

## Annexation

### Development Review Committee Submittal Form

**PAID**

**DEC 18 2023**

For Office Use Only		Review Fees:
Application # _____	CC Accept - Review Date _____	BY: <u>pdah</u> ✓
Application Date <u>12-18-2023</u>	PC Public Meeting Date _____	Per acre over 10 acres: \$ 30
Approval Date _____	CC Meeting Date _____	Per acre up to 50 acres: \$ 30
Denial Date _____		Per acre over 50 acres: \$ 15
		Notifications (2) <u>(15-1)</u> \$120 ✓
		TOTAL <u>1130.00</u>
		NOTE: Plus, additional costs for annexation agreement and Utah County Surveyor.

Annexation Name: Lunaria Springs  
Annexation Location: 1500 East and 100 South  
Utah County Parcel No(s): 30:030:0010 / 30:030:0059 / 30:033:0047  
Total Acreage: 16.229 Requested Zone: Mixed Use  
Name of Annexation Sponsor: Phase One Properties, LLC  
Mailing Address: 163 S. 200 E American Fork, UT 84403  
Telephone: 801-860-5500 Email: swiftcreekproperties@gmail.com  
Name of Engineer or Licensed Land Surveyor: David Peterson  
Company Name: Excel Engineering  
Telephone: 801-756-4504 Email: david@excelcivil.com

- Does the annexation contain property in any of the following?
- Rural real property, as defined in Utah State Code?  Yes  No - list parcel #'s and acreage \_\_\_\_\_
  - Agriculture protection area?  Yes  No - list parcel #'s and acreage \_\_\_\_\_
  - Is the Annexation completely located in the Payson Annexation Policy Plan?  Yes  No

I certify that this application and all the information submitted as a part of this application is true, complete, and accurate to the best of my knowledge. I acknowledge that I have reviewed the applicable sections of the Payson City Municipal Code, that items and checklists contained in this application are basic and minimum requirements only, and that other requirements may be imposed that are unique to individual projects or uses. I agree to comply with any and all applicable laws, ordinances, and resolutions in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Payson City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, planning commission, city council, or appointed agents of the city to enter the subject property to make any necessary inspections thereof.

Property Owner Signature: Robert L. McNeal Date: 12/6/23

# Annexation

## Submittal Requirements

Submit to: Development Services Office, 439 W Utah Avenue, Payson, UT

Submit fee: (per calculation) (Payable to Payson City)

NOTE:

1. Applications will not be accepted without ALL the required submittal materials. The City will not hold partial submittals.
2. Acceptance of this submittal to the Development Review Committee (DRC) for review is not an acknowledgement by the City of a complete application. This determination will be made by the DRC in accordance with UCA 10-9a-509.5.

**Submittal Checklist** (applicant – please ensure all items are included in this submittal, if additional space is needed, use a separate sheet of paper)

- 1. Signatures from the owners of real property located in the area proposed for annexation that covers a majority of the private land (**Document on the Petition for Annexation sheet**)
- 2. Signatures from the owners of real property located in the area proposed for annexation that is equal in value to at least one third (1/3) of the assessed value of all private real property, as shown by the latest tax assessment rolls of Utah County (**Document on the Petition for Annexation sheet**)
- 3. Deliver or mail a copy of this annexation petition to the Utah County Clerk.
- 4. An ownership plat map from the Utah County Recorder's Office showing all property owners in Payson within five hundred (500) feet of the proposed annexation and ½ mile of the annexation in the unincorporated area of Utah County. (Prepared by City)
- 5. One 24" x 36" and one 11" x 17" of the accurate and recordable annexation plat map prepared by a licensed surveyor of the area proposed for annexation identifying each parcel and labeling each parcel with the owner's name, tax identification number, and acreage. NOTE: A mylar is required to be submitted following approval by the City Council.
- 6. Copy of the Notice of Intent to affected entities and the list of affected entities to which the notice was sent.
- 7. Legal description in Word format.
- 8. Flash drive with all plans and supporting documentation in PDF format.

**Note: If the petition is accepted for further review the following will also need to be submitted**

- 1. Additional information required by staff.
- 2. Documentation for conveyance of public rights-of-way, streets, and other dedications.
- 3. Documentation of water rights associated with the property and/or conveyance of water rights.
- 4. One stamped, addressed envelope for each owner in Payson within five hundred (500) feet of the proposed annexation and ½ mile of the annexation in the unincorporated area of Utah County.
- 5. Check payable to the Utah County Surveyor for \$200 for review of the annexation plat.
- 6. Check payable to Payson City for publication fees – actual cost of publication.
- 7. Cost for Annexation Agreement.
- 8. Mylar of annexation plat map prior to the final public hearing of the city council.

