

# STATE OF UTAH

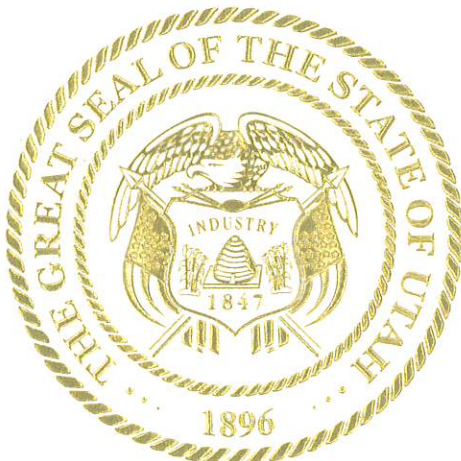


OFFICE OF THE LIEUTENANT GOVERNOR

## 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 FITZGERALD MEADOWS ANNEXATION, located in ALPINE, dated FEBRUARY 2, 2026, complying with §10-2-425, Utah Code Annotated, 1953, as amended.

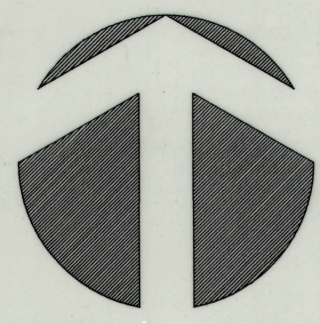
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the FITZGERALD MEADOWS ANNEXATION, located in UTAH COUNTY, State of Utah.



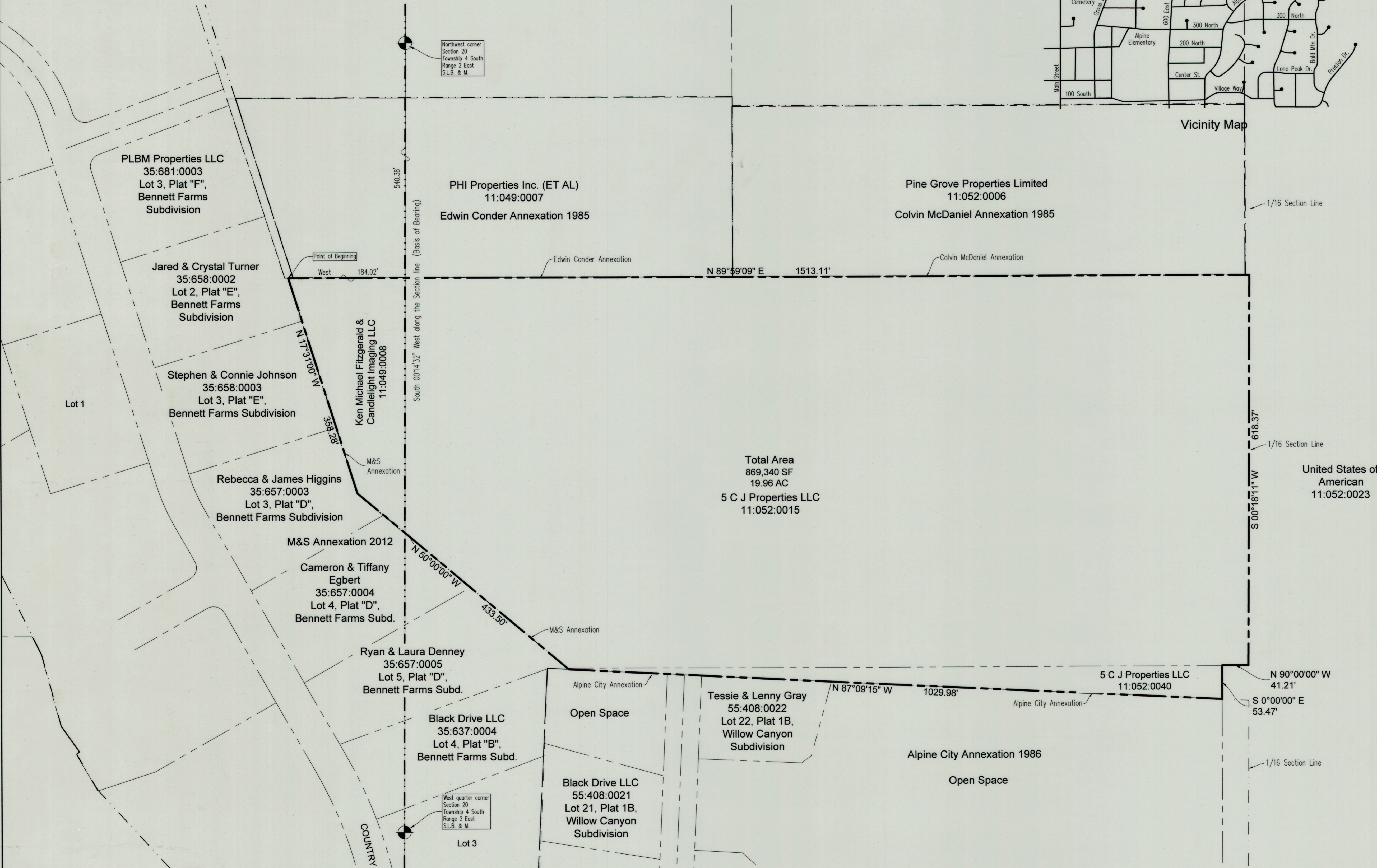
IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 9<sup>th</sup> day of FEBRUARY, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



