

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the ANNEXATION PLAT OF CHRISTENSEN, PREECE, AND ROWSER PARCELS, located in MORGAN CITY, dated DECEMBER 1, 2023, complying with Sections §10-2-4 and, §67-1a-6.5 Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the PREECE ANNEXATION, located in MORGAN COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 7th day of December, 2023 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



Morgan City Corporation
90 West Young Street
Morgan, Utah 84050
PH: 801-829-2461
www.morgancityut.org

December 1, 2023

Lieutenant Governor's Office
Deidre M. Henderson
350 N State Street, Ste. 220
PO Box 142325
Salt Lake City, UT 84114-2325
Email: annexations

***RE: NOTICE OF IMPENDING BOUNDARY ACTION
"ANNEXATION PLAT OF CHRISTENSEN, PREECE AND ROWSER PARCELS"***

Dear Lt. Governor Henderson:

This letter serves as filing of a notice of impending boundary action of the "Annexation Plat of Christensen, Preece and Rowser Parcels," for the annexation of property located at approximately 555 West Old Highway Road, 936 North 700 East, 1075 North 700 East and 1050 North 600 West in unincorporated Morgan County into the boundaries of Morgan City (a city also within Morgan County) under Title 10, Chapter 2, Part 4 – Annexation, of the Utah Code. For reference, Morgan County is a county of the 4th class. Morgan City is a city of the 5th class.

The proposed property consists of six separate parcels, totaling 54.36 acres. All affected property owners have consented in writing to this annexation. The purpose of the annexation is to provide Morgan City utility service to the properties.

Attached with this notice are the following:

- *Notice of Impending Boundary Action*, declaring the intent of the Morgan City Council to annex the properties. (UCA §67-1a-6.5)
- *Ordinance 23-15 – Adopted November 14, 2023*, ordaining approval by the Morgan City Council of the annexation and certifying that all applicable requirements of Title 10, Chapter 2, Part 4 – Annexation, of the Utah Code have been met.
- *Final Local Entity Plat (copy)*, created, certified, and approved as dictated by UCA §17-23-20(4).

Thank you in advance for your consideration of these documents. If determined by you that this notice meets the requirements of UCA §67-1a-6.5, please direct the executed certificate of annexation to my attention at the address listed above for Morgan City Corporation.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Denise Woods
City Recorder
Morgan City
Phone: (801) 829-3461 Ext. 3 Email: dwoods@morgancityut.org

ORDINANCE 23-15

(Preece Annexation – 54.36 Acres Located at Approximately 555 West Old Highway Road, 936 North 700 East, 1075 North 700 East, and 1050 North 600 West)

AN ORDINANCE DECLARING THE ANNEXATION OF REAL PROPERTY INTO MORGAN CITY. THE PROPERTY IS 54.36 ACRES IN AREA AND IS LOCATED AT APPROXIMATELY 555 WEST OLD HIGHWAY ROAD, 936 NORTH 700 EAST, 1075 NORTH 700 EAST, AND 1050 NORTH 600 WEST, MORGAN CITY AND OWNED BY LISA C. AND SHAUN D. PREECE, WAYLON S. AND MICHAELA PREECE, BLAKE E. AND EUGENIA H. ROWSER, AND ARLENE S. CHRISTENSEN AND DEANNE C. JOHNSON, TRUSTEES.

WHEREAS, the City has identified certain properties within its Annexation Policy Plan, adopted on December 5, 2002, and the Annexation Declaration Map amended on February 21, 2012, as being appropriate for inclusion with the boundaries of the City; and

WHEREAS, Lisa C. and Shaun Preece, Waylon S. and Michaela Preece, Blake E. and Eugenia H. Rowser, and Arlene S. Christensen and Deanne C. Johnson, Trustees, of the Arlene S. Christensen Revocable Trust dated December 14, 2017 (hereinafter referred to as “Petitioners”), are requesting to have their property annexed into the corporate limits of Morgan City; and

WHEREAS, the Petitioners own the land petitioned to be annexed into the City; and

WHEREAS, the Petitioners have submitted a petition with an accurate plat or map of the real property to be annexed prepared under the supervision of a competent surveyor and certified by the surveyor; and

WHEREAS, the Morgan County Surveyor was notified and approved on October 16, 2023; and

WHEREAS, the properties proposed for annexation (hereinafter “Annexation Area”) are identified on the Annexation Plat, which is attached hereto and incorporated herein by this reference as Exhibit “A”; and

WHEREAS, the Morgan City Planning Commission has been notified of this annexation and has recommended the zoning designation of parcels 00-0001-9479 (Lisa C. and Shaun D. Preece), 00-0001-9461 (Waylon S and Michaela Preece), 00-0001-9453 (Blake E. and Eugenia H. Rowser), and 00-0001-9487 (Arlene S. Christensen and Deanne C. Johnson, Trustees, of the Arlene S. Christensen Revocable Trust dated December 14, 2017) of the Annexation Area, as R-1-10 – Single Family Residential; and

WHEREAS, the Morgan City Planning Commission has been notified of this annexation petition and has recommended the zoning designation of the remaining parcels 00-0001-9438 and 01-0001-9495 (Arlene S. Christensen and Deanne C. Johnson, Trustees) of the Annexation Area, as A – Agricultural; and

WHEREAS, the Morgan City Council deems it to be in the best interest of the City and its citizens to annex the real property described herein into the boundaries of Morgan City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:

SECTION 1. Enactment. That the following real property is hereby annexed into Morgan City, and the Corporate limits of the City are hereby extended to include real property as described below.

PARCEL A

A TRACT OF LAND SITUATED IN SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, WHICH BEARS NORTH (BASIS OF BEARING) 5321.86 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE NORTH 89°33'22" WEST 2636.61 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE SOUTH 00°21'33" WEST (RECORD: SOUTH) 1549.46 FEET;

THENCE SOUTH 89°38'27" EAST (RECORD: EAST) 240.57 FEET TO A POINT ON THE EAST LINE OF A 50 FOOT WIDE SERVICE ROAD, THE TRUE POINT OF BEGINNING;

THENCE NORTH 40°26'33" EAST 388.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF OLD HIGHWAY ROAD;

THENCE SOUTH 63°48'27" EAST 548.72 FEET;

THENCE SOUTH 33°21'33" WEST 981.55 FEET TO THE NORTHERLY LINE OF INTERSTATE 84;

THENCE NORTH 55°35'27" WEST 656.50 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF A 50 FOOT WIDE SERVICE ROAD;

THENCE NORTH 40°26'33" EAST 520.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 12.94 ACRES.

THE BASIS OF BEARING IS THE EAST LINE OF SECTION 26 CALLED: NORTH.

PARCEL B

A TRACT OF LAND SITUATED IN SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26, WHICH BEARS NORTH (BASIS OF BEARING) 5321.86 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE NORTH 89°33'22" WEST 2636.61 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26;

THENCE SOUTH 00°21'33" WEST 2256.53 FEET;

THENCE WEST 359.52 FEET TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD DESCRIBED AS BEING 50 FEET DISTANT PERPENDICULAR FROM THE U.P.R.R. WEST BOUND MAIN LINE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 57°09'58" EAST 706.27 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 33°21'02" WEST 1853.64 FEET;

THENCE NORTH 49°46'27" WEST 119.97 FEET;

THENCE SOUTH 85°21'02" WEST 350.00 FEET TO THE CENTERLINE OF THE WEBER RIVER;
 THENCE SOUTH 03°38'58" EAST 390.00 FEET ALONG SAID CENTERLINE;
 THENCE NORTH 67°38'58" WEST 406.00 FEET LEAVING SAID RIVER;
 THENCE NORTH 40°21'02" EAST 284.00 FEET;
 THENCE NORTH 60°38'58" WEST 455.00 FEET;
 THENCE NORTH 40°26'02" EAST 2204.00 FEET ALONG A FENCE TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 41.42 ACRES.

THE BASIS OF BEARING IS THE EAST LINE OF SECTION 26 CALLED: NORTH.

54.36 TOTAL ACRES

SECTION 2. ZONING DESIGNATION: Parcel Nos. 00-0001-9479 (Lisa C. and Shaun D. Preece), 00-0001-9461 (Waylon S and Michaela Preece), 00-0001-9453 (Blake E. and Eugenia H. Rowser), and 00-0001-9487 (Arlene S. Christensen and Deanne C. Johnson, Trustees, being annexed is zoned R-1-10 (Single-family Residential) and the remaining properties, Parcel Nos. 00-0001-9438 and 01-0001-9495 (Arlene S. Christensen and Deanne C. Johnson, Trustees) will be zoned A (Agricultural).

SECTION 3. Effective Date. This ordinance shall take effect upon the recording of the Annexation plat.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this 14th day of November, 2023.

Tony London

 TONY LONDON, Mayor Pro Tem

ATTEST:

Denise Woods

 DENISE WOODS, City Recorder



CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Councilmember London	<i>Acting Mayor Pro Tem</i>		
Councilmember Wardell	<i>X</i>		
Councilmember Turner	<i>X</i>		
Councilmember Richins	<i>X</i>		
Councilmember Alexander	<i>X</i>		

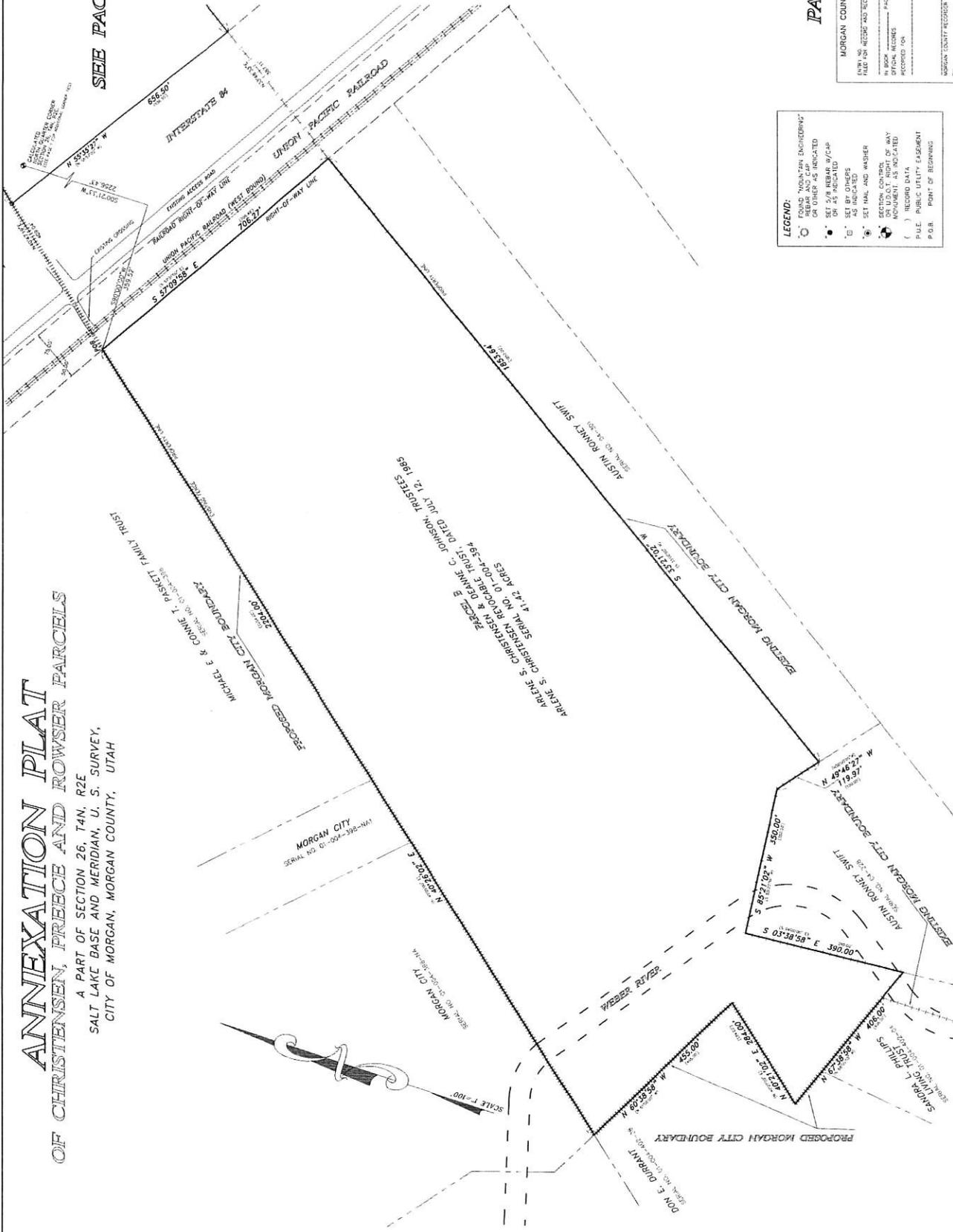
(In the event of a tie vote of the Council):

Mayor Gale			<i>X</i>
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ANNEXATION PLAT

OF CHRISTENSEN, PREECE AND ROWSER PARCELS
 A PART OF SECTION 26, T4N, R2E
 SALT LAKE BASE AND MERIDIAN, U. S. SURVEY,
 CITY OF MORGAN, MORGAN COUNTY, UTAH

SEE PAGE 1



LEGEND:

- FOUND "MOUNTAIN ENGINEERING" REBAR AND CAP OR OTHER AS INDICATED
- SET BY OTHERS AS INDICATED
- SET BY OTHERS AS INDICATED
- SET NAIL AND WASHER AS INDICATED
- SECTION CONTROL POINT
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- RECORD DATA
- REBAR AND CAP OR OTHER AS INDICATED
- SET BY OTHERS AS INDICATED
- SET NAIL AND WASHER AS INDICATED
- SECTION CONTROL POINT
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- SECTION CONTROL POINT
- POINT OF BEGINNING
- PUBLIC UTILITY EASEMENT
- RECORD DATA

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MORGAN COUNTY RECORDER
 FILED FOR RECORD AND RECORDS
 DATE _____ TIME _____ AT _____
 OFFICE RECORDS
 REC'D FOR _____

MOUNTAIN ENGINEERING
 2320 W. OLD HIGHWAY ROAD
 SALT LAKE CITY, UTAH 84106
 TEL (801) 875-3978 email: mountaineng@earthlink.net

DATE	10/12/2023
TIME	10:00 AM
BY	KEVIN R. WILSON
FOR	RECORD
PROJECT	ANNEXATION PLAT
FILE NO.	2023-001



RECORDED
 BY: E. ENGLISH
 DATE: 10/12/2023

ANNEXATION PLAT
 OF CHRISTENSEN, PREECE AND ROWSER PARCELS
 A PART OF SECTION 26, T4N, R2E
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 MORGAN CITY, MORGAN COUNTY, UTAH
 USA PREECE, 1050 N 600 W, MORGAN, UTAH
 84051-1234
 DATE: 10/12/2023

