

STATE OF UTAH



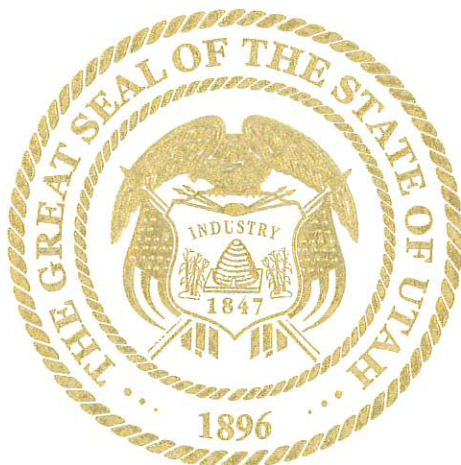
OFFICE OF THE LIEUTENANT GOVERNOR

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 GUNN PROPERTIES, LLC ANNEXATION TO VERNAL CITY located in VERNAL CITY, dated NOVEMBER 19, 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 GUNN PROPERTIES, LLC ANNEXATION TO VERNAL CITY located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 12th day of December, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

Vernal City
374 E Main St
Vernal, UT 84078



P: 435-789-2255
F: 435-789-2256
www.vernal.gov

November 19, 2025

Deidre Henderson
Utah Lieutenant Governor
350 State Street #220
Salt Lake City, UT 84103

RE: Boundary Action

Dear Lt. Governor Henderson,

I am writing to request a certificate for a boundary action for an annexation of property from Uintah County into Vernal City, Utah. The parcel of property for which this annexation pertains is 1787 W 319 S, Vernal Utah. We have followed the prescribed annexation procedures as outlined in Utah Code to ensure the transparency and adhere to due process, and all of the requirements for this action have now been met.

The City respectfully requests that your office review the documentation and issue the necessary certificate for the completion of this annexation.

Thank you for your attention to this matter. Should you require any further information or documentation, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Sara Bell".

Sara Bell
Vernal City Recorder

Branden Kirk (Name) ANNEXATION: 1787w 319S (address) Parcel #: 041330029

Property Owner: Gunn Properties LLC

ANNEXATION GUIDELINES AND TIME FRAMES:

Notice of Intent to request annexation (Has petitioner spoken with City Planner to review basic proposal?) Confirm annexation proposal is within City declaration area _____

Notes: Not contiguous to City boundaries. Work with property owner to get additional properties

Send notice of intent to affected entities with a map of the area to be annexed. (City Recorder may do this to ensure all agencies are notified)

Notes: mailed May 13, 2025 80 sent notices

Notify County with notice of intent also and pay fee. (Property owner)

County sent notice to property owners involved and within 300 feet of annexation.

Wait for notice from County that this has been done. (within 20 days it is required to be sent.)

Notes: _____

Send Annexation Petition. 5/16/25

Petition for Annexation is presented to City Recorder: 8/11/25

Must be accompanied by accurate and recordable map prepared by a licensed surveyor;

Note: Accompanied Map received in August 11, 2025

Verify signatures with the County.

Is property within an agricultural protection area? If so, must have 100% of signatures of private property. If not, must be equal to 1/3 of the value of all private real property.

Is property public? If so, must have signatures of person with ability to sign for public entity.

Notes: Private Property. Company's Certificate of Organization included

Schedule petition to be heard by City Council at the next scheduled public meeting at least 14 days after receipt of petition. Date: September 3

If petition is denied – within five days of denial, sent written notice of denial to contact sponsor and County Clerk.

If petition is accepted – within 30 days meet with City Attorney, see if petition meets requirements.

Notes: _____

- Certify the petition and mail or deliver written notification to the City Council, sponsor and County Clerk / County Commission. September 8, 2025

Notes: _____

If does not meet requirements – reject petition and mail notification to City Council, sponsor and County Clerk / County Commission.

If rejected – sponsor can modify petition to correct deficiencies. If modified, treat as a new petition.

- If certified – City Recorder shall provide the notice within 10 days:

On Public Notice website – leave on website for 3 weeks;

Post notice, one for each 2000 population within combined area, in places within combined area with maximum of 10 notices or mail notice to each residence;

Within 20 days to affected entities with language on 30 day protest period and protest deadline;

Post on city website for 3 weeks;

Provide written notice to all property owners within ½ mile radius of proposed annexation with language on 30 day protest period and protest deadline;

Notes: _____

- If no protest:

Notice of public hearing (7 day notice as a Class B Notice) Date: notice of hearing posted 10/8/25

If receive a protest

Notes: _____

N/A Notify the County Clerk / Commission;

Deliver protest to Boundary Commission within 5 days;

if Boundary Commission is not already appointed – help set one up; or

Council may deny petition at next regularly scheduled meeting.

If deny – notify sponsor, County and entity that protested within 5 days.

If do not deny; cannot do anything further until get report from Boundary Commission

Boundary Commission may require feasibility study

- If Boundary Commission denies petition

At next meeting Council deny petition;

If deny – notify sponsor, County and entity that protested within 5 days.

- If Boundary Commission accepts petition
- Council can approve an ordinance approving annexation

Notes: _____

public hearing: October 17, 2025
Ordinance NO 2025-30

If approved, within 60 days must;

- Publish ordinance on PNW:

Note: published on 10/22/25

- File notice of boundary action with Lt. Governor to receive certificate;

Notes: _____

- Send certified copy of ordinance to Department of Health and Human Services

Notes: _____

- Record plat, ordinance and certificate from Lt. Governor with the County

Notes: _____

- Notify affected entities and utility companies per franchise agreements.

Notes: _____

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE VERNAL CITY COUNCIL ANNEXING AND EXTENDING THE CORPORATE LIMITS OF VERNAL CITY, UTAH TO INCLUDE THE AREA DESCRIBED IN EXHIBIT “A”, AND AMENDING THE VERNAL CITY ZONING MAP TO DESIGNATE AND ZONE THE ANNEXED AREA AS “R-2”, RESIDENTIAL ZONE 2, UPON ITS ANNEXATION IN THE THE CITY OF VERNAL.

WHEREAS, Utah Code Ann. § 10-2-403 authorizes the City to annex contiguous unincorporated property upon receiving a petition from the property owners; and

WHEREAS, on May 19, 2025, Branden Kirk, registered agent of Gunn Properties LLC , petitioned for the annexation of the real property located at 1787 W 319 S, Vernal, UT 84078 (Uintah County Parcel No. 041330029) into the municipal boundaries of Vernal City; and

WHEREAS, Vernal City Council has thoroughly reviewed the petition and all relevant documents concerning the annexation; and

WHEREAS, the Vernal City Council finds that the Petition satisfies all the requirements of Utah Law.

WHEREAS, proper notices were sent and there were no protests received concerning the Petition; and

WHEREAS, the Vernal City Council held a public hearing concerning the Petition on October 15, 2025; and

WHEREAS, all legal requirements for annexation as per Utah Code Ann. §§ 10-2-401 et seq., including proper filing, notice, and public hearings, have been duly met.

NOW, THEREFORE, BE IT ORDAINED by the Vernal City Council as follows:

1. **Acknowledgment of Petition:** The City Council hereby acknowledges the receipt and sufficiency of the annexation petition filed by Branden Kirk.
2. **Agent:** The City Council recognizes Branden Kirk as the agent for Gunn Properties LLC and the title holder of the property at issue in this annexation.

3. **Compliance with Legal Requirements:** The City Council confirms that the annexation process has complied with all legal requirements as described under Utah Code Ann. §§ 10-2-401 et seq.
4. **Finding of Best Interests.** The Vernal City Council hereby finds and determines that the annexation of the Annexed Property as proposed in the Petition is in the best interests of the City and its residents.
5. **Description of the Annexed Property:** The property subject to annexation is as described in Exhibit A attached hereto.
6. **Approval of Annexation:** The City Council hereby approves the annexation of the property owned by Gunn Properties LLC, located at 1787 W 319 S and as described in Exhibit A (Uintah County Parcel No. 041330029), into Vernal City, and does hereby annex the Annexed Property into the City of Vernal.
7. **Final Plat:** The Vernal City Council approves the Final Plat as attached in Exhibit A and directs that it be filed as required by law.
8. **Zoning:** The Annexed Property is zoned “R-2” (Residential Zone 2), and the Vernal City zoning map is hereby amended to reflect such annexation and zoning.
9. **Annexation Date:** The City confirms that, pursuant to Utah Code Ann. § 10-2-425, this Annexation is completed and takes effect upon the date of the Lieutenant Governor’s issuance of a Certification of Annexation.
10. **Authorization to Execute:** The Mayor and City Recorder are authorized to execute this Ordinance.
11. **Effective Date:** This Ordinance shall become effective immediately upon publication and/or posting as required by law.
12. **Instructions for City Recorder after Execution of Ordinance:**
 - a) Following the annexation, the City Recorder is hereby directed to notify the office of the Lieutenant Governor of the State about the annexation of the property owned by Gunn Properties LLC into Vernal City.

b) The City Recorder shall submit all necessary documents as required by the office of the Lieutenant Governor. This includes a certified copy of the ordinance, maps of the annexed area, and any other relevant documentation.

c) The City Recorder shall work with the City Attorney to ensure that all procedures are in compliance with state laws and regulations regarding the annexation process.

d) The City Recorder shall maintain a record of all communications and submissions made to the Lieutenant Governor's office in relation to this annexation.

e) The City Recorder shall finally provide a report to the City Council upon completion of all actions related to the office of the Lieutenant Governor, confirming the fulfillment of these duties.

PASSED, AND ADOPTED this 15th day of October, 2025.