### **Additional Information (Links)**

Payson City Code, Title 13, Zoning and Appendix A -

<https://payson.municipalcodeonline.com/book?type=ordinances#name=Preface>



PETITION FOR ANNEXATION

Lunaria Springs  
(Annexation Area)

We, the undersigned owners of real property located in Utah County, Utah, adjacent to Payson City, Utah, do hereby petition Payson City for annexation of our real property into the City limits of Payson, Utah

NOTICE: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the Payson City Recorder. If you choose to withdraw your signature, you shall do so no later than 30 days after Payson City receives notice that the petition has been certified.

PARCEL NUMBER	PROPERTY OWNER(S)	SIGNATURE	PHONE NUMBER	MAILING ADDRESS	ACRES	ASSESSED VALUATION
30:030:0047	Tachiki	<i>[Signature]</i>	801-850-3568	1986 W. 10300 S. PAYSON, UT 84651	5.26	
30:030:0010	Holt	<i>[Signature]</i>	801-636-2817	1025 E. 180 S. SPANISH FORK, UT 84660	5.18	
30:030:0059	Hleger		801-369-1488	2024 W. 10300 S. PAYSON, UT 84651	5	

This petition must include the signatures of the owners of a majority of the property included in the annexation, representing at least one-third of the assessed property valuation according to the last assessment rolls. The petition must also designate up to five signers as petition sponsors, one of whom shall be designated as the contact sponsor, and indicate the mailing address of each sponsor.

**From:** [Rob McNeel](#)  
**To:** [Jolynn Clegg](#); [Kim Holindrake](#)  
**Subject:** Lunaria Springs Annexation Application  
**Date:** Tuesday, December 12, 2023 12:10:40 PM  
**Attachments:** [Lunaria Springs Annexation Application & Petition.pdf](#)

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Jolynn, I have attached the information and application for the Lunaria Springs Annexation. Would you please respond back that you have received this email?

Thanks  
Rob McNeel  
801-860-5500

# Property Notification Map

300330047

[Find Parcel](#)

Step 1: Set the buffer distance (in feet)  
Step 2: Click the parcel on the map (use the view to buffer)

Buffer Distance (feet):

2640

[Clear Map Buffer](#)

Street (123 N 456 South)

Click the button below to view/print/download the address list  
(Hint: Enable browser pop-ups or hold down the Ctrl key while clicking a button.)

