

# STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

## CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from COPPERTON IMPROVEMENT DISTRICT, dated February 7, 2019, complying with Title 17B-1-414, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of boundary correction and adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to COPPERTON IMPROVEMENT DISTRICT located in Salt Lake County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 15<sup>th</sup> day of February 2019 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX  
Lieutenant Governor

TO: HON. LT. GOVERNOR SPENCER J. COX  
Utah State Capitol, Suite 220  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325

**NOTICE OF IMPENDING BOUNDARY ACTION**  
*Annexation of Subdivision into Copperton Improvement District*

Please take notice of the annexation of a portion of the Coppercrest Subdivision into Copperton Improvement District (the “**District**”) under Utah Code Ann. § 17B-1-401, *et seq.* The annexation was approved by Resolution No. 2019-1 adopted on the 7th day of February, 2019, by the District’s Board of Trustees.

Pursuant to a resolution adopted by the District under Utah Code Ann. § 17B-1-403(1)(c) initiating the annexation process and Resolution No. 2019-1 adopted in accordance with Utah Code Ann. § 17B-1-414(1)(a)(i) approving the annexation, the boundaries of the District are hereby expanded to include the balance of the Coppercrest Subdivision that was heretofore not included within the District as shown on the accompanying Copperton Improvement District Coppercrest Annexation Plat.

As required by Utah Code Ann. § 67-1a-6.5(3)(e)(i), we certify that the District has met all of the requirements for this annexation. Accordingly, we respectfully request that you issue a Certificate of Annexation under Utah Code Ann. §§ 17B-1-414 and 67-1a-6.5(2).

DATED this 7 day of February, 2019.

**COPPERTON IMPROVEMENT DISTRICT**

By:   
Harvey Seal, Chairman of the Board of Trustees

**ATTEST:**

  
Ferna DeCol, Board Clerk

## RESOLUTION NO. 2019-1

### A Resolution Approving the Annexation of the Coppercrest Subdivision

WHEREAS, Copperton Improvement District (“District”) is the public water supplier for the residents within the District’s boundaries; and

WHEREAS, on December 3, 1999, the Coppercrest Subdivision (“Subdivision”), consisting of 18 lots, was officially created, platted, and recorded; and

WHEREAS, the District has provided culinary water service to the residents in the Subdivision since its creation as if the entire Subdivision were located within the District’s boundaries; and

WHEREAS, it was recently discovered by both the residents of the Subdivision and by the District that several lots within the Subdivision (i.e., Lots 3 through 16 as shown on the attached map) are actually located outside of the District’s boundaries and the owners of those Lots have therefore not been entitled to vote for, or be a candidate for, positions on the District’s Board of Trustees, and have not been taxed for water service as a property owner in the District; and

WHEREAS, there is no other water system in the area that can provide water service to the residents of the Subdivision that are located outside of the District (“Non-residents”); and

WHEREAS, said Non-residents requested that their part of the Subdivision be annexed into the District and the District believes that such an annexation is in the best interests of both the Non-residents and the District’s existing residents for a number of reasons; and

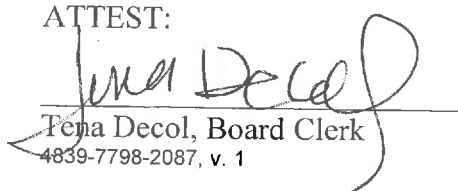
WHEREAS, the District initiated the annexation process under Section 17B-1-403(1)(c)(i) and duly noticed and held a public hearing on June 21, 2018 regarding the proposed annexation during which no one expressed any opposition to the proposed annexation and no one has filed a written protest against the proposed annexation within the 30-day period following the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Copperton Improvement District, that for the foregoing reasons, Lots 3 through 16 of the Coppercrest Subdivision be, and hereby are, annexed into the District and that the boundaries of the District be, and hereby are, expanded to include said lots, which shall be hereafter governed and taxed as part of the District.

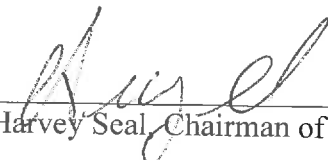
ADOPTED AND APPROVED this 7<sup>th</sup> day of February, 2019 and effective on the date that the Final Local Entity Plat for the area being annexed is signed by the Salt Lake County Surveyor.

**Copperton Improvement District**

ATTEST:

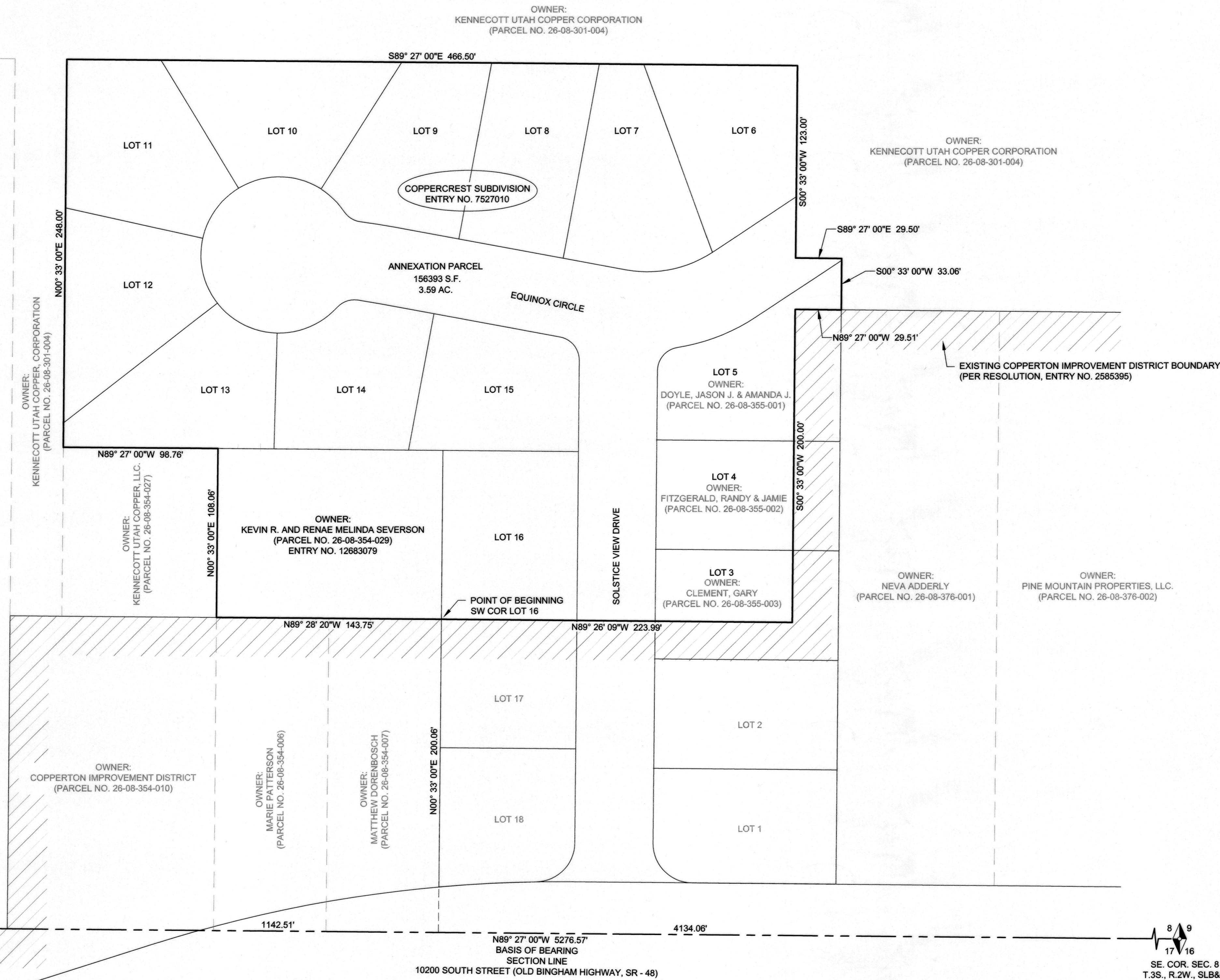
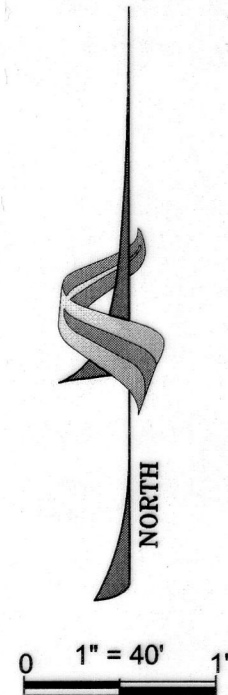
  
