



Aseneth Steed
Town Clerk

October 24, 2022

RE: Petition for Annexation

Mayor & Town Council,

The purpose of this letter is to inform you, the legislative body for the Town of Leeds, that a petition was formally submitted on October 24, 2022. The petition is from the property owners and/or representatives of real property identified as Parcel 3151-A-HV; which is approximately 419.16 acres in size and Parcel 3151-A-1-HV; which is approximately 200 acres in size. The subject two parcels total 100% of the proposed area requested to be annexed into the Town of Leeds. *Pursuant to Utah State Code 10-2-4 Annexation:*

- (3) Each petition under Subsection (1) shall:
- (a) be filed with the applicable city recorder or town clerk of the proposed annexing municipality;
 - (b) contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all the publicly owned real property, or the owners of private real property that:
 - (i) is located within the area proposed for annexation;
 - (ii) (A) subject to Subsection (3)(b)(ii)(C), covers a majority of the private land area within the area proposed for annexation;
 - (B) covers 100% of rural real property within the area proposed for annexation; and
 - (C) covers 100% of the private land area within the area proposed for annexation, if the area is within an agriculture protection area created under Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas, or a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area; and
 - (iii) is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
 - (c) be accompanied by:



- (i) an accurate and recordable map, prepared by a licensed surveyor in accordance with Section 17-23-20, of the area proposed for annexation; and
- (ii) a copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which notice was sent;

Town staff has determined that the petition meets the applicable codes and requirement as set forth in Utah State Code 10-2-403 (3) and (4). The next step is the Town Council must hold a public hearing and after doing so, determine to accept or reject the petition for annexation. If you have any questions, please feel free to contact me at (435) 879-2447.

Sincerely,

A handwritten signature in cursive script that reads "Aseneth Steed".

Aseneth Steed
Leeds Town Clerk



PETITION FOR ANNEXATION TO THE TOWN OF LEEDS

OF PROPERTIES IDENTIFIED BELOW

We the undersigned owners of certain real property lying contiguous to the present municipal limits of the Town of Leeds hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Leeds and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. is equal in value to at least 1/3 of the value as shown by the last assessment rolls of all private real property within the area proposed for annexation; and
 - d. is described on the accompanying legal description.
4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated;
5. That the petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith; and
6. That the petitioners request the property, if annexed be zoned as follows with the attached signatures.

Contact Sponsor:

Matthew U. Loo

Printed Name

Signature

3151-A-1-HV

377 Del Mar Dr
St. George, Utah 84790

Multi-Use/PUD

Parcel ID Number

Residential Address

Requested Zone

1173 S. 250 W. #504
St. George, Utah 84770

(435) 703 - 0016

Mailing Address

Contact Telephone

Sponsor #1:

Frank Tusieseina

Printed Name

Signature

3151-A-1-HV

5194 W Villas North
Hurricane, UT 84737

Multi-Use/PUD

Parcel ID Number

Residential Address

Requested Zone

2901 W. Bluegrass Blvd. #200
Lehi, Utah 84043

801 709 4630

Mailing Address

()
Contact Telephone

Sponsor #2:

Printed Name

Signature

Parcel ID Number

Residential Address

Requested Zone

Mailing Address

()
Contact Telephone

Sponsor #3:

Printed Name

Signature

Parcel ID Number

Residential Address

Requested Zone

Mailing Address

()
Contact Telephone

Sponsor #4:

Sponsor #1:

Frank Tusieseina

Printed Name

Signature

3151-A-1-HV

Multi-Use/PUD

Parcel ID Number

Residential Address

Requested Zone

2901 W. Bluegrass Blvd. #200
Lehi, Utah 84043

801 709 4630

Mailing Address

Contact Telephone

Sponsor #2:

Mike Shelton

DocuSigned by:

Mike Shelton

9B5726B56FD2449

Printed Name

Signature

Pleasant Grove UT 84062

3151-A-HV

Multi-Use/PUD

Parcel ID Number

Residential Address

Requested Zone

389 S. 1300 W.
Pleasant Grove, Utah 84062

(909) 225 1060

Mailing Address

Contact Telephone

Sponsor #3:

Printed Name

Signature

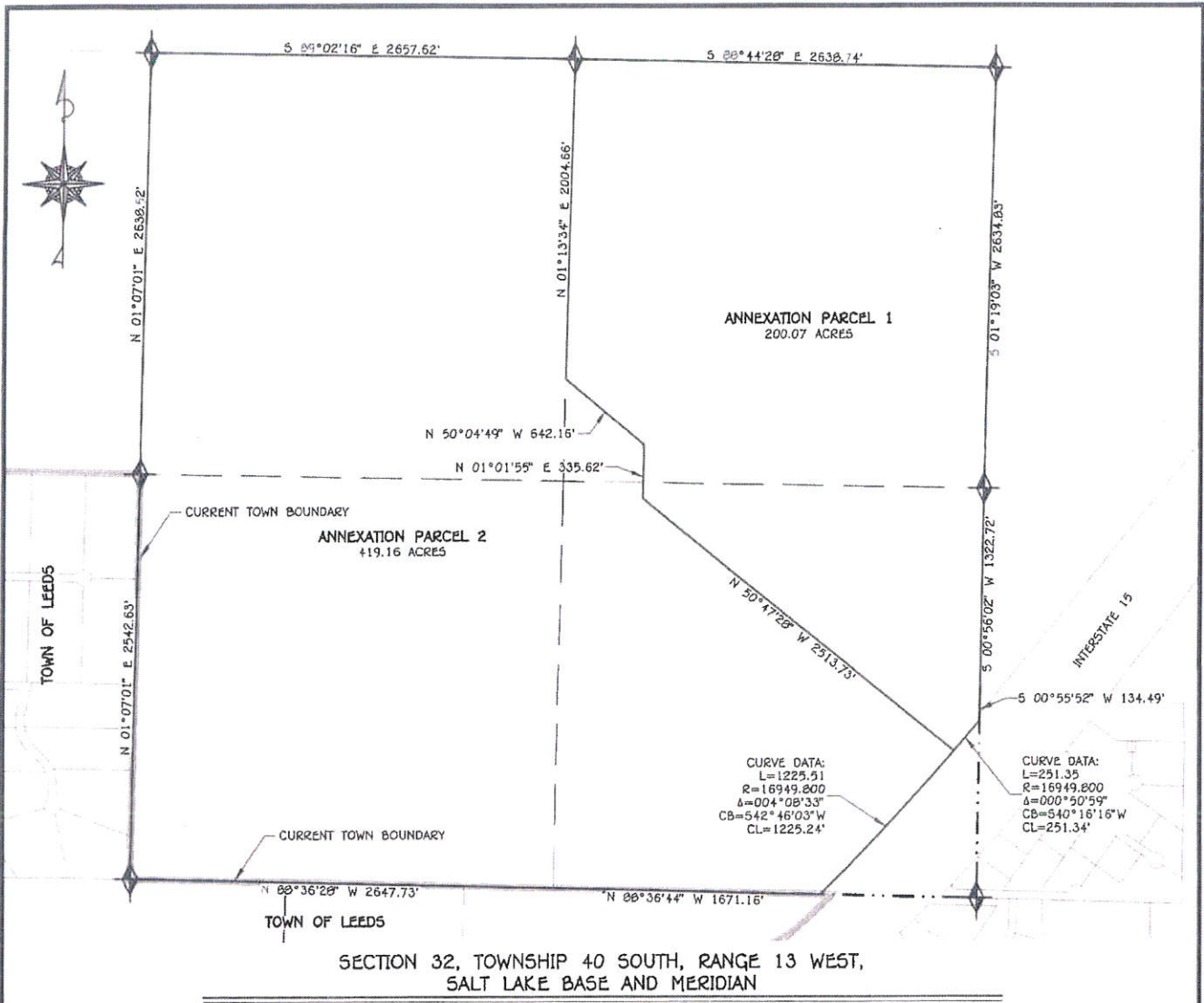
Parcel ID Number

Residential Address

Requested Zone

Mailing Address

Contact Telephone



ANNEXATION PARCEL DESCRIPTIONS:

PARCEL 1: BEGINNING AT A POINT ON THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE S89°02'16"E ALONG THE NORTH SECTION LINE OF SAID SECTION 32, 2,638.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 32 THE FOLLOWING THREE (3) COURSES; THENCE S01°19'03"W 2,634.83 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°55'02"W 1,322.72 FEET TO THE SOUTH 1/16TH CORNER OF SECTIONS 32 & 33; THENCE S00°55'52"W 134.49 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16,949.80 FEET AND A RADIAL BEARING OF N50°09'12"W, A DISTANCE OF 251.34 FEET, THROUGH A CENTRAL ANGLE OF 00°50'59" (LONG CHORD BEARS: S40°16'17"W 251.34 FEET); THENCE S0°47'28"W 2,513.73 FEET; THENCE N01°01'55"E 335.62 FEET; THENCE N50°04'49"W 642.15 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 32; THENCE N01°13'34"E ALONG SAID SECTION LINE 2,004.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 200.073 ACRES

PARCEL 2: BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°02'16"E ALONG THE NORTH SECTION LINE 2,657.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S01°13'34"W ALONG THE QUARTER SECTION LINE 2,004.66 FEET; THENCE S50°04'49"E 642.15 FEET; THENCE S01°01'55"W 335.62 FEET; THENCE S50°47'28"E 2,513.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 16,949.80 FEET AND A RADIAL BEARING OF N49°18'14"W, A DISTANCE OF 1,225.50 FEET, THROUGH A CENTRAL ANGLE OF 04°08'33" (LONG CHORD BEARS: S42°46'03"W 1,225.24 FEET); THENCE N80°36'33"W 4,318.85 FEET; THENCE N01°07'01"E 2,542.63 FEET; THENCE N01°07'01"E 2,638.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 419.167 ACRES

AMERICAN
LAND CONSULTING
1043 EAST 3740 SOUTH, WASHINGTON, UT 84780

SECTION 32, ANNEXATION EXHIBIT
SEC. 32, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SLB&M
TOWN OF LEEDS, COUNTY OF WASHINGTON, STATE OF UTAH

DATE: 09/05/2022
JOB #: 22-012
FILE: ANNEX.DWG
SHEET
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SHEETS