

NOTICE OF INTENT TO ANNEX

On November 27, 2018, the City Council of American Fork, Utah, adopted Resolution No. 2018-11-44R, indicating its intent to annex the following described real property:

Ovard Addition
(340 North County Boulevard)

BEGINNING AT THE SOUTHWEST CORNER OF THE COOPER AND HANSEN ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 25599:2002, MAP NO. 9433, WHICH CORNER IS SOUTH 00°25'13" EAST 20.84 FEET ALONG THE SECTION LINE AND EAST 1,170.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID COOPER AND HANSEN ANNEXATION: (1) SOUTH 89°52'23"E 9.03' (2) SOUTH 89°52'07"E 187.56 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY ANNEXATION LINE OF THE C. WILSON ADDITION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 1602, MAP NO. 5872; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID C. WILSON ADDITION: (1) SOUTH 01°40'23"W 222.02' (220.54' record); (2) NORTH 89°32'06" WEST 178.79, MORE OR LESS, TO A POINT ON THE EASTERLY ANNEXATION LINE OF THE FOUR-WAY ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 26439:2014, MAP NO. 14213; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID FOUR-WAY ANNEXATION: (1) NORTH 00°43'18" WEST (NORTH 00°43'23" WEST record) 38.73 FEET; (2) SOUTH 89°25'09" WEST (SOUTH 89°25'04" WEST record) 88.44 FEET, MORE OR LESS, TO A POINT OF NON-TANGENT CURVATURE, WHICH POINT IS ON THE WESTERLY RIGHT OF WAY LINE OF SR-129 (NORTH COUNTY BLVD.) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 54133:2012; THENCE NORTHERLY 110.01 FEET ALONG THE ARC OF A 74,950-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°05'03", THE CHORD OF WHICH BEARS NORTH 00°14'01" WEST 110.01 FEET, MORE OR LESS, TO A POINT OF NON-TANGENCY, WHICH POINT IS ON THE EASTERLY ANNEXATION LINE OF THE GARY MILLER ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF UTAH COUNTY RECORDER AS ENTRY NO. 74638:2000, MAP NO. 8747; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID GARY MILLER ANNEXATION; (1) NORTH 89°39'32" EAST 78.62 FEET; (2) NORTH 00°26'40"W 72.61 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS SQUARE FEET 50,904 OR 1.169 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARING = SOUTH 00°25'13" EAST ALONG THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTHWEST CORNER OF SAID SECTION.

Notice is hereby given that the American Fork City Council will hold a public hearing in conjunction with the regular session on January 8, 2019, at 7:00 p.m. in the American Fork City Hall, 31 North Church Street, for the purpose of receiving public comment regarding the proposed annexation.

The City Council will act to annex the above described real property unless, at or before the public hearing, written protests to the annexation are filed by the owners of real property in accordance with applicable provisions of UCA 10-2-418.