Tena Decol, Board Clerk  
4839-7798-2087, v. 1

By:

  
Harvey Seal, Chairman of the Board of Trustees

**FINAL LOCAL ENTITY PLAT  
COPPERTON IMPROVEMENT DISTRICT  
COPPERCREST SUBDIVISION ANNEXATION PLAT**

LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
COPPERTON METRO TOWNSHIP, SALT LAKE COUNTY, UTAH



**ACCEPTANCE BY LEGISLATIVE BODY**

THIS IS TO CERTIFY THAT WE, THE COPPERTON IMPROVEMENT DISTRICT (CID) BOARD OF TRUSTEES ACTING UNDER UTAH CODE ANNOTATED SECTION 17B-1-403(1)(c), INITIATED THE ANNEXATION PROCEEDING FOR THE TRACT(S) SHOWN HEREON AND THAT WE ADOPTED RESOLUTION NO. 2018-3 IN ACCORDANCE WITH UTAH CODE ANNOTATED SECTION 17B-1-414(1)(a)(i) ANNEXING SAID TRACT INTO THE COPPERTON IMPROVEMENT DISTRICT AND THAT A COPY OF SAID RESOLUTION HAS BEEN PREPARED FOR FILING HEREWITH, ALL IN ACCORDANCE WITH UTAH CODE ANNOTATED SECTIONS 17B-1-401 THRU 418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF COPPERTON IMPROVEMENT DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE COPPERTON IMPROVEMENT DISTRICT COPPERCREST SUBDIVISION ANNEXATION PLAT.

APPROVED THIS 20th DAY OF February, A.D., 2019.  
 HARVEY SEAL - CID BOARD CHAIRMAN      ATTEST: Ma Deed DISTRICT CLERK

**ANNEXATION BOUNDARY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 3, 4 AND 5, AND ALL OF LOTS 6 THROUGH 16 OF THE COPPERCREST SUBDIVISION, ENTRY NUMBER 7527010, TOGETHER WITH COUNTY PARCEL NUMBER 26-08-354-029, QUIT CLAIM DEED ENTRY NUMBER 12683079, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 89°27'00" WEST 4134.06 FEET ALONG THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 00°33'00" EAST 200.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16, THE NORTH LINE OF THE EXISTING COPPERTON IMPROVEMENT DISTRICT BOUNDARY CREATED BY THE RESOLUTION RECORDED AS ENTRY NO. 2585395 AND THE POINT OF BEGINNING; THENCE NORTH 89°28'20" WEST 143.75 FEET ALONG THE SOUTH LINE OF SAID COUNTY PARCEL AND SAID IMPROVEMENT DISTRICT BOUNDARY; THENCE NORTH 00°33'00" EAST 108.06 FEET ALONG THE WEST LINE OF SAID COUNTY PARCEL TO A POINT ON THE SOUTH LINE OF SAID COPPERCREST SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID COPPERCREST SUBDIVISION THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°27'00" WEST 98.76 FEET, (2) NORTH 00°33'00" EAST 248.00 FEET, (3) SOUTH 89°27'00" EAST 466.50 FEET, (4) SOUTH 00°33'00" WEST 123.00 FEET, (5) SOUTH 89°27'00" EAST 29.50 FEET, (6) SOUTH 00°33'00" WEST 33.08 FEET TO THE NORTH LINE OF SAID EXISTING COPPERTON IMPROVEMENT DISTRICT BOUNDARY; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°27'00" WEST 29.51 FEET, (2) SOUTH 00°33'00" WEST 200.00 FEET, (3) NORTH 89°26'09" WEST 223.99 FEET TO THE POINT OF BEGINNING.

