

# STATE OF UTAH

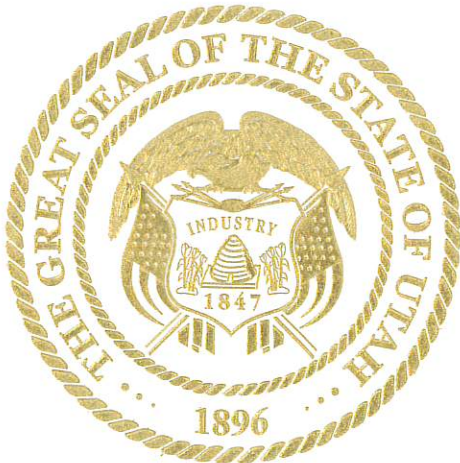


OFFICE OF THE LIEUTENANT GOVERNOR

## 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 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT WHETTON ANNEXATION, located in WEBER COUNTY, dated March 15, 2022, 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 WHETTON 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 15<sup>th</sup> day of March, 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 2022-03**

**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.



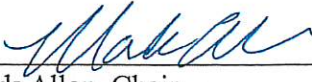
2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of 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.

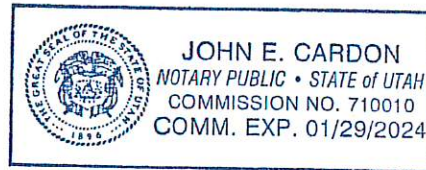
Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 24th day of January, 2022.

  
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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 24th day of January, 2022 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

  
\_\_\_\_\_  
John Cardon, Notary Public



## EXHIBIT A

### BOUNDARY DESCRIPTION

ALL OF LOT 2, PANTER SUBDIVISION, MARRIOTT-SLATERVILLE, WEBER COUNTY UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS. A PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET AND THE EAST RIGHT-OF-WAY LINE OF 1500 WEST STREET BEING LOCATED NORTH 00°12'35" WEST 1605.92 FEET ALONG THE WEST LINE OF SAID SECTION 12 AND NORTH 89°47'25" EAST 2577.16 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°33'06" EAST 199.03 FEET; (2) SOUTH 87°49'09" EAST 101.66 FEET; (3) SOUTH 00°53'39" WEST 198.74 FEET; (4) NORTH 87°58'15" WEST 100.46 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES.





**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:

ALL OF LOT 2, PANTER SUBDIVISION, MARRIOTT-SLATERVILLE, WEBER COUNTY UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS. A PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET AND THE EAST RIGHT-OF-WAY LINE OF 1500 WEST STREET BEING LOCATED NORTH 00°12'35" WEST 1605.92 FEET ALONG THE WEST LINE OF SAID SECTION 12 AND NORTH 89°47'25" EAST 2577.16 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°33'06" EAST 199.03 FEET; (2) SOUTH 87°49'09" EAST 101.66 FEET; (3) SOUTH 00°53'39" WEST 198.74 FEET; (4) NORTH 87°58'15" WEST 100.46 FEET TO THE POINT OF BEGINNING. CONTAINING 0.46 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 21<sup>TH</sup> day of December, 2021.

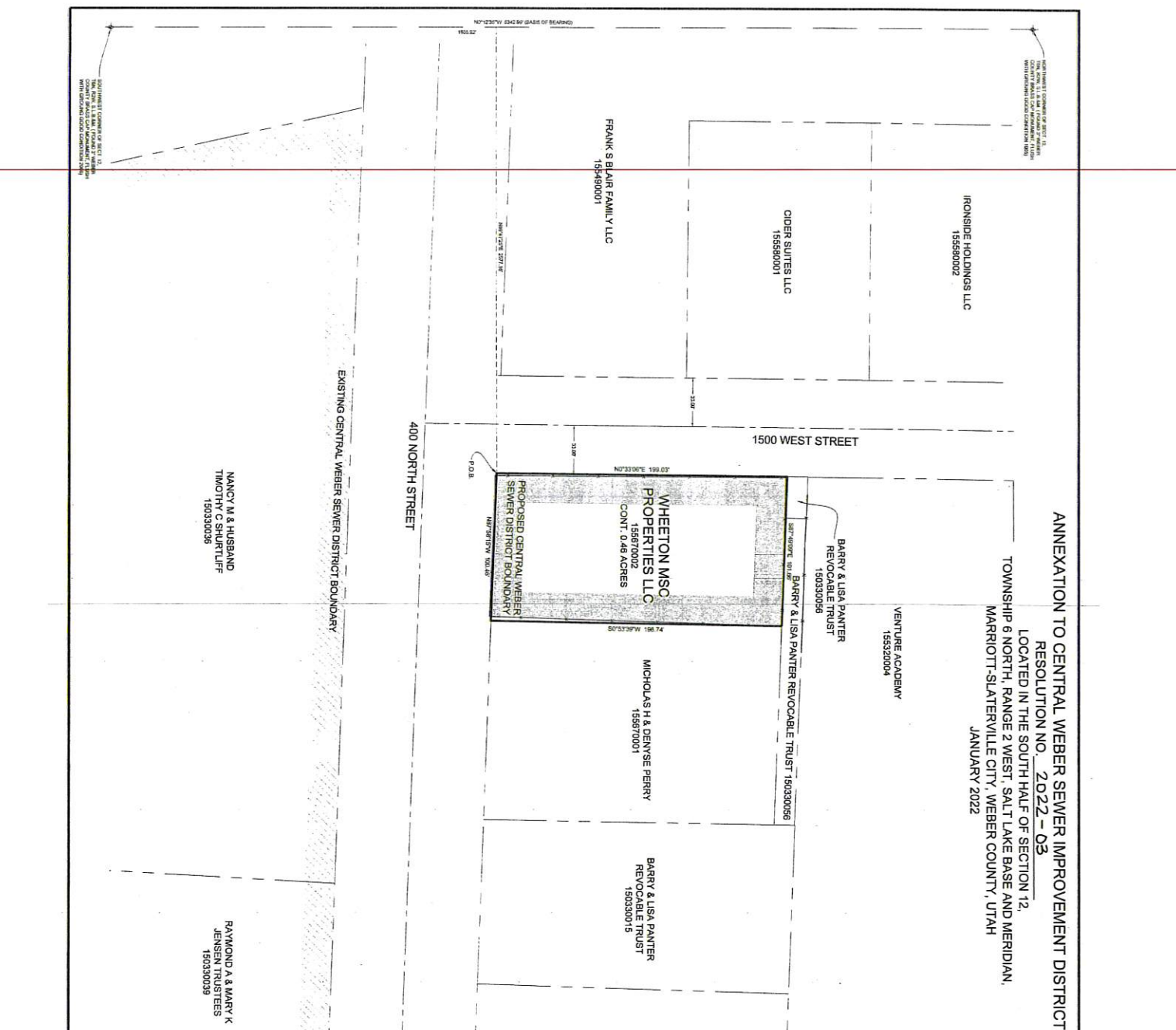


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Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:  
Whetton MSC Properties LLC  
Christopher Whetton  
360 South 2100 West  
Marriott-Slaterville, UT 84404





**ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

RESOLUTION NO. 2022-03  
 LOCATED IN THE SOUTH HALF OF SECTION 12,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
 MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH  
 JANUARY 2022

**BOUNDARY DESCRIPTION**

ALL OF LOT 7, PARTS THEREOF, MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER PART 10000-A, DESCRIBED AS FOLLOWS: A PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SAL... OF 200 NORTH STREET AND THE EAST HALF OF THE 1/2 OF 200 WEST STREET (BEING LOCATED... 200 FEET 5.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, TOWNSHIP... FEET 60 NORTH OF THE WEST 100.00 FEET TO THE POINT OF BEGINNING CONTAINED 49 ACRES...



**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYING OFFICE HAS REVIEWED THE SURVEY AND APPROVAL BY THIS OFFICE HAVE BEEN OBTAINED THE... APPLICABLE TO THE LOT AND SUBDIVISION WHO... EXCEEDED THE PERMITTED DISTANCE AND/OR... THESE LOTS IN ACCORDANCE WITH THE

**OWNERS AFFIDAVIT**

I, THE UNDERSIGNED OWNER(S) OF THE SEVERAL... DESCRIBED HEREIN AND THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, DO... SAME TO BE ANNEXED INTO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT.

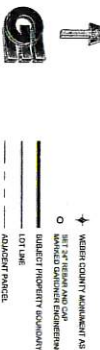
**ACCEPTANCE BY IMPROVEMENT DISTRICT**

THIS IS TO CERTIFY THAT THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT HAS... REVIEWED THE PLAT AND THE TERMS OF THE PROPOSED ANNEXATION... DISTRICT AND THAT A COPY OF THE ORDINANCE HAS BEEN PROVIDED FOR PUBLIC REVIEW... EXAMINED AND TO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS A PART OF... WHICH IS A LOCAL GOVT. INSTRUMENT.

THE 23<sup>RD</sup> DAY OF January, 2022  
 APPROVED: *Clayton D. Bower*  
 CLAYTON D. BOWER, CHAIRMAN

**LEGEND**

- WEBER COUNTY MEASUREMENT AS SHOWN
- SET 27' FROM AND TO
- ADVANCED SURVEYING ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADVANCED FENCE
- SECTION LINE
- EASEMENT
- CENTRAL FENCE LINE
- PROPOSED WEBER COUNTY BOUNDARY
- EXISTING WEBER COUNTY BOUNDARY



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ADVERSELY AFFECT THE CENTRAL WEBER SEWER... PROPERTIES LLC, FRANK S BLAIR FAMILY LLC, CIDER SUITES LLC, IRONSIDE HOLDINGS LLC... 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 07°24' WEST WE... WEBER COUNTY RECORDED AS ENTRY NUMBER 272686, AND ORDERS OF ADVANCING PROPERTY OWNERS... WEBER COUNTY RECORDED AS ENTRY NUMBER 272686, AND ORDERS OF ADVANCING PROPERTY OWNERS... ALONG WITH THE FOUND NON-ADVERSELY AS SHOWN AND DESCRIBED HEREIN.

**SURVEYORS CERTIFICATE**

I, NANCY M. HENRY, AS SURVEYOR, HAVE CONDUCTED A LAND SURVEY ON THE SEVERAL... OF LAND AND THAT I HAVE DEPOSITED NO SURVEY INSTRUMENT WITH THE CLERK OF THE... PROPOSED ANNEXATION... CIVIL ENGINEER AND PROFESSIONAL LAND SURVEYOR... 272703  
 NANCY M. HENRY  
 CIVIL ENGINEER AND PROFESSIONAL LAND SURVEYOR  
 UTAH LICENSE NUMBER 202703



**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

**ANNEXATION PLAT FOR WHEATON-MSO PROPERTIES LLC**  
 420 NORTH 1500 WEST, MARRIOTT-SLATERVILLE, UTAH  
 LOCATED IN THE SOUTH HALF OF SECTION 12,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

REVISIONS	
DATE	DESCRIPTION
12/15/21	

SCALE: 1" = 30' XREF  
 DESIGN: KHV  
 DRAWN: KHV  
 CHECKED: SHV  
 DWS

**S1**  
**1**

