

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 LARSEN JEPSON ANNEXATION located in RICHFIELD CITY, dated JANUARY 13th, 2026, 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 LARSEN JEPSON ANNEXATION located in SEVIER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 20th 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

ORDINANCE NO. 2025-7
ORDINANCE ANNEXING CERTAIN REAL
PROPERTY TO RICHFIELD, UTAH

WHEREAS, a majority of the owners of certain real property described below desire to annex such real property to Richfield, Utah, said owners Lance and Mandy Larsen and Justin and Jamie Jepson; and

WHEREAS, said real property consists of approximately .68 acres more or less and lies contiguous to the corporate boundaries of Richfield, Utah; and

WHEREAS, said owners have caused a petition to be filed with the City Recorder together with an accurate plat of the real property, which was made under the supervision of a licensed surveyor; and

WHEREAS, Richfield City Council accepted the petition for annexation; and within 30 days, the City Recorder reviewed the petition and certified that the petition meets the requirements for annexation as provided by Utah State Law (Subsections 10-2-408(2), (3), and (4)); and

WHEREAS, a notice was published once a week for three successive weeks, beginning no later than ten days after receipt of the notice of certification, in a newspaper of general circulation for the area proposed for annexation and the unincorporated area within a half-mile of the area proposed for annexation as provided by Utah State Law (Subsection 10-2-406); and

WHEREAS, within 20 days of receipt of the notice of certification, written notices were mailed to the affected entities as provided by Utah State Law (Subsections 10-2-406(1) (b)); and

WHEREAS, no protests to the annexation petition were filed during the period specified;

NOW, THEREFORE, pursuant to Section 10-2-407, Utah Code, the City Council of Richfield, Utah, hereby adopts and passes the following:

BE IT ORDAINED BY THE CITY COUNCIL OF RICHFIELD, UTAH, AS FOLLOWS:

ORDINANCE 2025-7 ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF RICHFIELD, UTAH.

The real property, more particularly described in Paragraph 1 below, is hereby annexed to Richfield, Utah, and the corporate limits of Richfield, Utah, are hereby extended accordingly.

1. The real property which is the subject of this Ordinance is described as follows:
2. Lance and Mandy Larsen property: BEGINNING AT THE NORTHEAST CORNER OF LOT 59 OF THE NORTH BY NORTHEAST SUBDIVISION PHASE 4, SAID POINT BEING LOCATED N00°16'03"W 1,324.20 FEET ALONG THE SECTION LINE AND S89°43'57"W 2110.10 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°33'05"W 116.67 FEET, MORE OR LESS, ALONG THE NORTH

LINE OF SAID LOT 59 TO THE EAST SIDE OF THE SEVIER VALLEY CANAL; THENCE N29°34'49"E 196.70 FEET; THENCE EAST 125.74 FEET; THENCE S00°26'55"E 129.31 FEET; THENCE S89°33'05"W 107.50 FEET; THENCE S00°26'55"E 40.00 FEET, MORE OR LESS, TO THE NORTHEASTCORNER OF SAID LOT 59 AND THE POINT OF BEGINNING.

Justin and Jamie Jepson property: BEGINNING AT THE NORTHEAST CORNER OF LOT 59 OF THE NORTH BY NORTHEAST SUBDIVISION PHASE 4, SAID POINT BEING LOCATED N00°16'03"W 1324.20 FEET ALONG THE SECTION LINE AND S89°43'57"W 2110.10 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N00°26'55"W 40 FEET; THENCE N89°33'05"E 107.50 FEET; THENCE S00°26'55",W 40 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 60 OF SAID NORTH BY NORTHEAST SUBDIVISION; THENCE S89°33'05"W 107.50 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID LOT 60 TO THE POINT OF BEGINNING.

3. The zoning map of Richfield City shall be amended to include the real property described in Paragraph 1. The real property described in Paragraph 1 above shall be classified as being **Rural Residential (R1-10)** in accordance with the General Plan for Richfield, Utah, and provisions of Chapter 16 of the City's Land Use Management and Development Code and Section 10-9a-406(1) of the Utah Code Annotated, 1953, as amended.

4. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Sevier County, Utah, by the City Recorder.

5. This Ordinance shall become effective upon adoption and passage by the City Council. A copy of the Ordinance and plat shall be deposited in the Office of the City Recorder.

ADOPTED AND PASSED by the City Council of Richfield, Utah, this 13th day of January 2026.

