

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 creation for the TERAKEE MEADOWS- PETER B DEVELOPMENT LLC AND CORY RASSMUSSEN, March, 18, 2021 complying with Section 10-2-425, 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 creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TERAKEE MEADOWS- PETER B DEVELOPMENT LLC AND CORY RASSMUSSEN, 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 18th day of March, 2021 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



Central Weber Sewer Improvement District

March 18, 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 –Terakee Meadows - Peter B Development LLC and Cory Rasmussen

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. These documents have been revised, per your suggestion. Enclosed please find the following three items:

- A Notice of Proposed Annexation;
- A copy of Resolution 2021-04; 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:

**Terakee Meadows PROPERTY ANNEXATION
ANNEXATION BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, said point being the Easterly Right of Way Line of 4300 West Street; and running thence South 89°15'32" East (East Record) 1054.10 feet (1056 feet Record); thence South 0°26'02" West 546.86 feet (551.76' Record); thence North 89°31'27" West (West Record) 1050.49 feet to said Easterly Right of Way Line; thence North 0°03'37" East (North Record) 551.75 feet (551.76 feet Record) along said Easterly Right of Way Line to the Northwest Corner of said Section 21 and the Point of Beginning.
Contains 578,014 Sq. Ft. or 13.269 Acres

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 23rd day of February, 2021.



Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

Allan Karras
Peter B Development, LLC
5419 South 3275 West
Roy, UT 84067

Cory Rasmussen
4937 West Haven Road
West Haven, UT 84401

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2021-04
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 15th day of March, 2021.

Mark Allen
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 15th day of March, 2021 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

John E. Cardon
John E. Cardon, Notary Public

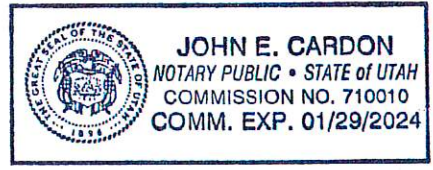


EXHIBIT A
Subject Property

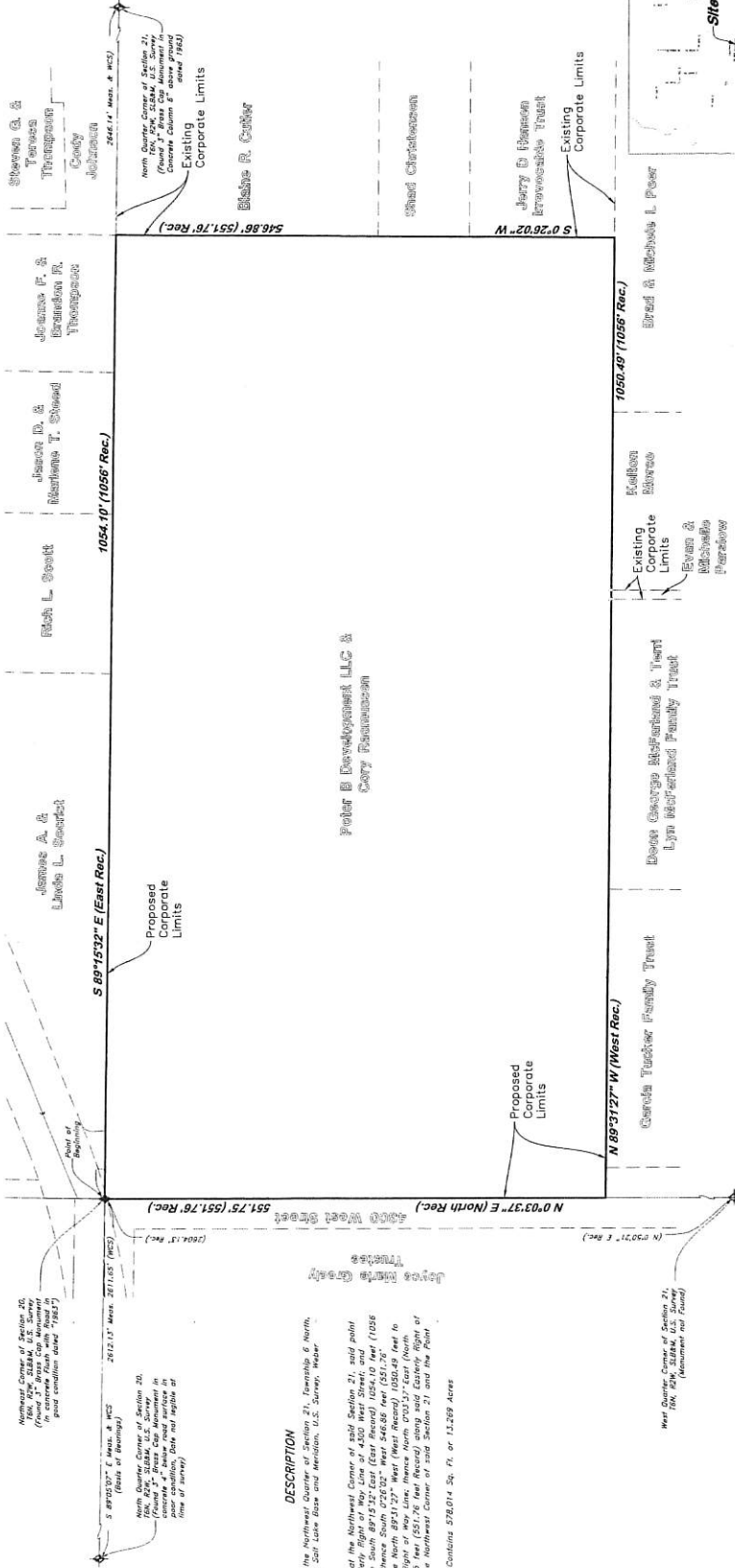
ANNEXATION BOUNDARY DESCRIPTION
Peter B Development LLC and Cory Rasmussen (Terakee Meadows)

