

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 STANSBURY PARK IMPROVEMENT DISTRICT, dated January 21, 2020, 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 STANSBURY PARK IMPROVEMENT DISTRICT located in Tooele County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27th day of January, 2020 at Salt Lake City, Utah.



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

SPENCER J. COX
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

Dear Sir:

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board"), of STANSBURY PARK IMPROVEMENT DISTRICT (the "District"), has, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, January 21, 2020, approved a *Resolution Annexing Certain Property into the Boundaries of Stansbury Park Improvement District (IHC Health Services, Inc. Property)*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the final District plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is submitted herewith. The Board hereby certifies that all requirements applicable to the annexation of the property more particularly described in the Withdrawal Resolution have been met.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Withdrawal pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-512.

DATED this 21st day of January, 2020.

STANSBURY PARK IMPROVEMENT DISTRICT

By: _____


Brett Palmer, General Manager

VERIFICATION

STATE OF UTAH)
 :ss.
County of Tooele)

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing *Notice of Impending Boundary Action* are true, accurate, and complete to the best of the undersigned's knowledge and belief.



Brett Palmer, General Manager

SUBSCRIBED AND SWORN to before me this 21st day of January, 2020.



NOTARY PUBLIC



MARILYN MANN
Notary Public - State of Utah
Comm. No. 695445
My Commission Expires on
Jun 15, 2021

provided to the Annexation Property by the District and for payment of the District's bonds and other obligations, all subject to compliance with the District's rules, regulations and policies.

SECTION 4. DIRECTION. All officers and employees of the District are hereby directed to take such action as shall be required pursuant to the Annexation Statute and otherwise, as necessary and appropriate, to effectuate the provisions of this Resolution and the intent expressed herein.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its approval and adoption by the Board.

APPROVED AND ADOPTED this 21st day of January, 2020.

STANSBURY PARK IMPROVEMENT DISTRICT



Chair, Board of Trustees

Attest:



Manager

STANSBURY PARK IMPROVEMENT DISTRICT

RESOLUTION NO. 2020-1A

**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY
INTO THE BOUNDARIES OF
STANSBURY PARK IMPROVEMENT DISTRICT
(IHC Health Services, Inc. Property)**

WHEREAS, Utah Code Ann. §17B-1-402 provides that an area outside the boundaries of a local district may be annexed into the local district as provided in Part 4, Chapter 1, Utah Code Ann. §17B (the “*Annexation Statute*”), in order to enable a local district to provide to the area the services that the local district provides; and

WHEREAS, Stansbury Park Improvement District (the “*District*”), is an improvement district as defined in and governed by Utah Code Ann. §17B-2a-401 et seq., as well as certain provisions of Title 17B, Limited Purpose Local Government Entities – Local Districts, Utah Code Ann. §17B-1-101 et seq., and is subject to the provisions of the Annexation Statute pertaining to the annexation of the property which is the subject of this Resolution; and

WHEREAS, the Board of Trustees of the District (the “*Board*”), received a Petition for the Annexation of Property into the boundaries of the District, dated October 4, 2019 (the “*Petition*”), executed by IHC Health Services, Inc, (the “*Petitioner*”), pursuant to which the Petitioner petitioned the Board to annex the real property described in the Petition (the “*Annexation Property*”), as more particularly described herein, into the boundaries of the District in order to receive municipal water, sanitary sewer and storm drain services from the District for the benefit of the Annexation Property; and

WHEREAS, the Petitioner is the owner of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

WHEREAS, on October 15, 2019, the Board adopted Resolution No. 2019-10, *A Resolution Certifying the Petition for Annexation and Providing Notice Thereof*, pursuant to which, with respect to ownership of the Annexation Property, the Board has verified, with the assistance of the Tooele County

Recorder's Office, that the Petitioner is the current owner of the Annexation Property as more particularly described in the Petition; and with respect to the Petition, has found and determined that the Petition: (i) has been duly filed in conformance with the provisions of Utah Code Ann. §17B-1-403(1)(a)(ii)(A); (ii) describes the area proposed to be annexed and is accompanied by a map of the boundaries of the area proposed to be annexed in conformance with the provisions of Utah Code Ann. § 17B-1-403(3); and (iii) is otherwise in conformance with all of the specific requirements of Utah Code Ann. §17B-1-404 of the Annexation Statute; and as such, the Board has certified that the Petition is in compliance with all applicable requirements of State law and is a valid petition for the initiation of proceedings to annex the Annexation Property into the boundaries of the District; and

WHEREAS, the District has found and determined that notice of the certification of the Petition as required pursuant to Utah Code Ann. §17B-1-405(1)(b) has been given to the Petitioner; and

WHEREAS, notice of the proposed Annexation has been duly given in conformance with the requirements of Utah Code Ann. §17B-1-413(2) by: (i) posting written notice thereof at the District office and in one or more other locations within or proximate to the area proposed to be annexed; and (ii) by providing written notice to the *Tooele Transcript Bulletin*, a newspaper of local circulation within the District and to the Utah Public Notice Website; and

WHEREAS, the Board has found and determined that in conformance with the authority of Utah Code Ann. §17B-1-406(2), inasmuch as Tooele County does not provide municipal water service, sanitary sewer and storm drain services as provided by the District, written notice of the proposed annexation of the Annexation Property into the boundaries of the District is not required to be delivered to Tooele County; and

WHEREAS, pursuant to the provisions of Utah Code Ann. §17B-1-413, the public hearing, notice of hearing and protest provisions of the Annexation Statute are not applicable inasmuch as the Petition was signed by the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

WHEREAS, the Board has found and determined that subject to the dedication of necessary water rights and compliance with all other applicable requirements of the District's rules, regulations and policies: (i) the District has system capacity sufficient to provide municipal water, sanitary sewer and storm drain services to the Annexation Property; (ii) the District is willing to provide municipal water, sanitary sewer and storm drain services to the Annexation Property, (iii) the Annexation Property will be benefitted by its inclusion into and its receiving the services provided by the District; and (iv) the annexation of the Annexation Property into the boundaries of the District is in the best interest of the public served by the District;

NOW, THEREFORE, be it hereby resolved by the Board as follows:

SECTION 1. INCORPORATION OF RECITALS. The Recitals hereinabove set forth are incorporated into this Resolution and made a part hereof as though fully set forth herein.

SECTION 2. ANNEXATION. The annexation of the real property referred to herein as the Annexation Property, being hereinafter more particularly described, is approved and, subject to all proper filings with the office of the Lt. Governor as required by the Annexation Statute, said property is hereby annexed into the boundaries of Stansbury Park Improvement District. The Annexation Property is described as follows:

Tooele County Parcel No.: 05-0050-0-0038

Approximate Street Address of the Property: Southeast Corner of Erda Way and State Highway 36.

Legal Description of the Property:

Real property located in Tooele County, Utah, particularly described as follows:

BEGINNING 3 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, ON THE SOUTH LINE OF ERDA WAY, AND RUNNING THENCE EAST 77 RODS; THENCE SOUTH 80 RODS; THENCE WEST 77 RODS, THENCE NORTH 80 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF

TRANSPORTATION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF WIDENING SR-36, KNOWN AS PROJECT NO. 0036, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PROPERTY, BEING 49.50 FEET SOUTH 89°40'27" EAST (RECORD: WEST) FROM THE WEST QUARTER CORNER OF SECTION 34, AND RUNNING THENCE NORTH 89°40'27" EAST 529.49 FEET (RECORD: EAST) ALONG THE NORTH LINE OF SAID PROPERTY; THENCE SOUTH 47.37 FEET; THENCE WEST 451.86 FEET; THENCE SOUTH 00°23'53" EAST 1279.95 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE SOUTH 89°40'31" WEST 79.48 FEET (RECORD: WEST) ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PROPERTY, AT A POINT WHICH IS 100.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID SR-36 OF SAID PROJECT, AT ENGINEER STATION 299+27.87; THENCE NORTH 00°18'15" WEST 1324.75 FEET (RECORD: NORTH) ALONG THE WEST LINE OF SAID PROPERTY TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

An Annexation Final Local Entity Plat for the above-described Property is attached as EXHIBIT "A" hereto and incorporated by reference herein.

SECTION 3. EFFECT OF ANNEXATION. The Annexation Property hereby annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owner of the Annexation Property shall be entitled to receive all of the benefits of commodities, facilities and services provided by the District, and shall be subject to all rights, powers and authority vested in the District as set forth in the Utah Local Districts Act, Utah Code Ann. §17B-1-101 *et seq.*, and the Improvement District Act, Utah Code Ann. §17B-2a-401 *et seq.*; including, without limitation, the right, power and authority of the District to promulgate rules, regulations and policies for the operation of the District; to levy ad valorem property taxes on the Annexation Property; to provide municipal water, sanitary sewer and storm drain services and to impose fees and charges for the commodities, facilities and services to be

Final Local Entity Plat

IHC Health Services, Inc. Erda

Annexation to

Stansbury Park Improvement District

A Part of the Southwest Quarter of Section 34,
Township 2 South, Range 4 West,
Salt Lake Base and Meridian, U.S. Survey
Tooele County, Utah

Surveyor's Certificate

I, Bruce D. Pimper, a professional Land Surveyor licensed in the State of Utah under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license #362256 and on behalf of Anderson Wahlen & Associates do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20, was made by me, or under my direction, and shown hereon, is a true and correct representation of the tract of land to be annexed to the Stansbury Park Improvement District of Tooele County, Utah.

Surveyor's Narrative

This Survey was requested by IHC Health Services, Inc. prerequisite to development of this property.

This Survey retraces and honors a 2007 Ward Engineering Group Survey as rotated 1°05" Clockwise onto VRS bearings.

A line between monuments found for a Witness Corner to the West Quarter Corner and the East Quarter Corner of Section 34 was assigned the VRS bearing of North 89°40'26" East as the Basis of Bearings to place the Survey on State Plan Basis.

Cardinal Directions called in the descriptions have been held to the Standard of being parallel with the controlling Section lines.

The previous survey correctly identified this property as allquot Section and the deed distances must be prorated to match the section overages.

The record description calls along the South Line of Erda Way, however the Quarter Section Line exists along the North Line of Erda Way on the ground. No document exists to define Erda Way. It may be a Prescriptive use right-of-way along the South Side of the Quarter Section Line.

Record Description

Beginning 3 Rods East of the Northwest Corner of the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, on the South Line of Erda Way, and running thence East 77 Rods; thence South 80 Rods; thence West 77 Rods, thence North 80 Rods to The Point of Beginning.

Less and Excepting therefrom that portion conveyed to the Utah Department of Transportation and more particularly described as follows:

A Parcel of Land in Fee for the Purpose of Widening SR-36, known as Project No. 0036, being part of an entire tract of property Situate in the Northwest Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, the Boundaries of Said Parcel of Land are described as follows:

Beginning at the Northwest Corner of said property, being 49.50 feet South 89°40'27" East (record: West) from the West Quarter Corner of Section 34, and running thence North 89°40'27" East 529.49 feet (record: East) along the North Line of said property; thence South 47.37 feet; thence West 451.89 feet; thence South 00°23'53" East 1279.95 feet to the South Line of said property; thence South 89°40'31" West 79.43 feet (record: West) along said South Line to the Southwest Corner of said property, at a point which is 100.00 feet perpendicularly Distant Easterly from the Center Line of said SR-36 of said project, at Engineer Station 299+27.87; thence North 00°18'15" West 1324.75 feet (record North) along the West Line of said property to the Point of Beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

Parcel Contains:
1,559,118 sq. ft.
or 35.792 acres

As-Surveyed Boundary Description

A part of the Southwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, U.S. Survey in Tooele County, Utah:

Beginning at a point located 578.99 feet North 89°40'26" East along the Quarter Section Line from the West Quarter Corner of said Section 34; and running thence North 89°40'26" East 740.80 feet along said Quarter Section Line to an existing Boundary Line Fence; thence along said existing Boundary Line Fence by Agreement as recorded 16 October 2019 as Entry Number 495810 of Official Records the following four courses: South 0°17'29" East 1331.69 feet; South 89°48'46" West 579.39 feet; South 89°44'38" West 343.30 feet; and South 89°56'47" West 267.82 feet to the East Line of State Highway 36; thence North 0°23'53" West 1283.80 feet along said East Line to the South Line of Erda Way; thence East 451.86 feet along said South Line; thence North 47.37 feet to the Point of Beginning.

Contains 1,564,579 sq ft
or 35.918 ac

Owner's Witness

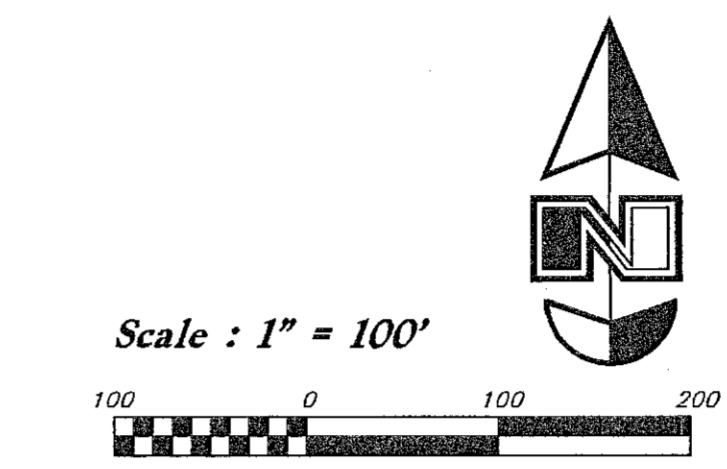
In witness hereof I have here unto set my hand this the 18th day of December, AD 2019

Clay Ashdown
IHC Health Services, Inc.
By: Clay Ashdown
Its: Vice President

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

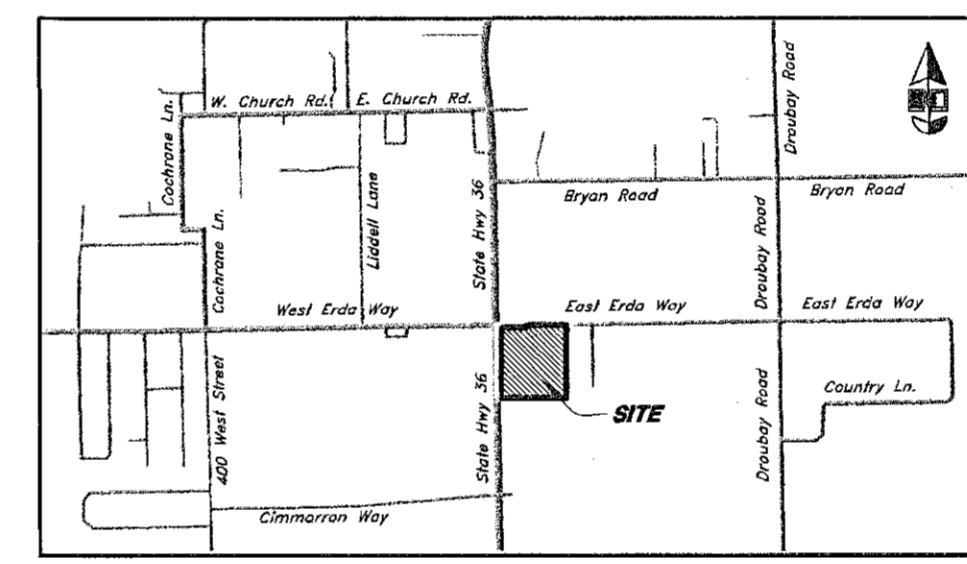
East Quarter Corner Section 34,
T2S, R4W, SLB&M, U.S. Survey
(found Brass Cap monument)

