



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 PETERSON FARM ANNEXATION located in LOA TOWN, dated JULY 2, 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 PETERSON FARM ANNEXATION located in WAYNE COUNTY, State of Utah.



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

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

Loa Town & Waterworks

80 West Center ~ P.O. Box 183 ~Loa, UT 84747

Phone # 435.836.2160 ~ Fax # 435.836.2266

Mayor: Cody Grundy ~ Loa Town Clerk: Michelle Brian ~ Treasurer: Amber Perkins

Dear Lieutenant Governor's Office:

NOTICE IS GIVEN that the Town Council of Loa Town at a regular meeting of the Town Council, duly convened pursuant to notice on May 14, 2026, adopted Ordinance No 2026-05-14, titled: "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOA, UTAH, PROVIDING FOR ANNEXATION OF CERTAIN TERRITORY, REFERRED TO BY PETITIONER, AS THE PETERSON FARM PARCEL ADDITION, CONTAINING 3.42 ACRES, INTO THE CORPORATE LIMITS OF LOA TOWN, WITH THE PLAT TO BE IDENTIFIED AS THE PETERSON FARM ADDITION IN THE RECORDS OF LOA TOWN ("Annexation Ordinance"). A copy of the Annexation Ordinance is attached.

Also attached is a copy of the Final Local Entity Plat satisfying the applicable legal requirements in Utah Code § 17-23-20, approved as a final local entity plat by the Wayne County Treasurer.

The Annexation Ordinance approved the annexation of the property described in the Annexation Ordinance and shown on the Final Local Entity Plat into the legal boundaries of Loa, Utah.

The Town Council, as approving authority, certifies all requirements applicable to the annexation of the property into the legal boundary of Loa, Utah, as more particularly described in the Annexation Ordinance and shown on the Final Local Entity Plat.

The Town Council respectfully requests the issuance of a Certificate of Annexation pursuant to provisions of Utah Code Ann. § 67-1a-6.5

DATED this 30 day of June, 2026.

LOA TOWN COUNCIL

BY:


Cody Grundy, Mayor

ORDINANCE 2026-05-14

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOA, UTAH, PROVIDING FOR ANNEXATION OF CERTAIN TERRITORY, REFERRED TO BY PETITIONER, AS THE PETERSON FARM PARCEL ADDITION, CONTAINING 3.42 ACRES, INTO THE CORPORATE LIMITS OF LOA TOWN, WITH THE PLAT TO BE IDENTIFIED AS THE PETERSON FARM ADDITION IN THE RECORDS OF LOA TOWN.

RECITALS

- A. The Town Council of Loa Town, Utah (referred to herein as the “Town Council”), recites the following as the basis for adopting the following ordinance:
- B. B. Loa Town (the “Town”) has adopted an Annexation Policy Plan in accordance with the provisions of Title 10, Part 4, Chapter 2, Utah Code Annotated, 1953, as amended, setting forth the specific criteria that will guide the Town’s decision as to whether it will favor the annexation of territory into the corporate limits of the Town and whether to grant future annexation petitions.
- C. On January 14, 2026, an Annexation Petition to Extend the Corporate Boundaries of Loa, Utah (the “Petition”) was filed, signed by Travis Van Orden, also designated as the contact sponsor.
- D. The Petition referenced a map titled Peterson Farm Annexation Map, which included 3.422 acres of land, which was prepared by a licensed surveyor.
- E. The Petition contained the signatures of the owners of private real property that cover a majority of the private land area within the area proposed for annexation.
- F. On February 12, 2026, the Petition was accepted for further consideration pursuant to Sections 10-2-405, Utah Code Annotated, 1953, as amended.
- G. On March 11, 2026, the Town Clerk certified the Petition and thereafter mailed or delivered written notification thereof to the Town Council, the contact sponsor, and the Wayne County Commission certifying that the Petition met the requirements of state law, pursuant to Section 10-2-405, Utah Code Annotated, 1953, as amended.
- H. The Town Council published Notice of Petition Proposing Annexation of Area to Loa Town, pursuant to Section 10-2-406, Utah Code Annotated, 1953, as amended, and no timely protests have been filed in accordance with the provisions of Section 10-2-407, Utah Code Annotated, 1953, as amended.
- I. On May 14, 2026, the Town Council held a public hearing after providing notice pursuant to Section 10-2-407(6)-(7), Utah Code Annotated, 1953, as amended, for the Peterson Farm Annexation.
- J. The Peterson Farm Annexation map meets the requirements of Section 10-2-403(3)(c), Utah Code Annotated, 1953, as amended.

