

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 NORTH MEADOWS ANNEXATION, located in EPHRAIM CITY, dated NOVEMBER 5, 2025, complying with §10-2-813, 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 NORTH MEADOWS ANNEXATION, located in SANPETE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 26th day of JANUARY, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

COUNCIL MEMBERS

Margie Anderson
Troy Birch
Lloyd Stevens
Anthony Beal
Dennis Nordfelt

MANAGER

Katie Witt

COMMUNITY DEVELOPMENT

DIRECTOR/ENGINEER

Bryan Kimball

RECORDER

Candice Maudsley

EPHRAIM CITY CORPORATION

JOHN SCOTT, MAYOR

5 South Main, Ephraim, Utah 84627



PLANNER

Megan Spurling

TREASURER

Aubrey Adama

FINANCE DIRECTOR

Jon Knudsen

PUBLIC SAFETY DIRECTOR

Colby Zeeman

POWER DIRECTOR

Cory Daniels

PUBLIC WORKS DIRECTOR

Jeff Jensen

December 23, 2025

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

RE: North Meadows Annexation- Notice of Impending Boundary Action and Request for Certificate of Annexation

Dear Madam:

Pursuant to Utah Code § 10-2-813(1)(a), Ephraim City hereby files a Notice of Impending Boundary Action for the annexation of property owned by the Brandon P. Olson Family Partnership, known as the North Meadows Annexation.

In accordance with Utah Code § 67-1a-6.5(3), the undersigned hereby certifies that all requirements applicable to this annexation have been satisfied, including statutory notice requirements, public hearing, adoption of the annexation ordinance, approval of the final local entity plat, preparation of the legal description, and zoning designation.

Submitted herewith are:

- A notice of impending boundary action that meets the requirements of Utah Code § 67-1a-6.5(3);
- An approved final local entity plat, as defined in Utah Code § 67-1a-6.5;
- Ordinance **ECO 25-12**, approving the annexation;
 - Attachment "A" – Legal Description;
 - Attachment "B" – Zoning.

Ephraim City respectfully requests that the Lieutenant Governor issue a **Certificate of Annexation** for this boundary action.

Please contact me if you have any questions or require additional documentation. Thank you for your assistance.

Sincerely,

Candice Maudsley

City Recorder
Ephraim City

**NORTH MEADOWS ANNEXATION
TO EPHRAIM CITY, SANPETE COUNTY, UTAH
PART OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 3 EAST
SALT LAKE MERIDIAN**



SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, HOLDING LICENSE NUMBER 318575-2201 UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF EPHRAIM CITY, UTAH IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, SUBSECTION (4), AND HAVE ACCURATELY REPRESENTED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON BASED UPON DATA COMPILED FROM THE RECORDS OF THE SANPETE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN, LOCATED IN SANPETE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE EXISTING EPHRAIM CITY CORPORATE LIMIT LINE;
 THENCE S88°50'55"W 281.75 FEET ALONG THE SOUTH LINE OF SAID SECTION AND SAID EXISTING CORPORATE LIMIT LINE TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN THE WARRANTY DEED RECORDED AS ENTRY 307382 IN THE RECORDS OF SAID COUNTY;
 THENCE S88°50'55"W 914.87 FEET (14.07 CHAINS BY RECORD) ALONG SAID SOUTH SECTION LINE AND SAID EXISTING CORPORATE LIMIT LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 2;
 THENCE N0°24'53"W 781.90 FEET (11.98 CHAINS BY RECORD) TO THE NORTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN SAID DEED;
 THENCE S89°27'45"E 193.11 FEET ALONG THE EXTENSION OF AN EXISTING FENCE; THENCE S89°27'45"E 638.31 FEET ALONG SAID FENCE TO THE NORTHEAST CORNER OF SAID PARCEL 1;
 THENCE ALONG A FENCE ACCEPTED AS THE EAST LINE OF PARCEL S-5398 THE FOLLOWING FIVE COURSES:
 1. S6°22'26"E 310.46 FEET;
 2. S6°35'11"E 184.90 FEET;
 3. S6°21'38"E 135.24 FEET;
 4. S6°57'40"E 101.08 FEET;
 5. S11°53'11"E 29.35 FEET TO THE POINT OF BEGINNING.
 CONTAINING 15.38 ACRES, MORE OR LESS.

EPHRAIM CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE EPHRAIM CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO EPHRAIM CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December, 2025.

[Signature]
 EPHRAIM CITY MAYOR
[Signature]
 ATTEST
[Signature]
 EPHRAIM CITY RECORDER

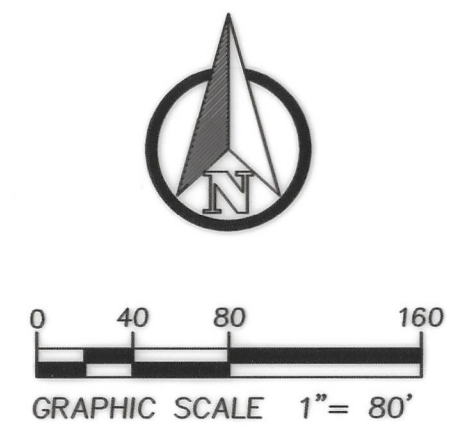
DEPUTY SANPETE COUNTY SURVEYOR APPROVAL

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.

SEALED AND SIGNED THIS 23rd DAY OF December, 2025

[Signature]
 DEPUTY SANPETE COUNTY SURVEYOR

- LEGEND**
- AREA HEREBY ANNEXED TO EPHRAIM CITY
 - EXISTING CORPORATE LIMIT LINE
 - ANNEXATION BOUNDARY
 - PARCEL LINE
 - SECTION LINE
- SECTION CORNERS**
- SCE SET REBAR W/ STEVEN C EARL CAP
 - DNP REBAR W/DARYL PENROD (LUDLOW) CAP
 - TRG REBAR W/TREVOR GADD (LS 343639) CAP



12/17/2025 6:27 PM Z:\2025 PROJECTS\25080LS BRANCH\5398 - NORTH MEADOWS ANNEXATION PLAT\25080LS NORTH MEADOWS ANNEXATION.DWG

S34 T16S R3E SLM
 NORTH MEADOWS ANNEXATION
 EPHRAIM CITY, SANPETE COUNTY, UTAH

CL
 Cache • Landmark
 Engineers
 Surveyors
 Planners

95 W. Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

DATE: 17 DECEMBER 2025
 SCALE: 1" = 80'
 DRAFTED BY: L. HEGEMANN
 CHECKED BY: S. EARL
 APPROVED BY: S. EARL
 PROJECT NUMBER: 25080LS

1 / 1

**ORDINANCE
ECO 25-12**

**AN ORDINANCE DECLARING ANNEXATION OF TERRITORY
AND EXTENSION OF THE CORPORATE LIMITS OF EPHRAIM
CITY KNOWN AS THE NORTH MEADOWS ANNEXATION.**

WHEREAS, a petition for annexation of certain property contiguous to Ephraim City has been filed with the City pursuant to Utah Code §10-2-403 et seq. (“Petition”); and

WHEREAS, the petitioner requests that the City annex land located in unincorporated Sanpete County, which is contiguous to the current corporate limits of Ephraim City, as more particularly described in the legal description below and shown on Attachment A; and

WHEREAS, the Council finds that the Petition satisfies the requirements of Utah law for annexation and that all required notices have been properly provided;

**NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY
COUNCIL OF EPHRAIM CITY, UTAH:**

FINDINGS OF FACT

The City Council of Ephraim City finds as follows:

1. The property described in Attachment A is contiguous to the current corporate limits of Ephraim City.
2. The annexation petition has been properly filed by the property owner in accordance with Utah Code §10-2-403 et seq.
3. All required notices of the annexation petition and any public hearings have been given in accordance with Utah law.
4. The annexation will not create gaps or islands in the City boundaries.
5. The annexed property will assume city zoning consistent with the Ephraim General Plan (2020, as amended), as shown in Attachment B.

Section I: Annexation

It is hereby declared that the following real property is annexed into the corporate limits of Ephraim City, and the corporate limits of Ephraim City are extended accordingly. Said property is located in Sanpete County, State of Utah, and is more particularly described as follows:

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN, LOCATED IN SANPETE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

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1. S6°22'26"E 310.46 FEET;
2. S6°35'11"E 184.90 FEET;
3. S6°21'38"E 135.24 FEET;
4. S6°57'40"E 101.08 FEET;
5. S11°53'11"E 29.35 FEET TO THE POINT OF BEGINNING. CONTAINING 15.38 ACRES, MORE OR LESS.

A map showing the boundaries of the annexation is attached herein as Attachment A.

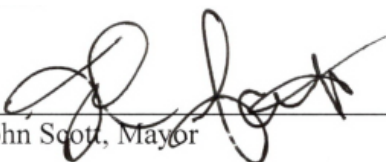
Section II : Zoning

Upon annexation, the property shall assume city zoning consistent with the existing Ephraim General Plan (2020, as amended) future land use designations, as reflected on Attachment B. No new zoning action by the Council is required at the time of annexation.

Section III : Effective Date

This ordinance shall take effect immediately upon posting, filing, and recording in accordance with Utah law.

PASSED and APPROVED by the City Council of Ephraim City this 5th day of November 2025.



John Scott, Mayor

Attest:


Candice Maudsley
City Recorder



COUNCIL VOTE

Margie Anderson	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Dennis Nordfelt	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Troy Birch	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Lloyd Stevens	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Anthony Beal	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

State of Utah
County of Sanpete

ATTACHMENT A – Annexation Plat

ATTACHMENT B – Future Land Use/Zoning Designations from General Plan

Attachment B

Future Land Use/Zoning Designations from General Plan