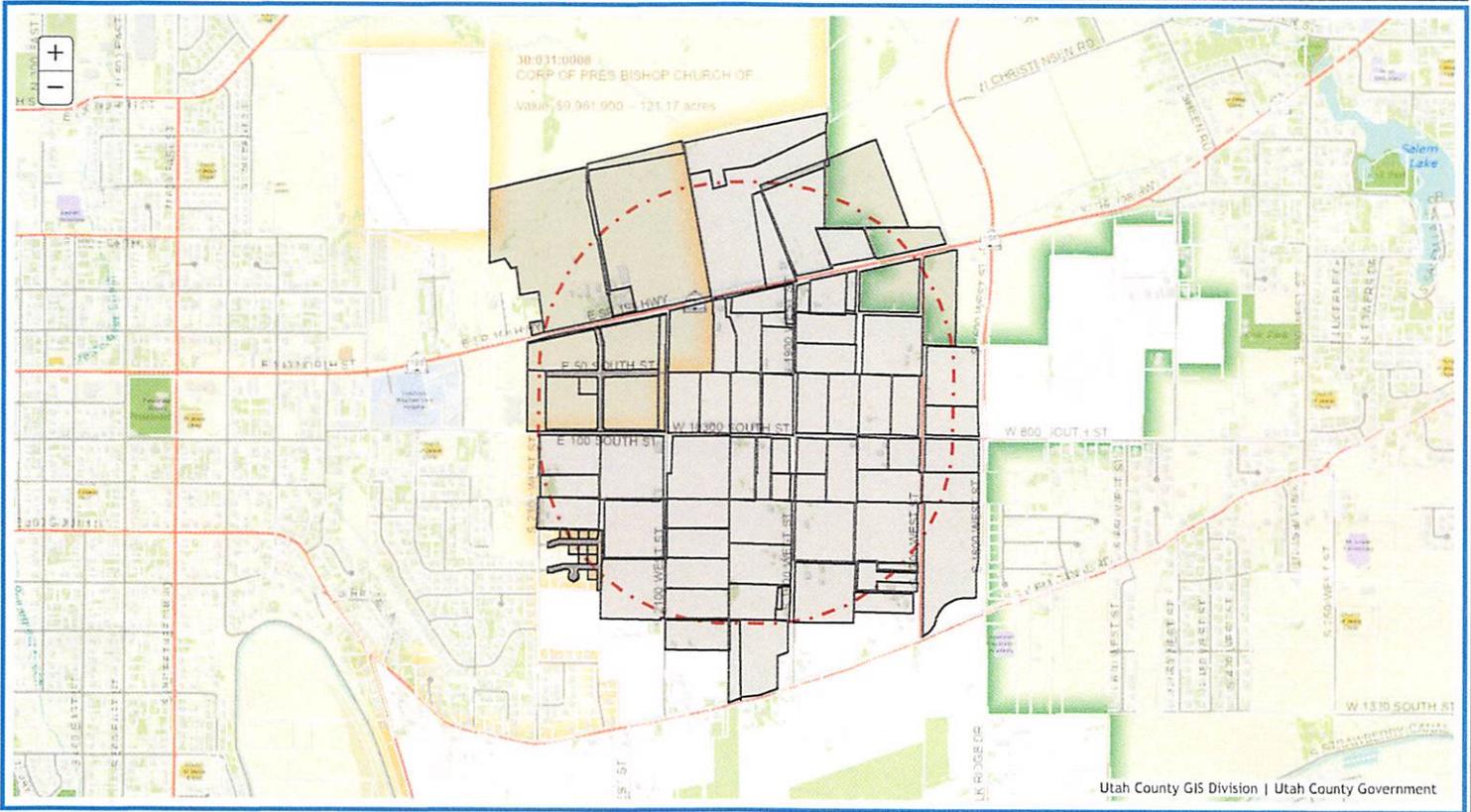
City



[Find Address](#)

[Find City](#)

[Download CSV File](#)



This on-line map is for reference purposes only. Utah County assumes no liability for its accuracy, correctness or possible variations on actual survey.

# Property Notification Map

Step 1: Set the buffer distance (in feet)  
Step 2: Click the parcel on the map (the one you wish to buffer)

300330047

[Find Parcel](#)

Buffer Distance (feet):

500

[Clear Map Buffer](#)

Street (123 E 456 South)

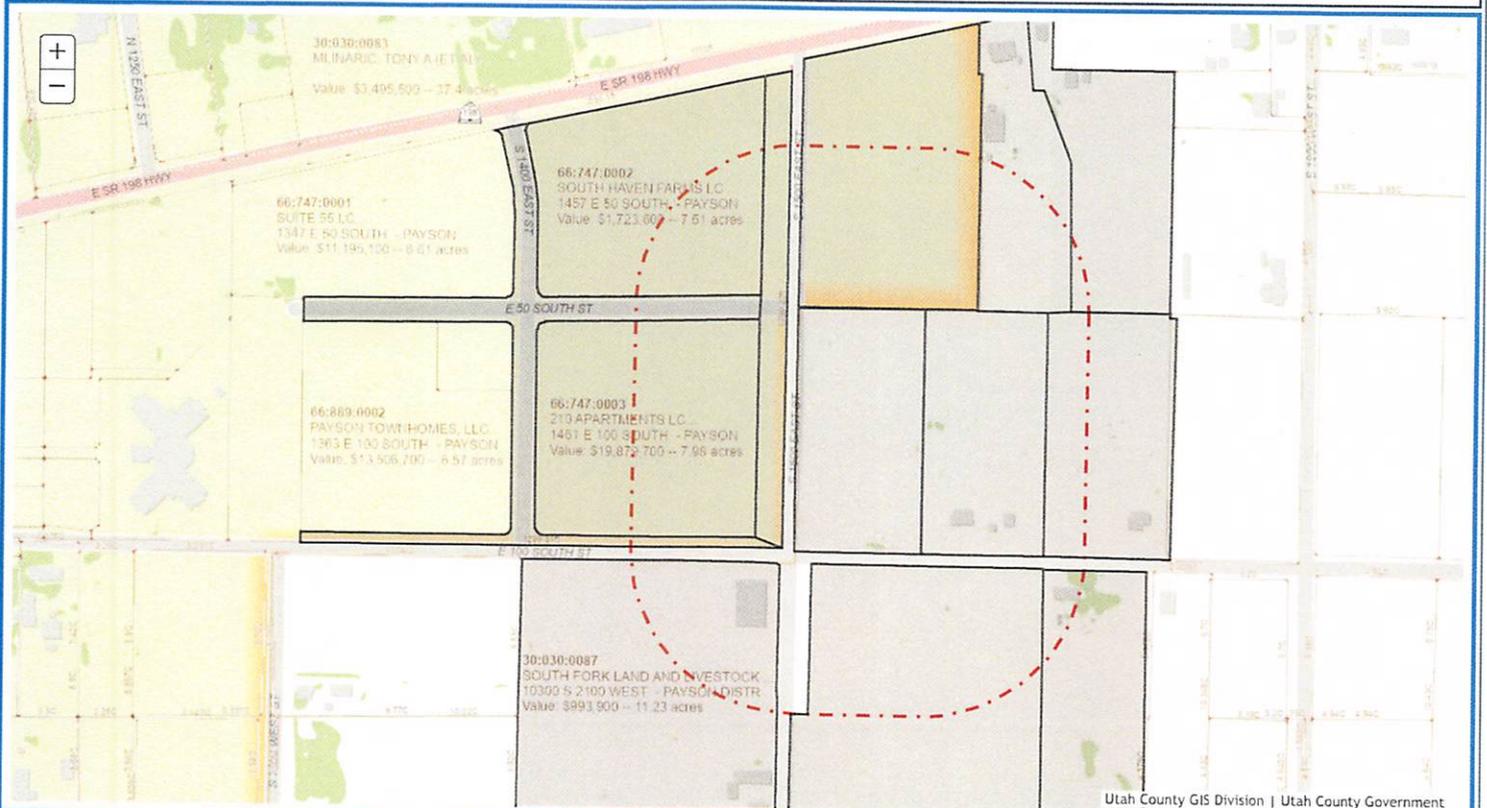
Click the button below to view/print/download the address list  
*(Hint: Enable browser pop-ups or hold down the Ctrl key while clicking a button.)*

City

[Find Address](#)

[Find City](#)

[Download CSV File](#)



Utah County GIS Division | Utah County Government

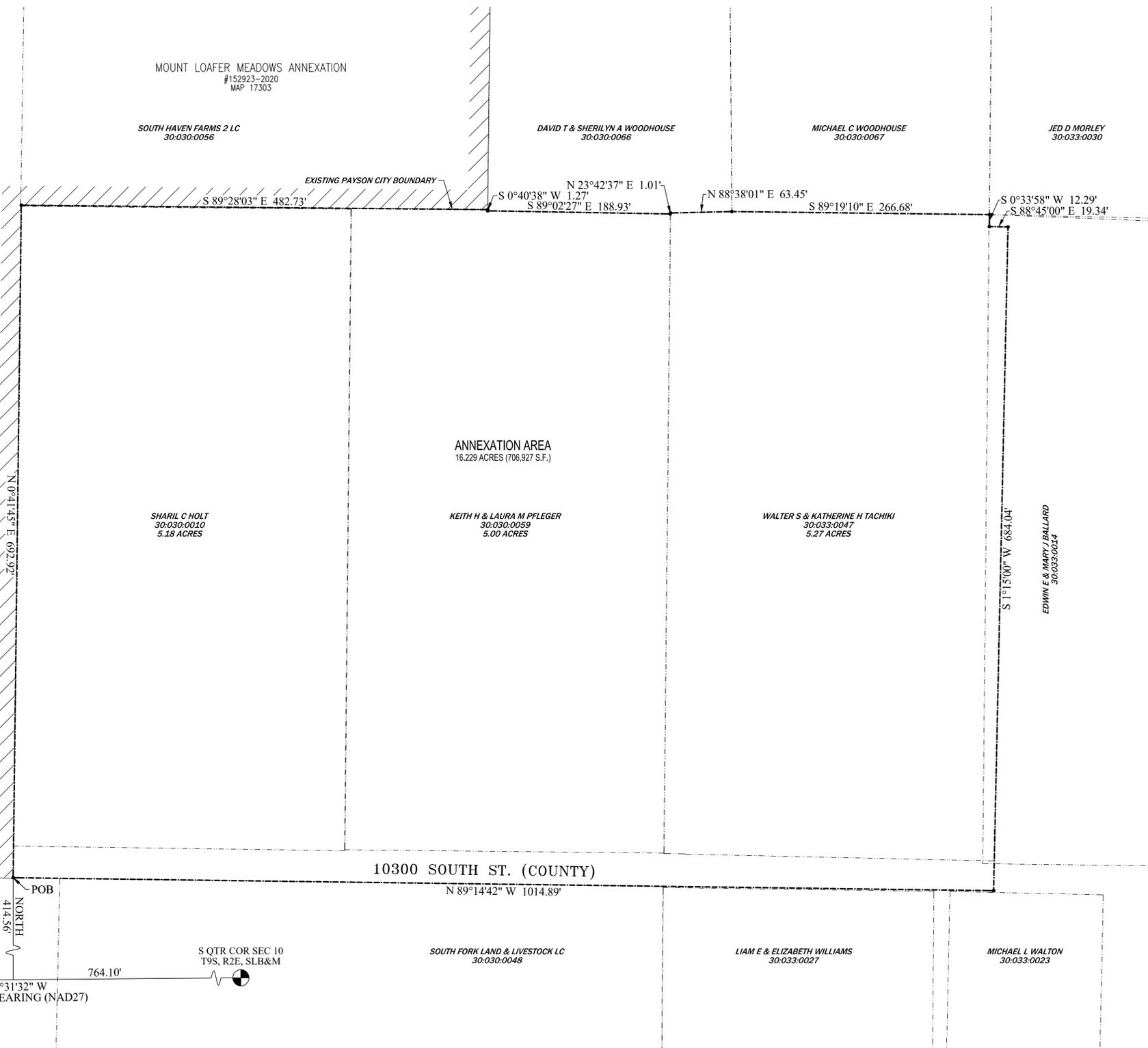
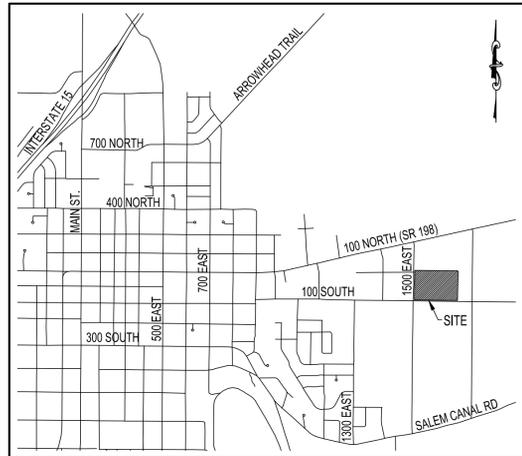
This on-line map is for reference purposes only. Utah County assumes no liability for its accuracy, correctness or possible variations on actual survey.

