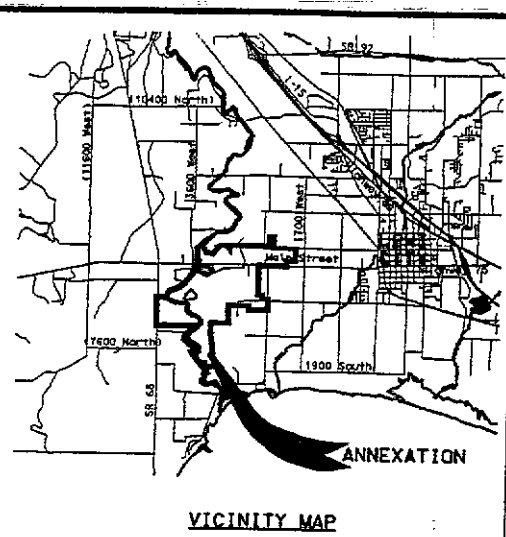
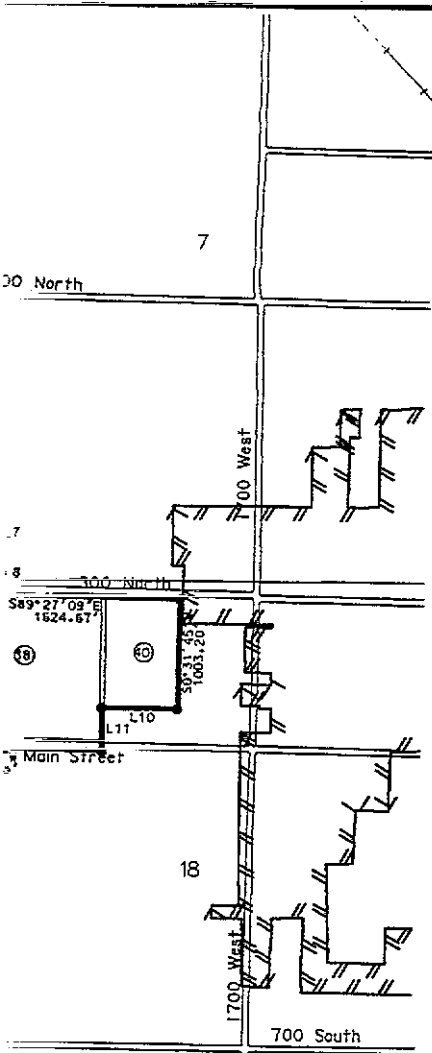
N89°03'00"E  
2062

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VICINITY MAP

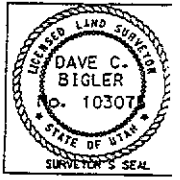
**SURVEYOR'S STATEMENT**  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY COUNTY, UTAH.

**BOUNDARY DESCRIPTION**

A parcel of land lying within the SW 1/4 of Section 17 and the NW 1/4 of Section 18, Township 5 South, Range 1 East, and parts of Sections 13, 14, 23, and 24 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described by the following courses and distances:  
 Beginning at a point on the existing Lehi City boundary line, which point is also on the westerly line of the Shirley B. Webb Annexation, said point (toe 31.55 feet N. 89°31'15" E. along the section line from the northwest corner of said Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running along said Main Annexation the following six (6) courses and distances: (1) South 47.49 feet (2) S. 10°53'10" E. 86.36 feet (3) S. 79°43'20" E. 52.57 feet (4) S. 81°23'00" E. 146.18 feet (5) N. 89°31'15" E. 116.00 feet (6) N. 01°28'00" E. 801.02 feet, more or less, to a point on the section line of the Lehi Meadows Annexation, thence N. 89°04'01" E. 357.11 feet, more or less, along said easterly line of the Lehi Meadows Annexation to a point on the westerly line of the Wilson Annexation, thence along said Wilson Annexation the following four (4) courses and distances: (1) S. 01°42'09" E. 607.51 feet (2) S. 01°29'33" E. 106.37 feet (3) S. 01°01'13" E. 147.57 feet (4) S. 89°27'09" E. 1628.57 feet, thence S. 00°31'45" N. 1003.20 feet, thence N. 89°56'01" W. 678.57 feet, thence N. 89°26'13" E. 387.91 feet, more or less, to a point on the southerly right-of-way line of the Wilson Annexation, thence along said southerly right-of-way line of the Wilson Annexation the following three (3) courses and distances: (1) S. 89°15'00" W. 1123.32 feet, thence S. 00°00'29" W. 572.18 feet, thence S. 89°11'46" E. 722.83 feet, more or less, to a point on the westerly right-of-way line of 2300 West Street, thence along said westerly right-of-way line of 2300 West Street the following three (3) courses and distances: (1) S. 00°00'06" W. 384.56 feet, thence (2) S. 04°32'30" E. 26.14 feet (3) S. 00°00'23" E. 328.06 feet, thence S. 74°50'31" E. 5.01 feet, thence S. 00°03'33" W. 231.73 feet, thence S. 90°00'00" W. 304.38 feet, thence N. 00°09'10" W. 5.01 feet, thence S. 00°03'33" W. 90°00'00" W. 1087.80 feet, thence N. 00°03'08" E. 337.22 feet, thence S. 87°53'48" W. 1551.85 feet, thence S. 00°34'09" W. 1329.35 feet, thence S. 89°58'30" W. 1328.01 feet, thence S. 89°18'09" E. 668.42 feet, thence S. 00°51'20" E. 2682.14 feet, thence S. 89°19'03" W. 894.24 feet, thence S. 40°48'36" W. 1127.97 feet, thence N. 23°24'11" W. 313.90 feet, thence N. 82°30'14" E. 323.26 feet, thence N. 48°02'12" W. 1119.50 feet, thence N. 04°02'12" E. 256.16 feet, thence N. 44°20'51" E. 1102.68 feet, thence S. 90°00'00" W. 2309.87 feet, more or less, to a point on the westerly right-of-way line of 1000 West Street, thence N. 00°19'00" E. 2184.40 feet along said westerly right-of-way line of 1000 West Street, thence S. 89°15'18" E. 732.71 feet, thence N. 12°17'42" E. 351.32 feet, thence N. 43°18'57" E. 293.55 feet, thence N. 43°06'03" E. 683.62 feet, thence N. 21°02'15" E. 1228.36 feet, thence N. 75°56'24" E. 402.94 feet, thence N. 59°45'32" E. 148.82 feet, more or less, to a point on the north line of Section 13, thence S. 89°15'18" E. 1185.03 feet, thence N. 59°20'57" E. 264.35 feet, more or less, to a point on the north line of Section 13, thence S. 89°15'18" E. 156.82 feet along the north line of said Section 13, thence S. 25°32'12" E. 608.42 feet, thence S. 79°00'31" E. 519.88 feet, thence N. 40°08'01" E. 851.22 feet to a point on the north line of said Section 13, thence N. 89°53'00" E. 461.18 feet along the north line of said Section 13, thence S. 42°49'33" E. 330.23 feet, thence N. 00°10'15" W. 242.70 feet to the northwest corner of said Section 13, thence S. 89°21'13" E. 2475.88 feet along the north line of said Section 13 to the northwest corner of said Section 18, thence N. 89°51'15" E. 31.59 feet along the north line of said Section 18 to the point of beginning. The above described parcel of land contains 923.95 acres, more or less.

NOTE:  
 THIS ANNEXATION MAP IS BASED ON AN OFFICE SURVEY DERIVED FROM THE COUNTY GIS MAPPING AND OWNERSHIP PLATS ONLY. A FIELD SURVEY WAS NOT PERFORMED TO VERIFY BEARINGS-DISTANCES-OWNERSHIP LINES.

*David C. Bigler*  
 SURVEYOR



FEB. 1, 1999  
 DATE

ENT 16187 BK 4971 PG 99

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THIS IS TO CERTIFY THAT WE  
 HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREIN REQUESTING THAT SAID TRACT BE ANNEXED INTO THE CITY OF LEHI  
 AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED  
 FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE ANNOTATED (1993) 10-1-04 & 10-2-401 THRU 423 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID TOWN AND THAT SAID TRACT OF LAND TO BE KNOWN HEREAFTER AS THE  
LEHI WEST CROSSROADS ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 RECORDER

RECORDER'S SEAL

**ANNEXATION PLAT**

**LEHI WEST CROSSROADS ANNEXATION**

LEHI CITY  
 SCALE: 1" = 800 FEET  
 UTAH COUNTY, UTAH

This form approved by Utah County and the Municipalities therein.

