

# TOWN OF LEEDS

## ORDINANCE 2009-12

**AN ORDINANCE ANNEXING the area known as  
“Grapevine Wash Addition”;  
Establishing the Zoning for the Property; and, Approving an Annexation  
and Development Agreement.**

**WHEREAS**, “Grapevine Wash Addition”, owned by MSH Investments LLC, Tuscan Lenders Group LLC, MISI Investments LLC, The Simpkins 1975 Trust & Vijaya L. Sharma Family Trust (collectively the “Petitioners”) and the Bureau of Land Management (“BLM”), which are the owners of all the real property within the Grapevine Wash Addition, located within the contiguous, unincorporated area adjacent to the municipal boundary of the Town of Leeds, Utah and which area is designated on the plat

- Petitioners petitioned to be annexed, along with the BLM land, into the Town of Leeds on April 17, 2009; and
- Petition was accepted by the Leeds Town Council on April 22, 2009; and
- Pending petition was certified by the Clerk/Recorder on April 27, 2009; and
- Pending petition was mailed via certified mail to the county and all affected entities; and
- No affected entity has protested the annexation during the allowed 30-day protest period; and
- Public comment was accepted regarding the proposed annexation, and a copy of the petition and proposed annexation map was available for inspection and review at the Town Hall during regular business hours; and
- At least seven days published notice of a public hearing was given and a public hearing was held to solicit additional input from the public on October 14, 2009; and
- All other procedures and requirements of the Utah’s annexation laws have been complied with; and

**WHEREAS**, at a public meeting held October 28, 2009, the Town Council of the Town of Leeds, Utah, found it within their powers and in the best interest of the health, safety and general welfare of the Town and its residents; and

**NOW THEREFORE BE IT ORDAINED:** that

1. The Grapevine Wash Addition annexation petition is hereby granted.
2. The area known as “Grapevine Wash Addition” owned by MSH Investments LLC, Tuscan Lenders Group LLC, MISI Investments LLC, the Simpkins 1975 Trust, Vijaya L.

- Sharma Family Trust, and the Bureau of Land Management, is hereby annexed to the Town of Leeds;
3. The annexation plat or map that accompanied the annexation petition is approved and shall be filed with the Washington County Surveyor and recorded with the Washington County Recorder.
  4. The Town's Articles of Incorporation are to be amended to reflect this annexation into the Town boundaries and be signed and verified by the Mayor.
  5. The Town Zoning Map is hereby amended to show the addition of this property to the Town of Leeds, Utah, town boundaries. The Petitioner's property will come into the Town of Leeds zoned with a Mixed-Use Zoning (MXD). The Bureau of Land Management Property will come into the Town of Leeds zoned as Open Space Zoning (OS).
  6. The "Grapevine Wash Town of Leeds Annexation and Development Agreement", dated as of October 28, 2009 is hereby approved and the Mayor and Town Clerk/Recorder are hereby authorized to execute it on behalf of the Town.
  7. The property to be annexed is located in Washington County, Utah and is more particularly described as:

LEGAL SURVEY DESCRIPTION BY BARRY E. THOMPSON,  
A REGISTERED LAND SURVEYOR  
WITH PRATT ENGINEERING P.C.

**LEGAL DESCRIPTION FOR  
"GRAPEVINE WASH ADDITION" ANNEXATION PARCEL  
April 16, 2009**

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20, AND 21, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SECTION LINE NORTH 88°54'45" WEST 2656.66 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 17 AND 20; THENCE ALONG THE SECTION LINE NORTH 88°56'10" WEST 2632.30 FEET TO THE SECTION CORNER COMMON TO SAID SECTIONS 17 AND 20 AND SECTIONS 18 AND 19 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SECTION LINE NORTH 88°54'12" WEST 2624.72 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 18 AND 19; THENCE ALONG THE EAST LINE OF SECTIONAL LOTS 23, 7, AND 8 OF SAID SECTION 18 NORTH 05°31'43" WEST 2814.93 TO A WITNESS POINT ON THE CENTER SECTION LINE OF SAID SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF SAID

SECTIONAL LOT 8; THENCE ALONG THE NORTH LINE OF SAID SECTIONAL LOT 8 AND SAID CENTER SECTION LINE NORTH 89°44'29" WEST 376.39 FEET TO THE NORTHWEST CORNER OF SAID SECTIONAL LOT 8 AND THE CENTER QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE CENTER SECTION LINE NORTH 01°06'03" EAST 2697.33 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 18 AND SECTION 7 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE CENTER SECTION LINE NORTH 01°00'35" EAST 1345.83 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 7; THENCE ALONG THE SOUTH SIXTEENTH LINE SOUTH 89°36'12" EAST 1343.96 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 7; THENCE ALONG THE EAST SIXTEENTH LINE SOUTH 00°52'33" WEST 1344.84 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 7; THENCE ALONG THE SECTION LINE SOUTH 89°38'39" EAST 773.72 FEET TO THE NORTHWEST CORNER OF SECTIONAL LOT 27 OF SAID SECTION 18; THENCE ALONG THE BOUNDARY OF SAID SECTIONAL LOT 27 IN THE FOLLOWING TWO (2) COURSES: SOUTH 01°08'43" WEST 1826.66 FEET; THENCE SOUTH 64°01'14" EAST 1217.33 FEET TO THE SOUTHEAST CORNER OF SAID SECTIONAL LOT 27; THENCE SOUTH 73°28'18" EAST 601.58 FEET; THENCE NORTH 06°00'36" EAST 1104.03 FEET; THENCE NORTH 63°22'08" WEST 417.80 FEET; THENCE NORTH 73°22'45" EAST 465.63 FEET; THENCE NORTH 20°42'00" WEST 959.49 FEET; THENCE NORTH 58°37'20" WEST 401.07 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 18 OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE BOUNDARY OF SAID SECTIONAL LOT 18 IN THE FOLLOWING THREE (3) COURSES: NORTH 05°05'15" EAST 506.00 FEET; THENCE NORTH 23°07'26" WEST 915.29 FEET; THENCE SOUTH 89°55'41" EAST 1161.23 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 13 OF SAID SECTION 8; THENCE ALONG THE BOUNDARY OF SAID SECTIONAL LOT 13 IN THE FOLLOWING TWO (2) COURSES: NORTH 01°18'53" EAST 1348.40 FEET; THENCE NORTH 89°55'46" EAST 1410.65 FEET TO THE NORTHEAST CORNER OF SAID SECTIONAL LOT 13 AND THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE CENTER SECTION LINE NORTH 01°55'28" EAST 959.27 FEET; THENCE LEAVING SAID CENTER SECTION LINE NORTH 76°32'03" EAST 247.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 18°46'35" WEST 482.33 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 79°20'29" EAST 496.37 FEET; THENCE NORTH 00°15'49" EAST 351.97 FEET; THENCE NORTH 00°23'30" EAST 419.04 FEET; THENCE SOUTH 88°50'13" WEST 531.49 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 01°55'28" EAST 379.46 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 8 AND SECTION 5 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SECTION LINE NORTH 89°35'14" EAST 143.12 FEET; THENCE LEAVING SAID SECTION LINE NORTH 30°01'57" WEST 167.19 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 59°58'03" EAST 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASEMENT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 89°35'52" EAST 1340.51 FEET TO A POINT ON THE WESTERLY LINE OF SECTIONAL LOT 9 OF SAID SECTION 5; THENCE ALONG SAID WESTERLY LINE SOUTH 00°02'06" EAST 174.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTIONAL LOT


9, SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 8; THENCE ALONG SAID NORTH LINE IN THE FOLLOWING TWO (2) COURSES: NORTH 89°35'14" EAST 1452.22 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88°28'37" EAST 133.42 FEET TO THE SECTION CORNER COMMON TO SAID SECTION 8 AND SECTION 9 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE SECTION LINE SOUTH 01°24'02" WEST 3136.22 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SECTION LINE SOUTH 01°24'45" WEST 2624.83 FEET TO THE SECTION CORNER COMMON TO SAID SECTIONS 9 AND 16; THENCE ALONG THE SECTION LINE SOUTH 00°13'00" EAST 2655.79 FEET TO THE QUARTER CORNER COMMON THE SAID SECTIONS 16 AND 17; THENCE ALONG THE SECTION LINE SOUTH 00°51'22" WEST 2631.68 FEET TO SAID CORNER COMMON TO SAID SECTIONS 16, 17, 20, AND 21 AND THE POINT OF BEGINNING.

CONTAINS 1506.073 ACRES.

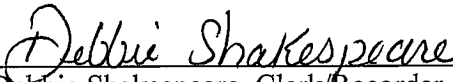
8. Pursuant to Section 10-2-425 Utah Code annotated 1953, as amended ("UCA") within 30 days of the enactment of this ordinance the Town Clerk/Recorder shall, on behalf of the Town Council,:
  - a. send notice of the enactment to each affected entity together with this ordinance; and,
  - b. file with the Lieutenant Governor a certified copy of this ordinance, together with the Grapevine Wash Addition plat or map, the amended articles of incorporation, evidence that the map or plat has been recorded by the county recorder, and certification that all necessary legal requirements relating to the annexation have been completed.
9. Pursuant to Section 10-2-425 (5)(b)(i) UCA, the annexation shall take effect upon the Lieutenant Governor's issuance of a certification of the amended articles of incorporation.
10. This ordinance shall take effect immediately upon posting, as required by law.

**ORDINANCE 2009-12 WAS PASSED AND ADOPTED ON THE 28<sup>th</sup> DAY OF OCTOBER, 2009.**

BY	AYE	NAY	ABSTAIN	ABSENT
Trudy Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alan Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Sullivan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Lojko	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jared Westhoff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
Trudy Law, Mayor

Attest:

  
Debbie Shakespeare, Clerk/Recorder



## TOWN OF LEEDS

218 NORTH MAIN STREET  
PO BOX 460879  
LEEDS, UT 84746-0879  
PHONE: 435-879-2447 FAX: 435-879-6905  
E-mail: [leedstownhall@beyondbb.com](mailto:leedstownhall@beyondbb.com)  
Website: [www.leedstown.org](http://www.leedstown.org)

### CERTIFICATE OF POSTING

I, Debbie Shakespeare, duly appointed and acting Clerk/Recorder for the Town of Leeds,  
hereby certify that the forgoing ordinance 2009-12  
was passed by the Leeds Town Council on the 28<sup>th</sup> day of October, 2009,  
and that copies of the foregoing ordinance were posted at three public places within the Town  
this 29<sup>th</sup> day of October 2009, which public places were:

Leeds Town Hall  
Leeds Post Office  
Leeds Market

Dated this 29<sup>th</sup> day of October 2009.

Debbie Shakespeare  
Debbie Shakespeare, Clerk/Recorder