

Jordanelle Ridge & West Jordanelle  
PETITION FOR ANNEXATION

We the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City 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 Heber City 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 (RE Investment Holdings property that have petitioned for annexation) present boundary of Heber City's corporate limits and is described in the attached Exhibit A and located: Along state highway 32 in Section 18 and 7 of Township 3 South, Range 5 East.

(briefly describe street address and/or location)

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 deeds or title report must accompany 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 and **total** assessed value of **all** the lands sought to be annexed are **447.32** acres and **\$610,336.00** assessed value; and the ownership interests and assessed values of the lands owned by the signers of this petition are as follows:

RECORD  
OWNER

NO. OF  
ACRES

ASSESSED  
VALUE

WASATCH COUNTY  
TAX NUMBER

Jordanelle Ridge, Inc.

% of Ownership	Parcel #	County	County #	Ac	County Assessed Value '18
100%	OWC-0485-2-007-035	Wasatch	00-0020-4301	65.61	77,797.00
100%	OWC-0475-2-006-035	Wasatch	00-0020-5722	6.94	8,265.00
100%	OWC-0478-1-007-035	Wasatch	00-0020-5725	3.86	4,577.00
100%	OWC-0476-1-006-035	Wasatch	00-0020-5731	1.08	1,281.00
100%	OWC-0476-2-006-035	Wasatch	00-0020-5732	0.02	850.00
100%	OWC-0476-3-006-035	Wasatch	00-0020-5733	30.14	35,738.00
100%	OWC-0485-3-007-035	Wasatch	00-0020-5734	1.56	1,850.00
100%	OWC-0485-4-007-035	Wasatch	00-0020-5735	2.10	2,491.00
100%	OWC-0485-5-007-035	Wasatch	00-0020-5736	6.00	7,115.00
				<b>117.31</b>	<b>139,964.00</b>

West Jordanelle, LLC

% of Ownership	Parcel #	County	County #	Ac	County Assessed Value '18
100%	OWC-0476-0-006-035	Wasatch	<b>00-0007-7078</b>	83.50	125,250.00
100%	OWC-0485-0-007-035	Wasatch	<b>00-0007-7169</b>	178.40	248,868.00
100%	OWC-0476-6-006-035	Wasatch	<b>00-0020-8399</b>	46.55	69,825.00
100%	OWC-0485-5-007-035	Wasatch	<b>00-0020-5736</b>	6.00	7,115.00
100%	OWC-0485-4-007-035	Wasatch	<b>00-0020-5735</b>	2.10	2,491.00
100%	OWC-0485-3-007-035	Wasatch	<b>00-0020-5734</b>	1.56	1,850.00
100%	OWC-0476-2-006-035	Wasatch	<b>00-0020-5732</b>	0.02	850.00
100%	OWC-0476-1-006-035	Wasatch	<b>00-0020-5731</b>	1.08	1,281.00
100%	OWC-0478-1-007-035	Wasatch	<b>00-0020-5725</b>	3.86	4,577.00
100%	OWC-0475-2-006-035	Wasatch	<b>00-0020-5722</b>	6.94	8,265.00
				<b>330.01</b>	<b>470,372.00</b>

7. 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;

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, to be zoned Mountain Community Zone (MCZ) Chapter 18.66 of the Heber City Code. The Annexation shall be subject to the approval of Masterplan and Master Development Agreement.

11. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed are as follows and shown as Exhibit D (use additional paper, if necessary):

EXHIBIT D

<u>Record Owners</u>	<u>Mailing Address &amp; Phone Number</u>
See Attached	

12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit E. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law 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 20<sup>TH</sup> day of MAY, 2019.