DESIGN FILE: crossroads.dgn  
 0807 0129.99

NO.	PARCEL NO.	OWNER	ACREAGE
01	58103010015	RICHARD BUSH	12.0
02	58103010026	RICHARD BUSH	0.66
03	58103010014	P & L EVANS PROPERTIES	9.69
04	58103010039	MARK BINGHAM	77.6
05	58103010045	MARK BINGHAM	5.31
06	58103010047	CARL ROGERS	1.03
07	58103010019	CARL ROGERS	0.97
08	58103010044	CARL ROGERS	0.95
09	58103010011	HELGA EVANS	8.2
10	58103010030	BOISE & CAROL EVANS	1.37
11	58103010023	ALLAN BRIMMALL	1.21
12	58103010043	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	0.8
13	58103010042	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	4.2
14	58103010040	MELDIE BRIMMALL	1.54
15	58103010041	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	13.72
16	58103010044	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	73.08
17	58103010009	LENTI CATTLE ASSOCIATION	1.06
18	58103010016	FAY DENNA ALLAN & JOHN DEARDEN	51.7
19	58103010018	MARTIN EVANS	2.43
20	58102810008	RICHARD CHIU	10.44
21	58102810005	RICHARD CHIU	17.81
22	58102810002	GALE & LOLA EVANS	72.78
23	58102810004	RICHARD CHIU	19.0
24	58102810010	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	96.46
25	58102810008	BOISE EVANS	4.09
26	58102810007	UTAH COUNTY	10.95
27	58102910004	JEFFERY SCOTT PETERSON	21.96
28	58102910020	WOODBURY ASSOCIATION	33.99
29	58102910001	UTAH STATE DEPT OF NATURAL RESOURCES	2.8
30	58102910003	O'DONWELL	10.0
31	58102910006	LARRY & CALLIE FITZGERALD	1.64
32	58102910010	LARRY & CALLIE FITZGERALD	1.22
33	58102910009	LARRY & CALLIE FITZGERALD	0.93
34	58102910013	UTAH COUNTY	1.01
35	58102910012	UTAH COUNTY	0.78
36	58103210001	BOISE GALE & MARTIN EVANS, CAROL ERICSSON, MELDIE BRIMMALL	40.45
37	58103210004	RICHARD CHIU	48.6
38	13102510015	STANLEY & STEVEN SMITH	39.28
39	13102510032	STANLEY & STEVEN SMITH	8.07
40	13102510008	STANLEY & STEVEN SMITH	15.25
41	13102510031	LARRY & KATHLEEN MORGAN	1.67
42	13102510022	MARK BINGHAM	3.75
43	13102510004	LORI VON WALD	6.6
44	13102410023	CROSSMAN	1.0
45	13102410005	SHAWLEEVIS	0.58
46	58103510009	GALE & LOLA EVANS	29.42
47	58103510010	MARTIN EVANS	136.77
48	58103610010	RICHARD CHIU	9.18
49	58103110006	GLEN GRAY	2.03
50	58103110013	CROSSMAN	8.0
51	58103110001	GLEN & PHILLIS GRAY	15.25
52	58103110019	GLEN & PHILLIS GRAY	1.0
53	58103110002	GLEN GRAY	1.0
54	58103110017	ROBERT GRAY	5.25

LINE NO.	BEARING	DISTANCE
L1	S 0°00'00" E	47.49'
L2	S 10°53'10" E	86.36'
L3	S 79°43'20" E	52.57'
L4	S 81°23'00" E	146.18'
L5	N 89°31'15" E	116.00'
L6	N 01°28'00" E	801.02'
L7	S 01°42'09" E	607.51'
L8	S 01°29'33" E	106.37'
L9	S 01°01'13" E	147.57'
L10	N 89°56'01" W	678.57'
L11	S 01°26'13" E	387.91'
L12	S 0°00'29" W	572.18'
L13	S 89°11'46" E	722.83'
L14	S 0°00'06" W	384.56'
L15	S 04°32'30" E	26.14'
L16	S 00°00'23" E	328.06'
L17	S 74°50'31" E	5.01'
L18	S 0°03'33" W	431.73'
L19	S 90°00'00" W	304.38'
L20	N 0°09'10" W	5.01'
L21	N 0°03'08" E	337.22'
L22	S 0°16'09" E	668.42'
L23	N 23°24'11" W	313.90'
L24	N 62°30'14" E	323.26'
L25	N 04°02'12" E	256.16'
L26	S 89°19'03" W	732.71'
L27	N 12°17'42" E	351.32'
L28	N 43°18'57" E	293.55'
L29	N 75°56'24" E	402.94'
L30	N 59°45'32" E	148.82'
L31	N 89°53'00" E	594.56'
L32	N 43°06'03" E	683.62'
L33	N 50°20'57" E	264.35'
L34	N 89°53'00" E	196.62'
L35	S 25°32'12" E	608.42'
L36	S 79°00'31" E	519.88'
L37	N 89°53'00" E	461.18'
L38	S 42°49'33" E	330.23'
L39	N 0°10'15" W	242.70'
L40	N 89°51'15" E	31.59'

ORIGINAL PLAT FILED WITH  
 LEHI CITY ON JULY 25, 1997.  
 AMENDED IN JULY 30, 1997.  
 AMENDED IN PRESENT FORM  
 FEBRUARY 2, 1998