Parcel 1/2 Mile - County	Entity/Owner	Address	City	State	Zip
300510022	ADAMS - RANDEN J & PAIGE B	10571 S 1900 W	PAYSON	UT	84651
300330062	ARTHUR FRANCOM HOLDINGS LLC	455 S TOWERS DR	SALEM	UT	84653
300330063					
300330064					
300510052					
300510075					
300510076					
300330009	BALLARD - MARY JANE & EDWIN E	1165 S 1950 W	SPRINGVILLE	UT	84663
300330014					
300300068	BAR K DEVELOPMENT LC	39 PROFESSIONAL WY	PAYSON	UT	84651
300330053	BELL - JOHN COLIN & DEBORAH W	1763 W 10300 S	PAYSON	UT	84651
300330058					
300500048	BOARD OF EDUCATION NEBO SCHOOL	350 S MAIN ST	SPANISH FORK	UT	84660
300500047	DISTRICT				
300500079					
300500080					
300500117	BRAITHWAITE - NORVAL J & FOTIMA H	10457 S 2300 W	PAYSON	UT	84651
300330004	BRIAN COURTNEY FAMILY TRUST 07-23-2021	1811 W 10300 S	PAYSON	UT	84651
300330059	THE (ET AL)				
300510013					
300330028	CATHOLIC DIOCESE OF SALT LAKE CITY REAL ESTATE CORPORATION	27 C ST	SALT LAKE CITY	UT	84103
300330021	CHIP SUNRISE PROPERTIES LLC	10180 E 29500 N	FAIRVIEW	UT	84629
300510027	CHRISTENSEN - DELL JAY & N JEAN	10604 S 1700 W	PAYSON	UT	84651
300510034	CHRISTENSEN - HOWARD BLAIR & BONNIE	10636 S 1900 W	PAYSON	UT	84651
300510036	HEELIS				
300300049	CHRISTENSEN - ROSS D & KRISTINA LEE	1912 W STATE RD	PAYSON	UT	84651
300310006					
300330040					
300330011	CHRISTENSEN FAMILY TRUST 01-16-2013 (ET AL)	10198 S 1700 W	PAYSON	UT	84651

300510044	DANSIE - RANDLE J & PHYLLIS S MCGEE	10536 S 1900 W	PAYSON	UT	84651
300500112	DENTON M HATCH FAMILY TRUST 08-21-2001 (ET AL)	10733 S 2100 W	PAYSON	UT	84651
300500115	DOUBLE A DEVELOPMENT LLC	95 W 200 N # 2	SPANISH FORK	UT	84660
300510050	DUANE AND JEANENE CHILD FAMILY TRUST 11-06-2000 THE (ET AL)	1734 E 1300 N	LAYTON	UT	84040
300330052	FLOYD SCHRAMM FARM LC	8220 PROSPECT PL	ANCHORAGE	AK	99507
300330051	FOX - JAKE ROBERT & JOSIE BROOKE	1782 W 10300 S	PAYSON	UT	84651
300330039	HANSEN - KELLY J & HOLLY JO	10126 S 1900 W	PAYSON	UT	84651
300330020	HASKELL - KENT L & JULIE A	144 N CLARK LN	ELK RIDGE	UT	84651
300300010	HOLT - SHARIL C	1025 E 180 S	SPANISH FORK	UT	84660
300510047					
300330019	J DAVID GARNER INTER VIVOS REVOCABLE TRUST AGREEMENT 01-05-1978 THE (ET AL)	PO BOX 85	ELBERTA	UT	84626
300330049					
300500075	J&S DINKINS INVESTMENTS LC	933 S 650 W	SALEM	UT	84653
300510045	JOHNSON - JARED & JAMIE	10476 S 1900 W	PAYSON	UT	84651
300300007	M&S SPENCER PROPERTIES LLC	1010 E 100 S	PAYSON	UT	84651
300330030	MORLEY - JED D & MICHELE MARIE	10226 S 1900 W	PAYSON	UT	84651
300330038					
300330016	PARTRIDGE - DAVID CLARK & ERNEST V (ET AL)	1942 E ENROSE	MESA	AZ	85203
300300059	PFLEGER - KEITH H & LAURA M	PO BOX 69	PAYSON	UT	84651
300500032	R&J BRIMHALL PROPERTIES L C	267 S 1150 E	PAYSON	UT	84651
300330050	ROLAND AND AFTON ROBBINS FAMILY TRUST 09-07-1991 THE (ET AL)	1202 GARNET ST	KEMMERER	WY	83101
300330056					
300510023	SAM AND LAURA FAMILY TRUST 06-14-2022 (ET AL)	10588 S 1700 W	PAYSON	UT	84651
300330031	SAUL NUNEZ REYES LIVING TRUST 08-30-2023 (ET AL)	1935 W STATE	PAYSON	UT	84651
300300048	SOUTH FORK LAND & LIVESTOCK LC	39 PROFESSIONAL WY	PAYSON	UT	84651
300300087	SOUTH FORK LAND AND LIVESTOCK LLC	39 PROFESSIONAL WAY # 3	PAYSON	UT	84651
300500025	SPENCER - MONT E & SANDRA H	1010 E 100 S	PAYSON	UT	84651
300510025	SPIVEY - DON & CYNDIE L	10556 S 1700 W	PAYSON	UT	84651