Mayor Doug Hammond

ATTEST:



Sara Bell, City Recorder

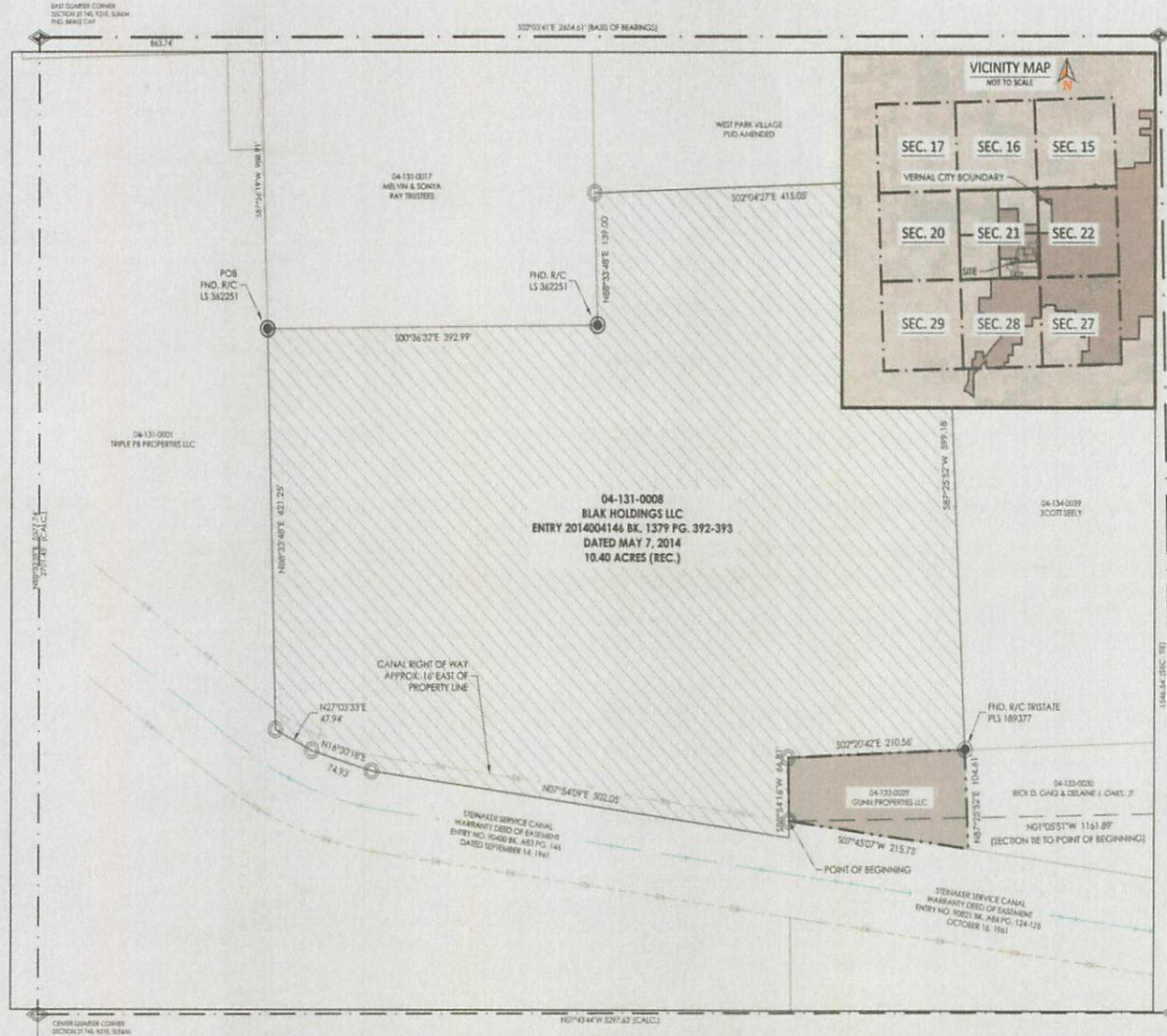


FINAL LOCAL ENTITY PLAT

ANNEXATION TO VERNAL CITY
 LOCATED IN THE SE1/4 OF SECTION 21,
 TOWNSHIP 4 SOUTH, RANGE 21 EAST,
 SALT LAKE BASE & MERIDIAN



Horrocks
 2028 West 5200 South
 Vernal, UT 84078
 (435) 781-2550
 www.horrocks.com



NARRATIVE
 THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX PARCEL 04-133-0029 FROM UNTAH COUNTY INTO VERNAL CITY. REFERENCE RECORD OF SURVEY, FILE NO. 42001, DATED SEPT. 9, 2024, UNTAH COUNTY RECORDS.

BOUNDARY DESCRIPTION:
 A PARCEL OF LAND AS DESCRIBED IN AN AFFIDAVIT OF CORRECTION IN FAVOR OF GUNN PROPERTIES LLC, RECORDED JULY 23, 2025 AS ENTRY NO. 2022004534 IN BOOK 1919 AT PAGES 725-728, UNTAH COUNTY RECORDS, CORRECTING THE LEGAL DESCRIPTIONS FROM THE PREVIOUSLY RECORDED DOCUMENTS AS FOLLOWS:
 1) WARRANTY DEED RECORDED AUGUST 30, 2024 AS ENTRY NO. 2024005177 IN BOOK 1871 AT PAGE 163.
 2) CORRECTED WARRANTY DEED RECORDED SEPTEMBER 4, 2024 AS ENTRY NO. 2024005289 IN BOOK 1871 AT PAGE 894.
 3) AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 10, 2024 AS ENTRY NO. 2024005333 IN BOOK 1872 AT PAGE 52.

PARCEL IS LOCATED IN THE SW1/4(SET)1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE A SOUTHERLY LINE OF THE BLAK HOLDINGS LLC PROPERTY AND THE NORTHWEST CORNER OF SAID GUNN PROPERTIES, LLC PROPERTY, WHICH POINT LIES SOUTH 88°54'09" WEST 1546.54 FEET ALONG THE SECTION LINE AND NORTH 01°05'51" WEST 1161.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21; AND RUNNING THENCE ALONG SOUTHERLY AND WESTERLY LINES OF SAID BLAK HOLDINGS, LLC PROPERTY THE FOLLOWING TWO (2) COURSES: 1) NORTH 66°54'16" EAST 66.81 FEET TO A WESTERLY CORNER OF THE BLAK HOLDINGS LLC PROPERTY; THENCE 2) ALONG A WESTERLY LINE OF SAID BLAK HOLDINGS LLC PROPERTY SOUTH 02°20'42" EAST 210.52 FEET TO THE NORTHWEST CORNER OF THE RICK AND DELANE OAKS PROPERTY; THENCE ALONG THE NORTHERLY LINE OF SAID RICK AND DELANE OAKS PROPERTY SOUTH 07°52'52" WEST 104.61 FEET TO THE EASTERLY LINE OF THE STEHAKER SERVICE CANAL; THENCE ALONG SAID EASTERLY LINE NORTH 07°45'07" EAST 215.73 FEET TO THE POINT OF BEGINNING.
 CONTAINS 18.131 SQ. FT. 0.416 ACRE, MORE OR LESS.
 SUBJECT TO AN ACCESS EASEMENT ACROSS THE WESTERLY 46 FEET OF THE ABOVE DESCRIBED PARCEL.

RESERVING UNTO GRANTORS A 33 FOOT EASEMENT ACROSS ABOVE DESCRIBED PARCEL FROM FUTURE ACCESS ROAD TO BE CREATED BY GRANTEE.

- LEGEND**
- SECTION CORNER, FOUND AS NOTED
 - REBAR/CAP, FOUND AS NOTED
 - REBAR WITH CAP (CRS ENGI), SET
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - QUARTER SECTION LINE
 - SECTION LINE
 - AREA TO BE ANNEXED INTO VERNAL CITY



SURVEYOR'S CERTIFICATE
 I, ROBERT O. BAKER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 172816 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAN IN ACCORDANCE WITH SEC 17-23-20 WAS MADE UNDER MY DIRECTION AND SHOWN HEREON.

Robert O. Baker
 ROBERT O. BAKER, PLS
 08/09/2025
 DATE

VERNAL CITY APPROVED BY THE VERNAL CITY PLANNING ADMINISTRATOR	UNTAH COUNTY SURVEYOR APPROVED BY THE UNTAH COUNTY SURVEYOR	COUNTY RECORDER STATE OF UTAH, COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ ABSTRACTED _____ INDEXED _____ FILED IN: FILE OF PLATS _____
SIGNATURE _____	DATE _____	SIGNATURE _____
DATE _____	DATE _____	COUNTY RECORDER _____

WARNING
 IF THIS MAP DOES NOT DRAWING IS NOT TO SCALE

DATE	REVISIONS
13 JUNE 2025	REV 1 A
DESIGNED	C. NESENER
DRAWN	B. BAKER
CHECKED	T. COCHRAN
PROJECT	04-133-0029

BLAK HOLDINGS, LLC RECORD OF SURVEY
FINAL LOCAL ENTITY PLAT
 TWP 4 S, R 21 E, VERNAL, UT PLAT
 ANNEXATION TO VERNAL CITY

ANNEX.
 PAGE 1 OF 1

FINAL LOCAL ENTITY PLAT

ANNEXATION TO VERNAL CITY
LOCATED IN THE SE1/4 OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 21 EAST,
SALT LAKE BASE & MERIDIAN

