

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation for THE BARN AT TERAKEE MEADOWS from the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, dated February 23, 2021, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the CENTRAL WEBER SEWER 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 February, 2021 at Salt Lake City, Utah.



*Deidre M. Henderson*

DEIDRE M. HENDERSON  
Lieutenant Governor



## Central Weber Sewer Improvement District

February 23, 2021

The Honorable Deidre Henderson  
Lieutenant Governor of the State of Utah  
Utah State Capitol Complex  
P.O. Box 142325  
Salt Lake City, Utah 84114-2325

SUBJECT: Notice of Annexation The Barn at Terakee Farms

Dear Lieutenant Governor Henderson:

We are submitting to you a Notice of Annexation for the Taylor Landing Property in Weber County to be annexed into the Central Weber Sewer Improvement District. Enclosed please find the following three items:

- A Notice of Proposed Annexation;
- A copy of Resolution 2021-03; and,
- 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.

It is requested that a certificate of annexation be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Hall".

Kevin Hall, P.E.  
General Manager

Attachments as defined above.

**NOTICE OF PROPOSED ANNEXATION  
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

Notice is hereby given pursuant to the requirements of Utah Code Ann. § 17B-1-406 through 418 that it is proposed that the following described real property located in Weber County, Utah be annexed into and become part of the Central Weber Sewer Improvement District:

**THE BARN AT TERAKEE FARMS PROPERTY ANNEXATION  
ANNEXATION BOUNDARY DESCRIPTION**

*Part of the Southeast Quarter of Section 17, Township 6 North. Range 2 West, Salt Lake Base and Meridian, U.S. Survey:*

*Beginning at a point the South Section line of said Section 17, said point being 40.00 feet South 89°05'07" East; and running thence North 1°06'03" East along the East Right of Way line of 4700 West Street a distance of 1328.16 plus or minus to a point on a fence line extended; thence along said fence South 88°53'38" East 1903.31 plus or minus to the intersection of a fence running southerly; thence along said fence line South 1°13'19" West 1321.81 feet plus or minus to the South Section line of Section 17; thence along the Section line North 89°05'07" West 1900.53 feet to the point of beginning.*

The owner of the above-described property has filed an annexation petition requesting that the property be annexed into and receive service from the Central Weber Sewer Improvement District ("Central Weber"). Central Weber owns and operates a sewage treatment plant and outfall lines that deliver untreated sewage to the treatment plant for treatment and disposal. Upon being annexed into Central Weber, and after satisfying applicable requirements, the subject property may receive sewage treatment and disposal services provided by Central Weber.

Inasmuch as the owners of all of the subject property signed the annexation petition, a public hearing respecting this proposed annexation is not required. However, notice is hereby given that a public hearing will be held if a written request to do so is submitted, within 20 days after the date of this notice, to the Central Weber Board of Trustees at 2618 West Pioneer Road, Ogden, Utah 84404, by an owner of property that is located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition. Otherwise, no public hearing will be held and, after the expiration of the above-referenced 20-day period, the proposed annexation will be presented to the Central Weber Board of Trustees for final action.

If additional information concerning the proposed annexation is desired, please telephone (801)731-3011 and ask for Kevin Hall.

DATED this 26<sup>TH</sup> day of January, 2021.



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Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:

Terakee Properties LP  
Brad Blanch  
736 South 4700 West  
West Weber, UT 84404

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**  
**RESOLUTION 2021-03**  
**Annexation Approval Resolution**  
**(100% landowner petition)**

WHEREAS, the Central Weber Sewer Improvement District (the “District”) is a duly organized improvement district primarily located in Weber County, Utah, but also including a relatively small part of Davis 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 sanitary sewer outfall collection and treatment facilities which serve much of Weber County and a small portion of Davis County, Utah;

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 sanitary sewer treatment and disposal services 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, sewer 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 the sole owner 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 description of the proposed annexation and included the name of the Central Weber Sewer Improvement District, the services 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 Central Weber Sewer 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 Central Weber Sewer 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), the Subject Property shall be an integral part of the District and, upon the submittal of the original notice of 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 Chairman and/or General Manager of the District be and are instructed, within 30 days after adoption of this Annexation Resolution, to file a written notice of 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 Chairman and/or General 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.