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at the Northwest Corner of said Section 21, said point being the Easterly Right of Way Line of 4300 West Street; and running thence South $89^{\circ}15'32''$ East (East Record) 1054.10 feet (1056 feet Record); thence South $0^{\circ}26'02''$ West 546.86 feet (551.76' Record); thence North $89^{\circ}31'27''$ West (West Record) 1050.49 feet to said Easterly Right of Way Line; thence North $0^{\circ}03'37''$ East (North Record) 551.75 feet (551.76 feet Record) along said Easterly Right of Way Line to the Northwest Corner of said Section 21 and the Point of Beginning.
Contains 578,014 Sq. Ft. or 13.269 Acres

Plat of Annexation to the Limits of Central Weber Sewer Improvement District Resolution # 2021-04

A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
January 2021



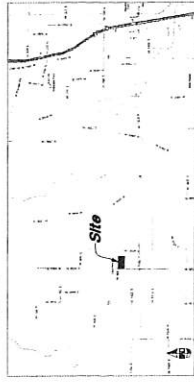
DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah.

Beginning at the Northwest Corner of said Section 21, said point being the intersection of the center line of the street shown on the plat bearing therealong 89°15'27" East (East Record) 1054.10 feet (1056' Record); thence South 0°26'02" West 546.86 feet (551.76' Record); thence North 89°15'27" West (West Record) 1050.48 feet to the West Quarter Corner of said Section 21; thence East 90°00'00" along the line in the Northwest Corner of said Section 21 and the Point of Beginning. Contains 578.014 Sq. Ft. or 13.239 Acres.

Legend

- ☐ U.S. Patent County Survey
- ☐ Surveyed Area
- ☐ Proposed Limits
- ☐ Existing Limits
- ☐ Other
- ☐ Other
- ☐ Other
- ☐ Other
- ☐ Other



Form for recording the plat, including fields for Surveyor Name, Date, and recording office information.

MARRATIVE

This plat is recorded in accordance with the provisions of the Utah Plat Act, Chapter 2, of the Utah Code, and the provisions of the Utah Survey Act, Chapter 1, of the Utah Code. The plat is recorded in accordance with the provisions of the Utah Survey Act, Chapter 1, of the Utah Code, and the provisions of the Utah Plat Act, Chapter 2, of the Utah Code.

ACCEPTANCE BY LEGISLATIVE BODY

This plat is accepted by the legislative body of the City of Provo, Utah, on this 12th day of January, 2021.

Signature and name of the City Clerk, John S. Carden.