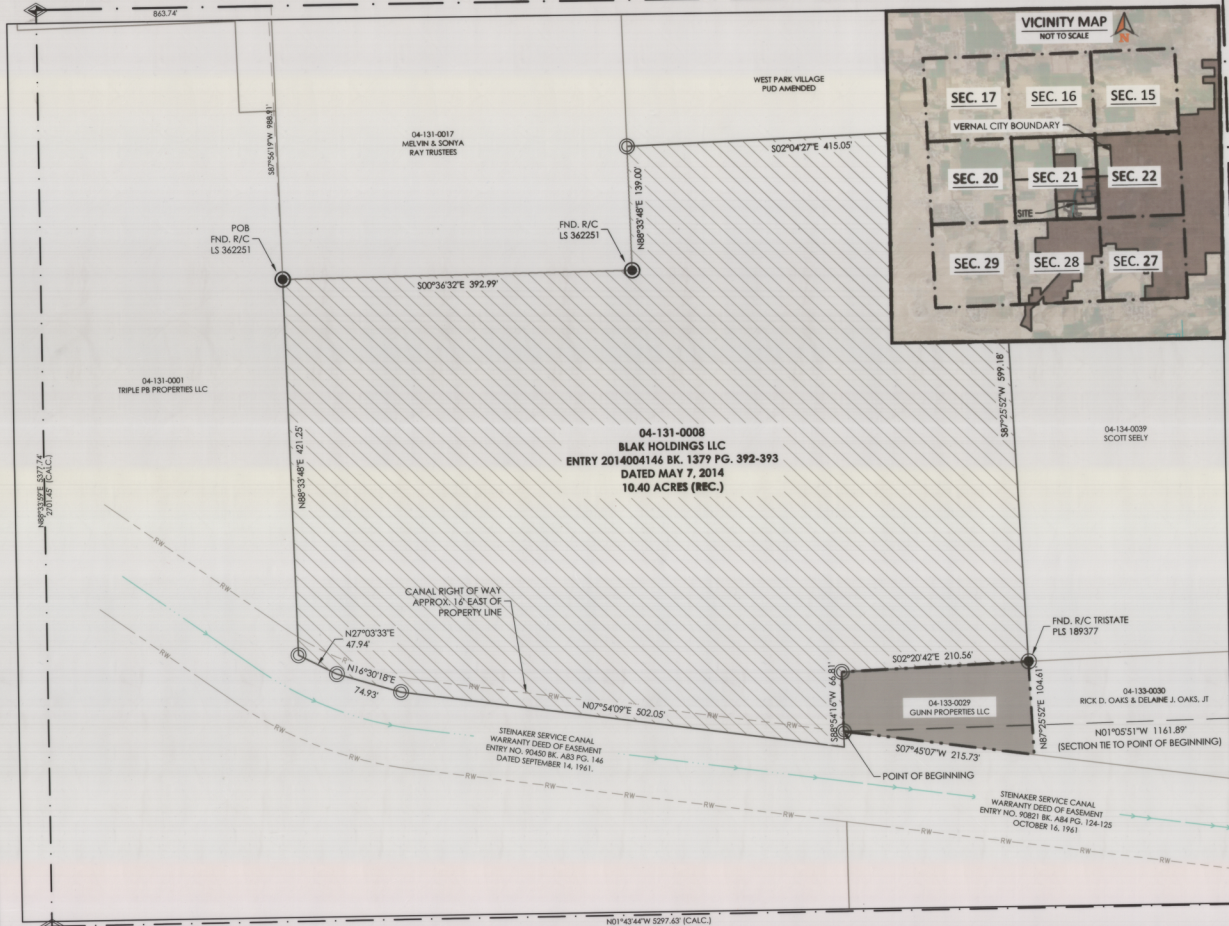


SOUTHEAST CORNER SECTION 21
1/4 SECTION 21 1/4, R21E, S21N
IND. UNINH. COUNTY ASIL CAP

EAST QUARTER CORNER
SECTION 21 1/4, R21E, S21N
IND. BRASS CAP

S02°05'41"E 2654.61' (BASIS OF BEARINGS)

SCALE 1" = 40'



NARRATIVE:
THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX PARCEL 04-133-0029 FROM UNINH. COUNTY INTO VERNAL CITY.
REFERENCE RECORD OF SURVEY, FILE NO. 6200, DATED SEPT. 9, 2024, UNINH. COUNTY RECORDS.

BOUNDARY DESCRIPTION:
A PARCEL OF LAND AS DESCRIBED IN AN AFFIDAVIT OF CORRECTION IN FAVOR OF GUNN PROPERTIES LLC, RECORDED JULY 23, 2025 AS ENTRY NO. 2025004534 IN BOOK 1919 AT PAGES 725-728, UNINH. COUNTY RECORDS, CORRECTING THE LEGAL DESCRIPTIONS FROM THE PREVIOUSLY RECORDED DOCUMENTS AS FOLLOWS:
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2) CORRECTED WARRANTY DEED RECORDED SEPTEMBER 6, 2024 AS ENTRY NO. 2024005289 IN BOOK 1871 AT PAGE 696.
3) AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 10, 2024 AS ENTRY NO. 2024005333 IN BOOK 1872 AT PAGE 52.

PARCEL IS LOCATED IN THE SW1/4SE1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE A SOUTHERLY LINE OF THE BLAK HOLDINGS, LLC PROPERTY AND THE NORTHWEST CORNER OF SAID GUNN PROPERTIES, LLC PROPERTY, WHICH POINT LIES SOUTH 89°54'09" WEST 1546.54 FEET ALONG THE SECTION LINE AND NORTH 01°05'51" WEST 1161.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21; AND RUNNING THENCE ALONG SOUTHERLY AND WESTERLY LINES OF SAID BLAK HOLDINGS, LLC PROPERTY THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°54'16" EAST 66.81 FEET TO A WESTERLY CORNER OF THE BLAK HOLDINGS, LLC PROPERTY; THENCE 2) ALONG A WESTERLY LINE OF SAID BLAK HOLDINGS, LLC PROPERTY SOUTH 02°20'42" EAST 210.52 FEET TO THE NORTHWEST CORNER OF SAID RICK AND DELAINE OAKS PROPERTY; THENCE ALONG THE NORTHERLY LINE OF SAID RICK AND DELAINE OAKS PROPERTY SOUTH 72°25'52" WEST 104.61 FEET TO THE EASTERLY LINE OF THE STENAKER SERVICE CANAL; THENCE ALONG SAID EASTERLY LINE NORTH 07°45'07" EAST 215.73 FEET TO THE POINT OF BEGINNING.
CONTAINS 18.131502 AC. 0.416 ACRES, MORE OR LESS.
SUBJECT TO AN ACCESS EASEMENT ACROSS THE WESTERLY 46 FEET OF THE ABOVE DESCRIBED PARCEL.

RESERVING UNTO GRANTORS A 33 FOOT EASEMENT ACROSS ABOVE DESCRIBED PARCEL FROM FUTURE ACCESS ROAD TO BE CREATED BY GRANTEE.

LEGEND

- SECTION CORNER, FOUND AS NOTED
- REBAR/CAP, FOUND AS NOTED
- REBAR WITH CAP (CRS ENG), SET
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- SECTION LINE
- AREA TO BE ANNEXED INTO VERNAL CITY

SURVEYORS CERTIFICATE

I, ROBERT O. BAKER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172816 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH SEC 17-23-20, WAS MADE UNDER MY DIRECTION AND SHOWN HEREON.

ROBERT O. BAKER, PLS
ROBERT O. BAKER, PLS

10/30/2025
DATE

CITY RECORDER
STATE OF UTAH, COUNTY OF _____, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
ABSTRACTED _____ INDEX _____ FILED IN: FILE OF PLATS _____ CITY RECORDER COUNTY RECORDER

UNINH. COUNTY SURVEYOR
APPROVED BY THE UNINH. COUNTY SURVEYOR



SIGNATURE _____ DATE 11/17/25

OWNER
GUNN PROPERTIES, LLC

SIGNATURE _____ DATE 11-15-2025

BRANDEN KIRK, OWNER
NOTARY

SIGNATURE _____ DATE 11-13-25

VERNAL CITY
VERNAL CITY MAYOR

SIGNATURE _____ DATE 11/17/25

SIGNATURE _____ DATE 11/17/25



SIGNATURE _____ DATE 11/17/25

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REVISIONS	DATE	BY	DESCRIPTION
1	13 JUNE 2025	G. NERBER	ISSUED FOR PERMITS
2		B. BAKER	ISSUED FOR PERMITS
3		T. COCHRAN	ISSUED FOR PERMITS

**GUNN PROPERTIES, LLC RECORD OF SURVEY
FINAL LOCAL ENTITY PLAT**
1797 W. 310 S. VERNAL, UT 84078
ANNEXATION TO VERNAL CITY

ANNEX.
PAGE 1 OF 1



Uintah County Planning, Building & Zoning
152 E. 100 N.Vernal, UT 84078
Phone- (435)-781-5336

May 15, 2025

Re: Annexation Request Petition by Gunn Properties LLC; 1787 W. 319 S., Parcel Number 04:133:0029.

To whom it may concern,

Notice of the above referenced annexation has been mailed as required by Utah Code 10-2-403(2)(b)(i)(A). Enclosed is a copy of the notice that was sent, the map that was sent and a list of who the notice was sent to.

If you have any questions you can contact me at my office 435-781-5336.

Thank you,

X: 
Deanna Nyberg, Planner
Uintah County Community Development

Date: 5/15/25

**UINTAH COUNTY
COMMUNITY DEVELOPMENT**

152 East 100 North/ Vernal, Utah 84078

Phone: (435)781-5336

May 15, 2025

«OWNER»
«ADDRESS»
«CITY», «STATE» «ZIP»

Attention: Your property may be affected by a proposed annexation.

Records show that you own property that is within 300 feet of a proposed annexation to Vernal City. (See attached map) If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Vernal City within 30 days after Vernal City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting one of the following:

Vernal City
Roxanne Behunin
374 E Main
Vernal, UT 84078
435-789-2255
rmbahunin@vernal.gov

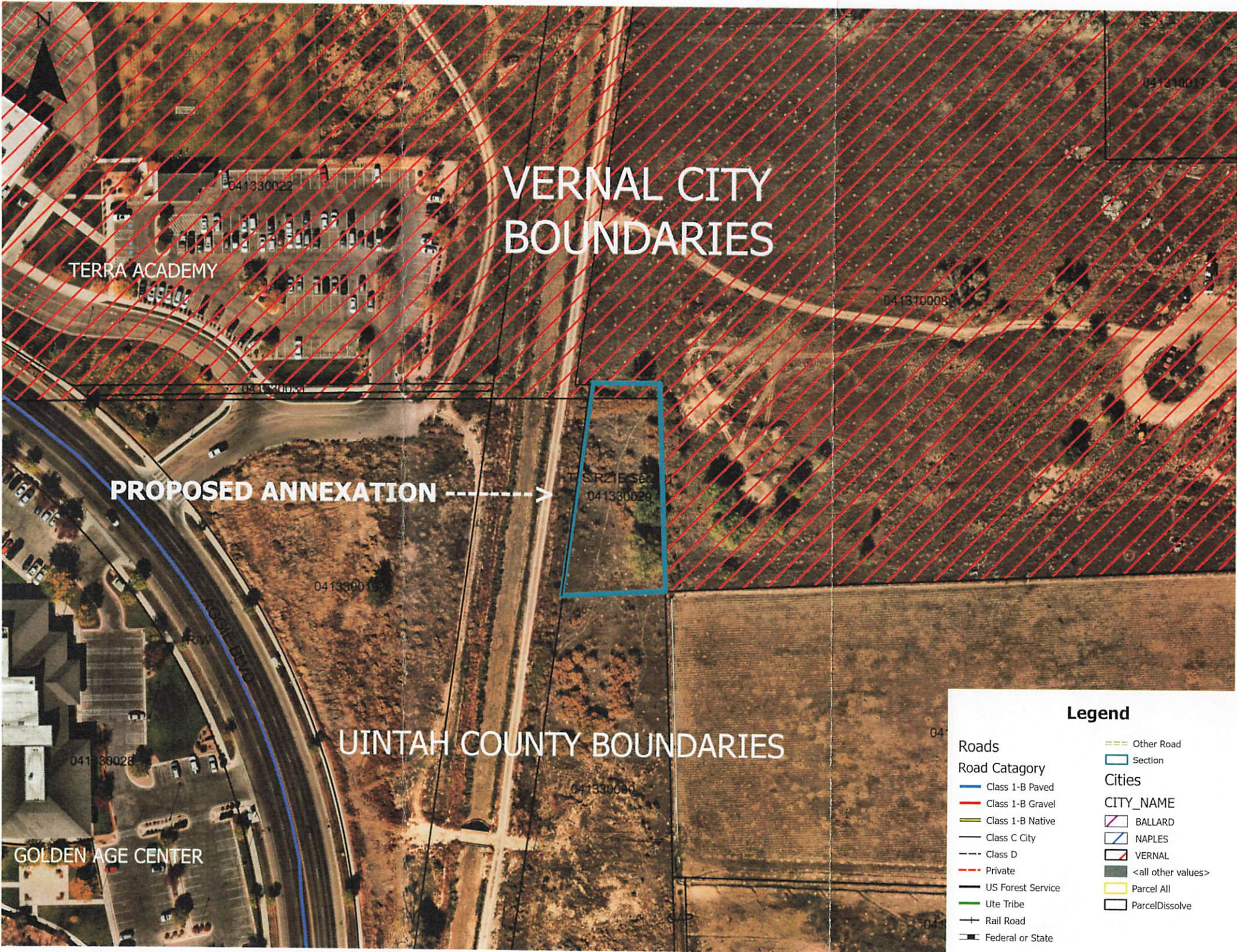
Uintah County
Deanna Nyberg
152 E 100 N
Vernal, UT 84078
435-781-5336
dnyberg@uintah.gov