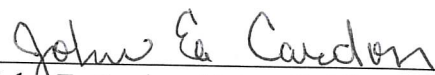
5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 25th day of January, 2021.

  
\_\_\_\_\_  
Mark Allen, Chair

STATE OF UTAH                    )  
  :ss.  
COUNTY OF WEBER            )

The foregoing Resolution was subscribed before me, a notary public and also the Clerk of the Central Weber Sewer Improvement District, this 22nd day of February, 2021 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

  
\_\_\_\_\_  
John E. Cardon, Notary Public



**EXHIBIT A**  
**Subject Property**

**ANNEXATION BOUNDARY DESCRIPTION**  
**The Barn at Terakee Farms**

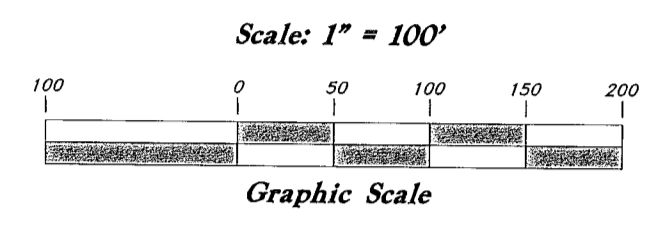
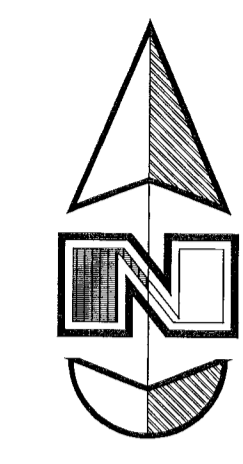
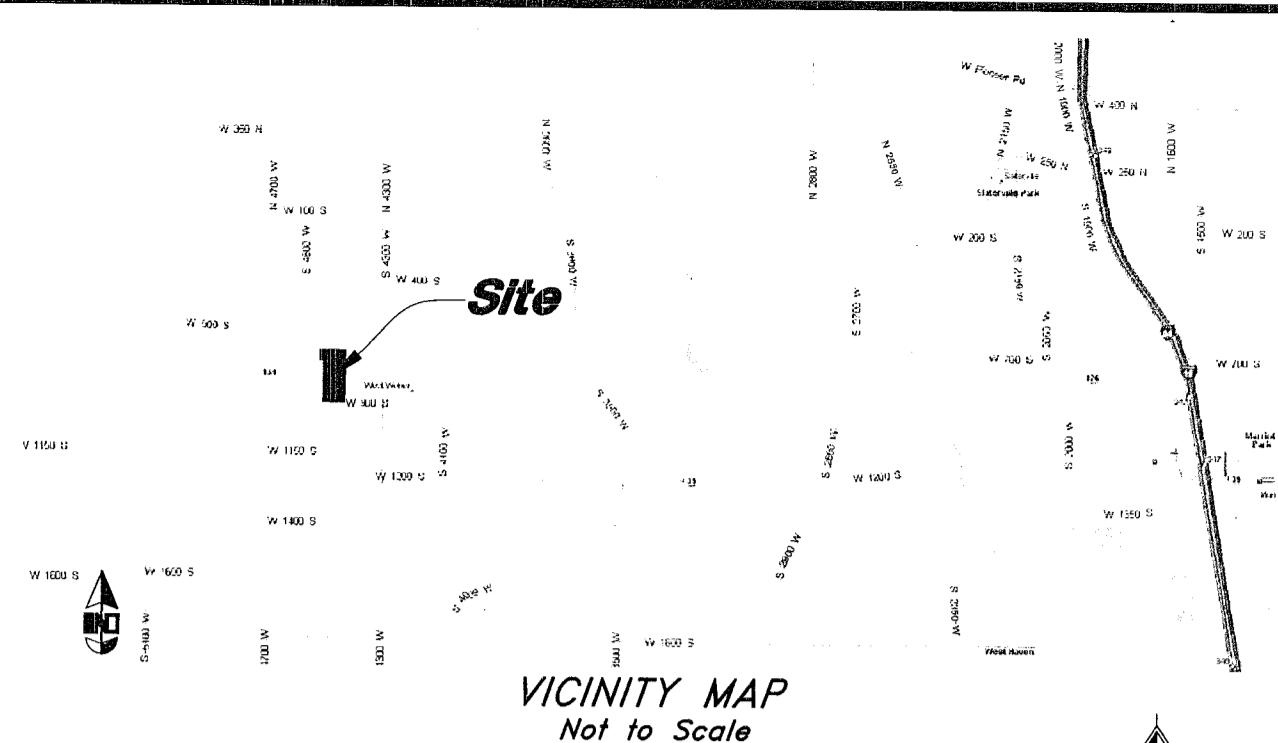
Part of the Southeast Quarter of Section 17, Township 6 North. Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point the South Section line of said Section 17, said point being 40.00 feet South  $89^{\circ}05'07''$  East; and running thence North  $1^{\circ}06'03''$  East along the East Right of Way line of 4700 West Street a distance of 1328.16 plus or minus to a point on a fence line extended; thence along said fence South  $88^{\circ}53'38''$  East 1903.31 plus or minus to the intersection of a fence running southerly; thence along said fence line South  $1^{\circ}13'19''$  West 1321.81 feet plus or minus to the South Section line of Section 17; thence along the Section line North  $89^{\circ}05'07''$  West 1900.53 feet to the point of beginning.



