

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 400 WEST ANNEXATION located in NEPHI CITY, dated JANUARY 20, 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 400 WEST ANNEXATION located in JUAB 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, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



NEPHI CITY

21 East 100 North Nephi, UT 84648

Phone: 435-623-0822

Fax: 435-623-5443

January 10, 2026

Deidre M. Henderson
Lieutenant Governor of Utah
350 N State Street, Suite 220
PO Box 142325
Salt Lake City, UT 84114-2325
annexations@utah.gov

RE: 400 West Annexation

Dear Lt. Governor Henderson:

This letter certifies and is an official notification that Nephi City has reviewed the 400 West Annexation request and verifies it complies with the legal requirements, and that all the steps necessary for municipality annexation outlined by state statute have been followed. I am requesting certification of this boundary action.

Sincerely,

Leslee Anderson
Nephi City Recorder
435.623.0822
landerson4@nephi.utah.gov

ORDINANCE 01-20-2026

**AN ORDINANCE ANNEXING CERTAIN PROPERTIES TO NEPHI CITY AND
ESTABLISHING ZONING CLASSIFICATION FOR SAID PROPERTY.**

BE IT ORDAINED BY THE CITY COUNCIL OF NEPHI CITY, UTAH:

SECTION I. That the following described real property be, and the same is hereby annexed to Nephi City, Utah, the corporate limits of said city are hereby extended to include said described property, and said property is hereby declared to be part of Nephi City and shall henceforth be subject to all of the ordinances and regulations thereof, and that the description of the boundaries of Nephi City be amended to include the following property to-wit:

Jacobson Annexation (400 W)
See Exhibit A

SECTION II. The territory annexed under Section I above is hereby classified into the Residential 1-1/2 (acre) with an Agricultural (A) overlay zone as shown on Exhibit B.

SECTION III. Passed by the City Council of Nephi City, this 20th day of January 2026.

NEPHI CITY


JUSTIN D. SEELY, Mayor

ATTEST:


LESLEE ANDERSON, City Recorder



ORDINANCE 01-20-2026-EXHIBIT A

BOUNDARY DESCRIPTION

Beginning 699.23 feet N 00°10'36" E along the 4 Section line and 249.01 feet East from the Southwest Corner of the Northeast quarter of Section 8, Township 13 South, Range 1 East, Salt Lake Base and Meridian; thence N.00°13'52" E 459.94 feet along the Easternmost line of the Kent M. & Claudette L. Lunt property as recorded in Entry No. 00245089, thence S.89°26'49" E 571.44 feet along a long-established boundary fence line, thence S.00°01'32" E 454.04 feet along the Nephi City boundary line, thence S.89°57'43"W 573.47 feet along a long-established boundary fence line to the point of beginning.

The above-described parcel of land contains 261,600 square feet in area or 6.01 acres, more or less (as described).

