

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 the TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT, dated November 18th, 2020, complying with Section 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 the TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT, located in Weber County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 4<sup>th</sup> day of December 2020 at Salt Lake City, Utah.

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

SPENCER J. COX  
Lieutenant Governor

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT  
NOTICE OF IMPENDING BOUNDARY ACTION  
(Annexation)**

TO: SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH

**Notice** is hereby given that on November 16, 2020, the Board of Trustees of the Taylor West Weber Water Improvement District (the "District") adopted a Resolution approving an annexation of land into the District. The real property being annexed into the District (the "Affected Area") is described and depicted in the final local entity plat which accompanies this Notice. It is requested that the Lieutenant Governor issue his certificate of annexation in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

**In satisfaction of Utah Code Ann. § 67-1a-6.5(3)(e)(i), the Board of Trustees of the Taylor West Weber Water Improvement District hereby certifies that all requirements applicable to the annexation of the Affected Area as part of the Taylor West Weber Water Improvement District have been met.**

This notice is accompanied by: (a) a copy of the Taylor West Weber Water Improvement District Resolution and (b) an approved final local entity plat as defined in Utah Code Ann. § 67-1a-6.5 and meeting the requirements of Utah Code Ann. § 17-23-20.

The address of the District is as follows:

Taylor West Weber Water Improvement District  
2815 West 3300 South  
West Haven, UT 84401-9791

DATED this 18 day of November, 2020.

**TAYLOR WEST WEBER WATER IMPROVEMENT  
DISTRICT BOARD OF TRUSTEES**

By: Brent Fowers  
Brent Fowers, Chair

ATTEST:

Shelley Hadley  
District Clerk

STATE OF UTAH                    )  
  : ss.  
COUNTY OF WEBER            )

On this 18 day of November, 2020, personally appeared before me Brent Fowers, the signer of the foregoing instrument, who duly acknowledged to me that he is the Chair of the Board of Trustees of the Taylor West Weber Water Improvement District and is duly authorized to execute the same, and who verified under oath the accuracy of the said instrument.

Shelley Hadley  
Notary Public

4835-5930-0306, v. 1



**TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT**

**RESOLUTION \_\_20-25**

**Annexation Approval Resolution  
(100% landowner petition)**

**WHEREAS**, the Taylor-West Weber Water Improvement District (the “District”) is a duly organized improvement district located in Weber County, Utah, established and operating as prescribed in Title 17B, Chapter 2a, Part 4 of the Utah Code and other relevant portions of Title 17B of the Utah Code;

**WHEREAS**, the District owns and operates a culinary water distribution system which serves portions of western Weber County including the Taylor-West Weber area, and some areas in Hooper and West Haven Cities;

**WHEREAS**, a Landowner Annexation Petition (the “Petition”) has been filed with the District requesting that the real property identified on Exhibit “A” attached to this Resolution (the “Subject Property”) be annexed into the District in order to receive culinary water service from the District (the landowner is referred to herein as “Applicant”);

**WHEREAS**, the District requires that Applicant’s property be annexed into the District as a condition to receiving, and continuing to receive, culinary water service;

**WHEREAS**, the District Board of Trustees (the “Board”) has the statutory authority to annex areas into the District pursuant to the requirements of Title 17B, Chapter 1, Part 4 of the Utah Code, which outlines the procedure to be followed to accomplish such annexations;

**WHEREAS**, Applicant owns 100% of the Subject Property;

**WHEREAS**, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

**WHEREAS**, within thirty days after the Petition was filed, at a duly called meeting of the Board of Trustees of the District for which certification of the Petition was listed on the agenda, the Board voted to certify the Petition in accordance with Utah Code Ann. § 17B-1-405;

**WHEREAS**, the identified contact sponsor was notified, in writing, of the certification of the Petition as required by Utah Code Ann. § 17B-1-405;

**WHEREAS**, since the Petition has been signed by all of the owners of the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the District Board is not required to hold a public hearing pursuant to Utah Code Ann. §§ 17B-1-409 and -410 and the protest provisions of Utah Code Ann. § 17B-1-412 are not applicable to this annexation proceeding;