300510011	SPIVEY - DON G & CYNDIE L	10556 S 1700 W	PAYSON	UT	84651
668890001	SUITE 55 LC (ET AL)	437 E 1000 S	PLEASANT GROVE	UT	84062
300330047	TACHIKI - WALTER S & KATHERINE H	1986 W 10300 S	PAYSON	UT	84651
300510024	TOMMY LYNN ALVEY AND APRIL MARGARET ALLAN ALVEY FAMILY (ET AL)	10475 S 1900 W	PAYSON	UT	84651
300500002	VE FARMS LLC	10746 S 1900 W	PAYSON	UT	84651
300510003					
300510029	WALTON - BRUCE L	404 CHARLES AVE	GREEN RIVER	WY	82935
300330006	WALTON - MICHAEL LEE	404 CHARLES AV	GREEN RIVER	WY	82935
300330023					
300510019					
300300043	WIGNALL - DEAN T & NEDRA B	496 N MAIN ST	PAYSON	UT	84651
300330027	WILLIAMS - LIAM E & ELIZABETH	2005 W 10300 S	PAYSON	UT	84651
300300066	WOODHOUSE - DAVID THOMAS & SHERILYN ANDERSON	1672 W 900 S	SPANISH FORK	UT	84660
300300067	WOODHOUSE - MICHAEL C	392 W UTAH AV	PAYSON	UT	84651
<b>500 Feet - City</b>					
300300056	SOUTH HAVEN FARMS 2 LC	437 E 1000 S	PLEASANT GROVE	UT	84062
667470002	SOUTH HAVEN FARMS LC	437 E 1000 S	PLEASANT GROVE	UT	84062
667470003	210 APARTMENTS LC	437 E 1000 S	PLEASANT GROVE	UT	84062

VICINITY MAP  
SCALE 1" = 2000'



**SURVEYOR'S CERTIFICATE**

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6418780 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF PAYSON CITY, UTAH COUNTY, UTAH IS A TRUE AND CORRECT REPRESENTATION OF DATA COMPILED FROM RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.

DATE

SURVEYOR'S NAME (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 764.10 FEET AND NORTH 414.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE EXISTING PAYSON CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°41'45" EAST 692.92 FEET, AND 2) SOUTH 89°28'03" EAST 482.73 FEET; THENCE SOUTH 0°40'38" WEST 1.27 FEET; THENCE SOUTH 89°02'27" EAST 188.93 FEET; THENCE NORTH 23°42'37" EAST 1.01 FEET; THENCE NORTH 88°38'01" EAST 63.45 FEET; THENCE SOUTH 89°19'10" EAST 266.68 FEET; THENCE SOUTH 0°33'58" WEST 12.29 FEET; THENCE SOUTH 88°45'00" EAST 19.34 FEET; THENCE SOUTH 1°15'00" WEST 684.04 FEET; THENCE NORTH 89°14'42" WEST 1014.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.229 ACRES, MORE OR LESS.  
BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1927, CENTRAL ZONE.

**ACCEPTANCE BY LEGISLATIVE BODY**

THIS IS TO CERTIFY THAT I, WILLIAM R. WRIGHT, MAYOR OF PAYSON CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF PAYSON AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE 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 LUNARIA SPRINGS ANNEXATION.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST

\_\_\_\_\_  
CLERK-RECORDER  
(SEE SEAL BELOW)

**FINAL LOCAL ENTITY PLAT**

**LUNARIA SPRINGS ANNEXATION**

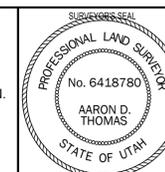
LOCATED IN THE SOUTH HALF OF SECTION 10,  
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M  
PAYSON CITY, UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET

**COUNTY SURVEYOR'S CERTIFICATE**

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.