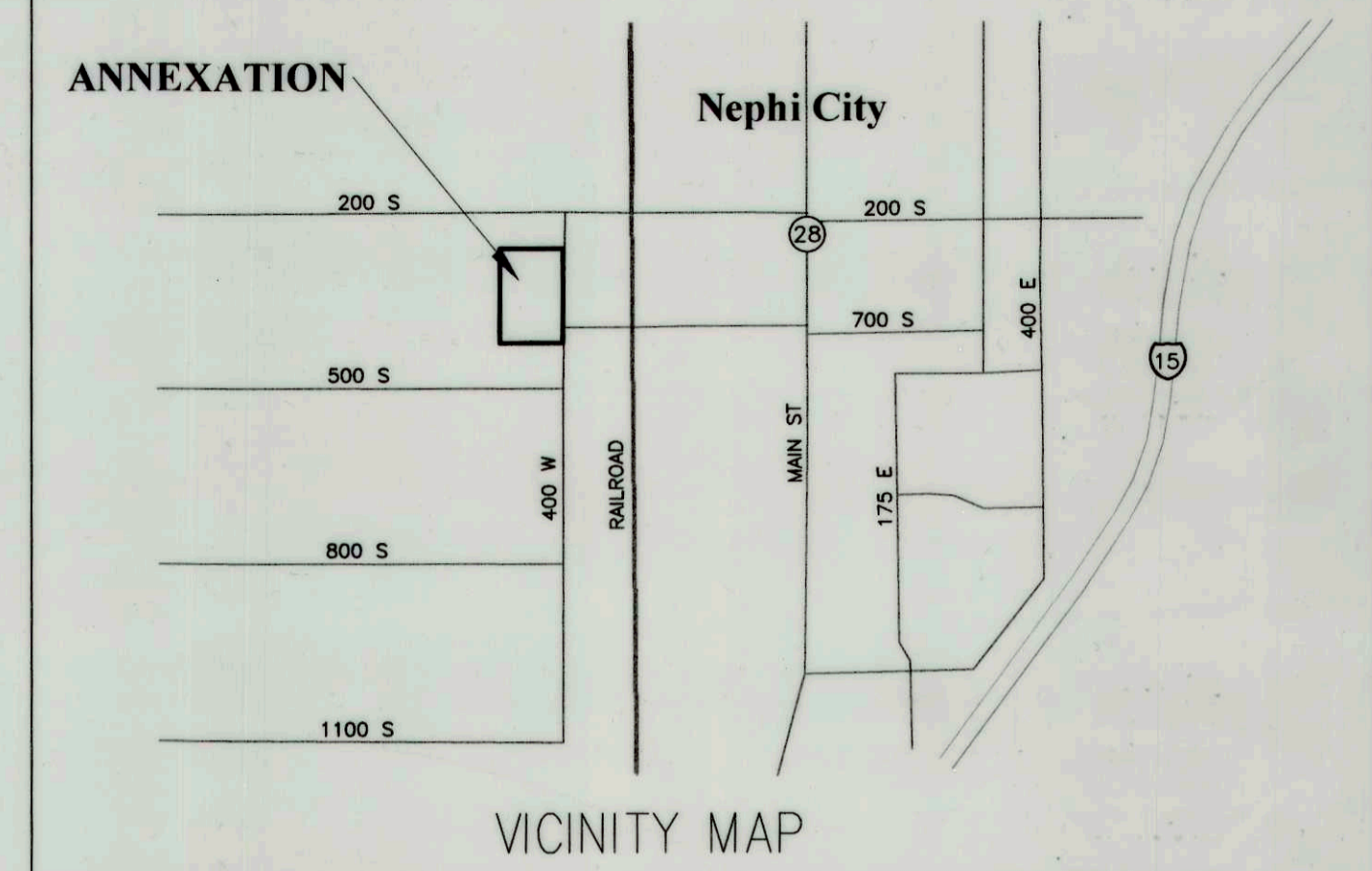
Affecting Parcels X800-2411-1, X800- 2411-2-

ORDINANCE 01-20-2026 -VICINITY MAP EXHIBIT B



400 WEST ANNEXATION

WITHIN THE NE 1/4 SECTION 8 TOWNSHIP 13 SOUTH RANGE 1 EAST, S.L.M.



SURVEYOR'S CERTIFICATE
 I, CORY I SQUIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 5561206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NEPHI CITY, JUAB COUNTY, UTAH.

ANNEXATION BOUNDARY DESCRIPTION
 Beginning 699.23 feet N.00°10'36"E. along the 1/4 Section line and 249.01 feet East from the Southwest Corner of the Northeast quarter of Section 8, Township 13 South, Range 1 East, Salt Lake Base and Meridian; thence N.00°13'52"E. 459.94 feet along the Easternmost line of the Kent M. & Claudette L. Lunt property as recorded in Entry No. 00245089, thence S.89°26'49"E. 571.44 feet along a long-established boundary fence line, thence S.00°01'32"E. 454.04 feet along the Nephi City boundary line, thence S.89°57'43"W. 573.47 feet along a long-established boundary fence line to the point of beginning.
 The above-described parcel of land contains 261,600 square feet in area or 6.01 acres, more or less (as described).
 Affecting parcels XB00-2411-1 & XB00-2411-2.

BASIS OF BEARING = UTAH COORDINATE SYSTEM 1983, CENTRAL ZONE
 (N 00°14'23" W 5313.33' along the 1/4 Section line of Section 32)

DATE	SURVEYOR (SEE SEAL BELOW)

ACCEPTANCE BY THE NEPHI CITY COUNCIL
 THIS IS TO CERTIFY THAT WE, THE NEPHI CITY COUNCIL, HAVING DULY NOTICED AND HELD THE PUBLIC HEARING MANDATED BY THE UTAH CODE ANNOTATED, HAVE GRANTED THE PETITION SEEKING ANNEXATION OF THE PROPERTY DEPICTED HEREON AND, AFTER DUE EXAMINATION AND DELIBERATION, HAVE, BY ORDINANCE (NO. _____), ANNEXED SAID PROPERTY INTO AND AS A PART OF NEPHI CITY, TO BE KNOWN HEREAFTER AS THE "400 WEST ANNEXATION."
 THIS ANNEXATION HAS BEEN COMPLETED AS MANDATED BY UTAH CODE.

THIS DAY OF _____, A.D. 2025

 Justin Seely, MAYOR	 Travis Worwood, COUNCIL MEMBER
 Shari Cowan, COUNCIL MEMBER	 JD Pappas, COUNCIL MEMBER
 Jerrilee Callaway, COUNCIL MEMBER	 Shari Worwood, COUNCIL MEMBER

Travis T. Douglas
Recording Information

ATTEST:
 CITY RECORDER

ANNEXATION PLAT

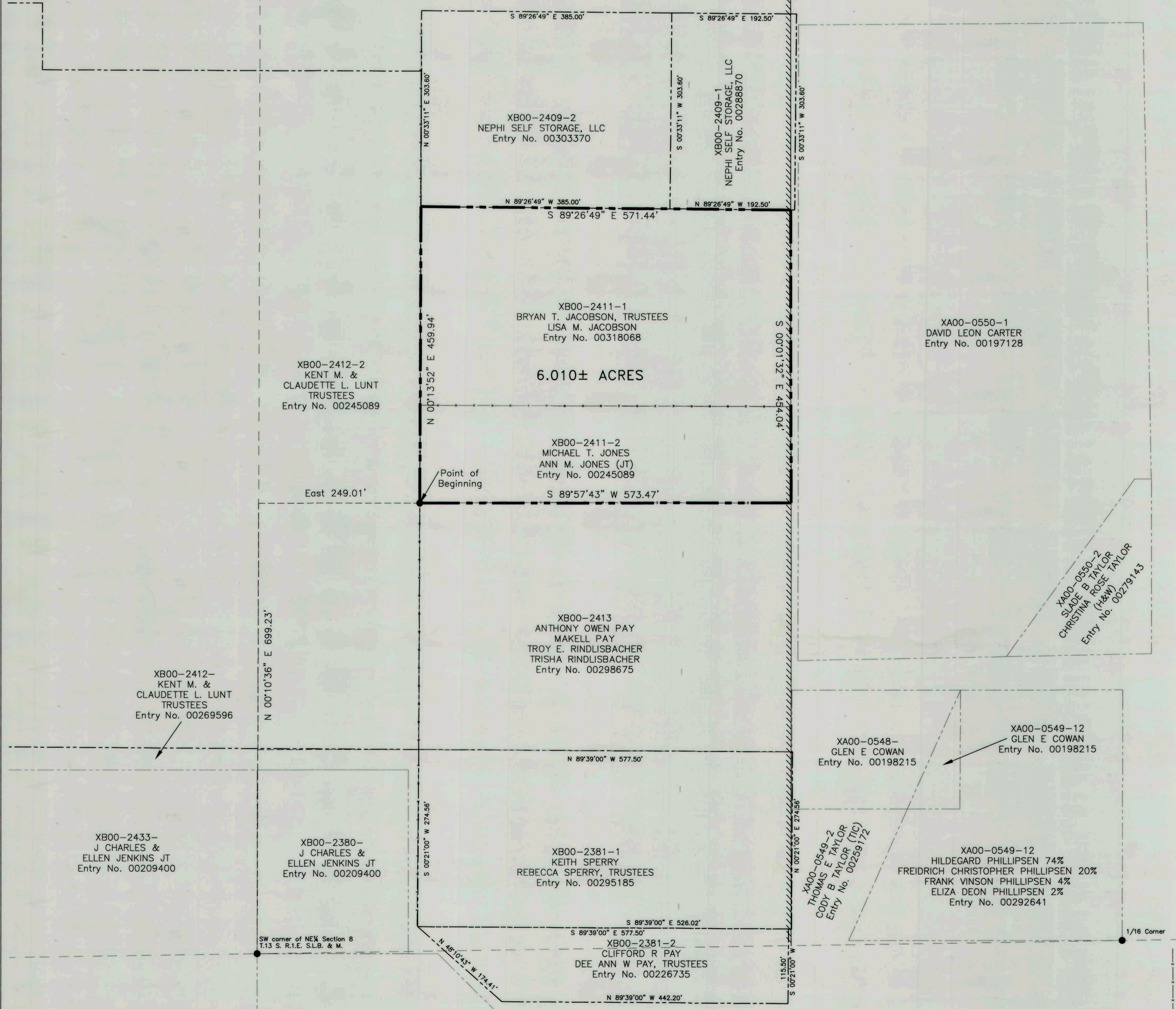
400 WEST ANNEXATION

TO NEPHI CITY, JUAB COUNTY, UTAH

SCALE 1" = 80 FEET

SURVEYOR'S SEAL 	County Surveyor Acceptance: This plat has been reviewed on behalf of Debra Priestley, Juab County Recorder and is hereby certified as a Final Local Entry Plat pursuant to Utah Code Annotated 17-23-20 by: 	CLERK-RECORDER'S SEAL
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- LEGEND**
- ANNEXATION LINE
 - ////// EXISTING CITY BOUNDARY
 - DEED LINE
 - - - - SECTION LINE
 - x - - FENCE LINE



Prepared By:

 PROFESSIONAL LAND SURVEYING
 295 North 200 East
 MONA, UTAH 84645-0428
 PHONE 435.660.0816 EMAIL: cory@cispls.com