NORTH  
1" = 80'



**Surveyor's Certificate**

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor  
Date 11-13-2025

Professional Land Surveyor  
No. 147089  
Roger D. Dudley  
STATE OF UTAH

**Boundary Description**

Commencing at a point located South 0074'32" West along the Section line (NAD83) 540.38 feet and West 184.02 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°59'09" East partially along the Edwin Conder Annexation and the Colvin McDaniel Annexation 1513.11 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.47 feet to the Alpine City Annexation Plat; thence North 87°09'15" West along said Alpine City Annexation Plat 1029.98 feet to the M&S Annexation Plat; thence along said M&S Annexation Plat the following two (2) courses: North 50°00'00" West 433.50 feet, North 17°31'00" West 358.28 feet more or less to the point of beginning.

AREA=869,340 sq. ft. or 19.96 acres  
Basis of Bearing is South 0074'32" West along the Section line (NAD83) from the Northwest to the West quarter corner of Section 20.

**Alpine City Acceptance**

Approved this 23 day of September, 2025 as a Municipal Boundary Adjustment Plat.

Carla Merrill (Signature)  
Carla Merrill (Printed Name)  
Mayor (Title)  
Attest: Delvin Perry RECORDER

RECORDER'S SEAL  
Alpine City  
Seal  
Utah County, Utah

**ACCEPTANCE BY LEGISLATIVE BODY**

This is to certify that we, The Alpine 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 the City of Alpine and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah Boundary Commission Act (1979) 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 part of said city and that said tract of land is to be known hereafter as the Fitzgerald Meadows Annexation.

Dated this 23 day of September, 2025

**United States of American**  
11:052:0023

**Acceptance by the County Surveyor**

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

Justin Lutz  
County Surveyor  
Date 01-15-2026

COUNTY SURVEYOR'S SEAL  
Justin Lutz  
01/15/26

**ANNEXATION PLAT**

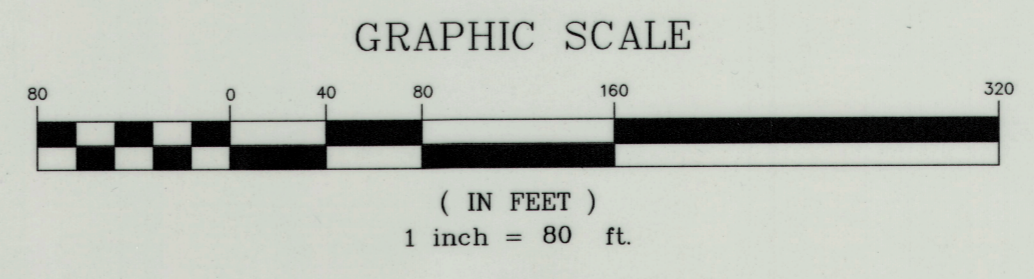
**FITZGERALD MEADOWS**

Alpine City, \_\_\_\_\_ Utah County, Utah  
Scale: 1" = 80 Feet

Recorded # \_\_\_\_\_  
State of Utah, County of Utah, Recorded and Filed at the request of: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
\$ \_\_\_\_\_  
UTAH COUNTY RECORDER

Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



Date of Preparation  
August 10, 2023



## NOTICE OF IMPENDING BOUNDARY ACTION

February 2, 2026

Honorable Deidre Henderson  
Utah Lieutenant Governor  
PO Box 142325  
Salt Lake City, UT 84114-2325

RE: FITZGERALD MEADOWS ANNEXATION

Honorable Lieutenant Governor:

Pursuant to Utah Code Ann. §10-2-425, please accept this notice that Alpine City passed Ordinance No. 2025-22 on September 23, 2025, approving the annexation of land identified as the Fitzgerald Meadows Annexation into its municipal boundaries. The ordinance and final local entity plat are enclosed.

As City Recorder for Alpine City, I hereby certify that all requirements applicable to this boundary action have been met according to Utah Code Ann. § 10-2-8. Accordingly, on behalf of Alpine City, please issue a Certificate of Annexation.

Sincerely,

A handwritten signature in blue ink that reads "DeAnn Parry".

DeAnn Parry  
City Recorder

Enclosures:

Ordinance No. 2025-22  
Fitzgerald Meadows Annexation Plat  
Boundary Description  
Acknowledgement of Remaining Requirements

## **ORDINANCE NO. 2025-22**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY KNOWN AS THE FITZGERALD MEADOWS ANNEXATION INTO THE CORPORATE LIMITS OF ALPINE CITY, UTAH, AND ESTABLISHING INITIAL ZONING DESIGNATIONS.

### **WHEREAS,**

WHEREAS, The owner of certain real property submitted a petition requesting annexation of approximately 19.86 acres of land located adjacent to the existing Alpine City boundary;

WHEREAS, The property subject to annexation consists of Utah County parcel numbers 11:052:0015, 11:049:0008, and 11:052:0040, together with 0.20 acres already within Alpine City limits, for a total area of approximately 20.06 acres;

WHEREAS, The Alpine City Council, on December 28, 2024, accepted the annexation petition for further consideration and directed staff and the Planning Commission to review the request;

WHEREAS, The Alpine City Planning Commission, after review on March 4, 2025, recommended approval of the petition, finding the proposal consistent with the Alpine City General Plan and applicable provisions of the Alpine Development Code;

WHEREAS, The Alpine City Council conducted a duly noticed public hearing on March 25, 2025, in accordance with Chapter 5 of the Alpine Development Code and Utah State law;

WHEREAS, The City Council finds that the annexation is in the best interest of Alpine City, that adequate municipal services can be provided, and that the annexation is consistent with the Alpine City General Plan.

### **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ALPINE CITY, UTAH:**

Section 1. Annexation Approval.

The real property described in Exhibit A (the "Annexation Property") is hereby annexed into the corporate limits of Alpine City, Utah.

Section 2. Zoning Designation.

Upon annexation, the Annexation Property shall be zoned CR-40,000 (Residential) with a Planned Residential Development (PRD) Overlay, consistent with surrounding zoning and the Alpine City General Plan.

Section 3. Conditions.

As conditions of annexation and consistent with the Pre-Annexation Agreement, the property owner shall:

a. Dedicate and/or reroute public trails through the development in coordination with the Alpine City Trails Committee.

- b. Provide water rights sufficient to meet Alpine City's requirements for new development.
- c. Construct or cause to be constructed all public improvements necessary to provide adequate municipal services, including culinary water, pressurized irrigation, sewer, and street extensions (Bald Mountain Drive and High Mountain Drive).
- d. Comply with all fire prevention measures required by the Lone Peak Fire Department during subdivision approval.
- e. Satisfy any annexation fees as determined by the City Council, as may be required under Alpine City Code.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon publication and recording in accordance with law.

PASSED AND APPROVED by the City Council of Alpine City, Utah, this 23 day of Sept. 2025.

Mayor *[Signature]*



ATTEST:

City Recorder *[Signature]*

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

September 23, 2025

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jessica Smuin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brent Rummeler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kelli Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

