

ORDINANCE 2017-23

AN ORDINANCE DECLARING THE ANNEXATION OF TERRITORY TO THE MUNICIPALITY OF NORTH OGDEN CITY. THE PROPERTY IS 14.501 ACRES IN AREA AND IS LOCATED AT APPROXIMATELY 1851 NORTH WASHINGTON BOULEVARD AND OWNED BY MERITAGE COMPANIES, LLC AND MOUNTAIN VISTA TRAILS, LLC

WHEREAS; Meritage Companies, LLC and Mountain Vista Trails, LLC owns property located within the North Ogden City annexation policy plan; and

WHEREAS; Meritage Companies, LLC and Mountain Vista Trails, LLC desires to have his/her property annexed into the corporate limits of North Ogden City; and

WHEREAS; Meritage Companies, LLC and Mountain Vista Trails, LLC has submitted a petition with an accurate plat or map of the territory to be annexed prepared under the supervision of the city engineer or a competent surveyor and certified by the engineer or surveyor; and

WHEREAS; Meritage Companies, LLC and Mountain Vista Trails, LLC owns the land petitioned to be annexed into the City; and

WHEREAS; The Chairman of the planning commission of the township where Meritage Companies, LLC and Mountain Vista Trails, LLC property is located has been notified of this annexation petition and has recommended the City Council that it be annexed; and

WHEREAS; The Weber County Clerk/Surveyor was notified on June 30, 2017 of the Meritage Companies, LLC and Mountain Vista Trails, LLC;

Be it ordained by the governing body of the municipality of NORTH OGDEN CITY.

SECTION 1. TERRITORY ANNEXED. The following territory, legally described as follows, is hereby annexed into the corporate limits of North Ogden City, Utah:

Part of the Northeast quarter of section 5, township 6 North, range 1 West, and also part of the Southeast quarter of section 32, township 7 North, range 1 West, Salt Lake base and meridian, U.S. survey. More particularly described as follows:

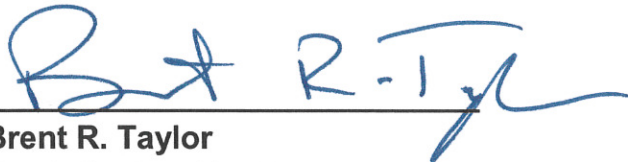
Beginning at a point on the East line of lot 54-R, Mystery Meadows Subdivision Phase 2, said point also being a point on the existing boundary of the corporate limits of North Ogden City, said point lies S00°20'01"W along the monument line between the Northwest corner and the Southwest corner of said section 5, 281.23 feet and S89°39'50"E 2866.43 feet from the Northwest corner of said section 5; and running along the boundary of the corporate limits of North Ogden City the following twenty (20) courses; (1) North along the East line of said 54R, 72.15 feet to a point on the South line of lot 32, Roylance Farms P.R.U.D Phase 2, 3rd Amendment; (2) N85°09'01"E along said South line, 12.61 feet to the Southeast corner of said lot 32; (3) N08°23'50"E along the East lines of lot 32 and 31, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment 118.26 feet to the Southwest corner of lot 28, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment; (4) N55°25'02"E along the Southerly lines of lots 28, 27, 26, and 25, Roylance Farms P.R.U.D. Phase 2 3rd Amendment, 197.79 feet to the Southeast corner of said lot; (5) N20°28'01"E along the East line of said lot 25, 75.84 feet to the Southwest corner of common area, Roylance Farms P.R.U.D. Phase 2, 3rd Amendment; (6) N89°04'38"E along the South line of said common area, 230.59 feet a portion of which runs along the South line of Roylance Farms Phase 4; (7) N88°01'08"E 377.46 feet; (8) N88°36'08"E 543.60 feet; (9) N00°48'08"E 3.79 feet to the Southwest corner of lot 408, Roylance Farms Phase 4; (10) S89°44'26"E along the South line of said lot 48, 169.02 feet to a point on the west line of lot 1, Roylance Farms Commercial Subdivision; (11) S00°50'00"W along the West line of said lot 1, 59.79 feet to the Southwest corner of said lot 1; (12) S89°42'34"E along boundary of said lot 1, 79.91 feet to the Southerly corner of said lot 1; (13) S00°15'26"E along boundary of said lot 1, 25.00 feet to the Southerly corner of said lot 1; (14) S89°42'34"E along the Southerly line of said lot 1, 0.11 feet; (15) South 348.94 feet; (16) N87°37'48"E 193.97 feet to the centerline of Washington Boulevard (400 East street); (17) S00°50'18"W along said centerline, 175.02 feet; (18) N89°09'45"W 211.12 feet; (19) N00°50'15"E 191.47 feet; (20) West 1601.59 feet to a point on the west line of lot 54-R, Mystery Meadows Subdivision Phase 2, said point also being the point of the beginning. Containing 631,677 square feet or 14.501 Acres more or less.

SECTION 2. ZONING CLASSIFICATION: The entire area being annexed is zoned MPC-VPP.

SECTION 3. EFFECTIVE DATE: This Ordinance shall take effect upon the recording of the Annexation plat.

PASSED and ADOPTED this 24th Day of October, 2017

North Ogden City:



Brent R. Taylor
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Satterthwaite:	<u> X </u>	___
Council Member Stoker:	<u> X </u>	___
Council Member Swanson:	<u> X </u>	___
Council Member Turner:	<u> X </u>	___
Council Member Urry:	<u> X </u>	___
(In event of a tie vote of the Council):		
Mayor Taylor:	___	___

ATTEST:

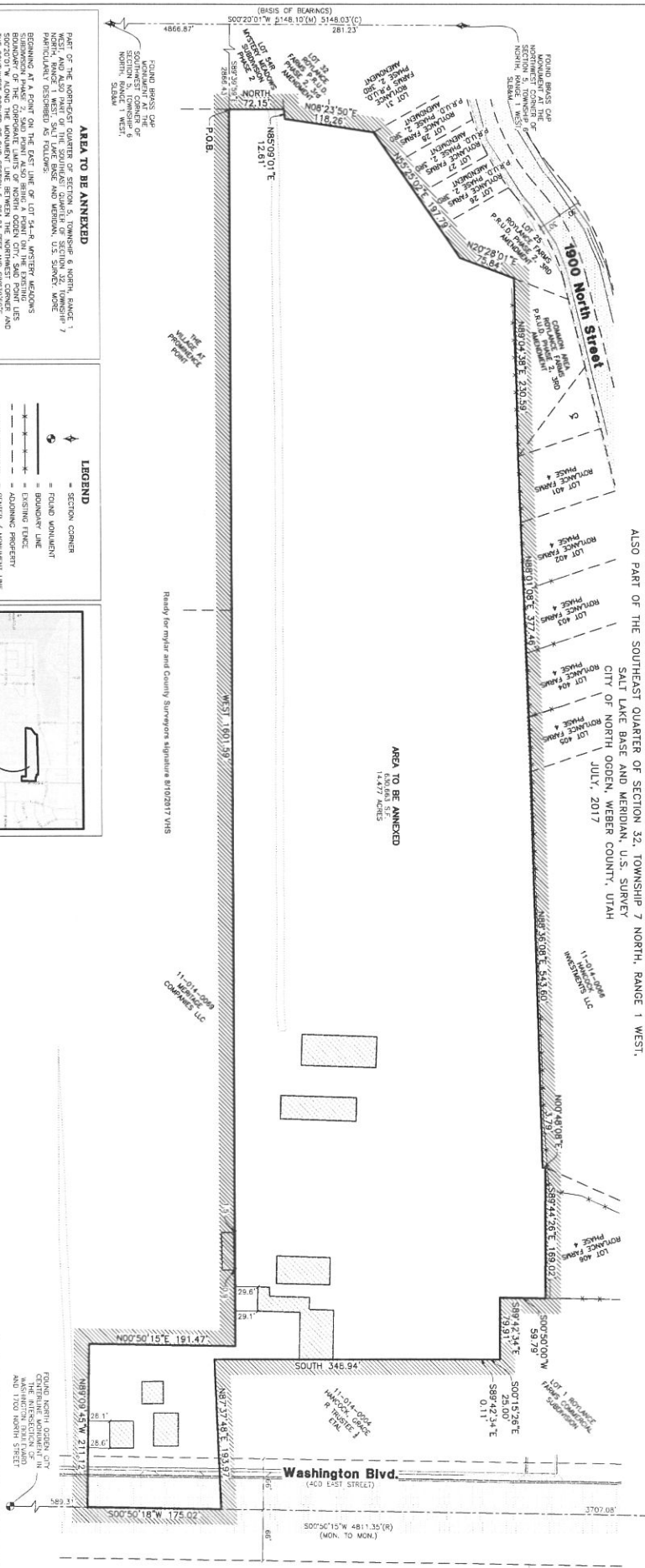




S. Annette Spendlove, MMC
City Recorder

PLAT OF ADDITION TO THE CORPORATE LIMITS OF NORTH OGDEN CITY THE ANNEXATION ORDINANCE

ALSO PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST,
ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MENDIAN, WEBER COUNTY, UTAH
JULY, 2017



AREA TO BE ANNEXED

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MENDIAN, WEBER COUNTY, UTAH, PARCELS DESCRIBED AS FOLLOWS:

BEING A MORE OR LESS TRACT OF LAND BEING A PORTION OF THE EXISTING BOUNDARY OF THE CORPORATE LIMITS OF NORTH OGDEN CITY, SAID CITY LIES WITHIN A FOUND BASES FOR MONUMENT CENTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MENDIAN, WEBER COUNTY, UTAH, PARCELS DESCRIBED AS FOLLOWS:

THE EAST LINE OF LOT 28, PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET ALONG THE BOUNDARY OF THE CORPORATE LIMITS OF NORTH OGDEN CITY THE FOLLOWING POINT (20) CORNER, (1) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (2) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (3) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (4) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (5) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (6) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (7) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (8) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (9) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (10) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (11) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (12) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (13) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (14) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (15) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (16) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (17) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (18) SOUTH ALONG THE SOUTH LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (19) NORTH ALONG THE EAST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING, (20) WEST ALONG THE WEST LINE OF SAID PHASE 2, 280' ALONG THE SOUTHWEST CORNER OF SAID SECTION 5, 281.23 FEET AND 289.20 FEET TO THE POINT OF BEGINNING.

LEGEND

- SECTION CORNER
- FOUND MONUMENT
- BOUNDARY LINE
- EXISTING EASE
- ADJOINING PROPERTY
- CENTER / MONUMENT LINE
- EXISTING CONCRETE
- EXISTING EASEMENT
- EXISTING STRUCTURE
- THE CORPORATE LIMITS OF NORTH OGDEN CITY



SURVEYORS CERTIFICATE

I, **WEBER COUNTY SURVEYOR**, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed surveyor in the State of Utah in accordance with the provisions of the Utah Professional Land Surveyors Act, Chapter 22, PROFESSIONAL LAND SURVEYORS, and that the authority of the owner, heirs, assigns, and all persons claiming by, through, or under the same, has been ascertained and that the plat is a true and correct copy of the original as shown to me by the owner or his authorized agent and that the same is in accordance with the provisions of the Utah Professional Land Surveyors Act, Chapter 22, PROFESSIONAL LAND SURVEYORS, and that the plat is a true and correct copy of the original as shown to me by the owner or his authorized agent and that the same is in accordance with the provisions of the Utah Professional Land Surveyors Act, Chapter 22, PROFESSIONAL LAND SURVEYORS.

UTAH LICENSE NUMBER: 9201945

WEBER COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTRY PLAT AS REQUIRED BY UTAH CODE 17-23-20.

APPROVED THIS _____ DAY OF _____, 20__.

WEBER COUNTY SURVEYOR

NORTH OGDEN CITY

APPROVED BY NORTH OGDEN CITY ON _____ DAY OF _____, 20__.

CHIEF CLERK

RA & Associates, Inc.

Project Info

Surveyor: **WEBER COUNTY SURVEYOR**

Designer: **WEBER COUNTY SURVEYOR**

Date: **7-5-2017**

Name of Addition to the Corporate Limits of North Ogden City: **PLAT OF ADDITION TO THE CORPORATE LIMITS OF NORTH OGDEN CITY**

Webster County Recorder: **WEBER COUNTY RECORDER**

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ANNEX THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MENDIAN, WEBER COUNTY, UTAH, PARCELS DESCRIBED AS FOLLOWS:

BEING A MORE OR LESS TRACT OF LAND BEING A PORTION OF THE EXISTING BOUNDARY OF THE CORPORATE LIMITS OF NORTH OGDEN CITY, SAID CITY LIES WITHIN A FOUND BASES FOR MONUMENT CENTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MENDIAN, WEBER COUNTY, UTAH, PARCELS DESCRIBED AS FOLLOWS:

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