

Kent Jones  
County Clerk  
[www.summitcounty.org/clerk](http://www.summitcounty.org/clerk)  
kentjones@summitcounty.org



Phone: (435) 336-3203  
60 No Main  
Coalville, UT 84017

March 19, 2019

RE: Review Francis City Public Notice of Certification of Annexation Petition for parcels  
CD-2039, CD-2039-A, CD-2039-B and CD-2038

Council,

Attached is the Petition for Annexation into Francis City for the Hart Ranch property, boundary description, and map location. Suzanne Gillett, Francis City Recorder has also sent the mailing certification from the Francis City Mayor and Council.

This is formal notice of their intent to proceed and make a decision regarding the annexation request. No action is needed by you unless you find reason to protest.

Pat Putt has reviewed the petition and has no concerns at this time.

Thanks,

A handwritten signature in black ink, appearing to read "Kent Jones", is written over a vertical line that extends from the "Thanks," text above.

Kent Jones

Summit County Clerk

## Kent Jones

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**From:** Pat Putt  
**Sent:** Tuesday, March 19, 2019 1:37 PM  
**To:** Kent Jones  
**Subject:** Re: Francis Annexation

Kent:

Thank you for the opportunity to review the proposed annexation petition for the Hart Ranch property into the City of Francis. The property is generally undeveloped and zoned AG-10. It is located adjacent to residentially-platted property. The Planning Department has no concerns with the proposed annexation into Francis.

Best,

Pat

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**From:** Kent Jones <kentjones@summitcounty.org>  
**Date:** Tuesday, March 19, 2019 at 12:26 PM  
**To:** Pat Putt <pputt@summitcounty.org>  
**Subject:** Francis Annexation

Pat,  
Are there any concerns about the Francis annexation. I have scheduled it for next Monday before the Council.  
Thanks,

*Kent H. Jones*  
**Summit County Clerk**  
**435 336 3203**  
**Coalville, Utah 84017**

## PETITION FOR ANNEXATION INTO FRANCIS CITY

RECEIVED  
DEC 04 2018  
SUMMIT ENGINEERING  
GROUP, INC.

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

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated;
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Francis, and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. 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;
  - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
  - d. lies contiguous to the present boundary of Francis' corporate limits and is described in the attached Exhibit A, and is particularly located:

at the southeast corner of the intersection of W. Lambert Ln. and S. Hallam Rd.

4. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B. (Copies of the deed accompanies this petition.)
5. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed is owned by the signers of this petition is shown in the attached *Exhibit C*.
6. The total acres of private land and total assessed value of all private lands sought to be annexed are 80.18 acres and \$370,482 assessed value. The ownership interests and assessed values of the privately-owned lands included in this annexation petition are shown in Exhibit C. *The total acreage of the entire annexation may contain more acreage due to the inclusion of public roads, public lands, or minor deed and title issues.*
7. The petitioners have caused an accurate map of the above-described property to be prepared by Bing Christensen, P.L.S. a licensed surveyor, and Summit Engineering Group, Inc., which map is attached herewith as Exhibit D

8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
  - a. the request or petition was filed before the filing of the annexation petition, and
  - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The petitioners request the property, if annexed, be zoned AG-1 as per the Francis City Zoning Map

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Francis City Council at its next regular meeting, that a resolution be adopted accepting this Petition for Annexation for further consideration, and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Dated this 16th day of October, 2018

## PETITIONERS

### Contact Sponsor/Petitioner

Cathie Hart, Manager  
Hart Ranch LLC,  
a Utah limited partnership

605 E. 4055 S., Salt Lake City, UT 84107

Phone No. 801-694-5296  
Email cathiehart@gmail.com

## EXHIBIT 'A'

### HART ANNEXATION BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER MONUMENTED BY A PK NAIL IN ASPHALT;  
THENCE NORTH 89°35'19" EAST 2652.52 FEET ALONG THE SECTION LINE;  
THENCE SOUTH 00°05'42" EAST 1327.35 FEET ALONG THE WESTERLY BOUNDARY OF ANNEXATION ENTRY NUMBER 627908;  
THENCE TO AND ALONG THE NORTH BOUNDARY OF WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550) THE FOLLOWING SIX (6) COURSES: (1) SOUTH 89°46'00" WEST 271.29 FEET; (2) SOUTH 84°00'36" WEST 52.93 FEET; (3) NORTH 89°25'21" WEST 196.71 FEET; (4) THENCE SOUTH 89°24'56" WEST 527.03 FEET; (5) NORTH 89°04'47" WEST 159.23 FEET; (6) SOUTH 86°54'24" WEST 127.47 FEET;  
THENCE NORTH 00°07'01" EAST 1.43 FEET TO THE NORTHEAST CORNER OF THE UINTA WILLOWS PHASE 2 SUBDIVISION (ENTRY #1076145);  
THENCE SOUTH 89°43'32" WEST 1321.28 FEET ALONG THE NORTH BOUNDARY OF SAID UINTA WILLOWS PHASE 2 SUBDIVISION TO A POINT ON THE SECTION LINE;  
THENCE NORTH 00°01'54" EAST 1327.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.  
CONTAINING 80.96 ACRES

**EXHIBIT 'B'**

**DEEDS OF PETITIONERS**



**EXHIBIT 'C'**

**PROPERTY VALUATION & ACREAGE**



EXHIBIT 'C'

**ACREAGE WITHIN PROPOSED HART RANCH ANNEXATION**

Annexation requires the "majority of the private land area" and "equal in value to at least 1/3 of the value of all private real property" within the area proposed for annexation.

**Private Property Owned by Petitioners**

Property Owner	Parcel No.	Acreage	Market Value
Hart Ranch LLC	CD-2039-A	1.31	\$ 20,305
Hart Ranch LLC	CD-2039	5.79	\$ 148,245
Hart Ranch LLC	CD-2039-B	53.58	\$ 148,042
<b>TOTALS</b>		<b>60.68 acres</b>	<b>\$ 316,592</b>

**Other Private Properties Included in Annexation Petition**

Property Owner	Property Serial No.	Acreage	Market Value
Thomas Earl Bates, et al	CD-2038	19.50	\$ 53,900
<b>TOTALS</b>		<b>19.50 acres</b>	<b>\$ 53,900</b>

**Total acres of Private Property of Annexation Petition= 80.18**

**Total Value of Private Property Annexation Petition = \$370,492**

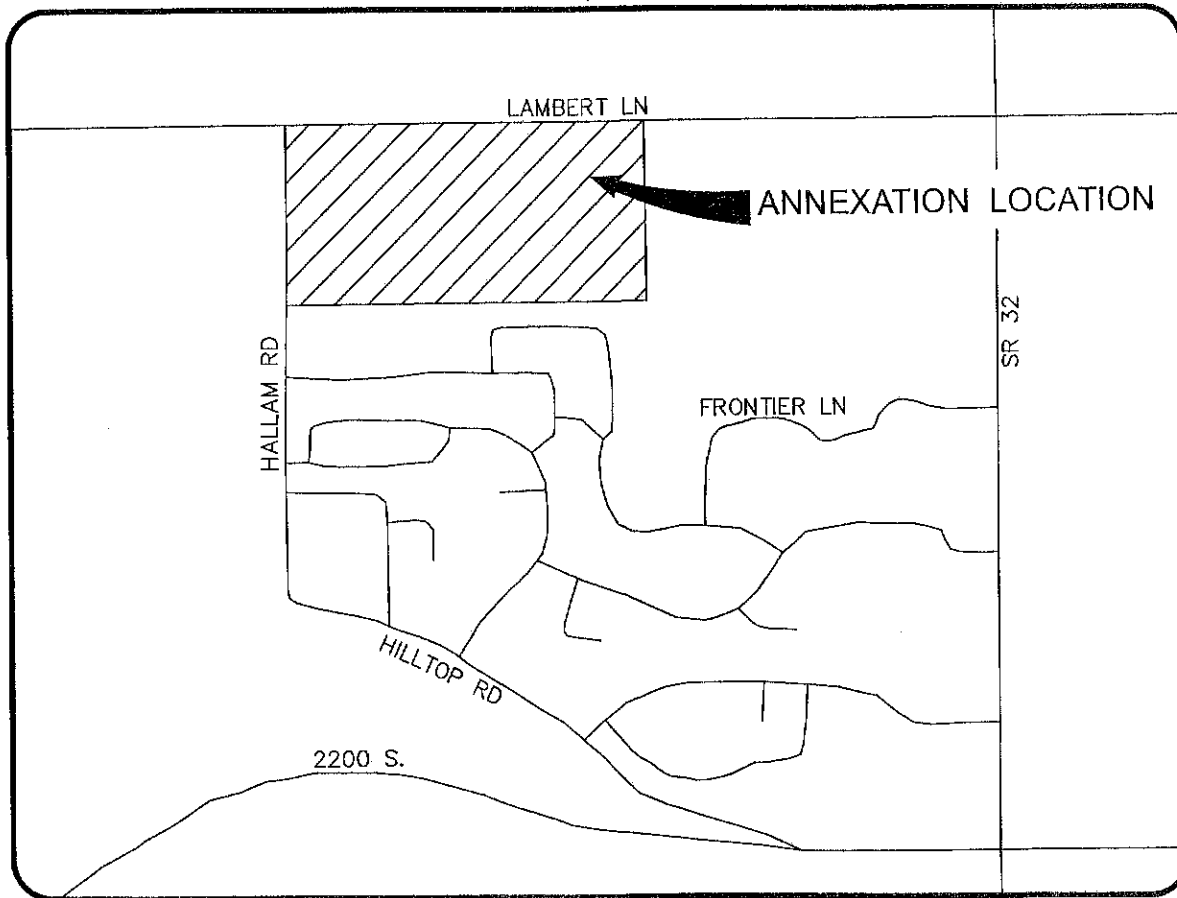
**Percentage of Annexation Land Owned by Petitioners = 76%**

**Percentage of Property Value owned by Petitioners = 85%**

**EXHIBIT 'D'**

**ANNEXATION MAP**

VICINITY MAP (NOT TO SCALE)



DRAWN BY:	
DMK	
REVIEWED BY:	
MPJ	
SCALE:	ISSUE DATE
" = 200'	11/27/2018

**Summit Engineering Group Inc.**  
 Structural • Civil • Surveying  
 55 WEST CENTER • P.O. BOX 176  
 HEBER CITY, UTAH 84032  
 P: 435-654-9229 • F: 435-654-9231

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 SUMMIT ENGINEERING GROUP, INC.  
 DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENCEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

## BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNER MONUMENTED BY A PK NAIL IN ASPHALT;  
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THENCE NORTH 00°01'54" EAST 1327.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.  
CONTAINING 80.96 ACRES

## BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PROJECT WAS ESTABLISHED AS SOUTH 00°01'54" WEST BETWEEN A MAG NAIL IN ASPHALT REPRESENTING THE NORTHWEST CORNER AND A STONE MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN. BEARINGS ON THIS MAP ARE IN CONFORMANCE WITH BEARINGS ON THE WILD WILLOW PHASE 2E SUBDIVISION (ENTRY #824550)

## SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 145796 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

\_\_\_\_\_  
BING CHRISTENSEN  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SURVEYOR'S SEAL

## SURVEYOR'S NARRATIVE

PURPOSE:



## Mailing Certificate

I hereby certify that on this 6<sup>th</sup> day of March 2019, I caused to be emailed or hand delivered a true and correct copy of the foregoing Certification of Annexation Petition to the following:

Francis City Mayor and City Council

and caused to be mailed, emailed or hand delivered, first class United States mail, postage pre-paid, a true and correct copy of the foregoing Certification of Annexation Petition to the following:

Cathie Hart, Manager, Contact Sponsor  
Mike Johnston, Contact Sponsor  
Rusty Webster, Contact Sponsor  
Summit County Council  
Summit County Clerk  
South Summit School District  
Summit County Fire Protection District  
Rocky Mountain Power

A handwritten signature in cursive script, reading "Suzanne Gillett".

Suzanne Gillett, Francis City Recorder



## CERTIFICATION OF ANNEXATION PETITION

On January 24, 2019, the Francis City Council accepted for further consideration an Annexation Petition signed by Cathie Hart, Manager Hart Ranch LLC, a Utah Limited Partnership. The Annexation is for approximately 80.96 acres known as Parcels #CD-2039, #CD-2039-A, #CD-2039-B and #CD-2038.

### HART ANNEXATION BOUNDARY

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THENCE NORTH 00°01'54" EAST 1327.54 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 80.96 ACRES.

Based on information received from petitioners, Francis City Planner, City Engineer and consultation with Francis City Attorney, I, Suzanne Gillett, Francis City Recorder, have reviewed the Annexation Petition in accordance with applicable provisions of Utah Code Ann. 10-2-405, and hereby certify that the Annexation Petition meets the requirements of Subsections 10-2-403(2), (3), and (4) of the Utah Code. The Annexation Petition is available for inspection at the Francis City Recorder's Office at Francis City Hall, 2317 So. Spring Hollow Rd., Francis, Utah, during normal working hours, 8 a.m. to 4:30 p.m., Monday through Thursday. If you have any questions regarding this matter, please free to contact me at (435) 783-6236.

A handwritten signature in cursive script that reads "Suzanne Gillett".  
Suzanne Gillett, Francis Recorder