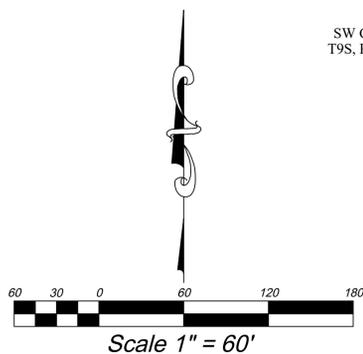
COUNTY SURVEYOR

DATE



CLERK-RECORDER SEAL

UTAH COUNTY RECORDER



LAND SURVEYOR:  
**AZTEC ENGINEERING**  
732 N. 780 W. AMERICAN FORK, UT. 84003  
azteceengineering@gmail.com



Notice of Intent
To file a petition for annexation
Into Payson City, Utah

I/we, the undersigned, do hereby declare my/our intent to file a petition for annexation to Payson City, Utah.

I/we certify I/we am/are the owner(s) of real property lying outside the corporate limits of Payson City, Utah, but contiguous thereto and designated as part of the Payson City Annexation Policy Plan.

The property(ies) proposed to be annexed is (are) identified below and a map outlining said property(ies) is attached hereto.

Table with 2 columns: Name of Property Owner (Print clearly), Utah County Parcel Number. Row 1: Walter & Katherine Tachiki, 30.033.0047

Signed this 3 day of November, 2023

Walter Tachiki, Katherine Tachiki (signatures)

By: [Redacted] WALTER, & KATHY TACHIKI

Phone: 801-850-3568

Email: tachikew@gmail.com

# PAYSON UTAH

## Notice of Intent To file a petition for annexation Into Payson City, Utah

I/we, the undersigned, do hereby declare my/our intent to file a petition for annexation to Payson City, Utah.

I/we certify I/we am/are the owner(s) of real property lying outside the corporate limits of Payson City, Utah, but contiguous thereto and designated as part of the Payson City Annexation Policy Plan.

The property(ies) proposed to be annexed is (are) identified below and a map outlining said property(ies) is attached hereto.

Name of Property Owner (Print clearly)	Utah County Parcel Number
Sharil C. Holt	30:030:0010
<del>Keith &amp; Laura Pfeiffer</del>	<del>30:030:0059</del>

Signed this 7<sup>th</sup> day of Nov, 2023

\_\_\_\_\_  
(signature)

By: Sharil Holt

Phone: 801-636-2817

Email: whdt513@gmail.com

# PAYSON

UTAH

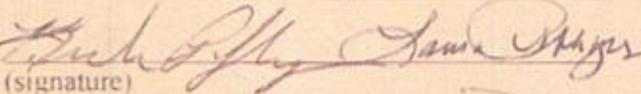
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The property(ies) proposed to be annexed is (are) identified below and a map outlining said property(ies) is attached hereto

Name of Property Owner (Print clearly)	Utah County Parcel Number
Keith & Laura Pfleger	30:030:0059

Signed this 6 day of November, 2023  
  
(signature)  
By Keith Pfleger Laura Pfleger  
Phone: 801-369-1499  
Email laurapflegor@msn.com

Entity	Attn	Address	City State Zip
Utah County Assessor's Office	Temporary - Andrea Allen, Utah County Recorder, 100 E Center St, #1300, Provo UT 84606	100 E Center Street #1100	Provo, UT 84606
Utah County Commission		100 East Center Street #2300	Provo UT 84606
Utah County Clerk's Office	Attn Aaron R. Davidson	100 E Center Street #3100	Provo UT 84606
Nebo School District	Attn: Matt Gledhill	350 South Main	Spanish Fork, UT 84660
Central Utah Water Conservancy District		1426 East 750 North #400	Orem, UT 84097
South Utah Valley Electric Service District	<b>(Must be Certified Mail)</b>	803 North 500 East P O Box 349	Payson UT 84651
Benjamin Cemetery Maintenance District		8042 South 3200 West	Spanish Fork, UT 84660
Utah Valley Dispatch Special Service District		3047 North 400 West	Spanish Fork UT 84660
Benjamin Drainage District		2837 West 7300 South	Spanish Fork, UT 84660
Lake Shore & Benjamin Drainage District		1215 West 900 South	Spanish Fork, UT 84660
South Utah Valley Solid Waste District		2450 West 400 South PO Box 507	Springville, UT 84663
Salem City	Attn: City Recorder	30 West 100 South PO Box 901	Salem, UT 84653
Elk Ridge City	Attn: City Recorder	80 East Park Dr	Elk Ridge UT 84651
Rocky Mountain Power	Annexations	P.O. Box 400	Portland, OR 97207-0400
Dominion Energy	Attn: Dave Christensen	1640 N Mountain Springs Parkway	Springville UT 84663
Comcast		9602 South 300 West Suite A	Sandy UT 84070-3301

UTOPIA	Attn Keith Perkins	5858 South 900 East	Murray UT 84121
Century Link	Attn: Ryan Allred	475 East 1325 South	Provo UT 84606
Salem Canal & Irrigation Company		321 North 100 East	Salem UT 84653
Strawberry Water Users Association	Attn: Sterling Brown	745 North 500 East	Payson UT 84651
Strawberry High Line Canal Company	Attn: General Manager	1608 W American Way	Payson UT 84651
Payson Post Office	Ron Mendell, Postmaster	955 East 100 North	Payson UT 84651
Old Field Irrigation	Attn: Scott Dumas	4058 West 9600 South	Payson UT 84651
Bureau of Reclamation	Attn: Bruce Whiting	302 East 1860 South	Provo UT 84606
Utah Transit Authority		669 West 200 South	Salt Lake City UT 84101
South Utah Valley Animal Service District		582 West 3000 North	Spanish Fork UT 84660
Utah Department of Transportation	Attn: Dan Avila	658 North 1500 West	Orem UT 84057
Utah County Health Department		151 S University Ave	Provo UT 84601

BEGINNING AT A POINT LOCATED SOUTH 89°31'32" WEST ALONG SECTION LINE 764.10 FEET AND NORTH 414.56 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE EXISTING PAYSON CITY BOUNDARY THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 0°41'45" EAST 692.92 FEET, AND 2) SOUTH 89°28'03" EAST 482.73 FEET; THENCE SOUTH 0°40'38" WEST 1.27 FEET; THENCE SOUTH 89°02'27" EAST 188.93 FEET; THENCE NORTH 23°42'37" EAST 1.01 FEET; THENCE NORTH 88°38'01" EAST 63.45 FEET; THENCE SOUTH 89°19'10" EAST 266.68 FEET; THENCE SOUTH 0°33'58" WEST 12.29 FEET; THENCE SOUTH 88°45'00" EAST 19.34 FEET; THENCE SOUTH 1°15'00" WEST 684.04 FEET; THENCE NORTH 89°14'42" WEST 1014.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.229 ACRES, MORE OR LESS.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM NAD 1927, CENTRAL ZONE.

**Acknowledgement of Costs & Fees for Annexation**

Annexation Name: Lunaria Springs  
Name of Annexation Sponsor: Phase One Properties, LLC  
Mailing Address: 163 S. 200 E American Fork, UT 84003  
Telephone: 801-860-5500  
Email: swiftcreekproperties@gmail.com

As conditions of annexation into Payson City, petitioner(s) will be responsible for the following:

1. Determine if South Valley Electric Service District (SESD) has any facilities and/or customers within the proposed area of annexation.
2. Negotiate the cost of purchasing SESD facilities within the area of annexation.
3. Pay negotiated costs of purchasing facilities and deliver to Payson City a letter of satisfaction from SESD, a bill of sale to Payson City along with a map showing the facilities purchased, a list of customers serviced by SESD, inventory lists of facilities purchased, and SESD's valuation calculations.
4. Pay all costs to SESD associated with buying out all customers served by SESD within the annexed area (gross annual revenues), along with the costs of converting these customers to Payson City Power. **OR** With the approval of the City Council, service for these customers may be left with SESD until a time of any new development, or 10 years, whichever is sooner.
5. If the second option under #4 is allowed, prior to approval of any proposed development within the annexed area, determine and pay, or bond for, all costs of buying out any existing SESD customers within the annexed area for the balance of the ten (10) years remaining from the date of annexation, and all costs related to converting these customers to service by Payson City Power.

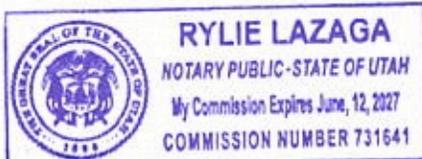
I understand that with the filing of the annexation request, there are costs associated with the publication requirements for annexation, Annexation Agreement, Utah County, and/or South Valley Electric Service District. I have been informed and understand that I am responsible for the costs of all required publications and fees for this annexation and that I will receive notice of required payment from Payson City. I understand that payment of all fees must be satisfied prior to the recording of the annexation.

Robert H. McNeel  
Sponsor Signature

Date: 11/3/23

State of Utah )  
                          §  
County of Utah )

On this 7 day of November, 2023, personally appeared before me, a Notary Public in and for the State of Utah, Robert McNeel, the signer of the foregoing instrument, who duly acknowledge to me that he/she executed the same.



Rylie Lazaga  
Notary Public