

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 MEYERHOFFER MEADOWS ANNEXATION, located in WEBER COUNTY, dated SEPTEMBER 7, 2023, complying with Section §17B-1-414 and §67-1a-6.5 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 MEYERHOFFER MEADOWS 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 7th day of September, 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

August 15, 2023

NOTICE OF IMPENDING BOUNDARY ACTION (LOCAL DISTRICT ANNEXATION)

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

Emailed to: annexations@utah.gov

RE: Meyerhoffer Meadows Annexation

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Meyerhoffer Meadows 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 copy of Resolution 2023-15; 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 as described in UCA 17B-1-414, be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414, 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:

Annexation Boundary Description


A PART OF THE NORTHEAST QUARTER OF SECTION 13 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 89°12'11" WEST 363.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°46'11" EAST 204.76 FEET FROM THE WITNESS CORNER TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 00°46'11" WEST 1065.85 FEET; THENCE NORTH 88°44'05" WEST 633.02 FEET; THENCE SOUTH 10°19'22" EAST 73.97 FEET; THENCE ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE TO THE RIGHT 154.13 FEET, HAVING A CENTRAL ANGLE OF 11°23'42", CHORD BEARS SOUTH 04°37'31" EAST 153.88 FEET; THENCE SOUTH 01°03'38" WEST 62.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°30'50" WEST 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 01°03'38" EAST 62.26 FEET; (2) ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT 142.20 FEET, HAVING A CENTRAL ANGLE OF 11°23'42", CHORD BEARS NORTH 04°37'31" WEST 141.97 FEET; (3) NORTH 10°19'22" WEST 599.80 FEET; (4) ALONG THE ARC OF A 485.54 FOOT RADIUS CURVE TO THE RIGHT 95.00 FEET, HAVING A CENTRAL ANGLE OF 11°12'38", CHORD BEARS NORTH 04°43'03" WEST 94.85 FEET; (5) NORTH 00°53'38" EAST 461.02 FEET TO THE SOUTH LINE OF THE TAYLOR SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°15'55" EAST 801.11 FEET TO THE POINT OF BEGINNING. CONTAINING 19.271 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 11th day of July, 2023.



Kevin Hall, General Manager

Central Weber Sewer Improvement District

Mailed to:
Meyerhoffer Meadows, LLC.
1357 North 2000 West
Farr West, UT 84404

Bret & Jami Heiner
260 West 1000 South
Ogden, UT 84404

Kim & Karen Carter
3313 North Casey Lane
Pleasant View, UT 84414

Val & Teri Kirby
8079 Juniper Court
South Weber, UT 84405

Marriott-Slaterville City
1570 West 400 North
Marriott-Slaterville, UT 84403

Reference: Meyerhoffer Meadows

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2023-15
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 14th day of August, 2023.

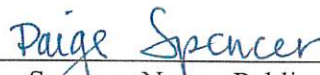


Mark Allen, Chair

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 14th day of August, 2023 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.





Paige Spencer, Notary Public

EXHIBIT A

Annexation Boundary Description

A PART OF THE NORTHEAST QUARTER OF SECTION 13 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED NORTH 89°12'11" WEST 689.28 FEET AND NORTH 89°12'11" WEST 363.00 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°46'11" EAST 204.76 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 00°46'11" WEST 1065.85 FEET; THENCE NORTH 88°44'05" WEST 633.02 FEET; THENCE SOUTH 10°19'22" EAST 73.97 FEET; THENCE ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE TO THE RIGHT 154.13 FEET, HAVING A CENTRAL ANGLE OF 11°23'42", CHORD BEARS SOUTH 04°37'31" EAST 153.88 FEET; THENCE SOUTH 01°03'38" WEST 62.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°30'50" WEST 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 01°03'38" EAST 62.26 FEET; (2) ALONG THE ARC OF A 715.00 FOOT RADIUS CURVE TO THE LEFT 142.20 FEET, HAVING A CENTRAL ANGLE OF 11°23'42", CHORD BEARS NORTH 04°37'31" WEST 141.97 FEET; (3) NORTH 10°19'22" WEST 599.80 FEET; (4) ALONG THE ARC OF A 485.54 FOOT RADIUS CURVE TO THE RIGHT 95.00 FEET, HAVING A CENTRAL ANGLE OF 11°12'38", CHORD BEARS NORTH 04°43'03" WEST 94.85 FEET; (5) NORTH 00°53'38" EAST 461.02 FEET TO THE SOUTH LINE OF THE TAYLOR SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°15'55" EAST 801.11 FEET TO THE POINT OF BEGINNING. CONTAINING 19.271 ACRES MORE OR LESS.