Center of Section 34,
T2S, R4W, SLB&M, U.S. Survey
(nothing found or Set Calculated)



Legend

- Monument as noted
- Boundary Line
- Existing Parcel Lot Line

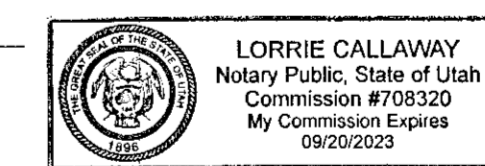


Vicinity Map
Not to Scale

Acknowledgment

State of Utah
County of Salt Lake } ss
On the 18th day of December, 2019, personally appeared before me, the undersigned Notary Public, Clay Ashdown, who being by me duly sworn did say he is the Vice President of IHC Health Services, Inc. of and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged to me that said corporation executed the same.

Notary Public Full Name: Lorrie Callaway
Commission Number: 708320
My Commission Expires: 09/20/2023



A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)
Lorrie Callaway
A Notary Public

Developer
IHC Health Services, Inc.
36 South State Street, 23rd Floor
Salt Lake City, Utah 84111
Phone: 801-442-3018

Final Local Entity Plat
IHC Health Services, Inc. Erda
Annexation to
Stansbury Park Improvement District
A Part of the Southwest Quarter of Section 34, Township 2 South,
Range 4 West, Salt Lake Base and Meridian, U.S. Survey Tooele County, Utah

Tooele County Surveyor
Approved this 10th Day of Jan. A.D., 2020,
as a Final Local Entity Plat by the Tooele
County Surveyor
Melba E. Hutchcock
Deputy Tooele County Surveyor

State of Utah, County of Tooele, Recorded and Filed at the Request of
Date _____ Time _____ Entry No. _____
Book _____ Page _____
Fee \$ _____ Tooele County Deputy Recorder

IHC Health Services, Inc.
Contains:
1,564,579 s.f.
or 35.918 acres

RBW Investments, LLC
Entry #374279

RBW Investments, LLC
Entry #374280

Stansbury Park Improvement District

This is to Certify that we, the undersigned Board of Directors of the Stansbury Park Improvement District have adopted a resolution of its intent to annex the tract of Land shown herein and subsequently adopted annexing said tract into the Stansbury Park Improvement District, Utah and that a copy of the Ordinance has been prepared for filing here with all in accordance with Utah Code Section 178-1-403 as revised and that we have examined and do hereby approve and accept the annexation of the tracts shown as a part of said local district and that said tract of land is to be known hereafter as the Stansbury Park Improvement District.

Signed *Clay Ashdown*
Chair, Stansbury Park Improvement
District Board of Directors
Approved this 3rd Day of Jan. A.D., 2020
Attest District Clerk

West Quarter Corner Section 34,
T2S, R4W, SLB&M, U.S. Survey
(found Witness Corner 8.03' East)

Found Witness
Corner Monument

47.37'
North

Point of Beginning

N 89°40'26" E

740.80

33'

5255.05' measured Monument to witness corner

Center of Section 34,
T2S, R4W, SLB&M, U.S. Survey
(nothing found or Set Calculated)

Scale: 1" = 100'

100 0 100 200

Legend

Monument as noted
Boundary Line
Existing Parcel Lot Line

Vicinity Map
Not to Scale

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Notary Public Full Name: Lorrie Callaway
Commission Number: 708320
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District Board of Directors
Approved this 3rd Day of Jan. A.D., 2020
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(found Witness Corner 8.03' East)

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5255.05' measured Monument to witness corner

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(nothing found or Set Calculated)

Scale: 1" = 100'

100 0 100 200

Legend

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Boundary Line
Existing Parcel Lot Line

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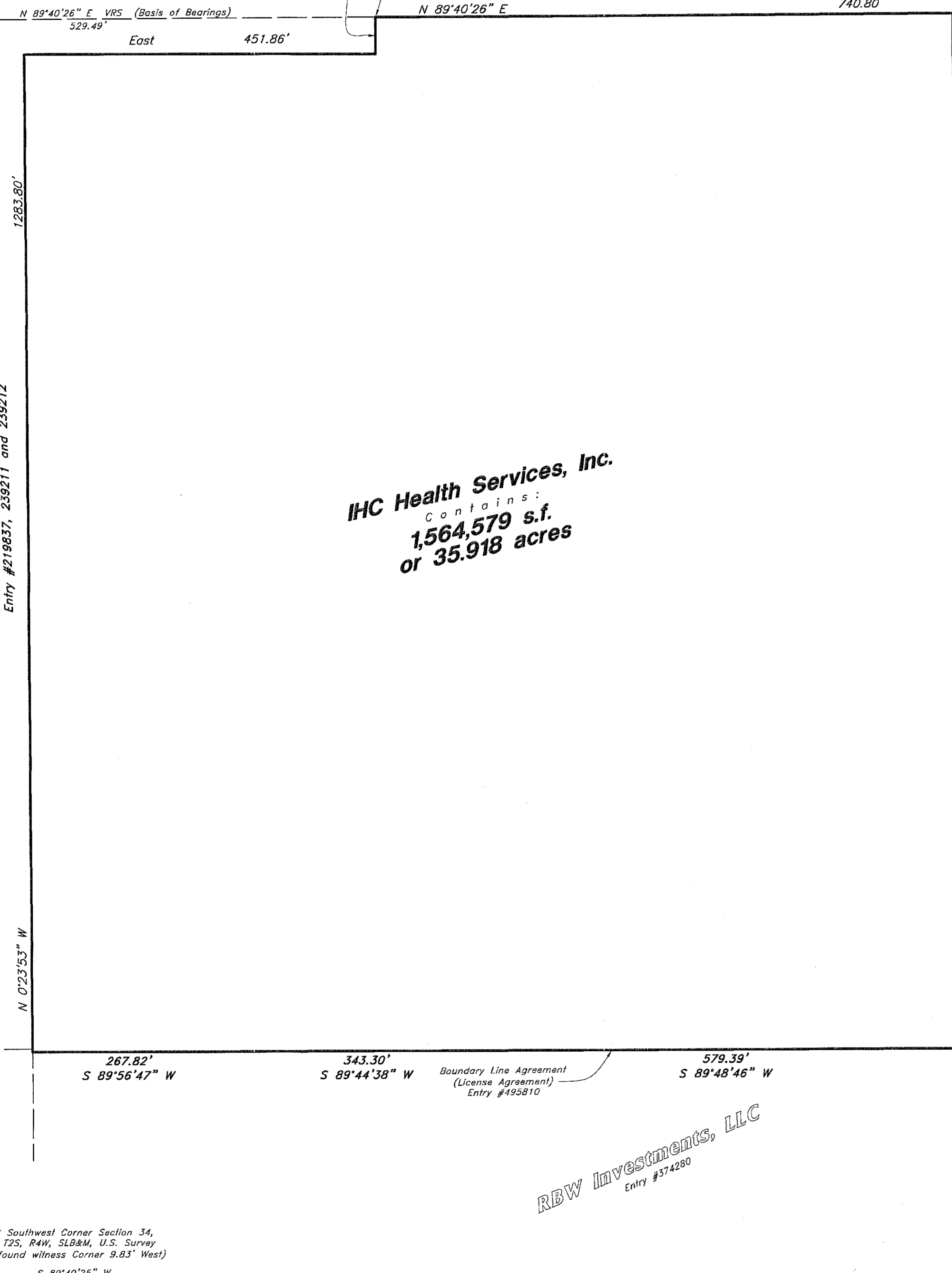
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Signed *Clay Ashdown*
Chair, Stansbury Park Improvement
District Board of Directors
Approved this 3rd Day of Jan. A.D., 2020
Attest District Clerk



State Highway 36
(Paved Public Highway)

33
34
4