Property Representative
Branden Kirk
PO Box 275
Stockton, UT 84071
801-836-3111
branden@ruterealestate.com

Once filed, the annexation petition will be available for inspection and copying at the office of Vernal City, located at 374 E Main, Vernal, Utah.

Sincerely,

Deanna Nyberg
Community Development, Planner
DN/gm



VERNAL CITY BOUNDARIES

TERRA ACADEMY

PROPOSED ANNEXATION →

UINTAH COUNTY BOUNDARIES

GOLDEN AGE CENTER

Legend

Roads	Other Road
Road Category	Section
Class 1-B Paved	Cities
Class 1-B Gravel	CITY_NAME
Class 1-B Native	BALLARD
Class C City	NAPLES
Class D	VERNAL
Private	<all other values>
US Forest Service	Parcel All
Ute Tribe	ParcelDissolve
Rail Road	
Federal or State	

<u>SERIALNUM</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>
041310008	BLAK HOLDINGS LLC	749 E 540 S	SALEM	UT	84653
041330019	UINTAH COUNTY - EAST OF COUNCIL ON AGING	147 E MAIN ST	VERNAL	UT	84078
041330022	TERRA ACADEMY INC	267 AGGIE BLVD	VERNAL	UT	84078
041330029	GUNN PROPERTIES LLC	PO BOX 275	STOCKTON	UT	84071
041330030	OAKS RICK D AND DELAINE J	1782 W 500 S	VERNAL	UT	84078
041330031	MERRELL IVAN A AND VENA H	955 S 1500 W	VERNAL	UT	8408
041340006	ROSS FAMILY LLC	768 PALISADE DR.	MOAB	UT	84532
041340039	SEELY SCOTT	PO BOX 1508	VERNAL	UT	84078

PETITION FOR ANNEXATION

NOTICE:

- THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION.
- IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE VERNAL CITY RECORDER. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN 30 DAYS AFTER VERNAL CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

WE THE UNDERSIGNED owners of certain real property lying contiguous to the present municipal limits of the City of Vernal, Utah, hereby submit this PETITION FOR ANNEXATION and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated (UCA).
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of the City of Vernal and the annexation there of will not leave or create an unincorporated island or peninsula.
3. This PETITION FOR ANNEXATION does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

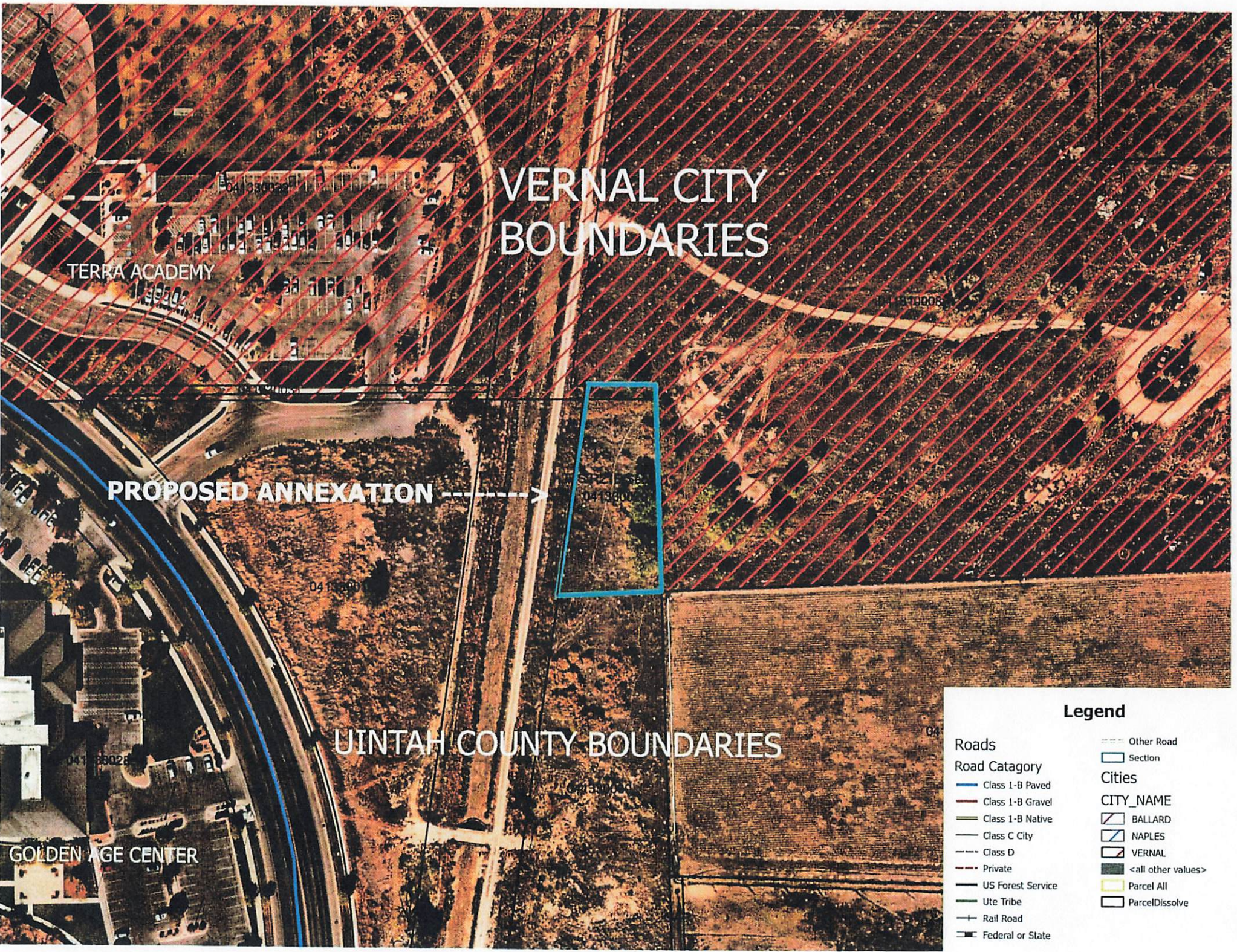
WHEREFORE, the petitioners hereby request that this petition be considered by the Vernal City Council at its next regular meeting, or as soon thereafter as possible, and that the City take such steps as required by law to complete the annexation herein petitioned.

Dated this 19 day of May, 2025.

The petitioner(s) hereby sign(s) this PETITION FOR ANNEXATION and designate no more than five of the signers as "Sponsor," one of whom has been designated "Contact Sponsor/Petitioner," and has provided the mailing address and phone number of each sponsor.

Plat Received August 11, 2025

	PETITIONER(S)	ADDRESS	PHONE
CONTACT SPONSOR/PETITIONER PRINT NAME:	Branden Kirk	PO Box 275 Stockton, UT 84071	801-836-3111
SIGNATURE	<i>DocuSigned by: BRANDEN KIRK AB0B400282D4487...</i>		
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			



VERNAL CITY BOUNDARIES

TERRA ACADEMY

PROPOSED ANNEXATION ----->

UINTAH COUNTY BOUNDARIES

GOLDEN AGE CENTER

Legend

Other Road	Section
Roads	
Road Category	
Class 1-B Paved	
Class 1-B Gravel	
Class 1-B Native	
Class C City	
Class D	
Private	
US Forest Service	
Ute Tribe	
Rail Road	
Federal or State	
Cities	
CITY_NAME	
BALLARD	
NAPLES	
VERNAL	
<all other values>	
Parcel All	
Parcel Dissolve	

LLC
Certificate of Organization
OF
Gunn Properties LLC

The undersigned person(s) do hereby adopt the following Certificate of Organization for the purpose of forming a Utah Limited Liability Company.

Article I

The name of the limited liability company is to be Gunn Properties LLC

Article II

The purpose or purposes for which the company is organized is to engage in:
Own and hold real estate.

The Company shall further have unlimited power to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.

Article III

The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:

(Registered Agent Name & Address)

Branden L Kirk
749 e 540 s
saalem, UT, 84653



Article IV

Name, Street address & Signature of all members/managers

Member #1

Branden L Kirk

749 e 540 s

salem, UT 84653

Branden L Kirk

Signature

DATED 17 May, 2018.

Article V

Management statement

This limited liability company will be managed by its Members

Article VI

Records required to be kept at the principal office include, but are not limited to the following:

Article VI.1

A current list in alphabetical order of the full name and address of each member and each manager.

Article VI.2

A copy of the stamped certificate of Organization and all *certificates of amendments thereto*.

Article VI.3

Copies of all tax returns and financial statements of the company for the three most recent years.

Article VI.4

A copy of the company's operating agreement and minutes of each meeting of members.

