

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 for the RIVERBEND SUBDIVISION ANNEXATION, located in Weber County, dated January 12, 2022, complying with Section §17B-23-20, 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 RIVERBEND SUBDIVISION ANNEXATION, 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 12th day of January, 2022 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2021-22
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;

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 20th day of December, 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 20th day of December, 2021 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.



Paige Spencer, Notary Public



EXHIBIT A

BOUNDARY DESCRIPTION

A part of Section 15 and Section 16, T8N, R2W, SLB&M, U.S. Survey, Weber County, Utah
Beginning at a point on the the Existing Limits of the Central Weber Sewer Improvement District, being the Centerline of 3600 West Street, said point is 650.41 feet North 00°48'58" East along the Section line and 1,007.51 feet North 89°11'02" West from the Southeast corner of said Section 16; and running thence South 04°40'24" East 254.03 feet along said Centerline to the Centerline of 900 South Street; thence South 89°07'36" West 209.28 feet along said 900 South Street Centerline; thence North 13°25'24" West 250.00 feet; thence South 89°07'36" West 197.13 feet; thence South 00°52'24" East 244.03 feet to said 900 South Street Centerline; thence South 89°07'36" West 273.70 feet along said 900 South Street Centerline; thence North 02°49'10" East 694.99 feet; thence North 89°50'36" East 644.19 feet to the said Centerline of 3600 West Street; thence South 04°40'32" East 168.78 feet thence along said Centerline of 3600 West Street; thence North 04°25'15" East 274.63 feet; thence North 85°29'15" East 171.16 feet; thence North 11°26'17" East 160.02 feet; thence North 09°40'38" East 169.23 feet; thence North 80°44'53" West 542.28 feet to said Centerline of 3600 West Street; thence North 09°23'13" East 361.49 feet along said Centerline of 3600 West Street; thence South 81°54'24" East 129.31 feet; thence North 48°03'36" East 266.00 feet; thence North 17°13'31" East 191.51 feet; thence South 86°04'53" East 48.09 feet; thence South 81°52'12" East 595.62 feet; thence South 83°35'30" East 443.95 feet; thence North 04°50'20" East 551.04 feet; thence North 07°17'55" East 251.26 feet; thence North 05°35'21" East 791.88 feet; thence North 88°00'25" East 307.05 feet; thence South 60°01'10" East 624.80 feet; thence South 07°11'23" West 222.70 feet; thence North 85°39'07" West 150.61 feet to the point of curve of a non tangent curve, of which the radius point lies South 00°44'39" West; thence Westerly along the arc of a 265.80 feet radius curve to the left a distance of 170.99 feet (Central Angle equals 36°51'31" and Long Chord bears South 72°18'54" West 168.06 feet); thence along a line non-tangent to said curve, South 46°24'03" West, a distance of 184.50 feet; thence South 40°28'27" West 102.35 feet to a point of curvature; thence Southerly along the arc of a 100.00 feet radius curve to the left a distance of 140.66 feet (Central Angle equals 80°35'22" and Long Chord bears South 00°10'46" West 129.34 feet); thence South 40°06'55" East 107.11 feet; thence South 56°17'58" East 95.63 feet; thence South 56°36'08" East 107.75 feet; thence South 47°45'12" East 14.77 feet; thence South 00°09'34" West 403.63 feet; thence North 89°16'24" West 472.65 feet; thence South 06°12'23" West 74.01 feet; thence South 00°50'16" West 158.90 feet; thence South 00°45'54" West 445.28 feet; thence South 05°15'52" East 12.13 feet; thence South 00°26'00" West 402.56 feet; thence South 01°18'31" West 65.55 feet; thence South 89°07'36" West 1,170.64 feet; thence South 32°28'31" East 64.51 feet; thence South 10°37'07" West 67.20 feet; thence South 17°15'47" West 25.87 feet to the Existing Limits of the Central Weber Sewer Improvement District; thence South 85°19'36" West 534.57 feet along said Existing Limits to the POINT OF BEGINNING.

Containing 72.2143 acres, more or less.

**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:

BOUNDARY DESCRIPTION

*A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah
Beginning at a point on the the Existing Limits of the Central Weber Sewer Improvement District, being the Centerline of 3600 West Street, said point is 650.41 feet North 00°48'58" East along the Section line and 1,007.51 feet North 89°11'02" West from the Southeast corner of said Section 16; and running thence South 04°40'24" East 254.03 feet along said Centerline to the Centerline of 900 South Street; thence South 89°07'36" West 209.28 feet along said 900 South Street Centerline; thence North 13°25'24" West 250.00 feet; thence South 89°07'36" West 197.13 feet; thence South 00°52'24" East 244.03 feet to said 900 South Street Centerline; thence South 89°07'36" West 273.70 feet along said 900 South Street Centerline; thence North 02°49'10" East 694.99 feet; thence North 89°50'36" East 644.19 feet to the said Centerline of 3600 West Street; thence South 04°40'32" East 168.78 feet thence along said Centerline of 3600 West Street; thence North 84°25'15" East 274.63 feet; thence North 85°29'15" East 171.16 feet; thence North 11°26'17" East 160.02 feet; thence North 09°40'38" East 169.23 feet; thence North 80°44'53" West 542.28 feet to said Centerline of 3600 West Street; thence North 09°23'13" East 361.49 feet along said Centerline of 3600 West Street; thence South 81°54'24" East 129.31 feet; thence North 48°03'36" East 266.00 feet; thence North 17°13'31" East 191.51 feet; thence South 86°04'53" East 48.09 feet; thence South 81°52'12" East 595.62 feet; thence South 83°35'30" East 443.95 feet; thence North 04°50'20" East 551.04 feet; thence North 07°17'55" East 251.26 feet; thence North 05°35'21" East 791.88 feet; thence North 88°00'25" East 307.05 feet; thence South 60°01'10" East 624.80 feet; thence South 07°11'23" West 222.70 feet; thence North 85°39'07" West 150.61 feet to the point of curve of a non tangent curve, of which the radius point lies South 00°44'39" West; thence Westerly along the arc of a 265.80 feet radius curve to the left a distance of 170.99 feet (Central Angle equals 36°51'31" and Long Chord bears South 72°18'54" West 168.06 feet) ; thence along a line non-tangent to said curve, South 46°24'03" West, a distance of 184.50 feet; thence South 40°28'27" West 102.35 feet to a point of curvature; thence Southerly along the arc of a 100.00 feet radius curve to the left a distance of 140.66 feet (Central Angle equals 80°35'22" and Long Chord bears South 00°10'46" West 129.34 feet) ; thence South 40°06'55" East 107.11 feet; thence South 56°17'58" East 95.63 feet; thence South 56°36'08" East 107.75 feet; thence South 47°45'12" East 14.77 feet; thence South 00°09'34" West 403.63 feet; thence North 89°16'24" West 472.65 feet; thence South 06°12'23" West 74.01 feet; thence South 00°50'16" West 158.90 feet; thence South 00°45'54" West 445.28 feet; thence South 05°15'52" East 12.13 feet; thence South 00°26'00" West 402.56 feet; thence South 01°18'31" West 65.55 feet; thence South 89°07'36" West 1,170.64 feet; thence South 32°28'31" East 64.51 feet; thence South 10°37'07" West 67.20 feet; thence South 17°15'47" West 25.87 feet to the Existing Limits of the Central Weber Sewer Improvement District; thence South 85°19'36" West 534.57 feet along said Existing Limits to the POINT OF BEGINNING.*

Containing 72.2143 acres, more or less.

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.

DATED this 17TH day of November, 2021.



Kevin Hall, General Manager

Central Weber Sewer Improvement District

Mailed to:

Riverbend Holdings LLC
c/o Nilson Land Development
5617 South 1475 East
Ogden, UT 84403

Scott D. Hansen & Vernessa Hansen Revocable Family Trust
806 South 3600 West
Ogden, UT 84401

**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:

LANDOWNER ANNEXATION PETITION IDENTIFICATION OF PROPOSED ANNEXATION AREA

The proposed annexation area is located in Weber County, Utah and is generally bounded by 3000 North Street on the north, 2600 North street on the south, 2700 West Street on the east and 3200 West Street on the west (or where the prospective named streets would be located if extended), which area is depicted Exhibit "B" and is more particularly described as follows:

A parcel of land, situate in the South Half of Section 27, Township 7 North, Range 2 West and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, more particularly described as follows:

Beginning at a point South 88°13'40" East 1981.23 feet from the Southwest Corner of said section 27 and running thence:

North 01°38'50" East 690.73 feet;

thence South 87°42'22" East 154.36 feet;

thence North 00°55'47" East 801.33 feet;

thence North 00°55'47" East 593.79 feet;

thence South 89°33'21" East 178.06 feet;

thence North 00°12'07" West 678.55 feet;

thence South 88°25'54" East 197.25 feet;

thence South 87°38'03" East 188.60 feet;

thence South 88°55'08" East 230.48 feet;

thence South 01°04'56" West 105.00 feet;

thence South 88°27'26" East 755.00 feet;

thence South 88°37'51" East 1513.70 feet;

thence South 00°30'13" East 1390.94 feet;

thence South 00°30'30" East 1202.71 feet;

thence South 00°04'39" West 44.38 feet to the North Right-of-Way line of 2600 North Street;

thence along said North Right-of-Way line the following 8 courses:

1. Southwesterly 283.06 feet along the arc of a 1233.00 feet-foot radius non-tangent curve to the left (center bears South 29°17'53" East and the long chord bears South 54°07'31" West 282.44 feet with a central angle of 13°09'12");

2. thence Southwesterly 68.37 feet along the arc of a 749.80 feet radius curve to the left (center bears South 42°27'05" East and the long chord bears South 44°56'11" West 68.35 feet with a central angle of 05°13'28");

3. thence South 42°19'27" West 201.16 feet;

4. thence Southwesterly 42.24 feet along the arc of a 697.50 feet-foot radius non-tangent curve to the right (center bears North 47°18'22" West and the long chord bears South 44°25'43" West 42.23 feet with a central angle of 03°28'11");

5. thence Westerly 530.60 feet along the arc of a 683.85 feet radius curve to the right (center bears North 43°50'11" West and the long chord bears South 68°23'29" West 517.39 feet with a central angle of 44°27'21");

6. thence North 89°22'50" West 393.33 feet;

7. thence North 89°30'02" West 391.83 feet;

8. thence North 89°32'58" West 76.70 feet;

thence North 00°58'33" East 280.28 feet;

thence Northerly 94.86 feet along the arc of a 126.79 feet-foot radius tangent curve to the left (center bears North 89°01'27" West and the long chord bears North 20°27'27" West 92.66 feet with a central angle of 42°52'00");

thence along a line non-tangent to said curve, North 39°55'11" West, a distance of 14.68 feet; thence Northwesterly 207.86 feet along the arc of a 886.81 feet-foot radius tangent curve to the left (center bears South 50°04'49" West and the long chord bears North 46°38'04" West 207.38 feet with a central angle of 13°25'47"); thence along a line non-tangent to said curve, North 53°21'41" West, a distance of 82.93 feet; thence Northwesterly 62.80 feet along the arc of a 430.00 feet-foot radius tangent curve to the left (center bears South 36°38'19" West and the long chord bears North 57°32'43" West 62.74 feet with a central angle of 08°22'04"); thence along a line non-tangent to said curve, North 88°43'04" West, a distance of 555.61 feet; thence North 88°34'48" West 304.04 feet; thence North 87°55'46" West 325.81 feet; to the Point of Beginning.

Contains: 9,134,866 square feet or **209.708 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.

DATED this 17TH day of November, 2021.



Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

Jay Christensen
4131 West 2800 North
Ogden, UT 84404

Scott Nielsen
1881 East Jeremy Drive
Murray, UT 84121

Plat of Annexation to the Limits of Central Weber Sewer Improvement District Resolution # 2021-22

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah
December 2021

MARRIAGE
This annexation plat was prepared in accordance with the provisions of the Utah Marriage Act, Chapter 10, Title 30, Utah Code, and the provisions of the Utah Marriage Act, Chapter 10, Title 30, Utah Code, and the provisions of the Utah Marriage Act, Chapter 10, Title 30, Utah Code.

Curve #	Date	Radius	Length	Chord Direction	Chord Length
C1	09/23/22	100.00'	146.66'	S 27°18'24" W	166.08'
C2	09/23/22	100.00'	146.66'	S 27°18'24" W	129.24'

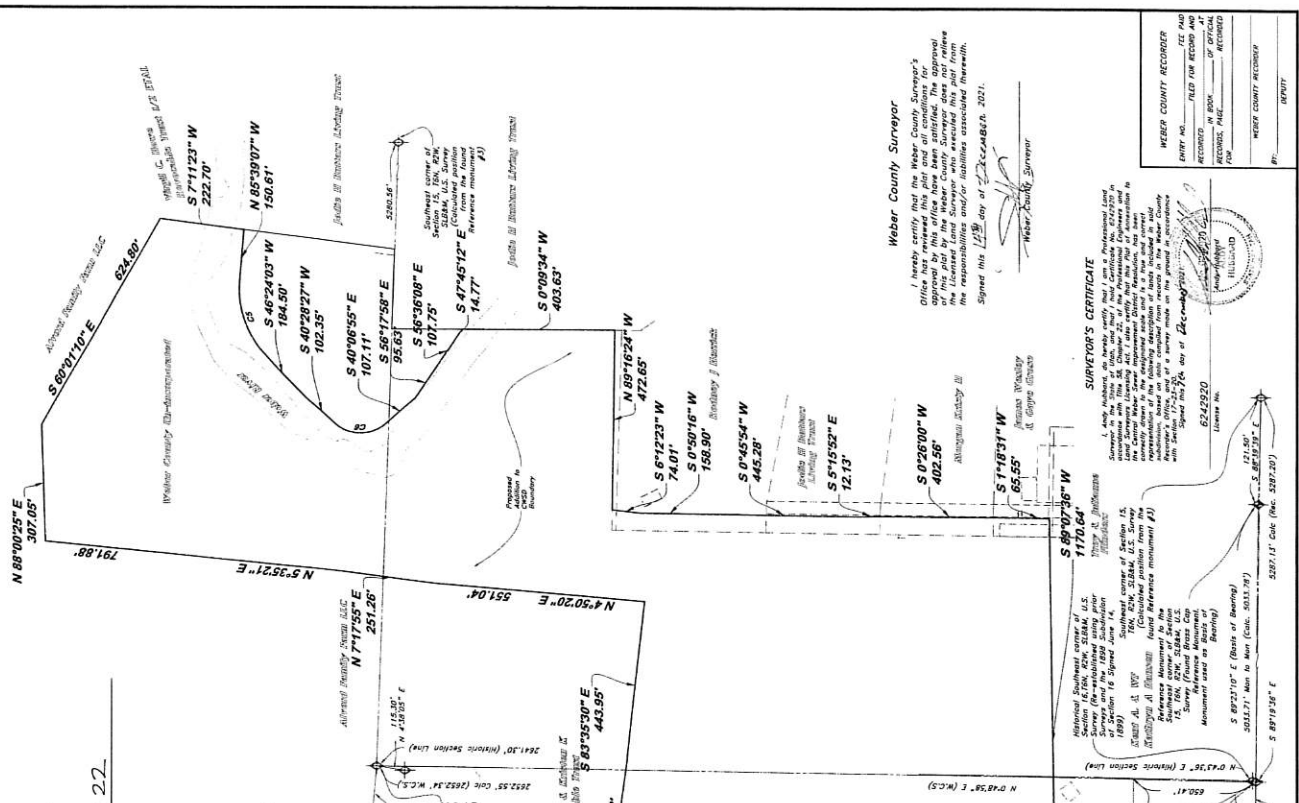
BOUNDARY DESCRIPTION
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah...
The boundaries of the property are as follows: ...
The area shown on this plat is the same as the area shown on the plat of the Central Weber Sewer Improvement District, Resolution # 2021-22, dated December 2021.



Scale: 1" = 100'
Graphic Scale

Legend
 - U.S. Public Land Survey
 - Survey Boundary
 - Easement
 - Right-of-Way
 - Other

Contains 72.21 Acres



Weber County Surveyor
I hereby certify that the Weber County Surveyor's Office approved this office has been satisfied. The approval of this office is based on the information provided by the Licensed Land Surveyor who executed this plat from the original records and/or field notes and/or other reliable sources. I signed this plat on the 12th day of December, 2021.

John G. Gordon
Weber County Surveyor

SURVEYOR'S CERTIFICATE
I, John G. Gordon, Surveyor for the Weber County Surveyor's Office, do hereby certify that the information provided by the Licensed Land Surveyor who executed this plat from the original records and/or field notes and/or other reliable sources is true and correct. I signed this plat on the 12th day of December, 2021.



WEBER COUNTY RECORDER	FILED
RECORDED IN BOOK	OF
DATE	RECORDED
INDEXED	FILED

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
 MAIN (801) 394-4515 | FAX (801) 392-7643
 WWW.GREATBASINENGINEERING.COM