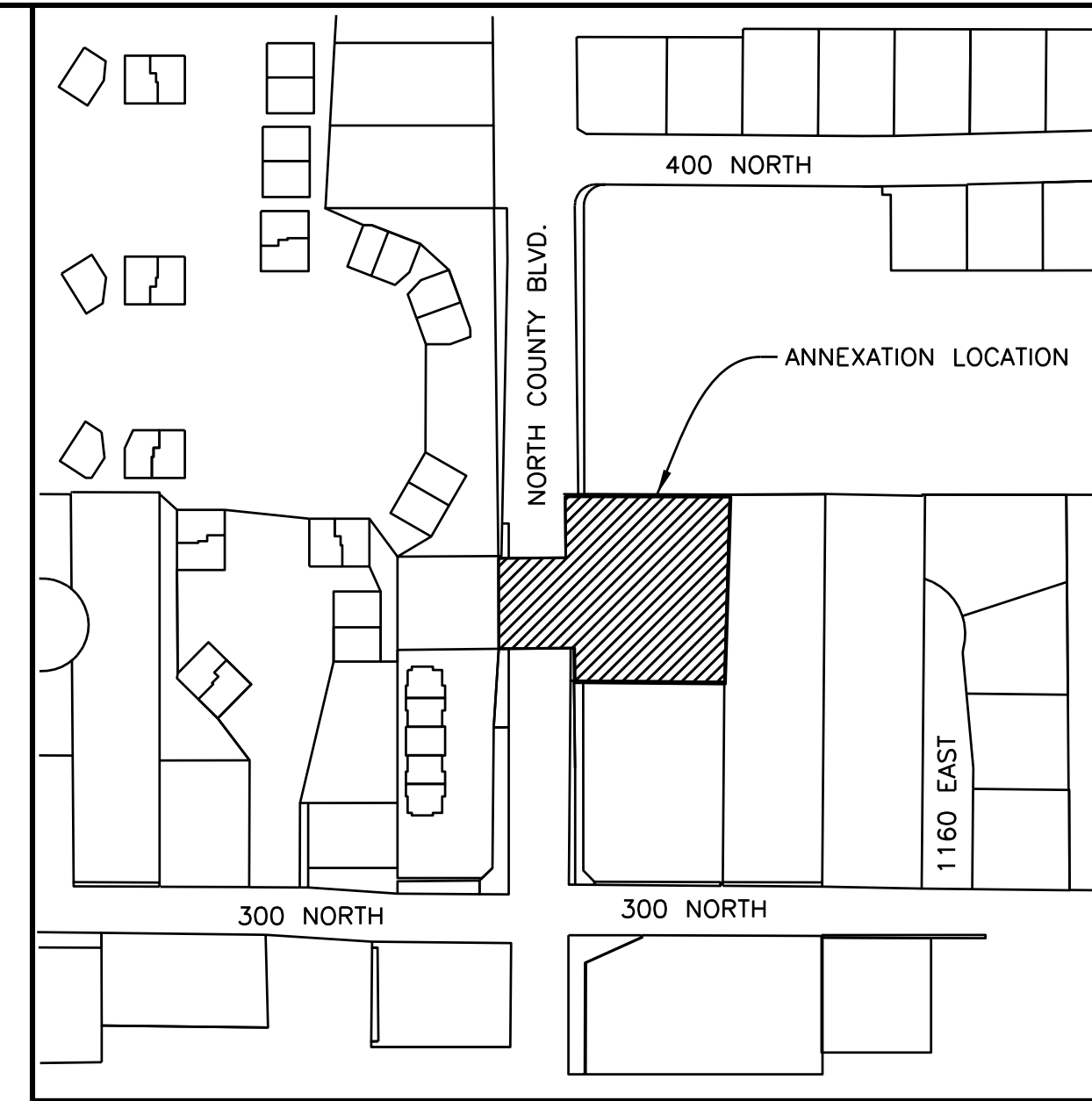
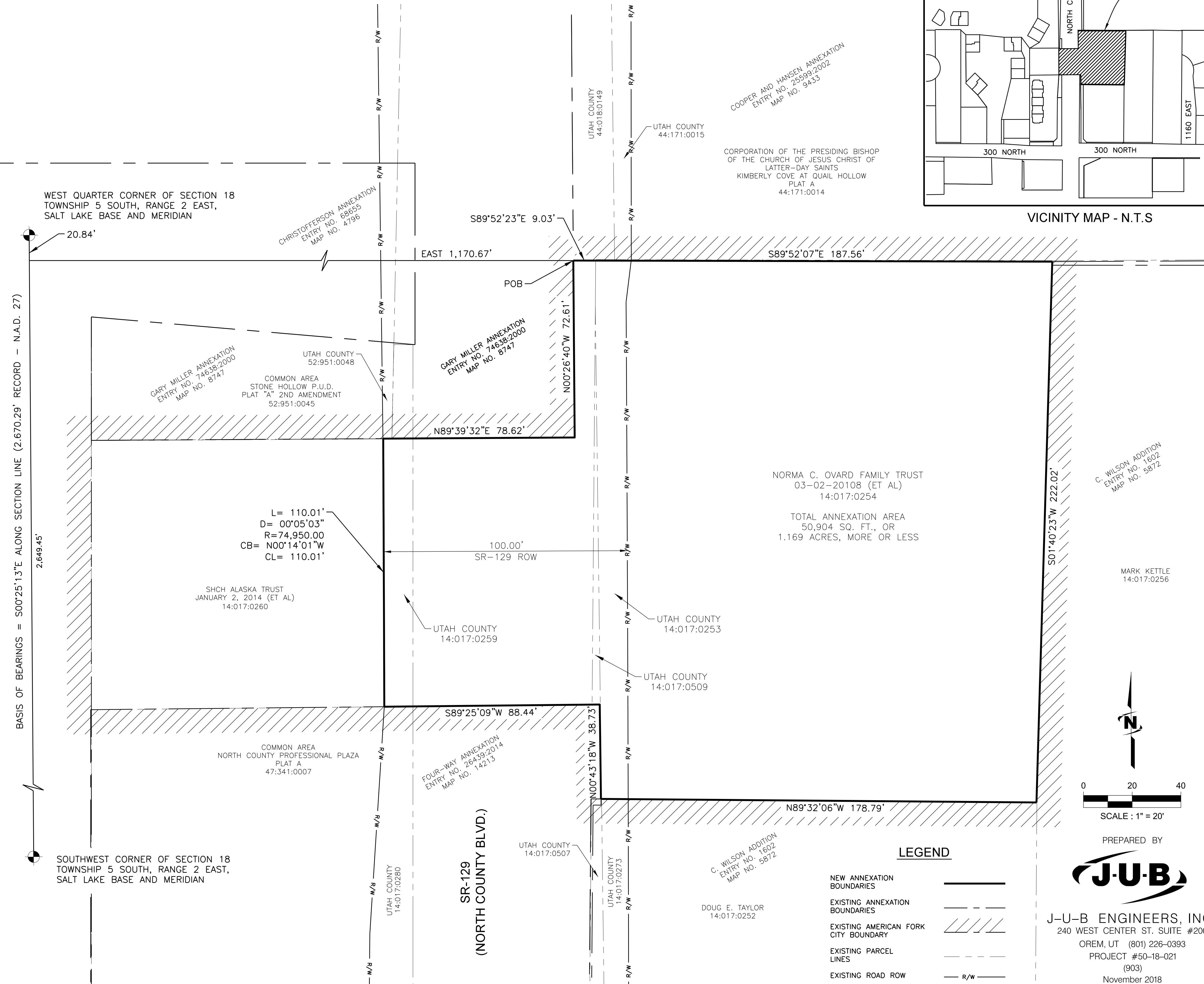
Copies of a map showing the location of the annexation area are available for review by the public at the City Records Office, 51 East Main Street, during normal business hours.