Article VII

The street address of the principal place of business is:

749 e 540 s
Salem, UT 84653

Article VIII

The duration of the company shall be perpetual

Under GRAMA {63-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.

May 13, 2025

Vernal City Recorder's Office
374 East Main Street
Vernal, Utah 84078
(435) 789-2255

TO: Affected Entities (as defined in Utah Code § 10-2-801(2))

RE: Notice of Intent to File Annexation Petition
Parcel #041330029 (1787 W 319 S)

Pursuant to Utah Code Ann. § 10-2-806(2)(a)(i)-(ii), please accept this notice of intent to file a petition for the annexation of the following described property into Vernal City:

- Parcel Number: 041330029
- Property Address: 1787 West 319 South, Uintah County, Utah
- Area: Approximately 0.52 acres
- Property Owner: GUNN PROPERTIES LLC

The proposed annexation involves only this single parcel and does not include any other surrounding parcels. A map of the area proposed for annexation is attached to this notice in accordance with statutory requirements. The annexation process will proceed under the steps set forth in Utah Code Title 10, Chapter 2, Part 8, and includes the following general phases:

- Filing of the petition with the Vernal City Recorder and notice of intent to affected entities (current phase);
- Certification of the petition and notice of certification;
- Protest period (30 days from certification);
- Possible action by a boundary commission (if a protest is filed);

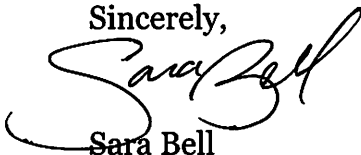
- Public hearing(s) and potential ordinance adoption by the City Council;
- Final recording and state approval.

If your entity has any questions or wishes to provide input regarding this proposed annexation, please contact:

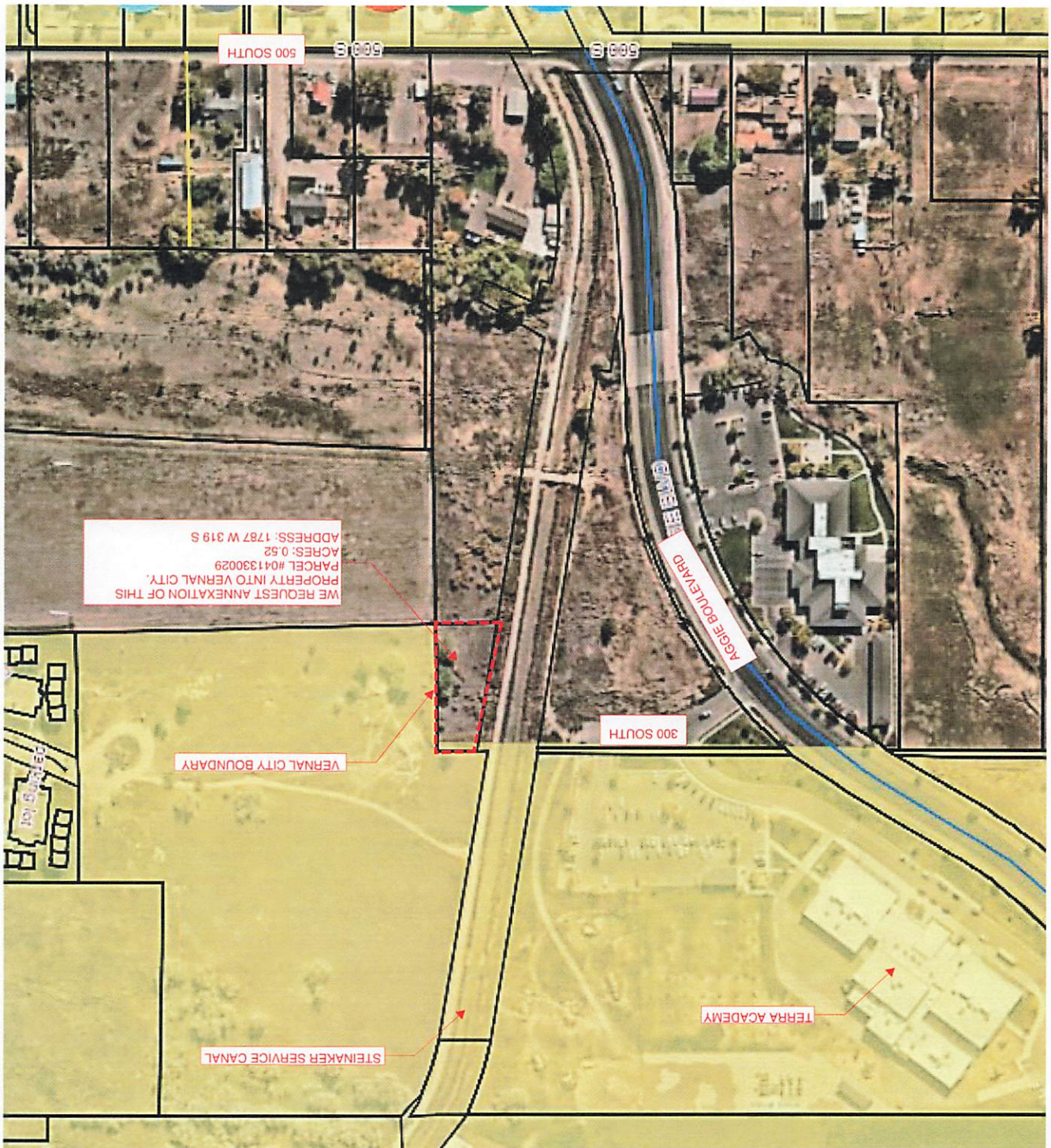
Sara Bell
Vernal City Recorder
sara@vernalcity.org | (435) 789-2255

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Sara Bell". The signature is written in a cursive style with a large, looping "S" and "B".

Sara Bell
Vernal City Recorder



500 SOUTH

500 S

500 S

WE REQUEST ANNEXATION OF THIS PROPERTY INTO VERNAL CITY. PARCEL #041330029 ACRES: 0.52 ADDRESS: 1787 W 319 S

300 SOUTH

AGGIE BOULEVARD

VERNAL CITY BOUNDARY

TERRA ACADEMY

STEINAKER SERVICE CANAL

Uintah Health Care SSD
510 S 500 W
Vernal UT 84078

Uintah County Mosquito Abatement
1425 E 1000 S
Vernal UT 84078

Uintah Water Conservancy District
78 W 3300 N
Vernal UT 84078

Uintah School District
1500 E 826 S
Vernal UT 84078

Uintah Transportation SSD
147 East Main
Vernal UT 84078

Uintah Fire Suppression SSD
152 E 100 N
Vernal UT 84078

Central Utah Water Cons. District
1426 E 750 N, Suite 400
Orem UT 84097-5474

Uintah Recreation District
610 S Vernal Ave
Vernal UT 84078

Uintah County Clerk / Auditor
147 E Main St
Vernal UT 84078

Dominion Energy
PO Box 45360
Salt Lake City, UT 84145-0360

Uintah Animal Control & Shelter
1387 E 335 S
Vernal UT 84078

Uintah County Planning Department
152 E 100 N
Vernal UT 84078

Vernal Regional Airport
760 E 800 S
Vernal UT 84078

Rocky Mountain Power
1407 West North Temple
Salt Lake City, UT 84116

Uintah Basin Association of Gov.
330 E 100 S
Roosevelt, UT 84066

Ashley Valley Water & Sewer
609 West Main
Vernal, UT 84078

Maeser Water District
PO Box 90
Vernal, UT 84078

Utah State University
320 Aggie Blvd
Vernal, UT 84078

CERTIFICATION OF PETITION FOR ANNEXATION

To:

Vernal City Council
Uintah County Commission
(Petitioner)

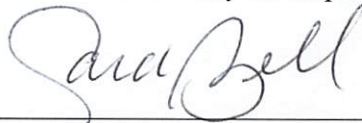
Re: Certification of a Petition for Annexation under Utah Code Section 10-2-405(2)(c)(i);
Parcel Number 041330029, 1787 West 319 South in Uintah County, Utah.

I, Sara Bell, the Vernal City Recorder, hereby certify that the Petition for Annexation filed with Vernal City pursuant to Utah Code Section 10-2-403 regarding the unincorporated area described within the petition, parcel number 041330029 in Uintah County, Utah 1787 West 319 South meets the requirements of Utah Code Subsections 10-2-403(3) and (4).

After obtaining the necessary records from the Assessor, Clerk, Surveyor, and/or Recorder of Uintah County, and with the assistance of Michael D. Harrington, City Attorney, I confirm that the petition complies with the aforementioned statutory requirements.

In accordance with Utah Code Section 10-2-405(2)(c)(i), I am delivering this certification to inform the municipal legislative body (Vernal City Council), the contact sponsor (Branden Kirk), and the county legislative body (Uintah County Commission) of the acceptance of the annexation petition.

Dated this 8th day of September, 2025.



Sara Bell, Vernal City Recorder



VERNAL CITY

NOTICE OF ACCEPTANCE OF ANNEXATION PETITION IN VERNAL, UTAH

NOTICE IS HEREBY GIVEN that a petition to annex property located at 1787 West 319 South, Uintah County, Utah (parcel # 041330029) has been filed with Vernal City. The Vernal City Council has accepted the annexation petition for further consideration and received a notice of certification as required by Utah Code 10-2-405 (2)(a-c)(i) on September 8, 2024.

Utah Code 10-2-407 allows the following persons and entities who are not in favor of this annexation petition to file a written protest:

- a. The legislative body or governing board of an affected entity;
- b. An owner of rural real property located within the area proposed for annexation;
- c. An owner of private real property located in a mining protection area.

Protests must be filed by **October 8, 2024** and must state a reason for the protest of the annexation petition along with the name and address of a contact person filing the protest.

The protest must be sent to:

Uintah County Boundary Commission and
C/O Uintah County Clerk
152 East 100 North
Vernal, Utah 84078

Vernal City Recorder
374 East Main
Vernal, Utah 84078

The Vernal City Council may grant the request for annexation for the property located at 1787 West 319 South, Uintah County, Utah, (parcel # 041330029) if no protests are received within the specified time frame. All persons having interest in the complete annexation petition may contact the Vernal City Recorder, Sara Bell, at (435) 789-2255 or 374 East Main, Vernal, Utah 84078 to view or copy the petition.

Posted on the Utah Public Notice Website, the Vernal City Website, in conspicuous places within Vernal City: and sent to unincorporated property owners within a ½ mile resident of the property: and sent to affected entities on September 8, 2025.

Residential Mailing List for Gunn Properties Annexation - Notice of Acceptance of Petition													
FID	Name	OWNER	SiteAddress	PCITY	DESCRIPT	ACRES	MailingAdd	Merged Data	MailingCIT	MailingSTA	MailingZIP	Shape_Leng	Shape_Area
5150	41250057	UTAH STATE UNIVERSITY	23 N 1600 W	VERNAL	BEG W 723.59 FT W AND N 54.00 FT OF E/4 COR SEC	8.09	1445 OLD MAIN	LOGAN, UT, 843	LOGAN	UT	84322	2529.466376	393655.8118
5172	41270010	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	78 S 2000 W (AGGIE BLVD)	VERNAL	BEG AT A PT THAT IS S 01*43*47" E 982.77 FT FROM T	13.38	50 E N TEMPLE,	SALT LAKE CITY	SALT LAKE CITY	UT	84150-3620	3273.393145	583045.7445
5195	41300001	STEELE LARRY	2100 W 500 S	VERNAL	E/2 SE/4 SW/4 SEC 21, T4S, R21E, SLB&M; CONT 20 A	20	PO BOX 1585	VERNAL, UT, 84	VERNAL	UT	84078	3974.445376	890783.8724
5196	41300101	WOODS BRETT AND DONNI	2117 W 475 S	VERNAL	LOT 1 OF WILLOW SPRINGS SUBDIVISION PLAT "A".	0.21	3189 W 1750 N	VERNAL, UT, 84	VERNAL	UT	84078	380.1120649	9198.873257
5197	41300102	CALDWELL DEVIN M AND ELISA K	2151 W 475 S	VERNAL	LOT 2 OF WILLOW SPRINGS SUBDIVISION PLAT "A".	0.23	2151 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	400.321749	10016.02756
5198	41300103	DAVIS ERIC	2189 W 475 S	VERNAL	LOT 3 OF WILLOW SPRINGS SUBDIVISION PLAT "A".	0.23	2189 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	400.1913543	10009.4776
5199	41300104	BATTY CLEGG D AND MORGAN K	2207 W 475 S	VERNAL	LOT 4 OF WILLOW SPRINGS SUBDIVISION PLAT "A".	0.23	2207 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	400.0633075	10003.03994
5202	41300107	PEARSON PARKER A	456 S 2225 W	VERNAL	LOT 7 OF WILLOW SPRINGS SUBDIVISION PLAT "A".	0.25	456 S 2225 W	VERNAL, UT, 84	VERNAL	UT	84078	424.4988977	10692.3497
5204	41300113	MURRAY COLBY T AND WHITNEY M	2212 W 475 S	VERNAL	LOT 13 OF THE AMENDED WILLOW SPRINGS SUBDI	0.27	2212 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	439.1176937	11955.81331
5205	41300114	KLAUS JAMES LEE	2180 W 475 S	VERNAL	LOT 14 OF THE AMENDED WILLOW SPRINGS SUBDI	0.27	2180 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	438.5339516	11926.67199
5206	41300115	THOMAS BRANDON L AND NATALIE	2142 W 475 S	VERNAL	LOT 15 OF THE AMENDED WILLOW SPRINGS SUBDI	0.32	2142 W 475 S	VERNAL, UT, 84	VERNAL	UT	84078	493.9279502	13811.99302
5220	41330005	TIPPETTS DARNEL O AND CAMILLE G	1974 W 500 S	VERNAL	BEG AT S 1/4 COR SEC 21, T4S, R21E OF SLM TH N 1	6.36	1974 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078-3907743	2790.037167	277189.3778
5221	41330009	RUIZ JOSE GUZMAN ETAL	1856 W 500 S	VERNAL	BEG AT A PT ON THE S LN OF THE SE/4 OF SEC 21, T	0.5	1856 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	635.8118619	21895.34817
5222	41330017	HELLBERG HEATHER	1876 W 500 S	VERNAL	BEG AT A PT ON THE S LN OF THE SE/4 OF SEC 21, T	1.44	1876 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	1377.114125	63130.6738
5223	41330019	UINTAH COUNTY	337 S AGGIE BLVD	VERNAL	BEG AT A PT THAT IS LOC N 1155 FT N AND 674.43 FT	2.49	147 E MAIN ST	VERNAL, UT, 84	VERNAL	UT	84078	2001.668693	109529.1625
5224	41330020	COLEMAN ROBERT A AND HANNAH DAWN	1758 W 500 S	VERNAL	BEG AT A PT ON S LINE OF SEC 21, T4S, R21E, SLB&M	0.52	1758 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078-3913	607.8020944	22519.68241
5225	41330022	TERRA ACADEMY INC	267 S 1700 W	VERNAL	BEG AT THE SE COR OF SEC 21, T4S, R21E, SLB&M,	11.76	267 AGGIE BLVD	VERNAL, UT, 84	VERNAL	UT	84078	3047.89627	514916.6671
5226	41330023	MERRELL IVAN A AND VENA H	267 S 1700 W	VERNAL	BEG AT A PT ON THE N-S/4 SEC LN OF SEC 21, T4S, f	0.15	955 S 1500 W	VERNAL, UT, 84	VERNAL	UT	84078	1018.894828	6670.491161
5227	41330024	BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY		VERNAL	COMMENCING AT A PT LOCATED S 88*38'42" W ALG T	0.21	12TH FLOOR 50	SALT LAKE CITY	SALT LAKE CITY	UT	84150	510.1749248	9291.056721
5230	41330027	COLEMAN ROBERT A AND HANNAH D	1728 W 500 S	VERNAL	BEG AT A PT THAT IS S 88*54'23" W 1232.00 FT, N 02*0	0.45	1758 WEST 500	VERNAL, UT, 84	VERNAL	UT	84078	563.011227	19646.72304
5232	41330029	GUNN PROPERTIES LLC	1787 W 319 S	VERNAL	BEG AT THE NE COR OF SD OAKS PROP. WHICH PT I	0.52	PO BOX 275	STOCKTON, UT,	STOCKTON	UT	84071	596.7624782	18035.97356
5233	41330030	OAKS RICK D AND DELAINE J	1782 W 500 S	VERNAL	BEG AT THE INTERSECTION OF THE S LN OF THE SE	3.55	1782 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	2376.277743	153296.4588
5235	41330032	DONALDSON WALTER AND GENICA	1930 W 500 S	VERNAL	BEG AT A PT ON THE S LN OF THE SE/4 OF SEC 21, T	1	1896 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	843.9981266	43557.33683
5236	41330033	SPROSTY JEROME M AND CYNTHIA R	1896 W 500 S	VERNAL	BEG AT A PT ON THE S LN OF THE SE/4 OF SEC 21, T	7.33	1896 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078-3907969	3086.426518	319459.9654
5237	41340005	BURCHINAL CHRIS R	360 S 1500 W	VERNAL	BEG 9.36 CHS N OF SE COR SEC 21 T4S R21E SLM T	0.93	64 E 725 S	IVINS, UT, 8473	IVINS	UT	84738	808.5630669	39256.95936
5238	41340006	ROSS FAMILY LLC	400 S 1500 W	VERNAL	PARCEL C. BEG ON SEC LINE AT PT 5 CHAINS & 1 LI	10	768 PALISADE	MOAB, UT, 8453	MOAB	UT	84532	3498.398783	435126.8854
5239	41340011	BOREN JANINE AND MARK	1636 W 500 S	VERNAL	BEG AT A PT ON SEC LINE 660 FT W OF SE COR, SEC	1	1414 S 500 E	VERNAL, UT, 84	VERNAL	UT	84078	925.0793844	43530.01285
5240	41340012	PEDERSEN LARRY DOUGLAS AND JOELYN HOLT	1654 W 500 S	VERNAL	BEG AT A PT ON SEC LINE 792 FT W FROM SE COR C	1	1714 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078-3907149	925.3371552	43645.21263
5241	41340013	PEDERSEN LARRY	1714 W 500 S	VERNAL	BEG AT A PT OF THE SEC LN 17.4697 CH W OF THE S	1.66	1714 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	1119.306248	72403.28942
5242	41340015	SUINI COLBY D	494 S 1500 W	VERNAL	BEG AT A THE SE COR OF SEC 21, T4S, R21E, SLM, TH	0.88	494 S 1500 W	VERNAL, UT, 84	VERNAL	UT	84078	714.0514641	29412.22996
5245	41340022	THORSEN GENE MERLAN	1608 W 500 S	VERNAL	BEG AT A PT 528 FT W AND 198 FT N OF THE SE COR	0.4	1608 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	528.845608	17477.64009
5247	41340024	BORGES VIRGINIA	296 S 1500 W	VERNAL	BEG AT A PT ON THE E LINE OF THE SE/4 OF SEC 21	0.67	296 S 1500 W	VERNAL, UT, 84	VERNAL	UT	84078	746.5012777	34443.64871
5248	41340027	BROWN KELLY W AND BRENDA G	464 S 1500 W	VERNAL	BEG 129.00 FT N AND 33.00 FT W OF THE SE COR OF	0.9	464 S 1500 W	VERNAL, UT, 84	VERNAL	UT	84078	793.3212432	39318.27267
5249	41340033	FRITSCHIE ALBERT F	322 S 1500 W	VERNAL	BEG AT SE/4 OF SEC 21, T4S, R21E, SLM, TH N 02*04'	0.4	322 S 1500 W	VERNAL, UT, 84	VERNAL	UT	84078	616.193726	20156.35583
5250	41340034	GARDNER LESLIE ROY AND LANETTE	1552 / 1556 W 500 S	VERNAL	BEG AT A PT THAT IS S 88*54'23" W PAR TO THE S SE	0.68	1720 W 621 N	ROOSEVELT, U1	ROOSEVELT	UT	84066	795.3076167	29760.96052
5251	41340036	RICHINS KENNETH ELLIS AND RUBY M	1592 / 1588 W 500 S	VERNAL	BEG AT A PT THAT IS S 88*54'23" W PAR TO THE S SE	0.68	1592 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	794.9248901	29704.20406
5252	41340037	RICHINS PROPERTIES LLC	1570 / 1572 W 500 S	VERNAL	BEG AT A PT THAT S 88*54'23" W PAR TO THE S SEC I	0.68	8070 N CEDAR	EAGLE MOUNT/	EAGLE MOUNT/	UT	84005	795.7020984	29820.53311
5253	41340039	SEELY SCOTT	354 S 1500 W	VERNAL	BEG AT A PT ON THE SEC LN 601.26 FT N OF THE SE	9.44	PO BOX 1508	VERNAL, UT, 84	VERNAL	UT	84078	4054.119391	440541.5872
5254	41340040	TLC RANCH LLC	1726 W 500 S	VERNAL	BEG AT A PT ON THE S LN OF SEC 21, T4S, R21E, SLI	0.69	1726 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	957.1636753	30637.44946
5335	41340282	ADELMAN SPENCER	1756 W 500 S	VERNAL	BASIS O	0.41	1756 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	559.6936318	18273.37726
9967	50710017	PACE DANNY J AND SHAYLENE	511 S 2150 W	VERNAL	BEG AT A PT ON THE N LN OF SEC 28, T4S, R21E, SLI	0.44	511 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078-4020115	585.5974504	19261.08214
9968	50710018	WOLFRAM TONY EDWARD	2115 W 500 S	VERNAL	BEG AT A PT ON N LINE OF SEC 28, T4S, RG21E, SLB&M	0.44	2115 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	586.3906223	19407.93098
9977	50710101	RODRIGUEZ ADAM	533 S 2150 W	VERNAL	LOT 1; MEADOW VILLAGE SUBD; BEING A PART OF N	0.46	533 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	599.7920561	20154.50276
9978	50710102	LAW LORRIE AND JASON	541 S 2150 W	VERNAL	LOT 2, MEADOW VILLAGE SUBD AMENDED, PART OF	0.33	541 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	548.6755406	16022.0074
9979	50710103	PLATERO TOMMY DEAN ETAL	565 S 2150 W	VERNAL	LOT 3; MEADOW VILLAGE SUBD AMENDED; LOC IN N	0.27	565 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	479.9040119	11926.61116
9980	50710107	REYNOLDS LISA AND MATTHEW RYAN	625 S 2150 W	VERNAL	LOT 7, PLAT "A" OF THE MEADOW VILLAGE SUBDIVIS	0.18	625 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	363.4562243	8022.691953
9989	50710120	TROGSTAD KARSTON ETAL	593 S 2150 W	VERNAL	LOT 4 AND THE N 38 FT OF LOT 5 (PLAT "A") AMENDE	0.27	593 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	477.5873475	13300.14689
9990	50710121	BEREECE LAURIE	609 S 2150 W	VERNAL	LOT 6 AND SOUTH 38 FT OF LOT 5 (PLAT "A"), AMENC	0.27	609 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	438.5846338	12028.27032
10002	50710172	CLARK ADAM AND KIRA	2214 W 550 S	VERNAL	LOT 72, MEADOW VILLAGE SUBD. AMENDED BEING	0.2	536 S 2150 W	VERNAL, UT, 84	VERNAL	UT	84078	379.3129098	8888.694371
10004	50710174	VAUGHN MARCOS KIMBALL AND CAROL MAY	2189 W 550 S	VERNAL	LOT 74, MEADOW VILLAGE SUBD AMENDED; LOC IN	0.27	2189 W 550 S	VERNAL, UT, 84	VERNAL	UT	84078	445.7757128	11461.80266
10010	50710181	WORKMAN SHERMA O ETAL	2035 W 500 S	VERNAL	BEG AT A PT ON THE N LN OF THE NW/4 OF SEC 28,	0.36	2035 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	508.3601306	15573.23404
10011	50710182	PACE TYZACK WILFORD	2059 W 500 S	VERNAL	BEG AT A PT ON THE N LN OF THE NW/4 SEC 28, T4S	0.36	2059 W 500 S	VERNAL, UT, 84	VERNAL	UT	84078	510.2501858	15728.62972

**NOTICE OF PUBLIC HEARING TO CONSIDER FINAL APPROVAL OF
REQUEST FOR ANNEXATION IN VERNAL, UTAH**

NOTICE IS HEREBY GIVEN that the Vernal City Council shall hold a public hearing on **Wednesday, October 15, 2025 at 6:00 pm** in the Vernal City Council chambers, 374 East Main, Vernal, Utah to consider final approval or denial of the request for annexation for the property located at 1787 W 319 S, Uintah County, Utah (parcel #041330029). The petition was accepted by Vernal City as required by Utah Code 10-2-405 (1)(a)(i)(B) on September 3, 2025 and the time to protest the annexation has expired.

All persons and public entities having interest in the request for annexation are invited to attend the public hearing. For questions concerning the annexation petition, contact the Vernal City Recorder, Sara Bell, at (435) 789-2255 or 374 East Main, Vernal, Utah 84078.

Posted on the Utah Public Notice Website; and

Posted on the Vernal City Website; and

Posted in conspicuous places within Vernal City; and

Sent to property owners of the area proposed for annexation; and

Sent to affected entities on October 8, 2025.

Notice must remain in place through October 16, 2025

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Ordinance Adoption 2025-30

General Information

Government Type:

Municipality

Entity:

Vernal

Public Body:

City Council

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Ordinance Adoption 2025-30

Notice Type(s):

Notice, Meeting

Event Start Date & Time:

October 22, 2025 05:00 PM

Event End Date & Time:

November 19, 2025 05:00 PM

Description/Agenda:

NOTICE IS HEREBY GIVEN that the Vernal City Council approved Ordinance No. 2025-30, amending the Vernal City Zoning map to designate and zone the annexed area as 'R-2', residential zone 2, upon its annexation in the city of Vernal. The property is located at 1787 W 319 S.

The entire Ordinance is available for inspection in the office of the City Recorder. This Ordinance shall be effective the day after posting on the Utah Public Notice Website. Published on the Public Notice October 22, 2025.

Notice of Special Accommodations (ADA):

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Quinn Bennion at 374 East Main, Vernal, Utah 84078, telephone: 789-2255.

Notice of Electronic or Telephone Participation:

NA

Give Feedback

Meeting Information

Meeting Location:

374 East Main
Vernal, UT 84078

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Sara Bell

Contact Email:

sbell@vernal.gov

Notice Posting Details

Notice Posted On:

October 22, 2025 04:59 PM

Notice Last Edited On:

October 22, 2025 04:59 PM

Download Attachments

File Name	Category	Date Added
Ordinance 2025-30.pdf	Public Information Handout	2025/10/22 04:59 PM

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Subscribe by Email

Give Feedback

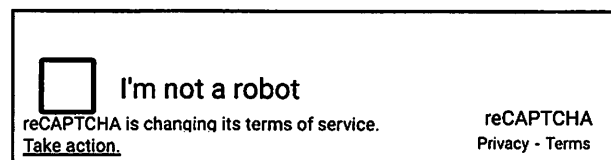
Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

username@example.com



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[UTAH.GOV PRIVACY POLICY](#)

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[Give Feedback](#)

Vernal City
374 E Main St
Vernal, UT 84078



P: 435-789-2255
F: 435-789-2256
www.vernal.gov

ORDINANCE 2025-30

NOTICE IS HEREBY GIVEN that the Vernal City Council approved Ordinance No. 2025-30, amending the Vernal City Zoning map to designate and zone the annexed area as "R-2", residential zone 2, upon its annexation in the city of Vernal. The property is located at 1787 W 319 S.

The entire Ordinance is available for inspection in the office of the City Recorder. This Ordinance shall be effective the day after posting on the Utah Public Notice Website.

Published on the Public Notice October 22, 2025.

ORDINANCE NO. 2025-30

AN ORDINANCE OF THE VERNAL CITY COUNCIL ANNEXING AND EXTENDING THE CORPORATE LIMITS OF VERNAL CITY, UTAH TO INCLUDE THE AREA DESCRIBED IN EXHIBIT “A”, AND AMENDING THE VERNAL CITY ZONING MAP TO DESIGNATE AND ZONE THE ANNEXED AREA AS “R-2”, RESIDENTIAL ZONE 2, UPON ITS ANNEXATION IN THE THE CITY OF VERNAL.

WHEREAS, Utah Code Ann. § 10-2-403 authorizes the City to annex contiguous unincorporated property upon receiving a petition from the property owners; and

WHEREAS, on May 19, 2025, Branden Kirk, registered agent of Gunn Properties LLC , petitioned for the annexation of the real property located at 1787 W 319 S, Vernal, UT 84078 (Uintah County Parcel No. 041330029) into the municipal boundaries of Vernal City; and

WHEREAS, Vernal City Council has thoroughly reviewed the petition and all relevant documents concerning the annexation; and

WHEREAS, the Vernal City Council finds that the Petition satisfies all the requirements of Utah Law.

WHEREAS, proper notices were sent and there were no protests received concerning the Petition; and

WHEREAS, the Vernal City Council held a public hearing concerning the Petition on October 15, 2025; and

WHEREAS, all legal requirements for annexation as per Utah Code Ann. §§ 10-2-401 et seq., including proper filing, notice, and public hearings, have been duly met.

NOW, THEREFORE, BE IT ORDAINED by the Vernal City Council as follows:

1. **Acknowledgment of Petition:** The City Council hereby acknowledges the receipt and sufficiency of the annexation petition filed by Branden Kirk.
2. **Agent:** The City Council recognizes Branden Kirk as the agent for Gunn Properties LLC and the title holder of the property at issue in this annexation.

3. **Compliance with Legal Requirements:** The City Council confirms that the annexation process has complied with all legal requirements as described under Utah Code Ann. §§ 10-2-401 et seq.
4. **Finding of Best Interests.** The Vernal City Council hereby finds and determines that the annexation of the Annexed Property as proposed in the Petition is in the best interests of the City and its residents.
5. **Description of the Annexed Property:** The property subject to annexation is as described in Exhibit A attached hereto.
6. **Approval of Annexation:** The City Council hereby approves the annexation of the property owned by Gunn Properties LLC, located at 1787 W 319 S and as described in Exhibit A (Uintah County Parcel No. 041330029), into Vernal City, and does hereby annex the Annexed Property into the City of Vernal.
7. **Final Plat:** The Vernal City Council approves the Final Plat as attached in Exhibit A and directs that it be filed as required by law.
8. **Zoning:** The Annexed Property is zoned “R-2” (Residential Zone 2), and the Vernal City zoning map is hereby amended to reflect such annexation and zoning.
9. **Annexation Date:** The City confirms that, pursuant to Utah Code Ann. § 10-2-425, this Annexation is completed and takes effect upon the date of the Lieutenant Governor’s issuance of a Certification of Annexation.
10. **Authorization to Execute:** The Mayor and City Recorder are authorized to execute this Ordinance.
11. **Effective Date:** This Ordinance shall become effective immediately upon publication and/or posting as required by law.
12. **Instructions for City Recorder after Execution of Ordinance:**
 - a) Following the annexation, the City Recorder is hereby directed to notify the office of the Lieutenant Governor of the State about the annexation of the property owned by Gunn Properties LLC into Vernal City.

b) The City Recorder shall submit all necessary documents as required by the office of the Lieutenant Governor. This includes a certified copy of the ordinance, maps of the annexed area, and any other relevant documentation.

c) The City Recorder shall work with the City Attorney to ensure that all procedures are in compliance with state laws and regulations regarding the annexation process.

d) The City Recorder shall maintain a record of all communications and submissions made to the Lieutenant Governor's office in relation to this annexation.

e) The City Recorder shall finally provide a report to the City Council upon completion of all actions related to the office of the Lieutenant Governor, confirming the fulfillment of these duties.

PASSED, AND ADOPTED this 15th day of October, 2025.



Mayor Doug Hammond

ATTEST:



Sara Bell, City Recorder



FINAL LOCAL ENTITY PLAT

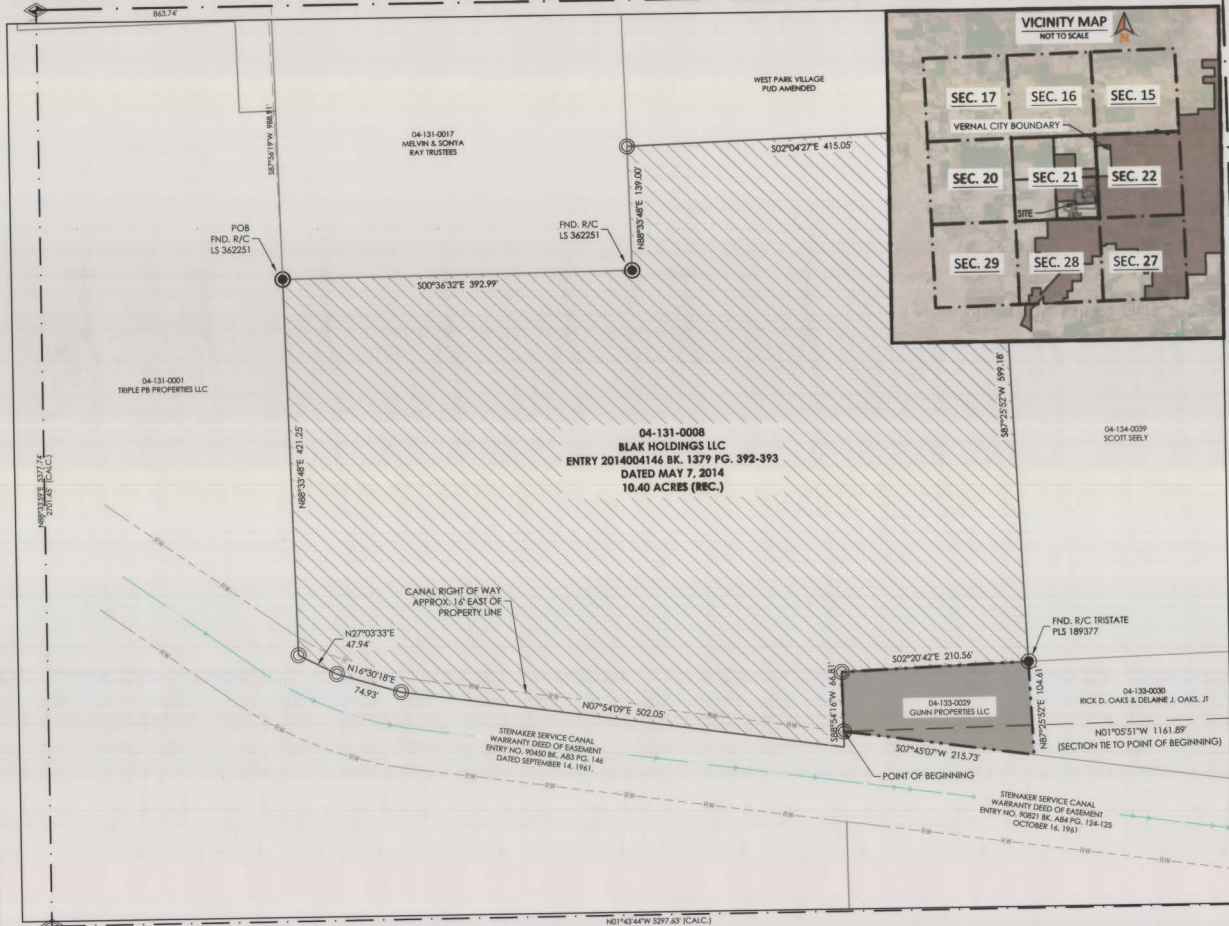
ANNEXATION TO VERNAL CITY
LOCATED IN THE SE1/4 OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 21 EAST,
SALT LAKE BASE & MERIDIAN



SOUTHEAST CORNER SECTION 21
1/4 SECTION 21 1/4, R21E, S21N
IND. UNTAH COUNTY ASL CAP

EAST QUARTER CORNER
SECTION 21 1/4, R21E, S21N
IND. BRASS CAP

S02°03'41"E 2654.61' (BASE OF BEARINGS)



NARRATIVE:
THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX PARCEL 04-133-0029 FROM UTAH COUNTY INTO VERNAL CITY.
REFERENCE RECORD OF SURVEY, FILE NO. 6200, DATED SEPT. 9, 2024, UTAH COUNTY RECORDS.

BOUNDARY DESCRIPTION:
A PARCEL OF LAND AS DESCRIBED IN AN AFFIDAVIT OF CORRECTION IN FAVOR OF GUNN PROPERTIES LLC, RECORDED JULY 23, 2025 AS ENTRY NO. 2025004534 IN BOOK 1919 AT PAGES 723-728, UTAH COUNTY RECORDS, CORRECTING THE LEGAL DESCRIPTIONS FROM THE PREVIOUSLY RECORDED DOCUMENTS AS FOLLOWS:
1) WARRANTY DEED RECORDED AUGUST 30, 2024 AS ENTRY NO. 2024005177 IN BOOK 1871 AT PAGE 163.
2) CORRECTED WARRANTY DEED RECORDED SEPTEMBER 6, 2024 AS ENTRY NO. 2024005269 IN BOOK 1871 AT PAGE 696.
3) AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 10, 2024 AS ENTRY NO. 2024005333 IN BOOK 1872 AT PAGE 52.

PARCEL IS LOCATED IN THE SW1/4SE1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE A SOUTHERLY LINE OF THE BLAK HOLDINGS, LLC PROPERTY AND THE NORTHWEST CORNER OF SAID GUNN PROPERTIES, LLC PROPERTY, WHICH POINT LIES SOUTH 89°54'09" WEST 1546.54 FEET ALONG THE SECTION LINE AND NORTH 01°05'51" WEST 1141.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 21; AND RUNNING THENCE ALONG SOUTHERLY AND WESTERLY LINES OF SAID BLAK HOLDINGS, LLC PROPERTY THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°54'16" EAST 66.81 FEET TO A WESTERLY CORNER OF THE BLAK HOLDINGS, LLC PROPERTY; THENCE 2) ALONG A WESTERLY LINE OF SAID BLAK HOLDINGS, LLC PROPERTY SOUTH 02°20'42" EAST 210.52 FEET TO THE NORTHWEST CORNER OF SAID DELAINE OAKS PROPERTY; THENCE ALONG THE NORTHERLY LINE OF SAID RICK HOLDINGS SERVICE CANAL; THENCE ALONG SAID EASTERLY LINE NORTH 07°45'07" EAST 215.73 FEET TO THE POINT OF BEGINNING.
CONTAINS 18,131.50 SQ. FT. 0.416 ACRE, MORE OR LESS.
SUBJECT TO AN ACCESS EASEMENT ACROSS THE WESTERLY 46 FEET OF THE ABOVE DESCRIBED PARCEL.

RESERVING UNTO GRANTORS A 33 FOOT EASEMENT ACROSS ABOVE DESCRIBED PARCEL FROM FUTURE ACCESS ROAD TO BE CREATED BY GRANTEE.

LEGEND

- SECTION CORNER, FOUND AS NOTED
- REBAR/CAP, FOUND AS NOTED
- REBAR WITH CAP (CRS ENCL), SET
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- SECTION LINE
- AREA TO BE ANNEXED INTO VERNAL CITY

SURVEYORS CERTIFICATE

I, ROBERT O. BAKER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172816 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH §86C 17-23-20, WAS MADE UNDER MY DIRECTION AND SHOWN HERON.



ROBERT O. BAKER, PLS
ROBERT O. BAKER, PLS

10/30/2025
DATE

COUNTY RECORDER
STATE OF UTAH, COUNTY OF _____ RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
ABSTRACTED _____
INDEX _____
FILED IN: FILE OF PLATS _____ CITY RECORDER: COUNTY RECORDER _____

UNTAH COUNTY SURVEYOR
APPROVED BY THE UNTAH COUNTY SURVEYOR

SIGNATURE: DATE: 11/17/25



OWNER
GUNN PROPERTIES, LLC

SIGNATURE: DATE: 11-18-2025

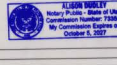
BRANDEN KIRK, OWNER
NOTARY



VERNAL CITY
VERNAL CITY MAYOR

SIGNATURE: DATE: 11/17/25

VERNAL CITY
NOTARY



Horricks
2025 Utah 600 Hours
Vernal, UT 84798
(435) 771-2450
www.horricks.com

WARNING
IF THIS MAP DOES NOT MEASURE UP TO YOU, DRAWING IS NOT TO SCALE

REVISIONS	DATE	BY	DESCRIPTION
1	13 JUNE 2025	G. BAKER	REVISIONS
2		G. BAKER	
3		T. COCHRAN	

**GUNN PROPERTIES, LLC RECORD OF SURVEY
FINAL LOCAL ENTITY PLAT
1797 W. 310 S. VERNAL, UT 84078**
ANNEXATION TO VERNAL CITY

ANNEX.
PAGE 1 OF 1