Reference: Meyerhoffer Meadows

**ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION NO.**

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH
JULY 2023**



VICINITY MAP
NOT TO SCALE



NORTH QUARTER CORNER SEC. 13
IN. POB IS A B.M. CALICATED:
FROM UTAH STATE SURVEY

FOUND WEBER COUNTY SURVEY MONUMENT
IN BRICK CAP IS A YELLOW BRICK SURVEY
CORNER POINT IS IN

NORTHEAST CORNER SEC. 12, TWP.
IS A B.M. CALICATED:
FROM UTAH STATE SURVEY

FOUND WEBER COUNTY SURVEY MONUMENT
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BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 13 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH, BEING 19.271 ACRES MORE OR LESS, AS SHOWN ON THE SURVEY PLAT AND TYPICAL LEGAL DESCRIPTION THEREON, IS ANNEXED TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT. THE ANNEXATION IS MADE UNDER THE AUTHORITY OF THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED, AND THE PROVISIONS OF THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED, AND THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED, AND THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED.

SURVEYOR'S CERTIFICATE

I, KURT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY THAT IS ACCORDANCE WITH THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED, AND THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED, AND THE UTAH SUBDIVISION ACT, UTAH CODE ANNOTATED. I HAVE PERSONALLY CONDUCTED THE SURVEY AND I HAVE PERSONALLY CHECKED THE MONUMENTS SHOWN ON THIS RECORD OF SURVEY THAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY SHOWN ON THIS RECORD OF SURVEY.



CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ACCEPTANCE

THIS IS TO CERTIFY THAT THE ANNEXATION WAS APPROVED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT BOARD ON THE 27th DAY OF July, 2023.

(Signature)
Kurt H. Whitney

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY ANNUAL COMPETITIVE EXAMINATION BY THIS COUNTY SURVEYOR HAS BEEN COMPLETED BY THE WEBER COUNTY SURVEYOR AND THAT THE SURVEYOR HAS BEEN AUTHORIZED TO SIGN THIS RECORD OF SURVEY AND TO ATTACH HIS OR HER SIGNATURE TO THIS RECORD OF SURVEY.

(Signature)
Kurt H. Whitney

REGISTERED SURVEYOR
STATE OF UTAH
LICENSE NO. 2023

RECORD OF SURVEY # _____

PLAT NO. 1

BOOK _____ PAGE _____

FILED FOR AND RECORDED AT _____ COUNTY RECORDS OFFICE

BY _____

GARDNER ENGINEERING
CIVIL/LAND PLANNING
MARRIOTT-SLATERVILLE, UTAH
PHONE: 435-257-1141 FAX: 435-257-1142

- LEGEND**
- ↑ WEBER COUNTY MONUMENT AS NOTED
 - MARKED MONUMENT COMING FROM
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING 2010 BOUNDARY
 - PROPOSED 2023 BOUNDARY



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ANNEX THE MONUMENTED BOUNDARY SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BLACK PINE, THE CONTROL LORDED TO ESTABLISH THE BOUNDARY WAS THE EXISTING BOUNDARY AS SHOWN ON THE SURVEY PLAT. THE SURVEY WAS ORDERED BY BLACK PINE ON THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, BEARS NORTH 81°17'17" WEST WEBER COUNTY, UTAH NORTH, AND IS STATE PLANE GRID BEARING.

NO MEASUREMENTS ALLOWED EXCEPT FOR LOTS THAT PROVIDE A LOT SPECIFIC GEOTECHNICAL REPORT SHOWING THAT THE MAXIMUM BURIED DEPTH EXCEEDS 48 INCHES AND IS TECHNICAL BUREAU.

