

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 known as the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT - WEBER VISTA (PLAIN CITY LOTS) ANNEXATION, located in WEBER COUNTY, dated FEBRUARY 7, 2023, 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 - WEBER VISTA (PLAIN CITY LOTS) 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 7<sup>th</sup> day of February, 2023 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

January 26, 2023

### NOTICE OF IMPENDING BOUNDARY ACTION (ANNEXATION)

Deidre Henderson, Lieutenant Governor  
State of Utah  
P. O. Box 142325  
Salt Lake City, UT 84114-2325

Emailed to: annexations@utah.gov

RE: Weber Vista (Plain City Lots) Annexation

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Weber Vista (Plain City Lots) Annexation 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 that was mailed to the landowner(s);
- A Notice of Proposed Annexation that was mailed to Plain City;
- A copy of Resolution 2023-03; 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.

We request 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. Please mail the certification to Central Weber Sewer Improvement District, 2618 West Pioneer Road, Ogden, UT 84404.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Hall".

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT  
Kevin Hall, P.E.  
General Manager

**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:

**AREA TO BE ANNEXED TO CENTRAL WEBER SEWER IMPROVEMENT  
DISTRICT**

ALL OF PARCEL #19-020-0035, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING S88°23'58"E 3666.57 FEET S01°13'43"W 1039.69 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 (NORTHWEST CORNER BEING N88°23'58"W 5165.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27); THENCE S86°21'03"E 448.79 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) S00°25'08"E 224.22 FEET; (2) THENCE S88°30'25"E 81.82 FEET; AND (3) THENCE S00°21'24"E 56.62 FEET TO A POINT ON THE EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND THE NORTH LINE OF PARCEL #19-020-0014; THENCE ALONG SAID LINE N85°48'23"W 527.11 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N01°15'09"W 273.04 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 126,960 SQUARE FEET OR 2.915 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 21<sup>st</sup> day of November, 2022.

  
\_\_\_\_\_

Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:

DSM Land, LLC  
Douglas R. Malan  
2108 East Greatblack Circle  
Layton, UT 84040

**Reference: Weber Vista (Plain City Portion)**

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

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DISTRICT**

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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.

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DATED this 21<sup>st</sup> day of November, 2022.

  
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Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:

DSM Land, LLC  
Douglas R. Malan  
2108 East Greatblack Circle  
Layton, UT 84040

Plain City  
4160 West 2200 North  
Plain City, UT 84404

**Reference: Weber Vista (Plain City Portion)**

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**  
**RESOLUTION 2023-03**  
**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;

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.




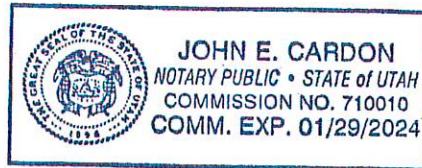
Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 23<sup>rd</sup> day of January, 2023.



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 23<sup>rd</sup> day of January, 2023 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

  
John E. Cardon, Notary Public

## EXHIBIT A

### AREA TO BE ANNEXED TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

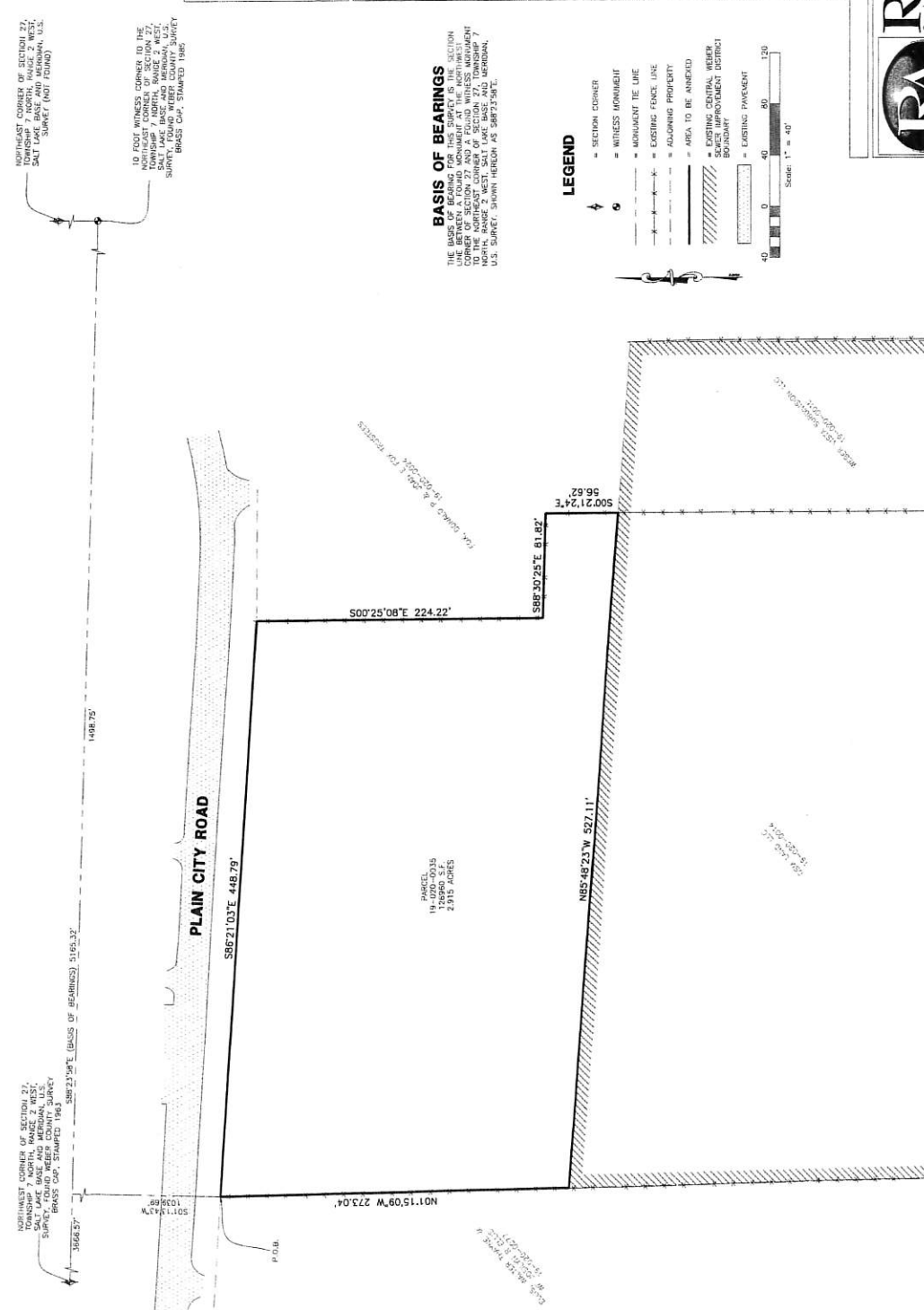
ALL OF PARCEL #19-020-0035, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING S88°23'58"E 3666.57 FEET S01°13'43"W 1039.69 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 (NORTHWEST CORNER BEING N88°23'58"W 5165.32 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27); THENCE S86°21'03"E 448.79 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) S00°25'08"E 224.22 FEET; (2) THENCE S88°30'25"E 81.82 FEET; AND (3) THENCE S00°21'24"E 56.62 FEET TO A POINT ON THE EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND THE NORTH LINE OF PARCEL #19-020-0014; THENCE ALONG SAID LINE N85°48'23"W 527.11 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N01°15'09"W 273.04 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

CONTAINING 126,960 SQUARE FEET OR 2.915 ACRES MORE OR LESS.

Reference: Weber Vista (Plain City Portion)

# PLAT OF ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2023-03

PART OF THE NORTHEAST OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
NOVEMBER, 2022



NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (NOT FOUND)

TO FOOT WITNESS CORNER TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (NOT FOUND)

**PLAIN CITY ROAD**

PARCEL  
19-000-0035  
2.915 ACRES

### LEGEND

- ↑ = SECTION CORNER
- = WITNESS MONUMENT
- = ADJACENT TIE LINE
- = EXISTING FENCE LINE
- - - = ADJOINING PROPERTY
- ▨ = AREA TO BE ANNEXED
- ▩ = EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
- ▧ = EXISTING PAVEMENT

Scale: 1" = 40'

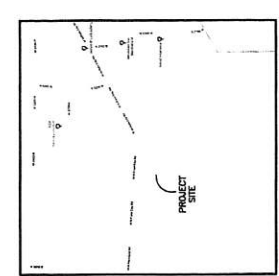
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION CORNER TO THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S88°25'58\"/>

**AREA TO BE ANNEXED**

ALL OF PARCEL #19-000-0035, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, 540 POINT BEING S88°25'58\"/>



**VICINITY MAP**  
SCALE: NONE

**SURVEYOR'S CERTIFICATE**

I, **TRAVIS A. HANCOCK**, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22, UTAH CODE ANNOTATED, AND THE PROVISIONS OF THE SURVEYORS ACT AND THE PROVISIONS OF THE SURVEYORS ACT AND THE PROVISIONS OF THE SURVEYORS ACT, HAVE SURVEYED AND PLATED THE ABOVE DESCRIBED AREA AND I HEREBY CERTIFY THAT THE SAME IS ACCURATE AND CORRECT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS 22<sup>ND</sup> DAY OF November, 2022

9031845  
UTAH LICENSE NUMBER



**WEBER COUNTY SURVEYOR**

I, **HEPHER COUNTY**, THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED AND APPROVED THIS PLAT FOR THE WEBER COUNTY SURVEYOR'S OFFICE. I HEREBY CERTIFY THAT THE SURVEYOR HAS REVIEWED THIS PLAT FROM THE RECORDS AND THE SURVEYOR HAS REVIEWED THIS PLAT FROM THE RECORDS AND THE SURVEYOR HAS REVIEWED THIS PLAT FROM THE RECORDS.

SIGNED THIS 26<sup>TH</sup> DAY OF January, 2023

*[Signature]*  
WEBER COUNTY SURVEYOR

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

APPROVED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ON

*[Signature]*  
CHAIRMAN

**Reeve & Associates, Inc.**  
198 SOUTH MAIN STREET SUITE 200  
SALT LAKE CITY, UT 84111  
TEL: (801) 533-1100 FAX: (801) 533-3540

**Project Info:**  
Surveys: 19-000-0035  
Client: REeve & Associates, Inc.  
Date: 3-23-2022  
Name: PLAT ANNEXATION  
Project: 2023-03  
Scale: 1" = 40'  
Checked: \_\_\_\_\_  
Drawn: \_\_\_\_\_

**Webster County Recorder**  
Entry No. \_\_\_\_\_  
Date Recorded: \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Name: TRAVIS A. HANCOCK  
License No.: 9031845  
Scale: 1" = 40'  
Checked: \_\_\_\_\_  
Drawn: \_\_\_\_\_