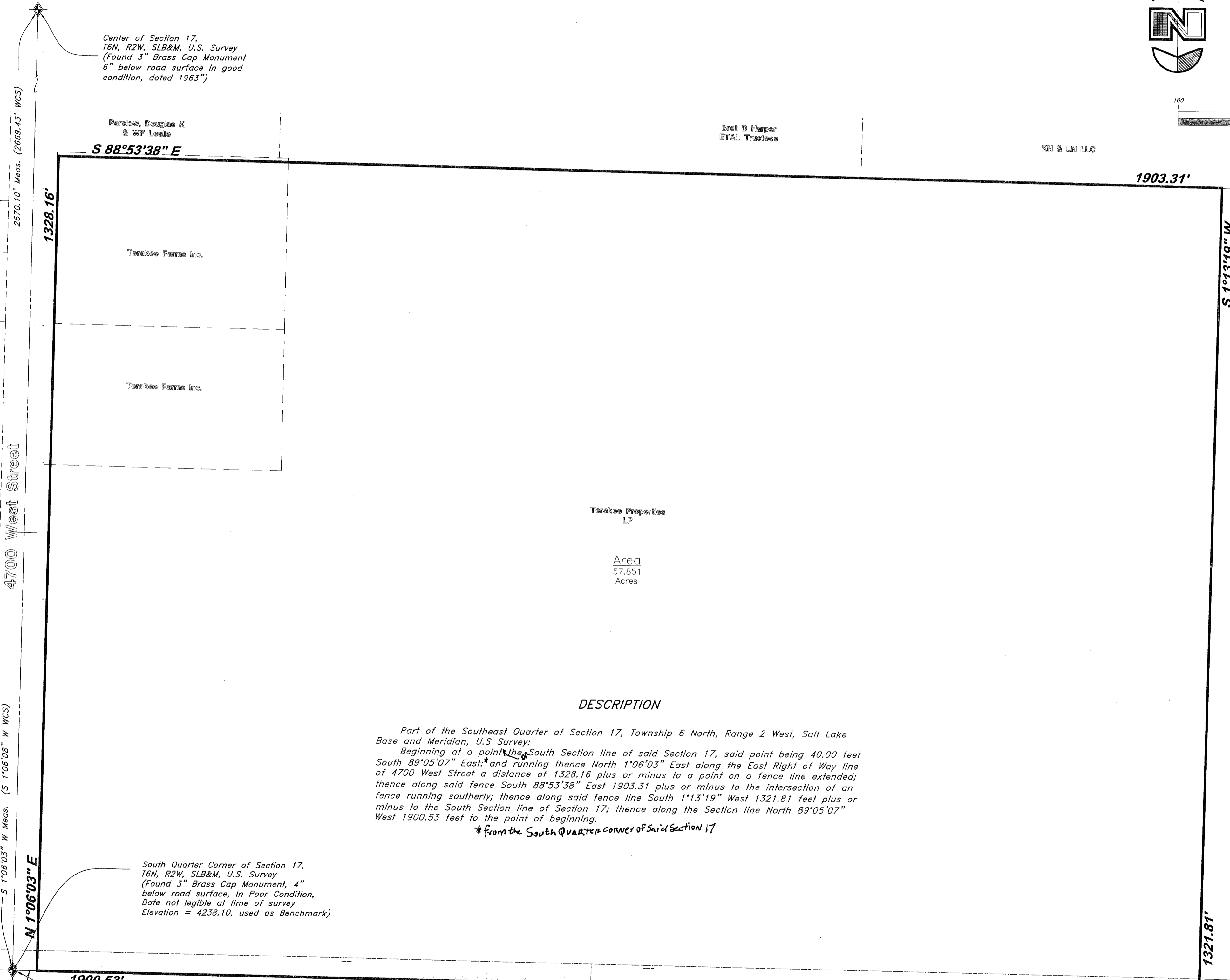
# Plat of Annexation to the Limits of Central Weber Sewer Improvement District Resolution # 2021-03

