



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 SALEM CENTRAL GARNER ANNEXATION located in SALEM CITY, dated JULY 13, 2026, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

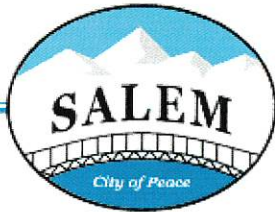
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the SALEM CENTRAL GARNER ANNEXATION located in UTAH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 14<sup>th</sup> day of JULY, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



**NOTICE OF IMPENDING BOUNDARY ACTION**  
**(Salem Central Garner Annexation)**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Salem, Utah (the "Council"), at a duly noticed public meeting held on May 20, 2026, adopted Ordinance No. 52026B approving the Salem Central Garner Annexation, a true and correct copy of which is attached as Exhibit "A" and incorporated herein by this reference (the "Annexation Ordinance").

A copy of the Approved Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. § 17-23-20, approved by the Utah County Surveyor, is attached as Exhibit "B" and incorporated herein by this reference.

The Council hereby certifies that all requirements applicable to the Salem Central Garner Annexation, as more particularly described in the Annexation Ordinance, have been met.

**WHEREFORE**, the Council hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

**DATED** this 9 day of July 2026.

**CITY COUNCIL, THE CITY OF SALEM, UTAH,**

By: Cristy Simons  
Cristy Simons, Salem City Mayor

**VERIFICATION**

STATE OF UTAH                     )  
                                              :SS.  
COUNTY OF UTAH                )

SUBSCRIBED AND SWORN to before me this 9 day of July 2026.



[Signature]  
NOTARY PUBLIC

**ORDINANCE No. 52026B**

**ROLL CALL**

| <b>VOTING</b>                                             | <b>YES</b> | <b>NO</b> |
|-----------------------------------------------------------|------------|-----------|
| <b>CRISTY SIMONS</b><br>Mayor (votes only in case of tie) |            |           |
| <b>TIM De GRAW</b><br>City Councilmember                  | <u>X</u>   |           |
| <b>DELYS SNYDER</b><br>City Councilmember                 | <u>X</u>   |           |
| <b>CRAIG SACCO</b><br>City Councilmember                  | <u>X</u>   |           |
| <b>CYNTHIA DEVERAUX REES</b><br>City Councilmember        | <u>X</u>   |           |
| <b>PAUL TAYLOR</b><br>City Councilmember                  |            |           |

I MOVE this ordinance be adopted: Delys Snyder  
City Councilmember  
I SECOND the foregoing motion: Cynthia Devereaux Rees  
City Councilmember

**AN ORDINANCE ANNEXING AND ZONING PROPERTY  
KNOWN AS SALEM CENTRAL GARNER ANNEXATION**

WHEREAS, on 08/06/2025, a petition for annexation was filed with Salem City by the J David Garner Inter Vivos Revocable Trust Agreement and Kreate Development (“Petitioners”), the owners of property representing a majority of the assessed valuation of real property, hereinafter described, which property lies contiguous to the corporate limits of Salem City; and

WHEREAS, the Petitioners have submitted an accurate plat of said territory and have filed the same in the office of the Salem City Recorder (attached as an exhibit hereto);

WHEREAS, on March 4, 2026, the Salem City Council accepted the petition for further consideration and the City certified it to the Utah County Boundary Commission, pursuant to

Utah Code Ann. §10-2-808;

WHEREAS, the Salem City Recorder has certified that the petition complies with the requirements of Utah Code Ann. §10-2-806, as they pertain to annexations;

WHEREAS, publication of the certification took place on May 4, 2026, on the Utah Public Notice website, the Salem City website, and was posted at various other public posting locations throughout Salem City;

WHEREAS, no protests were received concerning the annexation petition;

WHEREAS, a public hearing was held before the Salem City Planning Commission on Wednesday, May 13, 2026, with notice having taken place in accordance with said section; and

WHEREAS, a public hearing was held before the Salem City Council on Wednesday, May 20, 2024, pursuant to Utah Code Ann. §10-2-810, with notice having taken place in accordance with said section; and

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

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

**Section 1. Annexation.** Pursuant to Utah Code Ann. §10-2-810, the Salem City Council hereby consents to the annexation so as to include and incorporate within said City limits the following land described as follows:

BEGINNING AT THE WEST CORNER OF THE WEST BALLARD ANNEXATION PLAT, RECORDED APRIL 25, 2008 AS ENTRY NO. 49267:2008, UTAH COUNTY RECORDER, SAID POINT BEING LOCATED S 00°52'18" E ALONG THE SECTION LINE 442.91 FEET AND WEST 1101.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION AND ITS EXTENSION S 78°15'00" W 886.19 FEET; THENCE N 22°05'00" W 1152.48 FEET; THENCE N 67°42'00" E 764.38 FEET TO A POINT ON THE SALEM POND MEADOWS ANNEXATION PLAT, RECORDED OCTOBER 8, 1991 AS ENTRY NO. 39936:1991, UTAH COUNTY RECORDER; THENCE ALONG

THE BOUNDARY OF SAID ANNEXATION THE FOLLOWING (2) COURSES, (1) S 00°46'35" W 752.28 FEET;(2) N 89°24'15" E 432.50 FEET TO THE NORTHWEST CORNER OF THE WEST N 89°24'15" E 432.50 FEET TO THE NORTHWEST CORNER OF THE WESTBALLARD ANNEXATION; THENCE ALONG THE WEST BOUNDARY OF SAID ANNEXATION S 21°44'35" E 462.72 FEET TO THE POINT OF BEGINNING.CONTAINING 868,879 SQUARE FEET OR 19.95 ACRES.

**Section 2. Zoning Classification.**

Pursuant to Salem City Code § 14-1-030, the property is hereby zoned as follows: A-1.

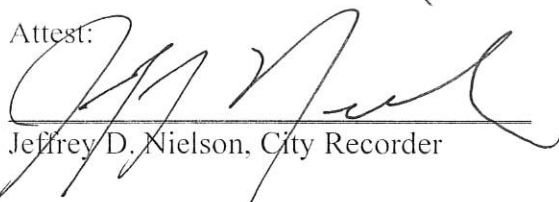
**Section 3. Not Part of Municipal Code.** This ordinance shall not become part of the Salem City Municipal Code.

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

PASSED AND ORDERED by the Salem City Council, this 20<sup>th</sup> day of May, 2026.

  
CRISTY SIMONS, Mayor

Attest:

  
Jeffrey D. Nielson, City Recorder



**AFFIDAVIT OF POSTING**

JEFFREY D. NIELSON, being first duly sworn, deposes and says that he is the duly appointed and qualified recorder of the City of Salem, a Municipal Corporation of the State of Utah, and that on the 18 day of June, 2026, he posted a true and correct copy of Ordinance No. 52026 B as enacted by Salem City Council on the 18 day of June, 2026, said posting being made at the City Offices, at the United States Post Office, and at the Salem City Library, all being public places and located within the City Limits of Salem, Utah County, Utah.

DATED this 18 day of June, 2026.

  
JEFFREY D. NIELSON, City Recorder

STATE OF UTAH     )  
                              : ss  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 18 day of June, 2026,  
by Jeffrey D. Nielson.

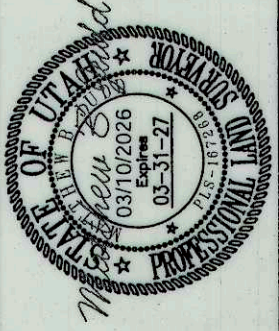
  
NOTARY PUBLIC





I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 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 SALEM CITY, UTAH COUNT, UTAH.

Matthew B Judd



BEGINNING AT THE WEST CORNER OF THE WEST BALLARD ANNEXATION PLAT, RECORDED APRIL 25, 2008 AS ENTRY NO. 49287, 2008, UTAH COUNTY RECORDER, SAID POINT BEING LOCATED S 00°52'18" E ALONG THE SECTION LINE 4442.91 FEET AND WEST 1701.42 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION AND ITS EXTENSION S 78°15'00" W 886.19 FEET; THENCE N 22°05'00" W 1152.48 FEET; THENCE N 67°42'00" E 764.38 FEET TO A POINT ON THE SALEM POND MEADOWS ANNEXATION PLAT, RECORDED OCTOBER 8, 1991 AS ENTRY NO. 39936; 1991, UTAH COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION THE FOLLOWING (2) COURSES, (1) S 00°46'35" W 752.28 FEET; (2) N 89°24'15" E 432.50 FEET TO THE NORTHWEST CORNER OF THE WEST BALLARD ANNEXATION; THENCE ALONG THE WEST BOUNDARY OF SAID ANNEXATION S 27°44'35" E 462.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 868,879 SQUARE FEET OR 19.95 ACRES.

Utah County Surveyor  
Terry Carter  
DATE 07-02-2026



THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SALEM CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADDED AN ORDINANCE ANNEXING SAID TRACT INTO SALEM CITY, UTAH, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-806 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 [redacted] Salem Central Corridor Annexation.

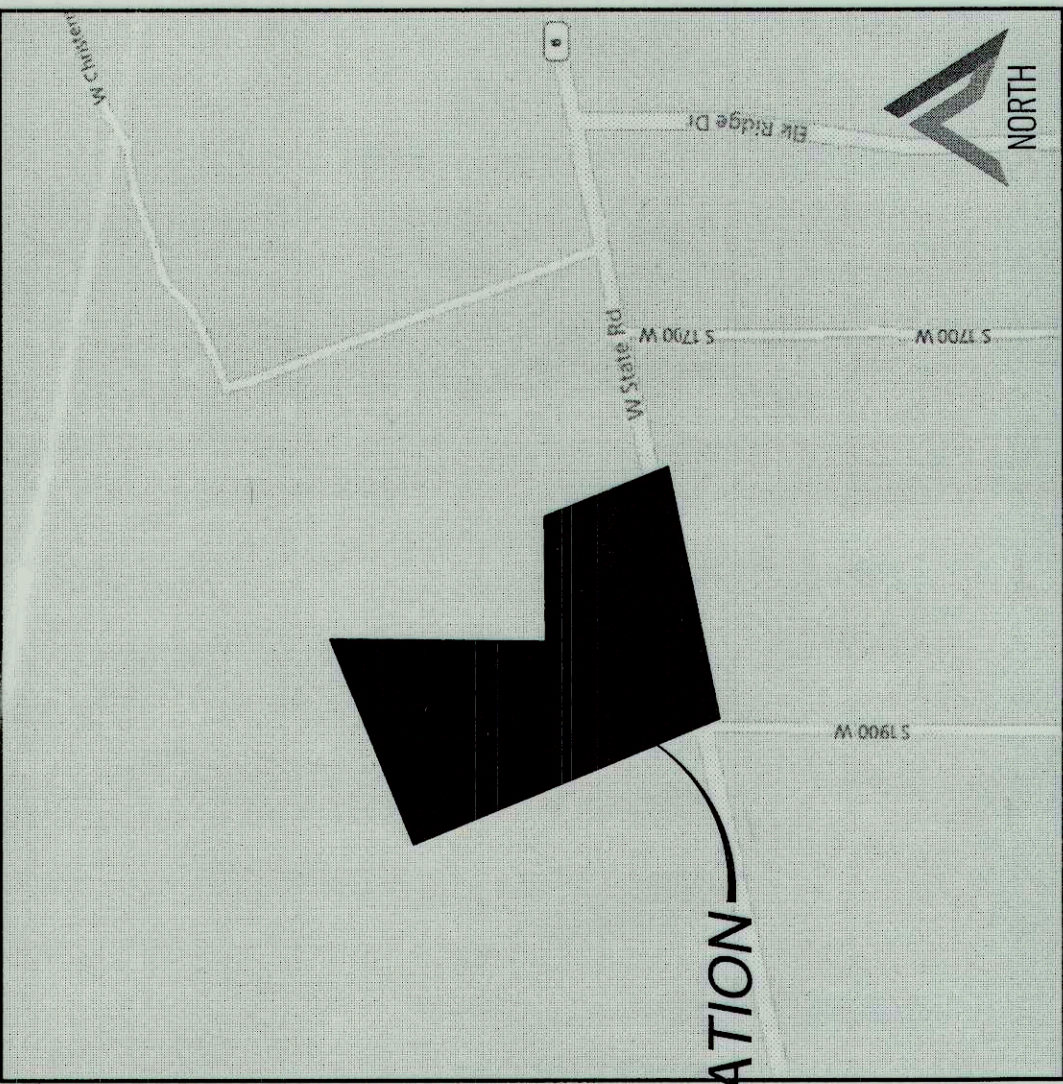
DATED THIS 20<sup>th</sup> DAY OF May, 2026.

Cratzschmann  
 MAYOR  
 DATE May 20<sup>th</sup> 2026

Smith Simons  
 CLERK-RECORDER Jeff Nielsen  
 DATE May 20<sup>th</sup> 2026

ANNEXATION PLAT  
Salem Central  
GARNER ANNEXATION

SALEM CITY, UTAH COUNTY, UTAH

CLERK-RECORDER  
SEALUTAH COUNTY  
SURVEYOR SEAL

VICINITY MAP  
-NTS-

-NTS-

**SITE LOCATION:**

SALEM POND MEADOWS  
ANNEXATION PLAT

30:033:0049  
J DAVID GARNER INTER VIVOS  
REVOCABLE TRUST AGREEMENT  
01-05-1978 THE (ET AL)

30:033:0049

EAST QUARTER  
CORNER OF SECTION  
10, T9S R2E, SLB&M

AREA = 868,879 SQUARE  
FEET OR 19.95 ACRES

### LEGEND

UTAH COUNTY MONUMENT

PROPERTY BOUNDARY

SECTION LINE

EXISTING DEED LINE

EXISTING SALEM CITY BOUNDARY

S 00° 52' 18" E  
2668.01'  
(BASIS OF BEARING)

S 00°52'18" E 442.91'

30:033:0019  
J DAVID GARNER INTER VIVOS  
REVOCABLE TRUST AGREEMENT  
01-05-1978 THE (ET AL)

S21°44'35"E 462.72'

SR 198 HWY

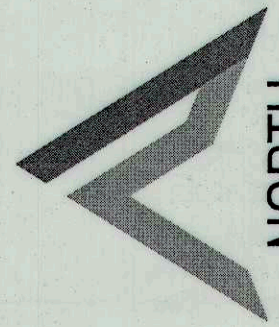
WEST 1101.42'

886.19,

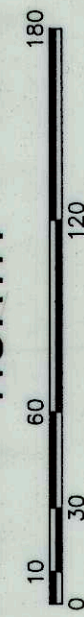
ROSS & KRISTINA  
CHRISTENSEN

WEST BALLARD ANNEXATION  
PLAT

SOUTHEAST CORNER  
OF SECTION 10, T9S  
R2E, SLB&M



NORTH



(24" x 36")

SCALE 1" = 60'

(11" x 17")

SCALE 1" = 120'