PETITIONER(S)

ADDRESS AND PHONE NUMBER

Jordanelle Ridge, Inc

Greg Taylor- Secretary

6900 S 900 E, Suite 230

Contact Sponsor/Petitioner (Print and Sign Name)

Midvale, UT 84047 801-461-9709

greg@sdihq.com

Send Copy to:

Mike Bradshaw

Sponsor/Petitioner (Print and Sign Name)

10421 S Jordan Gateway, Suite 200

South Jordan, Utah 84095

801-316-3262

mike@sdihq.com

West Jordanelle, LLC

By: RE Management, LLC, Its Manager

By: Greg Taylor, Manager

6900 S 900 E, Suite 230

Contact Sponsor/Petitioner (Print and Sign Name)

Midvale, UT 84047 801-461-9709

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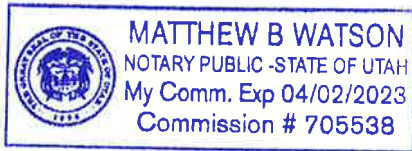
Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the "Contact Sponsor", and provide the mailing address and phone number of each sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. We are asking that each signature be notarized.

State of Utah  
County of Salt Lake

On this 20<sup>th</sup> day of May, 2019, Greg Taylor  
personally appeared before me,

who is personally known to me,  
 whose identity I verified on the basis of \_\_\_\_\_  
 who is authorized to sign on behalf of the entity/(ies) that own the property

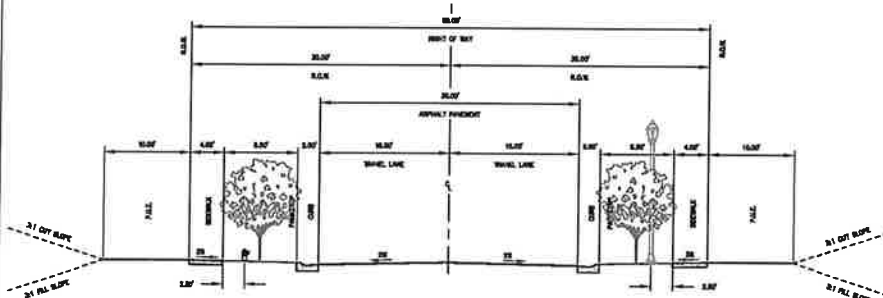
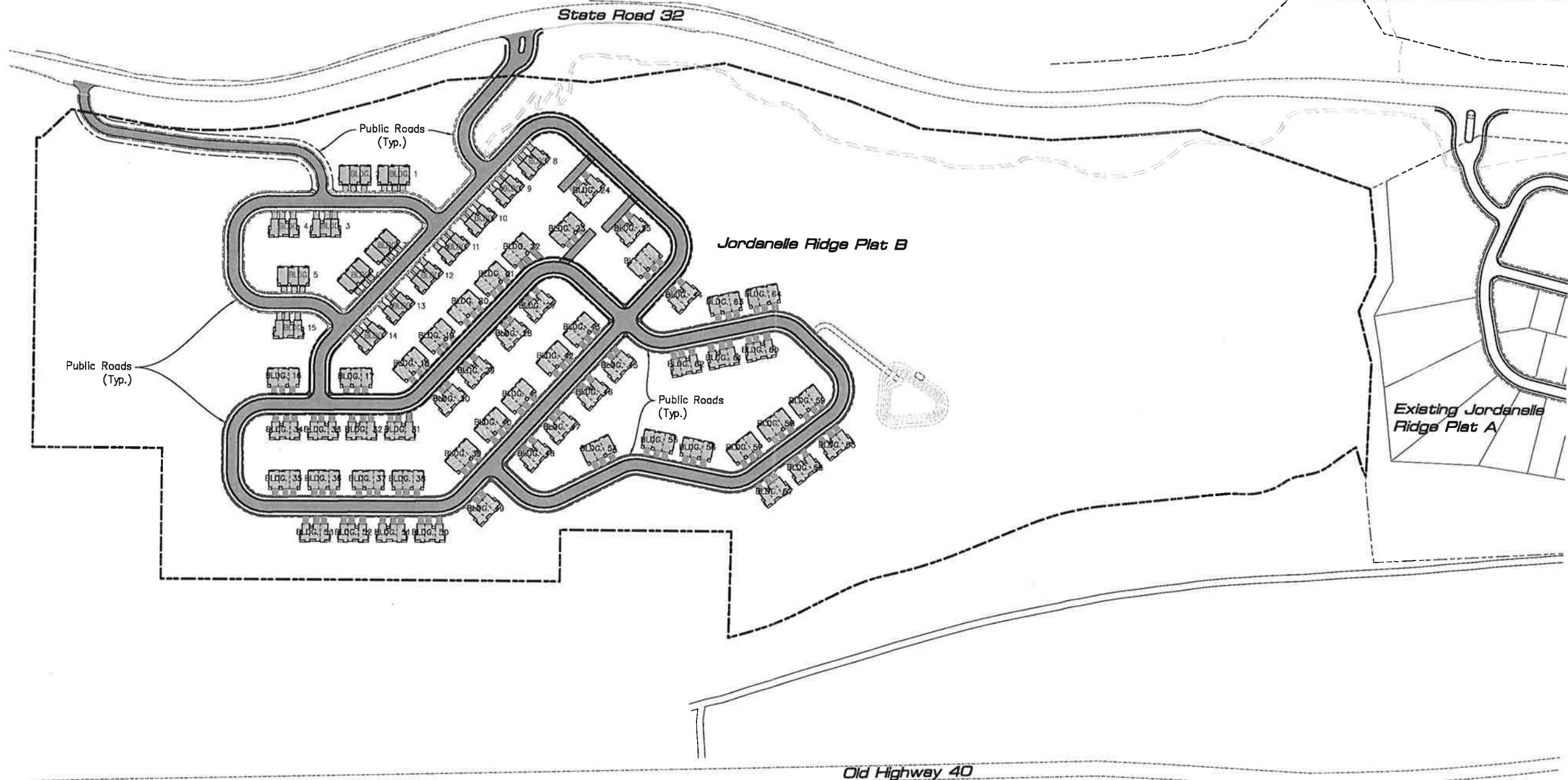
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



[Signature]  
Notary Public

My Commission Expires: 4-2-23

State of Utah  
County of Salt Lake

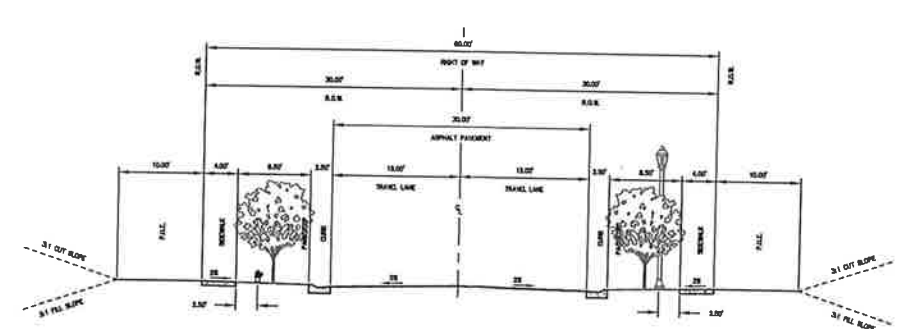
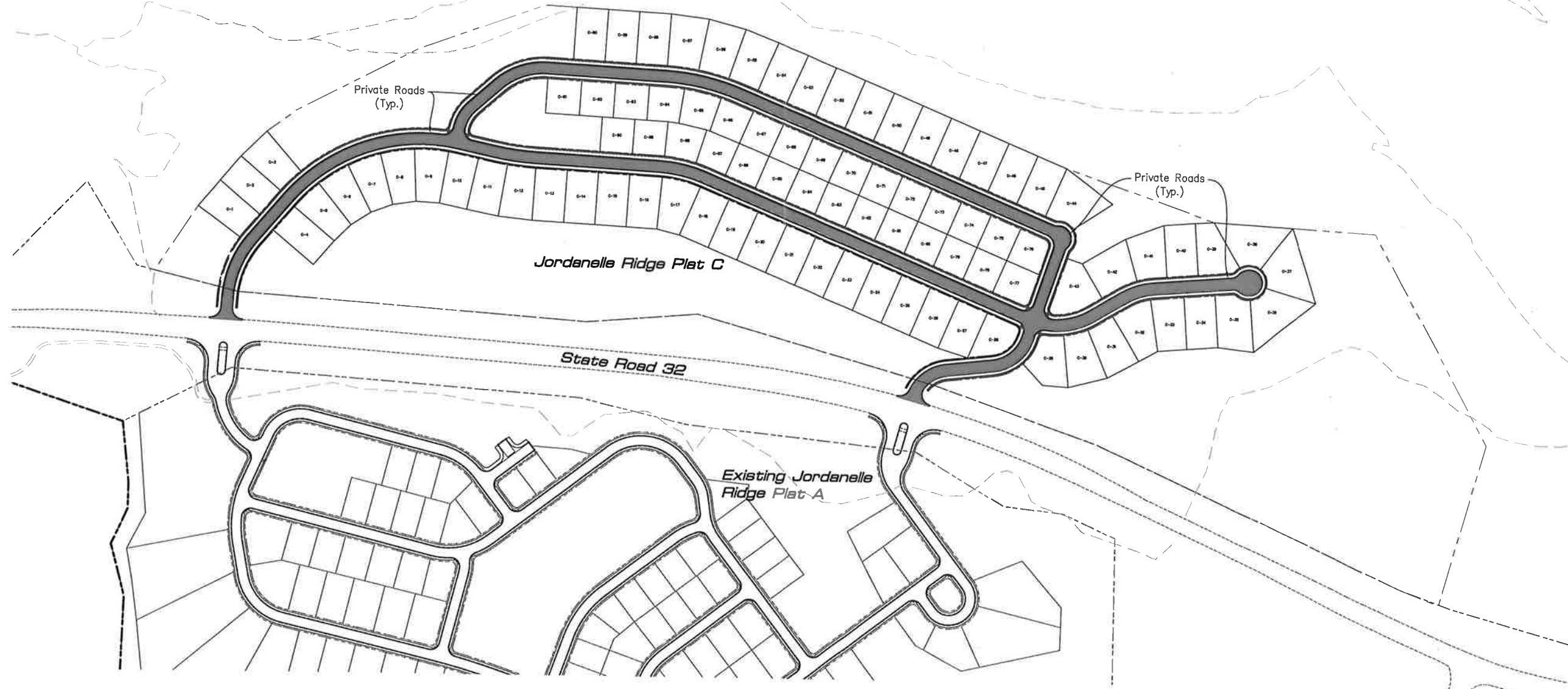


TYPICAL ROAD SECTION



201 Plat B Townhome Units  
 90 Plat C Single Family Units  
**291 TOTAL UNITS**  
**447.32 TOTAL ACRES (both Plat B & C)**  
**0.65 Units/Acre**

JORDANELLE RIDGE PLAT B  
 Conceptual Master Plan – Exhibit E



TYPICAL ROAD SECTION

201 Plat B Townhome Units  
 90 Plat C Single Family Units  
 291 TOTAL UNITS  
 447.32 TOTAL ACRES (both Plat B & C)  
 0.65 Units/Acre

JORDANELLE RIDGE PLAT C  
 Conceptual Master Plan – Exhibit E

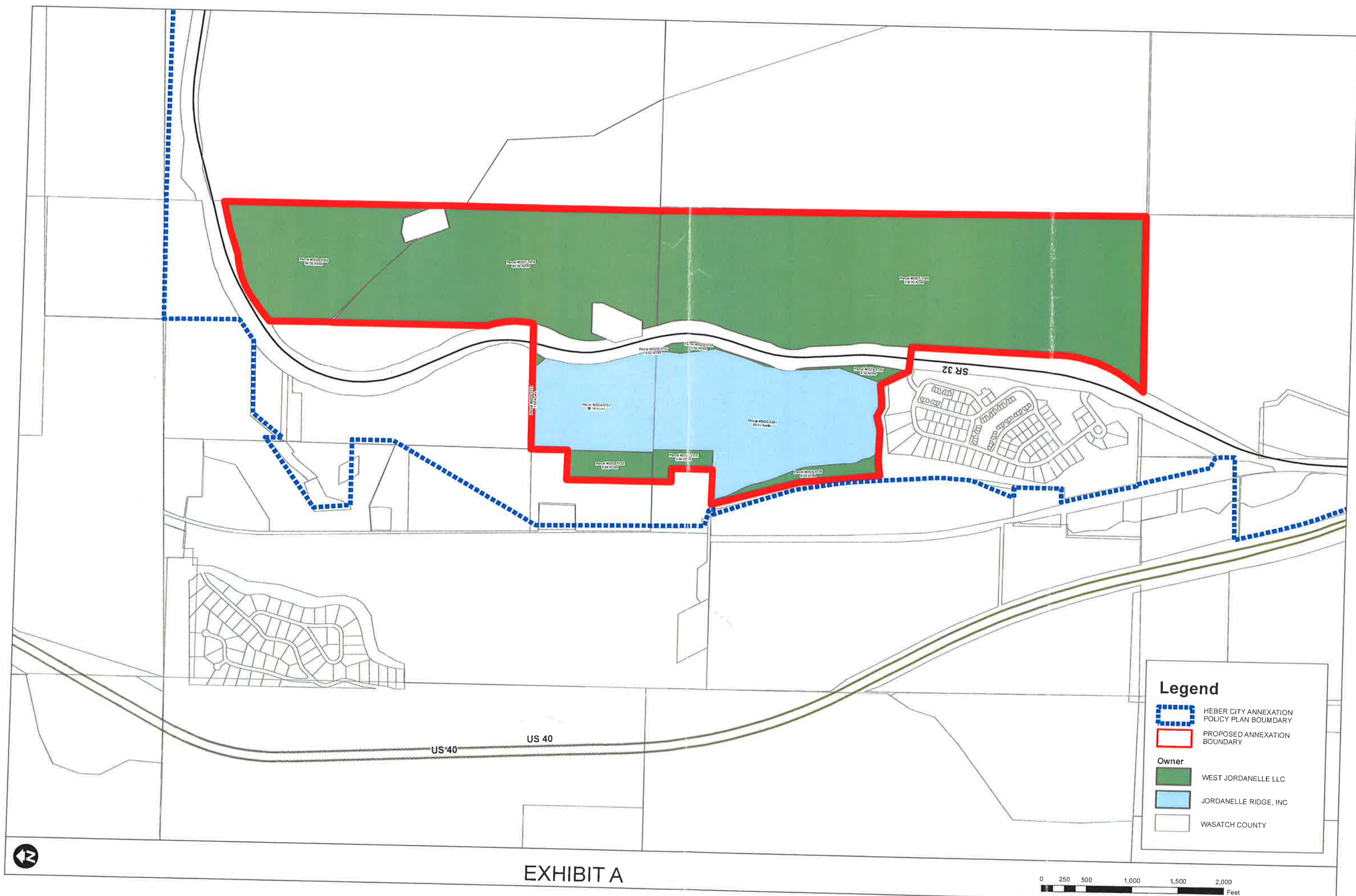


SCALE: 1"=150'



# Exhibit D

PARCEL_ID	Serial_1	Name	Address	City	State	Zip
00-0007-7060	OWC-0475-0-006-035	BLACK RICHARD P & MARGO L	6240 OLD HIGHWAY 40	HEBER CITY	UT	84032
00-0020-5740	OJD-10A3-0-007-035	HILLWOOD HOMES UTAH LLC	1134 S 380 W	HEBER CITY	UT	84032
00-0020-5739	OJD-10A2-0-007-035	HILLWOOD HOMES UTAH LLC	1134 S 380 W	HEBER CITY	UT	84032
00-0012-6172	OWC-0477-1-006-035	HOLT MARY VERDELL TAYLOR TR	381 OAK LN	KAYSVILLE	UT	84037
00-0017-2192	OWC-0477-3-006-035	JOHNSON CAROL W TR	1916 HOPALONG CIR UNIT C	WEST JORDAN	UT	84088
00-0020-5733	OWC-0476-3-006-035	JORDANELLE RIDGE INC	10421 S JORDAN GATEWAY #200	SOUTH JORDAN	UT	84095
00-0020-4301	OWC-0485-2-007-035	JORDANELLE RIDGE INC	10421 S JORDAN GATEWAY #200	SOUTH JORDAN	UT	84095
00-0020-5738	OJD-10A1-0-007-035	JORDANELLE RIDGE INC	10421 S JORDAN GATEWAY #200	SOUTH JORDAN	UT	84095
00-0021-2532	OJZ-AOPNE-4-007-035	JORDANELLE RIDGE NORTH HOA INC	PO BOX 65912	SALT LAKE CITY	UT	84165
00-0021-2530	OJZ-AOPNC-4-007-035	JORDANELLE RIDGE NORTH HOA INC	PO BOX 65912	SALT LAKE CITY	UT	84165
00-0021-2531	OJZ-AOPND-4-007-035	JORDANELLE RIDGE NORTH HOA INC	PO BOX 65912	PARK CITY	UT	84165
00-0021-2528	OJZ-AOPNA-4-007-034	JORDANELLE RIDGE NORTH HOA INC	PO BOX 65912	SALT LAKE CITY	UT	84165
00-0013-6312	OWC-0475-1-006-035	JORDANELLE SPECIAL SERVICE DIS	PO BOX 519	HEBER CITY	UT	84032
00-0007-7094	OWC-0478-0-007-035	JORDANELLE SPECIAL SERVICE DIS	PO BOX 519	HEBER CITY	UT	84032
00-0012-1405	OWC-0471-1-006-035	JORDANELLE SPECIAL SERVICE DIST	PO BOX 519	HEBER CITY	UT	84032
00-0007-7110	OWC-0480-0-007-035	JORDANELLE SPECIAL SERVICE DISTRICT	PO BOX 519	HEBER CITY	UT	84032
00-0020-6936	OWC-0476-4-006-035	JORDANELLE SPECIAL SERVICE DISTRICT	PO BOX 519	HEBER CITY	UT	84032
00-0020-6938	OWC-0476-5-006-035	JORDANELLE SPECIAL SERVICE DISTRICT	PO BOX 519	HEBER CITY	UT	84032
00-0020-6939	OWC-0468-1-005-035	JORDANELLE SPECIAL SERVICE DISTRICT	PO BOX 519	HEBER CITY	UT	84032
00-0007-7441	OWC-0502-0-018-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-8400	OWC-0468-4-005-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-6997	OWC-0468-0-005-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-7177	OWC-0486-0-008-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-7326	OWC-0501-0-017-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-7956	OWC-0502-1-018-035	RE INVESTMENT HOLDINGS LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-7086	OWC-0477-0-006-035	SPV FUNDING LLC	7720 N 16TH ST STE 350	PHOENIX	AZ	85020
00-0012-3773	OWC-0479-1-007-035	TULLIS LENORA EMILY TR	747 W 400 S	OREM	UT	84058
00-0007-7078	OWC-0476-0-006-035	USA BUREAU OF RECLAMATION	PO BOX 1338	PROVO	UT	84603
00-0007-7169	OWC-0476-0-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-7169	OWC-0485-0-007-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5722	OWC-0475-2-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5725	OWC-0478-1-007-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5731	OWC-0476-1-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5732	OWC-0476-2-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5734	OWC-0485-3-007-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5735	OWC-0485-4-007-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-5736	OWC-0485-5-007-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0020-8399	OWC-0476-6-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047
00-0007-7078	OWC-0476-0-006-035	WEST JORDANELLE LLC	6900 S 900 E STE 230	MIDVALE	UT	84047





**Legend**

-  HEBER CITY ANNEXATION POLICY PLAN BOUNDARY
-  PROPOSED ANNEXATION BOUNDARY

**Owner**




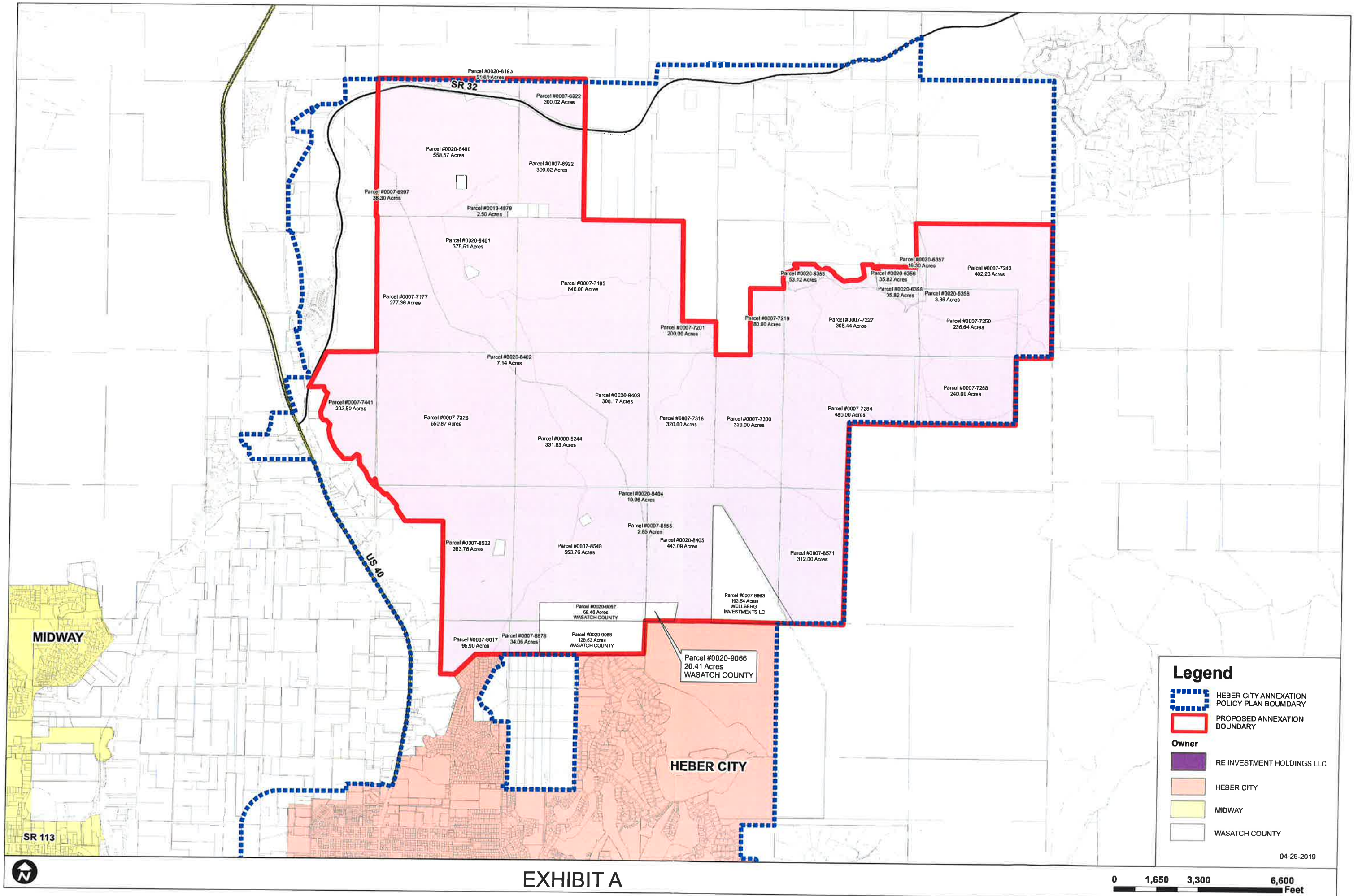
-  WEST JORDANELLE LLC
-  JORDANELLE RIDGE, INC
-  WASATCH COUNTY

EXHIBIT A

0 250 500 1,000 1,500 2,000 Feet



**Legend**

- HEBER CITY ANNEXATION POLICY PLAN BOUNDARY
- PROPOSED ANNEXATION BOUNDARY

**Owner**

- RE INVESTMENT HOLDINGS LLC
- HEBER CITY
- MIDWAY
- WASATCH COUNTY

04-26-2019

**EXHIBIT A**