Dated this 5 day of December, 2018

A handwritten signature in cursive script, appearing to read "Terilyn Lurker".

Terilyn Lurker, City Recorder

OVARD ADDITION
SITUATE IN THE N1/2 SW1/4 OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP - N.T.S

SURVEYOR'S CERTIFICATE

I, TERRY RUSBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 9258143 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO AMERICAN FORK CITY, UTAH COUNTY, UTAH.

TERRY RUSBY, P.L.S.

DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE COOPER AND HANSEN ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 25599:2002, MAP NO. 9433, WHICH CORNER IS SOUTH 00°25'13" EAST 20.84 FEET ALONG THE SECTION LINE AND EAST 1,170.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID COOPER AND HANSEN ANNEXATION: (1) SOUTH 89°52'23"E 9.03' (2) SOUTH 89°52'07"E 187.56 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY ANNEXATION LINE OF THE C. WILSON ADDITION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 1602, MAP NO. 5872; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID C. WILSON ADDITION: (1) SOUTH 01°40'23"W 222.02' (220.54' record); (2) NORTH 89°32'06" WEST 178.79, MORE OR LESS, TO A POINT ON THE EASTERLY ANNEXATION LINE OF THE FOUR-WAY ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 26439:2014, MAP NO. 14213; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID FOUR-WAY ANNEXATION: (1) NORTH 00°43'18" WEST (NORTH 00°43'23" WEST record) 38.73 FEET; (2) SOUTH 89°25'09" WEST (SOUTH 89°25'04" WEST record) 88.44 FEET, MORE OR LESS, TO A POINT OF NON-TANGENT CURVATURE, WHICH POINT IS ON THE WESTERLY RIGHT OF WAY LINE OF SR-129 (NORTH COUNTY BLVD.) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 54133:2012; THENCE NORTHERLY 110.01 FEET ALONG THE ARC OF A 74.950-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°05'03", THE CHORD OF WHICH BEARS NORTH 00°14'01" WEST 110.01 FEET, MORE OR LESS, TO A POINT OF NON-TANGENCY, WHICH POINT IS ON THE EASTERLY ANNEXATION LINE OF THE GARY MILLER ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF UTAH COUNTY RECORDER AS ENTRY NO. 74638:2000, MAP NO. 8747; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE BOUNDARIES OF SAID GARY MILLER ANNEXATION: (1) NORTH 89°39'32" EAST 78.62 FEET; (2) NORTH 00°26'40"W 72.61 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF AMERICAN FORK, UTAH HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HERE AFTER AS THE OVARD ADDITION.

DATED THIS _____ DAY OF _____, A.D. 2017

MAYOR _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____
CITY COUNCIL MEMBER _____ CITY COUNCIL MEMBER _____

ATTEST: _____
CLERK - CITY RECORDER

APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN., 17-23-20 AS AMENDED.

COUNTY SURVEYOR

CITY RECORDER SEAL

FINAL LOCAL ENTITY PLAT

OVARD ADDITION

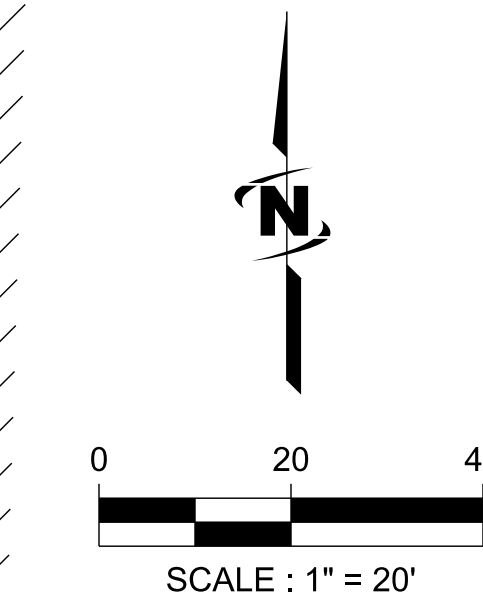
American Fork City, Utah County, Utah Scale 1"=20' Sheet 1 of 1

SURVEYOR'S SEAL COUNTY RECORDER

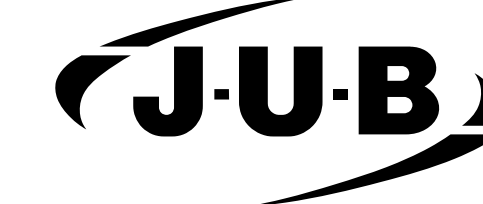
DRAFT

LEGEND

- NEW ANNEXATION BOUNDARIES _____
- EXISTING ANNEXATION BOUNDARIES _____
- EXISTING AMERICAN FORK CITY BOUNDARY _____
- EXISTING PARCEL LINES _____
- EXISTING ROAD ROW _____



PREPARED BY



J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 226-0393
PROJECT #50-18-021
(903)
November 2018