RICHFIELD CITY
A Utah Municipal Corporation

By Bryan L. Burrows
Bryan L. Burrows, Mayor

ATTEST:

Michele H. Jolley
Michele H. Jolley, Recorder



(S E A L)

	<u>AYE:</u>	<u>NAY:</u>
Councilmember Brayden Gardner	<input checked="" type="checkbox"/>	_____
Councilmember Kip Hansen	<input checked="" type="checkbox"/>	_____
Councilmember Elaine Street	<input checked="" type="checkbox"/>	_____
Councilmember Kendrick Thomas	<input checked="" type="checkbox"/>	_____
Councilmember Tanner Thompson	<input checked="" type="checkbox"/>	_____

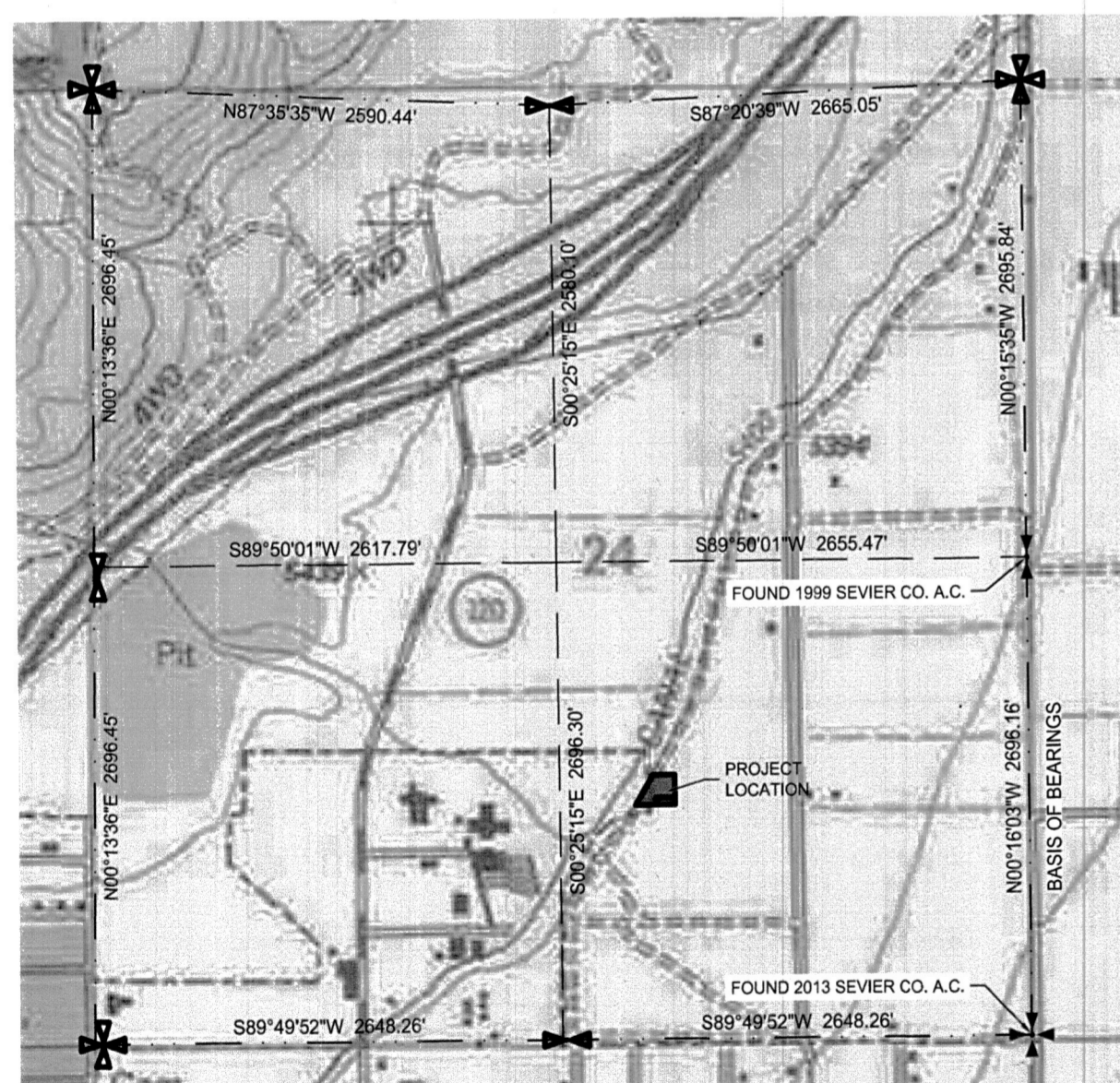
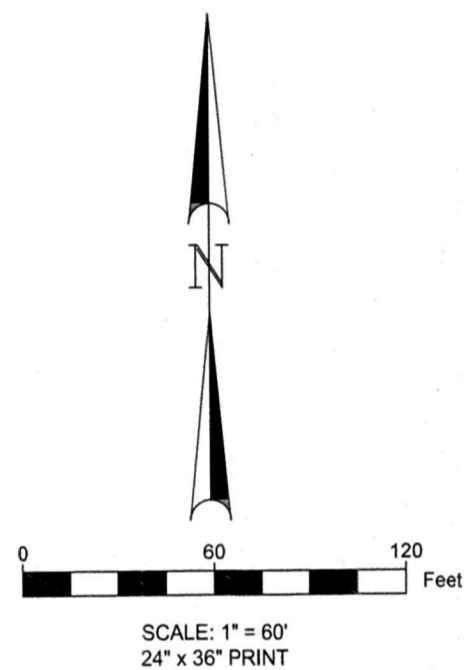
Richfield City Annexation - Larsen-Jepson Addition

Located in Section 24, T. 23 S., R. 3 W., S.L.B. & M.