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
January 2021



## Legend

- W.C.S. Weber County Surveyor
- Purpose Limits of Central Weber Sewer Improvement District.
- Existing Limits of Central Weber Sewer Improvement District.
- Existing Boundary
- Property Line
- Section Corner



### DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:  
Beginning at a point on the South Section line of said Section 17, said point being 40.00 feet South 89°05'07" East; and running thence North 1°06'03" East along the East Right of Way line of 4700 West Street a distance of 1328.16 plus or minus to a point on a fence line extended; thence along said fence South 88°53'38" East 1903.31 plus or minus to the intersection of a fence running southerly; thence along said fence line South 1°13'19" West 1321.81 feet plus or minus to the South Section line of Section 17; thence along the Section line North 89°05'07" West 1900.53 feet to the point of beginning.  
\*from the South Quarter Corner of said Section 17

Area  
57.851  
Acres

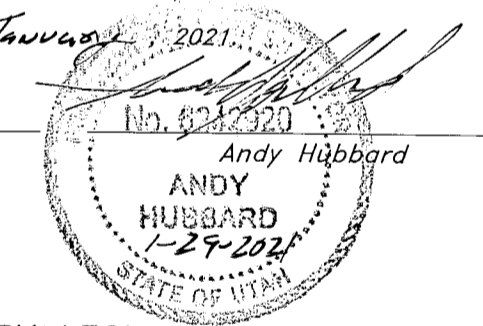
### NARRATIVE

This Annexation plat was requested by Brad Blanch for the purpose of annexing this parcel of ground into Central Weber Sewer Improvement District.  
Brass Cap Monuments were found at the South quarter corner and the Southeast corner of Section 17, T6N, R2W, SLB&M, U.S. Survey. A line bearing North 89°05'07" West between these monuments was used as the basis of bearings.  
Brass Cap Monuments were found at the Southeast corner, the South Quarter corner, the Southwest corner, and the Center of Section 28, T6N, R2W, SLB&M, U.S. Survey.

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this Plat of Annexation to the Central Weber Sewer Improvement District Resolution, has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-21-20.  
Signed this 27th day of January, 2021.

6242920  
License No.



### ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we, the Central Weber Sewer Improvement District have received a petition signed by a majority of the owners and the owners of at least one third in value of real property shown, requesting that said areas be annexed to the Central Weber Sewer Improvement District and that a copy of the ordinance or resolution has been prepared for filing herewith in accordance with the provisions of Utah code and that we have examined and do hereby approve and accept the annexation of the areas as shown as a part of said city.

Witness my hand and official seal this

Approved: Mark Cole

Attest: John E. Carlson

Southeast Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument 2" below road surface, in good condition, dated 2016)

### 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 has been satisfied. The approval for 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 23rd day of FEBRUARY, 2020.

BM  
Weber County Surveyor

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)392-4515 B.L.C (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM