

# STATE OF UTAH



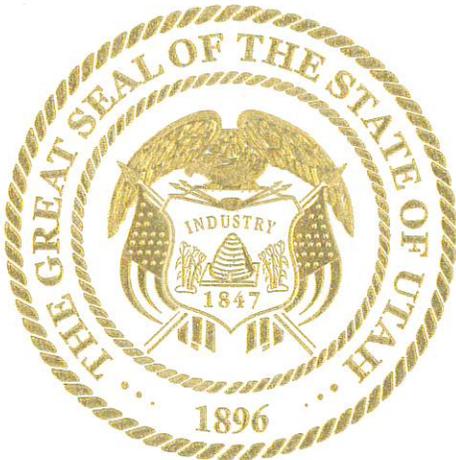
OFFICE OF THE LIEUTENANT GOVERNOR

## 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 LOWER FAMILY PROPERTIES L.L.C. ANNEXATION located in SMITHFIELD CITY, dated JUNE 23, 2025, complying with §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 LOWER FAMILY PROPERTIES L.L.C. ANNEXATION located in CACHE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 3<sup>rd</sup> day of July, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

# SMITHFIELD CITY CORPORATION

96 South Main Street - P.O. Box 96  
Smithfield, Utah 84335  
Phone (435) 563-6226  
www.smithfieldcity.org

## OFFICIALS

KRIS MONSON  
MAYOR

JUSTIN B. LEWIS  
CITY MANAGER

JODIE MACK  
CITY TREASURER

DANA LAZCANOTEGUI  
CITY RECORDER

## COUNCIL MEMBERS

WADE C. CAMPBELL

SUE HYER

TODD ORME

JENN STAKER

TED STOKES

June 23, 2025

Utah Lieutenant Governor's Office  
Utah State Capital Complex, Suite 220  
P.O. Box 142325  
Salt Lake City, UT 84114-2325

To Whom It May Concern:

Smithfield City has met the statutes and requirements in regard to the annexation of Cache County Parcel Numbers 08-045-0009, 08-045-0012, and 08-049-0005 into the city limits of Smithfield City.

Included are the signed ordinance and survey.

If you have questions, I may be reached via email at [dlazcanotegui@smithfieldutah.gov](mailto:dlazcanotegui@smithfieldutah.gov) or by phone at (435) 792-7997.

Sincerely,



Dana Lazcanotegui  
City Recorder



**ORDINANCE 2025-16**

**Lower Family Properties LLC & Smithfield City**

**WHEREAS**, the owners of certain real property, described below, desire to annex such real property to the corporate limits of Smithfield City, Utah; and

**WHEREAS**, said real property is located within the area proposed for annexation and covers a majority of the private land area within the area proposed for annexation; and

**WHEREAS**, said real property is equal in value to at least one-third (1/3) of the value of all private real property within the area proposed for annexation; and

**WHEREAS**, said real property is a contiguous, unincorporated area contiguous to the boundaries of Smithfield City and the annexation thereof will not leave or create an unincorporated island or peninsula; and

**WHEREAS**, said property is undeveloped and covers an area that is equivalent to less than five percent (5%) of the total land mass of all private real property within Smithfield City; and

**WHEREAS**, said owners have caused a Petition for Annexation to be filed with the city, together with an accurate plat of the real property which was made under the supervision of a competent, licensed surveyor; and

**WHEREAS**, on the 14<sup>th</sup> day of May, 2025, the Smithfield City Council received the required Notice of Certification from the City Recorder certifying that the annexation petition meets the requirements of State law; and

**WHEREAS**, the City Council published and mailed notice of the Certification, as required by law and no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, as amended; and

**WHEREAS**, the City Council held the required public hearing after giving notice as required by law, and has determined the referenced annexation is desirable;

**NOW THEREFORE**, pursuant to Section 10-2-407, Utah Code Annotated, as amended, the City Council of Smithfield City, Utah, hereby adopts, passes, and publishes the following:

**AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP, ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF SMITHFIELD CITY, UTAH.**

**BE IT ORDAINED**, by the City Council of Smithfield City, Cache County, State of Utah, as follows:

1. The real property, more particularly described in Paragraph 2, below, is hereby annexed to Smithfield City, Utah, and the corporate limits of the City are hereby extended accordingly.
2. The real property which is the subject of this Ordinance is described as follows:

The Property is located at: Approximately 800 East Upper Canyon Road

**Cache County Parcel Number(s): 08-045-0009, 08-045-0012 & 08-049-0005**

Boundary Description:

LEGAL DESCRIPTION FOR ANNEXATION TO THE CITY OF SMITHFIELD A PARCEL OF LAND LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS NORTH 88° 27' 40" EAST 2642.81 FEET; THENCE NORTH 88° 27' 40" EAST 1108.93 FEET ALONG THE SOUTH LINE OF SAID SECTION 23 TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 20' 00" WEST 431.35 FEET (NORTH 00° 33' 06" WEST BY RECORD) ALONG THE EAST LINE OF SMITHFIELD HEIGHTS, PHASE 3, AND ITS EXTENSION; THENCE NORTH 88° 57' 33" EAST 567.00 FEET; THENCE SOUTH 00° 20' 00" EAST 355.01 FEET; THENCE NORTH 78° 34' 00" EAST 64.10 FEET ALONG THE NORTHERLY RIGHT OF WAY FENCE LINE OF UPPER SMITHFIELD CANYON ROAD; THENCE ALONG LINES, AND THEIR EXTENSIONS, PREVIOUSLY SURVEYED AS PROPERTY LINES AS SHOWN ON THE SURVEY RECORDED AS SURVEY # 1997-0072 IN THE OFFICE OF THE CACHE COUNTY SURVEYOR THE FOLLOWING 3 COURSES: THENCE SOUTH 11° 55' 43" EAST 208.48 FEET (SOUTH 10° 23' 24" EAST BY RECORD); THENCE SOUTH 75° 11' 28" WEST 383.00 FEET (SOUTH 76° 43' 47" WEST BY RECORD); THENCE NORTH 10° 46' 32" WEST 213.33 FEET (NORTH 09° 14' 13" WEST BY RECORD) TO A POINT ON THE SAID SOUTH LINE OF SECTION 23; THENCE SOUTH 88° 27' 40" WEST 262.31 FEET ALONG THE SAID SOUTH LINE OF SECTION 23 TO THE TRUE POINT OF BEGINNING. CONTAINING 7.2 ACRES OF LAND.

3. The real property described in Paragraph 2, above, shall be classified as being in the A-10 (Agricultural 10-Acre) District of the Agricultural zone in accordance with the provision of Section 17.08.050 of the Smithfield Municipal Code, and the Zoning Map of Smithfield City shall be amended to include the real property described above.

4. A copy of this Ordinance and an original plat describing the property so annexed shall be filed with the Cache County Recorder within thirty (30) days after the date this Ordinance is adopted.

5. This ordinance shall be effective upon the posting in each of three (3) public places within the corporate limits of Smithfield City.

ADOPTED AND PASSED by the Smithfield City Council this 11th day of June, 2025.

SMITHFIELD CITY CORPORATION

*Kristi Monson*  
\_\_\_\_\_  
Kristi Monson, Mayor

ATTEST:

*Dana Lazcanotegui*  
\_\_\_\_\_  
Dana Lazcanotegui, City Recorder



LAND SURVEYORS  
A.A. HUDSON  
AND  
ASSOCIATES  
132 SOUTH STATE  
PRESTON, IDAHO 83263  
(208)952-1155

ANNEXATION PLAT TO THE CITY OF SMITHFIELD  
LOWER FAMILY PROPERTIES, L.L.C.  
AND SMITHFIELD CITY  
SECTIONS 23 & 26 TOWNSHIP 13 NORTH, RANGE 1 EAST, S13&M  
CACHE COUNTY, UTAH  
REVISIONS SURVEYED BY: TC & CB  
OFFICE WORK BY: TC  
PROJECT NO. 24046 FIELD BOOK NO. \_\_\_\_\_  
COMPLETION DATE: JUNE 2025

LEGEND  
--- DEED (RECORD) LINE  
--- SECTION CORNER  
--- SECTION 1/4 CORNER

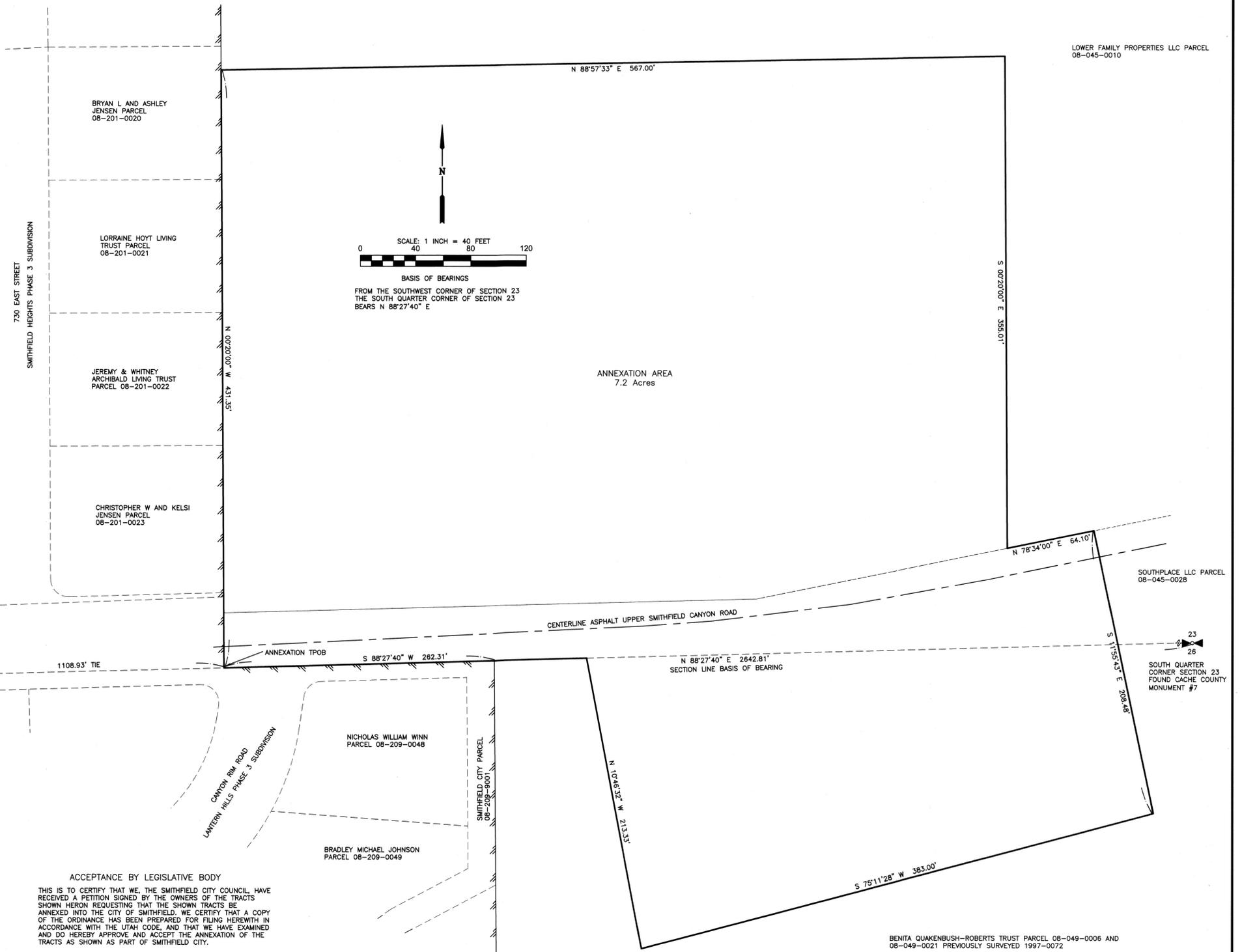
6/12/25  
T. C. HUDSON  
DEPUTY COUNTY SURVEYOR  
STATE OF UTAH

RECORDERS CERTIFICATE  
INSTRUMENT NO. \_\_\_\_\_ TIME \_\_\_\_\_  
RECORDED BY \_\_\_\_\_  
RECORDED BY \_\_\_\_\_  
FEE \_\_\_\_\_  
DRAWING: 24046ANNEXATION.dwg

LEGEND  
--- DEED (RECORD) LINE BY RECORD  
--- ANNEXATION BOUNDARY  
--- OUTSIDE CITY / INSIDE CITY CURRENT SMITHFIELD CITY LIMITS  
--- CENTERLINE ASPHALT

ANNEXATION PLAT TO THE CITY OF SMITHFIELD FOR  
**LOWER FAMILY PROPERTIES L.L.C. ANNEXATION**  
AN ANNEXATION IN SECTIONS 23 AND 26  
TOWNSHIP 13 NORTH RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH

CACHE COUNTY PARCELS INCLUDED IN THIS ANNEXATION:  
08-045-0009 AND 08-049-0005, AND 08-045-0012  
PARCEL 08-045-0009 IS OWNED BY LOWER FAMILY PROPERTIES L.L.C.  
PARCELS 08-049-0005 AND 08-045-0012 ARE OWNED BY SMITHFIELD CITY



LEGAL DESCRIPTION FOR ANNEXATION TO THE CITY OF SMITHFIELD  
A PARCEL OF LAND LOCATED IN SECTIONS 23 AND 26, TOWNSHIP 13 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
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THENCE ALONG LINES, AND THEIR EXTENSIONS, PREVIOUSLY SURVEYED AS PROPERTY LINES AS SHOWN ON THE SURVEY RECORDED AS SURVEY # 1997-0072 IN THE OFFICE OF THE CACHE COUNTY SURVEYOR THE FOLLOWING 3 COURSES:  
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DEPUTY COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL  
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYORS OFFICE AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED  
DATE: 6/18/2025  
DEPUTY COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY  
THIS IS TO CERTIFY THAT WE, THE SMITHFIELD CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY THE OWNERS OF THE TRACTS SHOWN HEREON REQUESTING THAT THE SHOWN TRACTS BE ANNEXED INTO THE CITY OF SMITHFIELD. WE CERTIFY THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith IN ACCORDANCE WITH THE UTAH CODE, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACTS AS SHOWN AS PART OF SMITHFIELD CITY.  
APPROVED: Kim Jensen MAYOR  
WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF June 2025  
Dana Layman RECORDER  
SMITHFIELD CITY CACHE COUNTY, UTAH