Richfield City, Sevier County, Utah

2025

- LEGEND**
- SURVEYED BOUNDARY LINE
 - - - PREVIOUS SURVEYED BOUNDARY LINE
 - - - SECTION LINE
 - - - QUARTER SECTION LINE
 - - - 40 ACRE LINE
 - - - DEED LINE
 - x - x - x - EXISTING FENCE
 - SET REBAR WITH RED PLASTIC CAP STAMPED "PLS 6714204" UNLESS OTHERWISE NOTED
 - △ FOUND SURVEY MONUMENT AS NOTED
 - ⊕ FOUND SECTION CORNER AS NOTED
 - ⊗ NOT FOUND SECTION CORNER AS NOTED
 - ⊕ FOUND QUARTER SECTION CORNER AS NOTED
 - ⊗ NOT FOUND QUARTER SECTION CORNER AS NOTED



SECTION BREAKDOWN
SECTION 24, T. 23 S., R. 3 W., S.L.B. & M.
1" = 1,000'
(SEE SURVEY A-1090)



SURVEYOR'S CERTIFICATE

I, JASON K. MONROE, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #6714204, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.



JASON K. MONROE, P.L.S. #6714204 DATE

COUNTY SURVEYOR APPROVAL

I, Ryan W. James, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE # 103345, ACTING AS THE SEVIER COUNTY DEPUTY COUNTY SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON MEETS ALL APPLICABLE REQUIREMENTS TO BOUNDARY ACTION AND HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT.



12/30/25
DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF THE NORTH BY NORTHEAST SUBDIVISION PHASE I, SAID POINT BEING ON THE BOUNDARY LINE OF RICHFIELD CITY AND BEING MORE PARTICULARLY LOCATED N00°16'03"W 1324.54 FEET ALONG THE SECTION LINE AND S89°43'57"W 2002.60 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°33'05"W 205.66 FEET ALONG SAID CITY BOUNDARY LINE, MORE OR LESS, TO A CORNER OF SAID CITY BOUNDARY LINE; THENCE N00°25'15"W 32.04 FEET (NORTH BY RECORD) ALONG SAID CITY BOUNDARY LINE, MORE OR LESS, TO THE NORTHWESTERLY LINE OF PARCEL 4-236-73; THENCE N29°34'49"E 159.68 FEET; THENCE EAST 125.74 FEET; THENCE S00°26'55"E 169.31 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINS 0.68 ACRE, MORE OR LESS.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, RICHFIELD CITY, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACTS BE ANNEXED TO THE CITY OF RICHFIELD AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE 10-2-8 AS AMENDED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACTS AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE "LARSEN-JEPSON ADDITION".

ACCEPTED THIS 27 OF Jan A.D. 2026

Mayor: *Brandon Brown*
Council Member: *K.M.*
Council Member: *W. S. C.*
Council Member: *H. C.*
Council Member: *M. S.*



Attest: City Clerk *J. J. J.*

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO ANNEX THE PROPERTY DESCRIBED IN THE SEVIER COUNTY RECORDER'S OFFICE AS DOCS # 00440666 AND 00440667 TO LANCE ELLIS LARSEN AND MANDY SUE LARSEN, AS TRUSTEES OF THE LML HERITAGE FAMILY TRUST DATED 7/19/2024 AND JUSTIN K. JEPSON AND JAMIE L. JEPSON
2. BASIS OF BEARINGS USED WAS N00°16'03"W BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SLB&M.
3. DEEDS AND PRIOR ANNEXATION PLATS WERE ROTATED TO MATCH BASIS OF BEARING.

PREPARED BY:
Monroe Surveying
770 W. 570 S. Richfield, UT 84701
1.435.896.3543
MonroeSurveying@gmail.com

PROJECT NUMBER: 1068 FILE NAME: d:_proj\1042 - larsen house\drawings\1068_annex_opus.dwg
SURVEYED BY: JKM DRAWN BY: JKM UPDATED: 7/21/2025 PLOTTED: 12/27/2025

**Richfield City Annexation
Larsen-Jepson Addition**
Sevier County, Utah
Scale: 1" = 60'