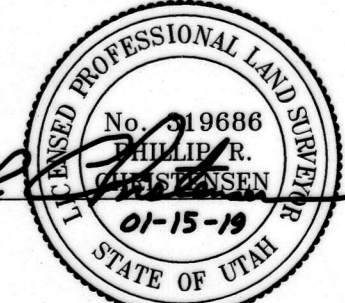
CONTAINING: 156,393 S.F. / 3.59 AC +/-

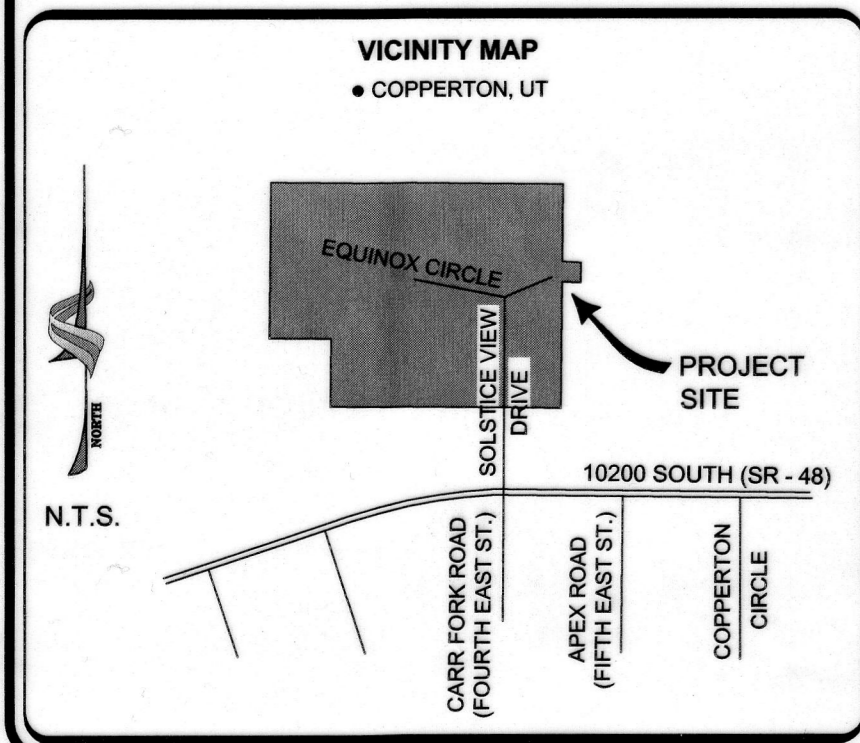
**NOTES**

1. THIS ANNEXATION PLAT WAS COMPLETED AT THE REQUEST OF THE COPPERTON IMPROVEMENT DISTRICT.
2. REFERENCED MONUMENTS, BASIS OF BEARING AND BOUNDARY INFORMATION DEPICTED ON THIS ANNEXATION PLAT, WAS ESTABLISHED FROM RECORD INFORMATION OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR AND RECORDER'S OFFICE.
3. NO ADDITIONAL BOUNDARY OR FIELD WORK WAS COMPLETED IN PREPARING THIS PLAT.
4. NO BOUNDARY MARKERS OR MONUMENTS WERE SET.

**SURVEYOR'S CERTIFICATE**

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND THIS ANNEXATION PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT OF LAND TO BE ANNEXED IN TO THE COPPERTON IMPROVEMENT DISTRICT LIMITS, COMPILED FROM THE BEST AVAILABLE RECORDS, AS DEPICTED ON THIS PLAT.


 PHILLIP R. CHRISTENSEN  
 P.L.S. 319686      DATE JANUARY 15, 2019



**SALT LAKE COUNTY SURVEYOR**  
 APPROVED THIS 20th DAY OF February, 2019  
 AS A FINAL LOCAL ENTITY PLAT.  
  
 COUNTY SURVEYOR

**LEGEND**

SECTION CORNER (CALC)	
SECTION LINE	
PROPERTY LINE	
LOT LINE	
PARCEL LINE	
RECORD ANNEX LIMITS	

**FINAL LOCAL ENTITY PLAT  
COPPERTON IMPROVEMENT DISTRICT  
COPPERCREST SUBDIVISION  
ANNEXATION PLAT**

SW1/4 OF SEC. 8, T.3S., R.2W., SLB&M,  
COPPERTON METRO TOWNSHIP, SALT LAKE COUNTY, UTAH

**epic** ENGINEERING  
 3341 South 4000 West  
 West Valley, Utah 84120  
 (801) 955-0600  
 30 East 100 South  
 Heber City, Utah 84032  
 (435) 854-9800

PROJECT # 18SM3415  
 DRAWN: JD      DATE: 01/15/2019  
 CHECKED: PC      SHEET NO. 1 OF 1

**SALT LAKE COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AD.  
 TIME: \_\_\_\_\_ ENTRY# \_\_\_\_\_  
 FEE: \_\_\_\_\_

DEPUTY COUNTY RECORDER

N:\PROJECTS\COPPERTON ANNEXATION PLAT\DWGS\PLATS\COPPERTON IMPROVEMENT ANNEXATION.DWG