**WHEREAS**, a notice of the proposed annexation was given pursuant to the requirements of Utah Code Ann. § 17B-1-413;

**WHEREAS**, the written Notice referenced in the immediately preceding paragraph contained a brief explanation of the proposed annexation and included the name of the Taylor-West Weber Water Improvement District, the service provided by the District, a description and/or map of the area proposed to be annexed, a local district telephone number where additional information about the proposed annexation could be obtained, and an explanation of the right of an owner of property located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition to request a public hearing on the proposed annexation in accordance with Utah Code Ann. § 17B-1-413(2)(a)(ii)(B), provided that such request was submitted to the District Board of Trustees within 20 days after the date the Notice was given;

**WHEREAS**, more than 20 days have passed since the notice was given, no property owner or registered voter having a right to do so has requested a hearing, and the time for submitting a request for a public hearing has passed;

**WHEREAS**, not more than 30 days has passed since the expiration of the time for submitting a request for a public hearing;

**WHEREAS**, no part of the area proposed to be annexed is located within the boundaries of any local district or special service district which is authorized to perform the same functions or provide the same services as the District, nor is it located within the boundaries of any municipality or any county that provides the same service that the District provides;

**WHEREAS**, it is not necessary to provide a notice of the proposed annexation to any county or municipality pursuant to Utah Code Ann. § 17B-1-406 and the provisions of Utah Code Ann. §§ 17B-1-407 through -408 are not applicable; and

**WHEREAS**, the Board has determined that all applicable statutory requirements have been satisfied and, having considered the proposed annexation, has determined it to be in the best general interest of the District and of the property owners, residents and taxpayers within both the District as presently constituted and the area proposed to be annexed for the requested annexation to be completed.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Taylor-West Weber Water Improvement District, as follows:

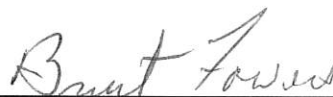
1. That all of the legal requirements stated in Title 17B, Chapter 1, Part 4 of the Utah Code that must be satisfied before the adoption of this Resolution have been satisfied.
2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of the Taylor-West Weber Water Improvement District.

3. That, from and after the issuance by the Lt. Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b)(ii), the Subject Property shall be an integral part of the District and, upon the submittal of the original notice of impending boundary action (annexation), the original certificate of annexation issued by the Lieutenant Governor, the approved final local entity plat, and a certified copy of this Resolution to the Weber County Recorder for recordation, the taxable property located within the Subject Property shall be subject to taxation for the purposes of the District, including the payment of any bonds and other obligations now outstanding or hereafter authorized and issued. All properties within and users of services provided by the District, as enlarged by this annexation, shall be subject to the payment of service and user fees and such other applicable fees and charges as may be assessed from time to time by the District and shall be subject to all rules, regulations, powers and authority of the District and of the Board as provided by law or otherwise.

4. That the Chair of the Board and/or Manager of the District be and are instructed, within 30 days after adoption of this Annexation Resolution, to file a written notice of impending boundary action (annexation) with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an approved final local entity plat. The Chair and/or Manager are further instructed, upon receipt of the certificate of annexation from the Lieutenant Governor, to submit the documents identified in paragraph 3 above to the Weber County Recorder for recordation.

5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Taylor-West Weber Water Improvement District this 16<sup>th</sup> day of November, 2020.



\_\_\_\_\_  
Brent Fowers, Chair

ATTEST:



\_\_\_\_\_  
Board Clerk

**EXHIBIT A**  
**Subject Property**  
**(Located in Weber County, Utah)**

**AREA TO BE ANNEXED**

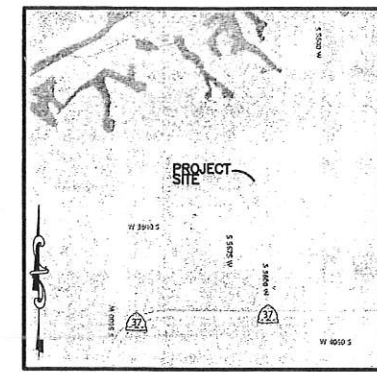
PART OF THE SOUTH QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING LINE OF TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT, SAID POINT BEING N01°47'17"E 1274.72 FEET AND N88° 12'43"W 661.37 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE N89°11'04 "W 672.41 FEET TO A POINT ON THE EXISTING BOUNDARY OF THE HOOPER WATER IMPROVEMENT DISTRICT; THENCE NORTH ALONG SAID BOUNDARY 1329.81 FEET; THENCE S89°02'40"E 504.33 FEET TO A POINT ON THE EXTENSION OF THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT; THENCE S89°14'36"E ALONG SAID EXTENSION AND THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT 187.01 FEET; THENCE S00°48'56"W ALONG THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT 1328.63 FEET TO THE POINT OF BEGINNING.  
CONTAINING 906,149 SQUARE FEET OR 20.802 ACRES MORE OR LESS.

4823-6184-1105, v. 1

# PLAT OF ANNEXATION TO TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT RESOLUTION # 20-25

PART OF THE SOUTH QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF HOOPER, WEBER COUNTY, UTAH  
OCTOBER, 2020

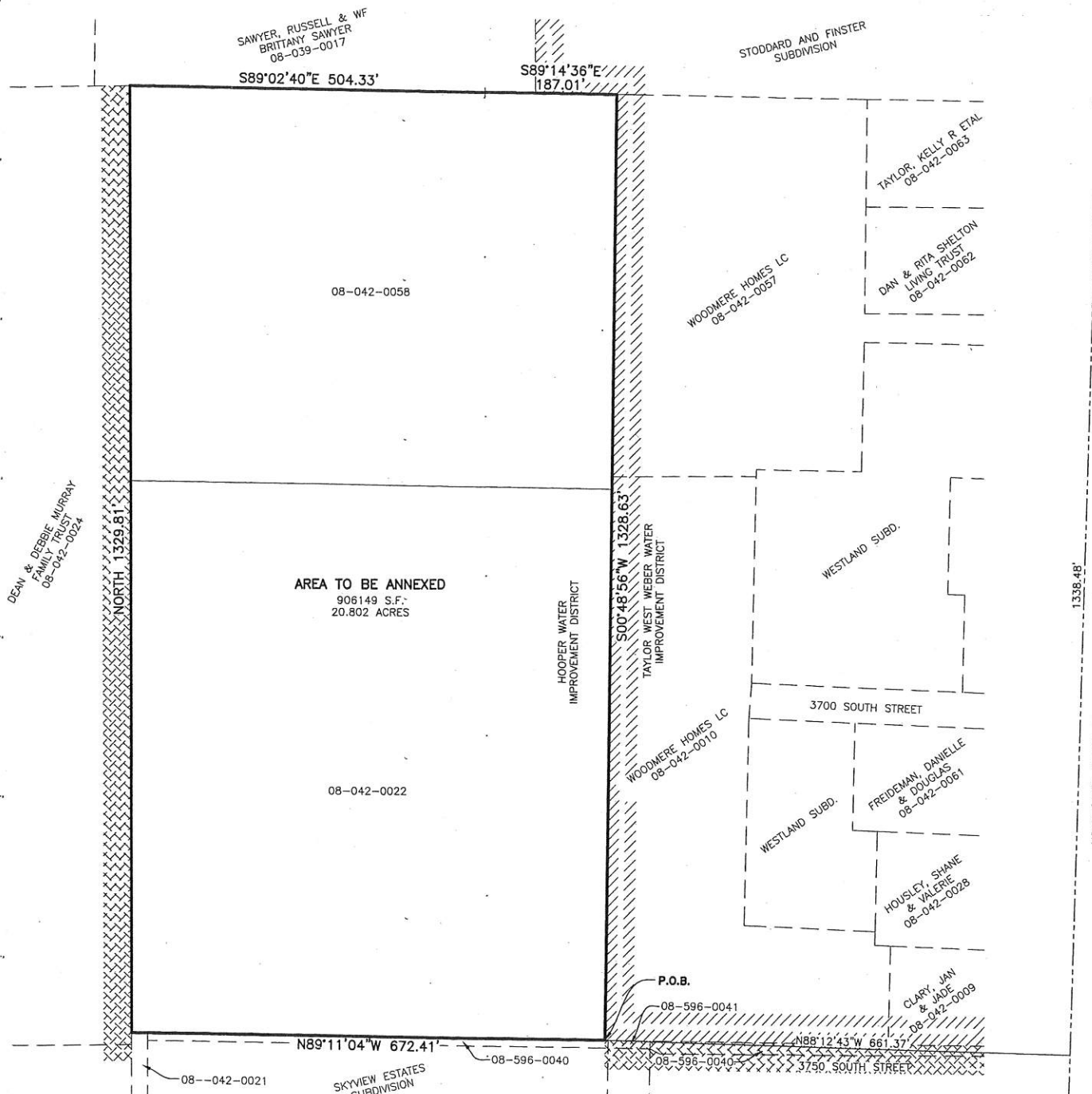


VICINITY MAP  
(NOT TO SCALE)

STATE OF UTAH )  
COUNTY OF WEBER ) SS

I HEREBY CERTIFY THAT THIS IS A TRUE COPY  
OF THE DOCUMENT THAT APPEARS ON  
RECORD IN MY OFFICE.

WITNESS MY HAND AND SEAL  
THIS 29 DAY OF OCTOBER, 2020  
LEANN H. KILTS, WEBER COUNTY RECORDER/  
SURVEYOR  
BY: Brian Coleman DEPUTY



CENTER OF SECTION 6,  
TOWNSHIP 5 NORTH, RANGE 2  
WEST, SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY, FOUND  
WEBER COUNTY SURVEY BRASS  
CAP MONUMENT DATED 2000

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.  
SIGNED THIS 26<sup>th</sup> DAY OF October, 2020.  
9031945  
UTAH LICENSE NUMBER



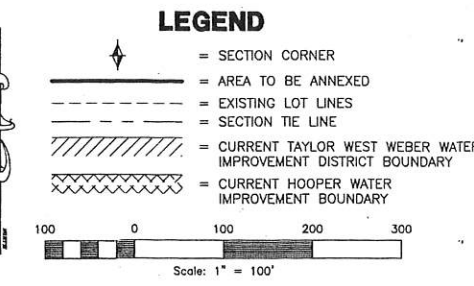
**AREA TO BE ANNEXED**  
PART OF THE SOUTH QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EXISTING LINE OF TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT, SAID POINT BEING N01°47'17"E 1274.72 FEET AND N88°12'43"W 661.37 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE N89°11'04"W 672.41 FEET TO A POINT ON THE EXISTING BOUNDARY OF THE HOOPER WATER IMPROVEMENT DISTRICT; THENCE NORTH ALONG SAID BOUNDARY 1329.81 FEET; THENCE S89°02'40"E 504.33 FEET TO A POINT ON THE EXTENSION OF THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT; THENCE S89°14'36"E ALONG SAID EXTENSION AND THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT 187.01 FEET; THENCE S00°48'56"W ALONG THE EXISTING BOUNDARY OF THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT 1328.63 FEET TO THE POINT OF BEGINNING.  
CONTAINING 906,149 SQUARE FEET OR 20.802 ACRES MORE OR LESS.

**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS 29<sup>th</sup> DAY OF OCTOBER, 2020.  
BR  
WEBER COUNTY SURVEYOR

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**  
APPROVED BY THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT ON  
THE 29 DAY OF October, 2020.  
Brian Coleman  
CHAIRMAN

**NARRATIVE**  
THE PURPOSE OF THIS PLAT IS TO ANNEX THE SUBJECT PROPERTY INTO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT AS SHOWN HEREON.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS N01°47'17"E.



SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT DATED 1981



<b>Project Info.</b>	<b>Weber County Recorder</b>
Surveyor: T. HATCH	Entry No. _____ Fee Paid _____
Designer: E. ROCHE	Filed For Record _____
Date: 9-29-20	And Recorded, _____
Name: TAYLOR WEST WEBER ANNEXATION PLAT	At _____ In Book _____
Number: 6687-03	Of The Official Records, Page _____
Revision: _____	Recorded For: _____
Scale: 1"=100'	_____ Weber County Recorder
Checked: _____	_____ Deputy.