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 JOHNSON-YOUD ANNEXATION, located in SPANISH FORK CITY, dated JULY 10, 2025, complying with §10-2-812, 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 JOHNSON-YOUD 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 22nd day of July, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203021

ORDINANCE No. A03-2025

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL *Mayor (votes only in case of tie)*			X	
LANDON TOOKE *Councilmember*	X			
STACY BECK *Mayor Pro Tem*	X			
JESSE CARDON *Councilmember*	X			
SHANE MARSHALL *Councilmember*	X			
KEVIN OYLER *Councilmember*	X			

I MOVE this ordinance be adopted: Tooke

I SECOND the foregoing motion: Cardon

ORDINANCE No. A03-2025

AN ORDINANCE ANNEXING AND ZONING PROPERTY KNOWN AS THE JOHNSON-YOUD ANNEXATION

WHEREAS a resolution has been initiated by Spanish Fork City Council on May 6, 2025;

WHEREAS the city has also received an accurate plat of said territory (attached as Exhibit A hereto);

WHEREAS on May 6, 2025, the Spanish Fork City Council expressed their intent to adopt a resolution to annex, pursuant to Utah Code Ann. § 10-2-812;

WHEREAS publication of the notices for a public hearing took place on May 12, 2025, May 19, 2025 and May 30, 2025;

WHEREAS no protests were received concerning the annexation petition;

WHEREAS a public hearing was held before the Spanish Fork City Council on June 17, 2025, pursuant to Utah Code Ann. § 10-2-812, with notice having taken place in accordance with said section; and

WHEREAS, at the public hearing, the City Council heard the comments and discussion concerning the annexation and zoning of the property;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

Section 1. Annexation. The boundaries of Spanish Fork City are hereby extended so as to include and incorporate within the said City limits the following described land:

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HILL ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 11220 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 89'28'00" EAST ALONG THE SECTION LINE 171.08 FEET AND SOUTH 467.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26'26'25" WEST 372.60 FEET; THENCE SOUTH 88'59'42" WEST 2.93 FEET; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY AND EXTENSION THEREOF ACCORDING TO THE UTAH WEST LLC ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18155 IN THE UTAH COUNTY RECORDER'S OFFICE NORTH 27'08'08" WEST 516.74 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HALES ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2637 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH

SPANISH FORK CITY BOUNDARY ACCORDING TO SAID HALES ANNEXATION NORTH 66'44'06" EAST 43.15 FEET; THENCE SOUTH 88'58'15" EAST 4.07 FEET; THENCE SOUTH 01·43'54" WEST 3.29 FEET; THENCE SOUTH 88'56'12" EAST 701.10 FEET; THENCE NORTH 04'00'00" EAST 351.51 FEET; THENCE SOUTH 89"23'19" EAST 605.84 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2160 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION SOUTH 00'30'46" WEST 430.89 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE CLAYSON ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 13639 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID CLAYSON ANNEXATION SOUTH 53'11 '16" WEST 1048. 75 FEET TO SAID HILL ANNEXATION; THENCE ALONG SAID HILL ANNEXATION THE FOLLOWING TWO (2) COURSES: SOUTH 89'30'00" WEST 18.86 FEET AND SOUTH 53'52'30" WEST 133. 75 FEET TO THE POINT OF BEGINNING.

AREA = 810,600 SQ. FT. OR 18.6088 ACRES, MORE OR LESS

Section 2. Zoning Classification. Pursuant to Spanish Fork Municipal Code § 15.3.08.030(E), the property is hereby zoned Rural Residential as shown in the attached exhibit B.

Section 3. **Not Part of Municipal Code.** This ordinance shall not become part of the Spanish Fork Municipal Code.

Section 4. **Effective Date.** This ordinance shall become effective upon posting.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: JUNE 17, 2025.

Stacy Beck

MIKE MENDENHALL, Mayor

Stacy Beck, Mayor Pro Tem

Attest:

Tara Silver

TARA SILVER, City Recorder

EXHIBIT A

ANNEXATION PLAT

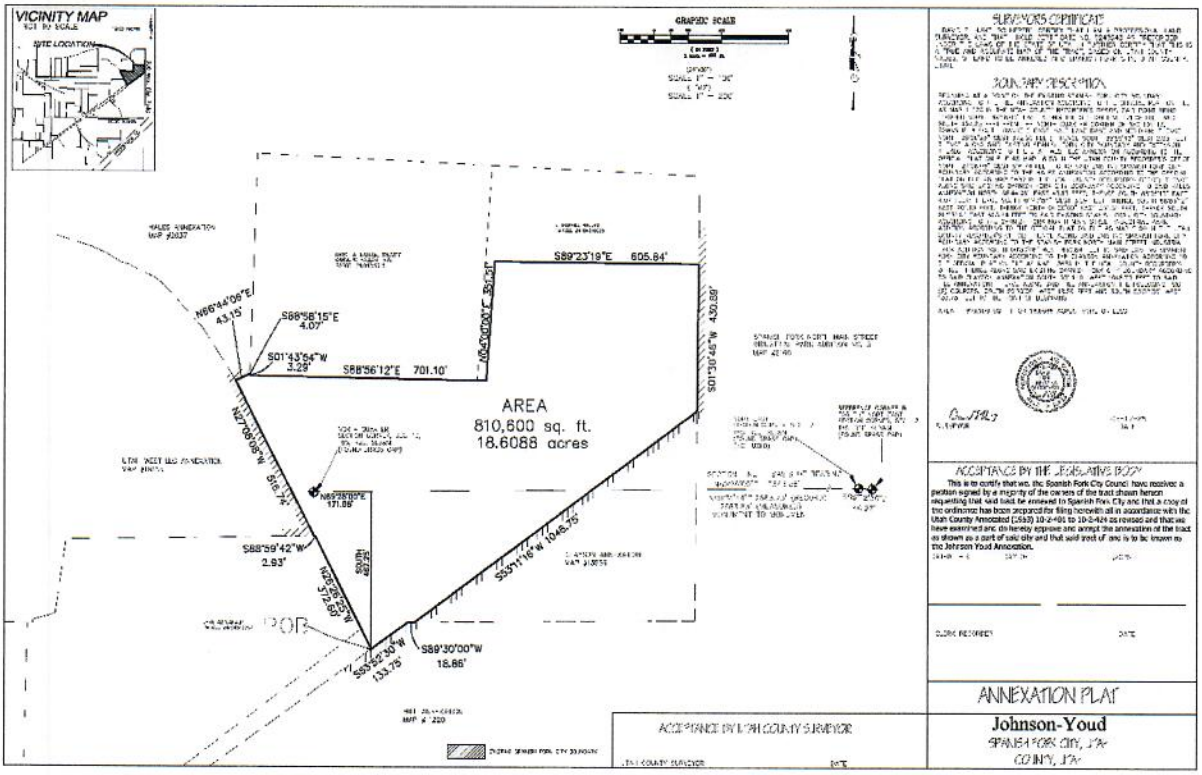


EXHIBIT B

ZONING DESIGNATIONS

Rural Residential



SPANISH FORK
COMMUNITY DEVELOPMENT

Johnson-Youd
Annexation
300 West 1600 North
18.61 acres
R-R Rural Residential
Proposed Zone
Industrial General Plan
Designation



PROPOSAL

The Applicant has requested approval of an annexation including three parcels, totaling 18.61 acres, located at approximately 300 West 1600 North.

The subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary. According to Utah State Code §10-2-418, if the proposed annexation is part of an unincorporated island of Utah County that is 50 acres or less or contains fewer than 800 residents and the city has provided one or more municipal-type services to the area for at least one year, the annexation process may be initiated by resolution. The Legal Department has confirmed that this proposed annexation does indeed meet the aforementioned criteria.

Due to this annexation serving a relatively small and unpopulated area, there is no requirement to complete a feasibility study to further analyze the proposal.

Staff and the Planning Commission recommends that this proposal be assigned R-R Rural Residential zoning upon annexation.

The City has not received any development plans for the property.

STAFF RECOMMENDATION

That the proposed Annexation be approved with R-R zoning based on the following findings:

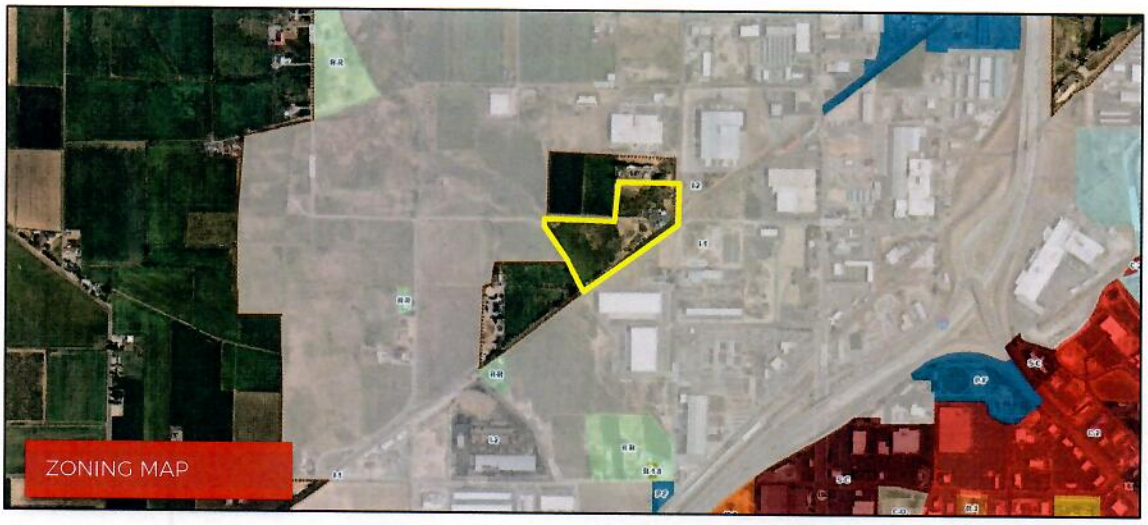
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the city is currently providing services to other properties in the immediate vicinity.
3. That the proposed Annexation would reduce the size of an existing island of unincorporated area.

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1



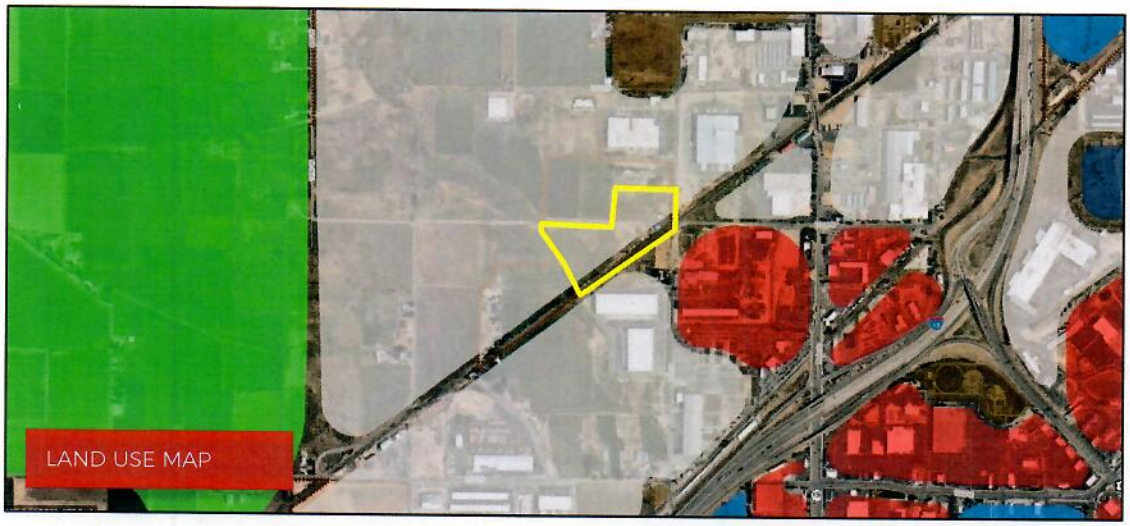
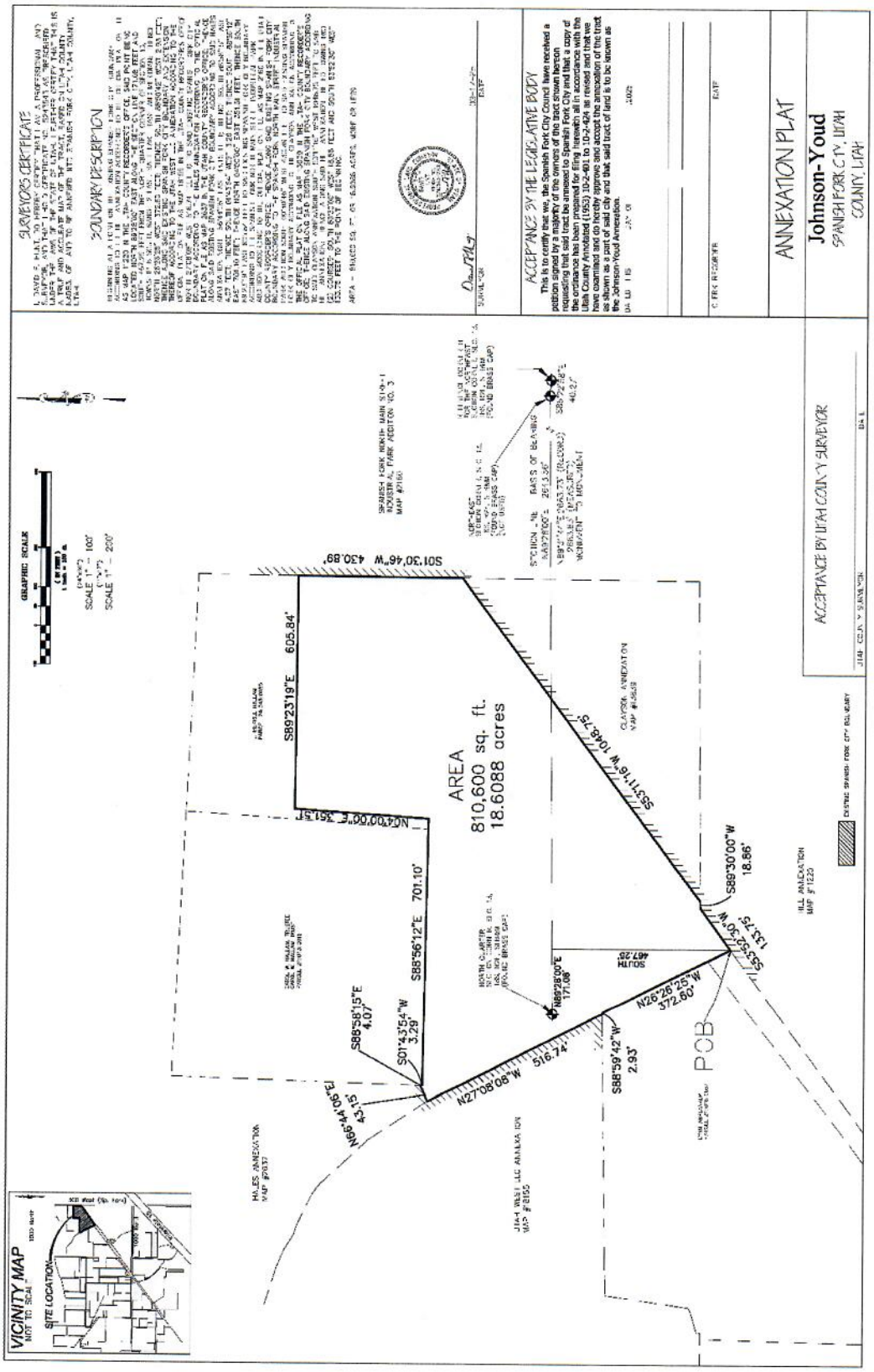




EXHIBIT 2


ANNEXATION PLAT
Johnson-Youd
SPANISH FORK CITY, UTAH
UTAH COUNTY, UTAH
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY THE LEGISLATIVE BODY
This is to certify that we, the Spanish Fork 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 Spanish Fork City and that a copy of the ordinance has been prepared for filing therewith all in accordance with the Utah Code Annotated 10-2-418. We have examined said petition and find that it has complied and do hereby approve and accept the annexation of tract as shown as a part of said city and that said tract of land is to be known as the Johnson-Youd Annexation.
ACCEPTANCE BY UTAH COUNTY SURVEYOR
VICINITY MAP
NOT TO SCALE
SITE LOCATION
GRAPHIC SCALE
SCALE 1" = 100'
SCALE 1" = 200'
AREA
810,600 sq. ft.
18.6088 acres
S01°30'46"W 430.89'
S89°23'19"E 605.84'
N0°47'00"E 361.57'
S89°56'12"E 701.10'
S88°58'15"E 4.07'
S01°43'54"W 3.29'
N89°28'00"E 171.08'
SOUTH 467.28'
S53°11'16"W 1048.75'
S89°30'00"W 18.86'
S53°52'30"W 133.75'
N26°26'25"W 372.60'
S88°59'42"W 2.93'
N27°08'08"W 516.74'
N69°44'09"E 43.15'
POB
SECTION - NE BASIS OF BEARING
HALES ANNEXATION MAP #2037
JOHNSON ANNEXATION MAP #2155
SPANISH FORK NORTH MAIN SUB-1 ADDITION AL PARK ADDITION NO. 3 MAP #7161
CLAYSON ANNEXATION MAP #2658
ILL ANNEXATION MAP #1220
DENOTE SPANISH FORK CITY BOUNDARY

SPANISH FORK
PRIDE & PROGRESS

July 10, 2025

Office of the Lieutenant Governor
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325
annexations@utah.gov

RE: Notice of Impending Boundary for the Johnson-Youd Annexation

Dear Lieutenant Governor:

This letter serves as filing a notice of impending boundary action of the Johnson-Youd Annexation, for the annexation of property located at approximately 300 West 1600 North, in unincorporated Utah County into the boundaries of Spanish Fork City (a city within Utah County) by resolution under UCA §10-2-812. For reference, Utah County is a county of the 2nd Class.

The proposed annexation consists of 3 parcels, totaling 18.61 acres.

Attached with this notice are the following:

- Ordinance A03-2025 approved by the Spanish Fork City Council on June 19, 2025 verifying that all requirements applicable to the boundary action have been met
- Plat (copy), created, certified, and approved as dictated by UCA §17-23-20(4)

Spanish Fork City is seeking a certificate of annexation based on the information provided per 67-1a-6.5(3). If you have any questions, please feel free to contact me using the information provided below.

Sincerely,

Ian Bunker
Associate Planner
Spanish Fork City
801.804.4582
ibunker@spanishfork.gov

SPANISH FORK
PRIDE & PROGRESS

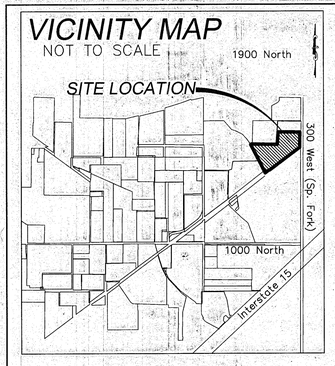
JOHNSON-YOUD ANNEXATION

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HILL ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 11220 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 89'28'00" EAST ALONG THE SECTION LINE 171.08 FEET AND SOUTH 467.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26'26'25" WEST 372.60 FEET; THENCE SOUTH 88'59'42" WEST 2.93 FEET; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY AND EXTENSION THEREOF ACCORDING TO THE UTAH WEST LLC ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18155 IN THE UTAH COUNTY RECORDER'S OFFICE NORTH 27'08'08" WEST 516.74 FEET TO TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HALES ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2637 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID HALES ANNEXATION NORTH 66'44'06" EAST 43.15 FEET; THENCE SOUTH 88'58'15" EAST 4.07 FEET; THENCE SOUTH 01·43'54" WEST 3.29 FEET; THENCE SOUTH 88'56'12" EAST 701.10 FEET; THENCE NORTH 04'00'00" EAST 351.51 FEET; THENCE SOUTH 89"23'19" EAST 605.84 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2160 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION SOUTH 00'30'46" WEST 430.89 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE CLAYSON ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 13639 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID CLAYSON ANNEXATION SOUTH 53'11 '16" WEST 1048. 75 FEET TO SAID HILL ANNEXATION; THENCE ALONG SAID HILL ANNEXATION THE FOLLOWING TWO (2) COURSES: SOUTH 89'30'00" WEST 18.86 FEET AND SOUTH 53'52'30" WEST 133. 75 FEET TO THE POINT OF BEGINNING.

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NOT TO SCALE

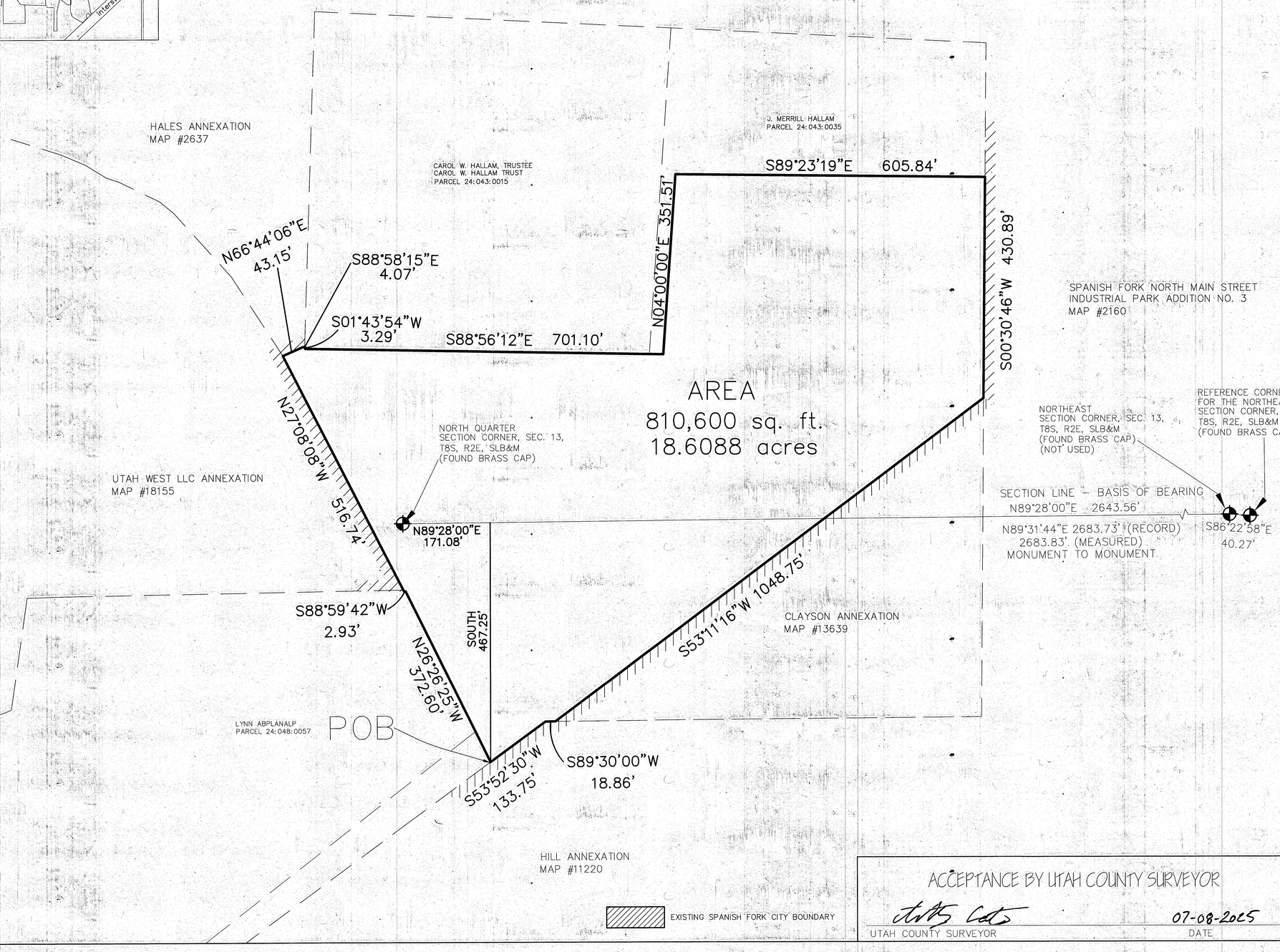


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HILL ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 11220, IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 89°28'00" EAST ALONG THE SECTION LINE 171.08 FEET AND SOUTH 467.25 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 26°26'25" WEST 372.60 FEET; THENCE SOUTH 88°59'42" WEST 2.93 FEET; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY AND EXTENSION THEREOF ACCORDING TO THE UTAH WEST LLC ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18155 IN THE UTAH COUNTY RECORDER'S OFFICE NORTH 27°08'08" WEST 516.74 FEET TO TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HALES ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2637 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID HALES ANNEXATION NORTH 66°44'06" EAST 43.15 FEET; THENCE SOUTH 88°58'15" EAST 4.07 FEET; THENCE SOUTH 01°43'54" WEST 3.29 FEET; THENCE SOUTH 88°56'12" EAST 701.10 FEET; THENCE NORTH 04°00'00" EAST 351.51 FEET; THENCE SOUTH 89°23'19" EAST 605.84 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 2160 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE SPANISH FORK NORTH MAIN STREET INDUSTRIAL PARK ADDITION SOUTH 00°30'46" WEST 430.89 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE CLAYSON ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 13639 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID CLAYSON ANNEXATION SOUTH 53°11'16" WEST 1048.75 FEET TO SAID HILL ANNEXATION; THENCE ALONG SAID HILL ANNEXATION THE FOLLOWING TWO (2) COURSES: SOUTH 89°30'00" WEST 18.86 FEET AND SOUTH 53°52'30" WEST 133.75 FEET TO THE POINT OF BEGINNING.

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PROFESSIONAL LAND SURVEYOR
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

David F. Hunt — 06-27-25
SURVEYOR — DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

This is to certify that we, the Spanish Fork 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 Spanish Fork City and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah County Annotated (1953) 10-2-401 to 10-2-424 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known as the Johnson-Youd Annexation.

DATED THIS 1 DAY OF July ,2025

Mayor

CLERK RECORDER — DATE

SPANISH FORK MUNICIPAL SEAL

ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR — 07-08-2025 DATE

ANNEXATION PLAT

Johnson-Youd

SPANISH FORK CITY, UTAH
COUNTY, UTAH