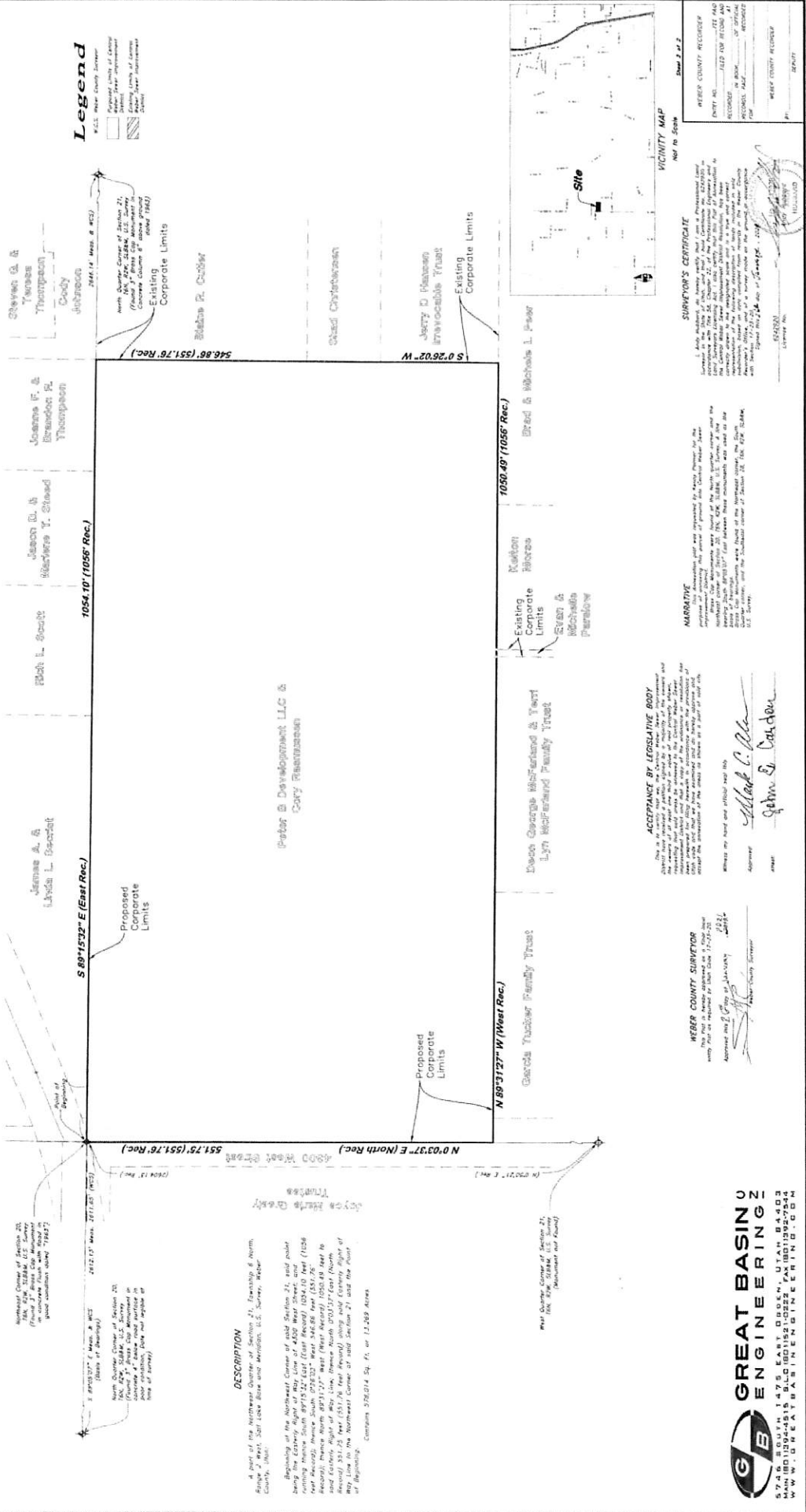
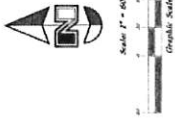
WEBER COUNTY SURVEYOR

Signature and name of the Weber County Surveyor, Mark C. Allen.

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
PHONE: 435-465-1515 FAX: 435-465-1515
WWW.GREATBASINENGINEERING.COM

Plat of Annexation to the Limits of Central Weber Sewer Improvement District Resolution # 2021-04

A part of the Northwest Quarter of Section 21, T6N, R2W, SLB8M, U.S. Survey
Weber County, Utah
January 2021



DESCRIPTION

A part of the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Meridian, Weber County, Utah.
 Boundary of the Northwest Quarter of said Section 21, said plat being the Eastern Right of Way Line of 4320 West Street, and running thence South 89°15'22" East (East Record) 1034.00 feet (1028 record) thence North 89°15'22" West (West Record) 1034.00 feet to and along the Right of Way Line, thence North 0°03'37" East (North Record) 331.75 feet (331.76 feet Record) along said Eastern Right of Way of said Section 21, and the Northwest Corner of said Section 21 and the Point of Beginning. Contains 278,014 Sq. Ft. or 12.289 Acres.

Legend

- North Quarter Corner of Section 21, T6N, R2W, SLB8M, U.S. Survey (Monument not Found)
- Existing Property
- Proposed Property
- Proposed Limits of Annexation
- Existing Limits of Annexation
- Proposed Sewer Line
- Existing Sewer Line



WEBER COUNTY RECORDER
 FILED NO. 1122 FOR RECORD AND RECORDS IN BOOK OF RECORDS
 RECORDER: MAJ. OF OFFICE
 WEBER COUNTY RECORDER
 DEPT.

ACCEPTANCE BY LEGISLATIVE BODY
 The undersigned hereby certify that the foregoing plat, map and description of the property described herein, and the annexation thereof, were approved by the Board of Commissioners of Weber County, Utah, on this 12th day of January, 2021, and that the same are hereby approved and accepted by the undersigned on this 12th day of January, 2021.

John S. Carter
 Mayor

WEBER COUNTY SURVIVOR
 Myself and the undersigned hereby certify that we are the surviving members of the Board of Commissioners of Weber County, Utah, and that we have approved and accepted the foregoing plat, map and description of the property described herein, and the annexation thereof, on this 12th day of January, 2021.

John S. Carter
 Mayor

WEBER COUNTY RECORDER
 FILED NO. 1122 FOR RECORD AND RECORDS IN BOOK OF RECORDS
 RECORDER: MAJ. OF OFFICE
 WEBER COUNTY RECORDER
 DEPT.