- K. The Peterson Farm Annexation map submitted as an attachment to the Petition is a contiguous, unincorporated area contiguous to the boundaries of the Town, and the annexation thereof will not leave or create an unincorporated island or peninsula.
- L. The Town Council has determined that the Peterson Farm Annexation should be annexed to Extend the Boundaries of Loa Town and such Annexation Area should be zoned Residential.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Loa, Utah:

Section 1. Adoption. This Ordinance 2026-05-14 is adopted by the Town in order to approve the Peterson Farm Annexation, with a sponsor and designated contact sponsor of Travis Van Orden, such map marked and attached as Exhibit A.

Section 2. Territory Annexed. The real property, more particularly described in paragraph 3, below, is hereby annexed to Loa, Utah, and the corporate limits of the Town are hereby extended accordingly.

Section 3. Property Description. The real property, which is the subject of this annexation Ordinance is described as follows:

Beginning at the existing northeast corner of the boundary of the Town of Loa, which is located North 89°17'54" West 1132.24 feet along the measured Section line and South 0°07'18" West 74.23 feet from the found monument at the Northeast Corner of Section 1, Township 28 South, Range 2 East, Salt Lake Base and Meridian, and running: thence North 89°52'12" West 1460.12 feet, along the existing north boundary of the Town of Loa, to its intersection with the east right-of-way line of Highway 24; thence Northwesterly along said east right-of-way line, being a spiral curve, approximated by the following described simple curve: Northwesterly 24.18 feet along the arc of a 2437.80-foot radius non-tangent curve to the left (center bears South 82°55'21" West, and the long chord bears North 7°21'42" West 24.18 feet, through a central angle of 0°34'06"); thence Northwesterly 66.61 feet along the arc of an 869.00-foot radius non-tangent compound curve to the left (center bears South 79°03'32" West, and the long chord bears North 13°08'13" West 66.59 feet, through a central angle of 4°23'30"), along said east right-of-way line, to its intersection with the Section (Township) line; thence South 89°45'28" East 23.56 feet along the Section line, to the calculated position of the North Quarter Corner of said Section 1 (based on record measurements shown on the old right-of-way maps); thence South 89°52'14" East 508.57 feet along an existing wire and chainlink fence line, (possibly constructed along the original Section line), to a corner thereof; thence South 5.08 feet along the west line of 100 East Street, to the Section line; thence South 89°17'54" East 179.61 feet along

the Section line, to the west boundary of the “Sleeping Legends Ranch Subdivision”, as recorded in the Wayne County Recorder's office; thence South 0°12'19” West 18.26 feet along said west boundary, to the southwest corner of said subdivision, lying on the north right-of-way line of Highway U-72; thence Northeasterly 533.11 feet along the arc of a 1942.90-foot radius non-tangent curve to the right (center bears South 15°09'14” East, and the long chord bears North 82°42'24” East 531.44 feet, through a central angle of 15°43'17”), along said north right-of-way line and the south boundary of said subdivision; thence South 0°34'03” West 7.00 feet along said right-of-way line; thence South 89°25'57” East 239.88 feet along said right-of-way line; thence South 0°07'18” West 123.44 feet, to the Point of Beginning

Section 4. Filing with Lt. Governor. Pursuant to Utah Code Annotated § 10-2-425(1)(a), within sixty (60) days after enacting this ordinance, the Town shall file with the Lt. Governor of the State of Utah:

- (a) A notice of impending boundary action meeting the requirements of Utah Code Annotated §67-1a-6.5; and
- (b) A copy of an approved final local entity plat, as defined in Utah Code Annotated §67-1a-6.5.

Section 5. Filing with Wayne County Recorder. Pursuant to Utah Code Annotated § 10-2-425(1)(b), upon the Lt. Governor’s issuance of a certificate of annexation under Utah Code Annotated §67-1a-6.5, the Town shall submit to the Wayne County Recorder:

- (a) The original notice of an impending boundary action;
- (b) Certificate of annexation;
- (c) The approved final local entity plat; and
- (d) A certified copy of this Ordinance.

Section 6. Notice to Affected Entities and Health Department. Pursuant to Utah Code Annotated § 10-2-425(1)(c), upon the Lt. Governor’s issuance of a certificate of annexation under Utah Code Annotated §67-1a-6.5, the Town shall send notice of the annexation to each affected entity, and file with the Department of Health, a certified copy of this Ordinance and a copy of an approved final local entity plat

Section 7. Effect of Annexation on Annexed Territory. Upon recordation of the annexation plat provided for in Section 3 above, the residents of the annexed territory shall be extended all rights and privileges of the Town. Also, the residents of the annexed territory shall then be subject to and required to comply with all ordinances, resolutions, policies, rules and regulations of the Town, including the imposition of exactions. At the time this annexation

becomes effective, the annexation areas will be entitled to municipal services rendered by the Town and to the protections offered by Town ordinances and other benefits generally enjoyed by the present residents of the Town. This annexation will not affect any local district that may have been established in Wayne County under Title 17B, Chapter 2, Utah Code Annotated.

Section 8. Statement of Compliance with Statutory Annexation Criteria. The annexation provided for herein complies with the statutory requirements set out in Title 10, Part 4, Chapter 2, Utah Code Annotated (1953), as amended.

Section 9. Zone Classification of Annexed Territory. Upon completion of the annexation of the territory described in this Ordinance into the Town of Loa, Utah, the annexed territory shall be classified and included as being in the Residential zoning district.

Section 10. Condition of Annexation. The Town is not requiring contributions of water rights as a condition of annexation.

Section 11. Development Restrictions. All future development must comply with all ordinances, resolutions, policies, rules and regulations of the Town.

Section 12. Exhibits. Exhibit A referred to in this Ordinance shall be deemed incorporated herein by reference to the same effect as though fully set forth herein.

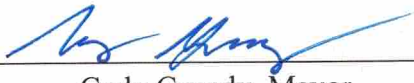
Section 13. Severability. If any section, paragraph, subsection or any portion of this Ordinance less than the entire ordinance, or the application thereof, is held to be invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 14. Effective Date of Annexation and Ordinance. This Ordinance and the Annexation provided thereby is completed and takes effect upon the publication of this Ordinance or a summary thereof and on the date the Lt. Governor of the State of Utah issues to Loa Town a Certification of Annexation.

Section 15. Publication. This Ordinance, or a summary of this Ordinance, is ordered published in accordance with Utah Code Annotated§ 10-3-711.

Section 16. Effect on Related Ordinances. Any ordinance, resolution or policy of the Town of Loa in conflict with this ordinance shall hereby be deemed amended to the extent necessary to conform to the provisions of this ordinance as they relate to the annexed territory.

PASSED AND ADOPTED this 14 day of May 2026


Cody Grundy, Mayor

Attest: Michelle Brian
Michelle Brian, Clerk

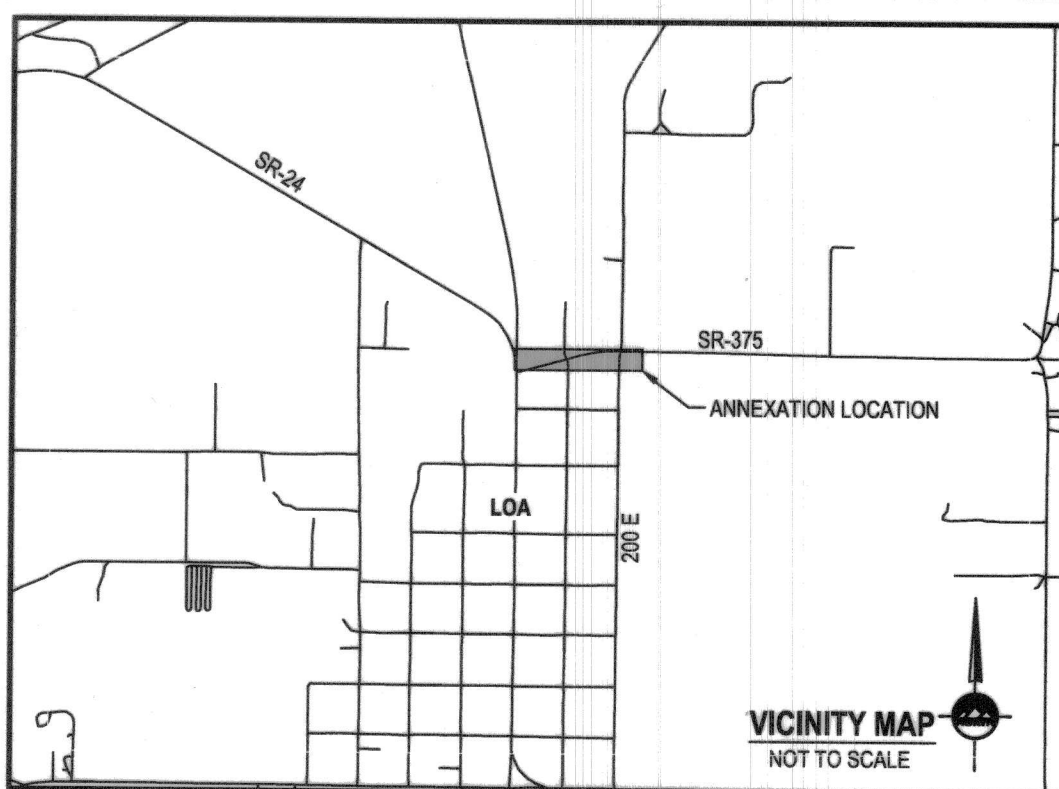
VOTING:

<u>Derek Woolsey</u>	Yea ☒ Nay ☐
<u>Kori Brown</u>	Yea ☒ Nay ☐
<u>Don Bone</u>	Yea ☒ Nay ☐
<u>Chris Olsen</u>	Yea ☒ Nay ☐

[illegible]

PETERSON FARM ANNEXATION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 28 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
WAYNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Dusty L. Bishop, a professional land surveyor as prescribed by the laws of the state of Utah, holding certificate #4938720, certify that by the authority of the property owners, the plat shown hereon was made under my direction. I further certify that the plat correctly shows the dimensions of the property to be known as the Peterson Farm Annexation.

09/15/25
Date

Dusty L. Bishop
Dusty L. Bishop

ANNEXATION BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 1, Township 28 South, Range 2 East, and in the Southeast Quarter of Section 36, Township 27 South, Range 2 East, Salt Lake Base and Meridian, to be annexed into the Town of Loa, more particularly described as follows:

Beginning at the existing northeast corner of the boundary of the Town of Loa, which is located North 89°17'54" West 1132.24 feet along the measured Section line and South 0°07'18" West 74.23 feet from the found monument at the Northeast Corner of Section 1, Township 28 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence North 89°52'12" West 1460.12 feet, along the existing north boundary of the Town of Loa, to its intersection with the east right-of-way line of Highway 24;
thence Northwesterly along said east right-of-way line, being a spiral curve, approximated by the following described simple curve: Northwesterly 24.18 feet along the arc of a 2437.80-foot radius non-tangent curve to the left (center bears South 82°55'21" West, and the long chord bears North 7°21'42" West 24.18 feet, through a central angle of 0°34'06");
thence Northwesterly 66.61 feet along the arc of an 869.00-foot radius non-tangent compound curve to the left (center bears South 79°03'32" West, and the long chord bears North 13°08'13" West 66.59 feet, through a central angle of 4°23'30"); along said east right-of-way line, to its intersection with the Section (Township) line;
thence South 89°45'28" East 23.56 feet along the Section line, to the calculated position of the North Quarter Corner of said Section 1 (based on record measurements shown on the old right-of-way map);
thence South 89°52'14" East 508.57 feet along an existing wire and chainlink fence line, (possibly constructed along the original Section line), to a corner thereof;
thence South 5.08 feet along the west line of 100 East Street, to the Section line;
thence South 89°17'54" East 179.61 feet along the Section line, to the west boundary of the "Sleeping Legends Ranch Subdivision", as recorded in the Wayne County Recorder's office;
thence South 0°12'19" West 18.26 feet along said west boundary, to the southwest corner of said subdivision, lying on the north right-of-way line of Highway U-72;
thence Northeasterly 533.11 feet along the arc of a 1942.90-foot radius non-tangent curve to the right (center bears South 15°09'14" East, and the long chord bears North 82°42'24" East 531.44 feet, through a central angle of 15°43'17"); along said north right-of-way line and the south boundary of said subdivision;
thence South 0°34'03" West 7.00 feet along said right-of-way line;
thence South 89°25'57" East 239.88 feet along said right-of-way line;
thence South 0°07'18" West 123.44 feet, to the Point of Beginning.

Parcel contains: 149,076 square feet, or 3.42 acres.

COUNTY SURVEYOR APPROVAL

Colleen Allen, County Recorder/Surveyor, acting as the Wayne County Surveyor, certify that the plat shown hereon meets all applicable requirements to the boundary action and hereby approve this plat as a final local entity plat.
6-2-2026
Deputy County Surveyor/County Recorder/Surveyor Date

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we, Loa Town, have received a petition signed by the owners of the tract shown hereon requesting that said tract be annexed to Loa Town, and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah Code Section (1953) 10-3-1 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 town and that said tract of land is to be known hereafter as Peterson Farm Annexation.

this 14 day of May, A.D. 2026

Mayor: [Signature]
Council Member: [Signature]
Council Member: [Signature]
Council Member: [Signature]

Attest: Michelle Brian
Loa Town Clerk



NOTES:

- THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL O-199 AND A PORTION OF PARCEL O-198-1 INTO THE CORPORATE BOUNDARY OF LOA TOWN AS SHOWN HEREON.
- BASIS OF BEARING USED FOR THIS WAS N00°09'41"E BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 1, T28 S., R2 E., S.L.B. & M.
- THE LOCATION OF THE WEST LINES OF PARCELS L-145 AND L-145-1 WAS DETERMINED USING THE REESTABLISHED RIGHT-OF-WAY LINES OF 200 EAST STREET. SAID RIGHT-OF-WAY LINES WERE REESTABLISHED USING THE EXISTING FENCES, OTHER IMPROVEMENTS AND THE 1989 PLOT A LOA TOWNSITE SURVEY.



RICHFIELD
225 North 100 East
Richfield, UT 84701
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LAYTON
Phone: 801.561.1100
TOOELE
Phone: 435.843.3390
CELANESE CITY
Phone: 435.883.1453
SALT LAKE CITY
Phone: 801.255.0252

SHEET 1 OF 1

PROJECT NUMBER: 13022
MANAGER: BRR
DRAWN BY: DDS
CHECKED BY: DLB
DATE: 9/15/2025

PETERSON FARM ANNEXATION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 28 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN