

STATE OF UTAH

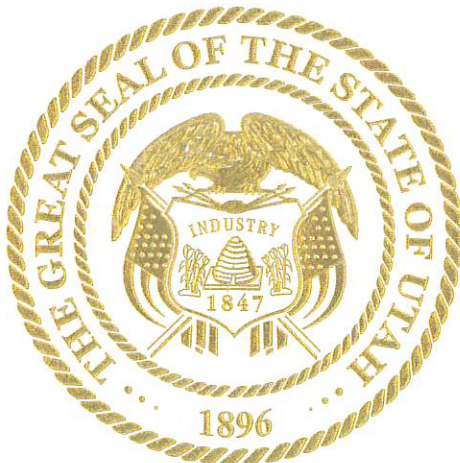


OFFICE OF THE LIEUTENANT GOVERNOR

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 JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 ANNEXATION, located in HEBER CITY, dated NOVEMBER 16, 2023, complying with Sections §67-1a-6.5 and §17B-1-401 et seq, 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 JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 ANNEXATION, located in WASATCH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 26th day of January, 2024 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

**NOTICE OF IMPENDING BOUNDARY ACTION
(Jordanelle Ridge Public Infrastructure District No. 2)**

**Request for Annexation and Withdrawal of Property
from District**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that pursuant to Utah Code Ann. § 17D-4-201(3), on November 8, 2023, the Board of Trustees of the Jordanelle Ridge Public Infrastructure District No. 2 (the “District”), adopted a *RESOLUTION 2023-1 – A RESOLUTION OF JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AUTHORIZING THE ANNEXATION AND WITHDRAWAL OF CERTAIN PROPERTY INTO AND OUT OF THE JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2.*, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein. On November 7, 2023, the City Council of Heber City adopted RESOLUTION NO. 2023-19 - *A RESOLUTION OF HEBER CITY AUTHORIZING THE ANNEXATION AND WITHDRAWAL OF CERTAIN PROPERTY INTO AND OUT OF THE JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2.*, a true and correct copy of which is attached as EXHIBIT “B” hereto and incorporated by this reference herein.


A copy of the Amended Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as EXHIBIT “C” hereto and incorporated by this reference.

The District hereby certifies that all requirements applicable to the annexation and withdrawal of property into and out of the District have been met. The District does not anticipate the employment of any personnel.

WHEREFORE, the District respectfully requests the issuance of a Certificate of Annexation and Withdrawal pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5 and 17B-1-401 and 501, *et seq.*

DATED this 16 day of November, 2023.

Jordanelle Ridge Public Infrastructure District No. 2


Jeremy R. Cook, District Attorney

VERIFICATION

STATE OF UTAH)
)ss.
 COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this 17th day of November, 2023.

[Handwritten Signature]

 NOTARY PUBLIC

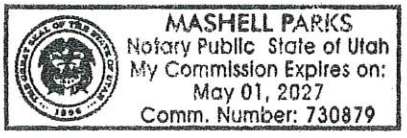


Exhibit A

RESOLUTION NO. 2023-1

A RESOLUTION OF JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 AUTHORIZING THE ANNEXATION AND WITHDRAWAL OF CERTAIN PROPERTY INTO AND OUT OF THE JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2.

WHEREAS, the Jordanelle Ridge Public Infrastructure District No. 2 (the “District”) is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “PID Act”), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on March 1, 2022, the City Council of Heber City, Utah (the “City”) adopted Resolution 2022-03 (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

WHEREAS, in accordance with Utah Code Ann. §§ 17D-4-201(3)(a) and 4(a), an area outside of the boundaries of a public infrastructure district may be annexed into the public infrastructure district, and area may be withdrawn from the public infrastructure district, upon adoption of resolutions of the District board and Heber City, which is the creating entity; and

WHEREAS, the District desires to annex a small portion of property that is adjacent to the District but was not within the boundaries of the City when the District was established, and approve the withdrawal of portion of property currently within the District that will not have development lots.

NOW, THEREFORE, it is hereby resolved by Heber City as follows:

Section 1. The board of Trustee’s of the Jordanelle Ridge Public Infrastructure District No. 2 (the “District”) hereby authorizes the annexation and withdrawal of certain real property from the Jordanelle Ridge Public Infrastructure District No. 2 South Boundary (the “Subject Property”), as identified in the legal description and map attached hereto Exhibit A, into and out of the District. The change to the boundaries of the Jordanelle Ridge Public Infrastructure District No. 2 North Boundary shall not change.

Section 2. The District hereby authorizes the Chair to execute such documents and take such actions as may be necessary to complete the annexation and withdrawal, including amendments or changes to satisfy changes to the legal description by the Wasatch County Surveyor, or the office of the Lieutenant Governor.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 5. This resolution shall take upon approval and execution of the final local entity plat by the Wasatch County Surveyor.

APPROVED AND ADOPTED this November 8, 2023.

(SEAL)



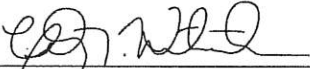
By: 
Cody Winterton, Chair

EXHIBIT A

SUBJECT PROPERTY

Jordanelle Ridge – Village 2 PID South Boundary

A description of a tract of land completely contained within Township 3 South, Range 5 East, Salt Lake and Base and Meridian. All sections called to and along within this description are within said Township and Range.

Beginning at a point being South 00°41'38" East 518.02 feet along the North-South Quarter section line from the South Quarter Corner of Section 20, and running

thence North 19°13'48" West 272.96 feet;
thence Northwesterly 176.87 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 70°54'05" West and the chord bears North 23°59'56" West 176.65 feet with a central angle of 09°48'02");
thence North 28°53'57" West 229.57 feet;
thence North 28°55'45" West 31.50 feet;
thence Northwesterly 205.84 feet along the arc of a 316.00 foot radius curve to the right (center bears North 61°09'30" East and the chord bears North 10°10'52" West 202.22 feet with a central angle of 37°19'17");
thence North 8°28'46" East 105.39 feet;
thence Northwesterly 242.26 feet along the arc of a 384.00 foot radius curve to the left (center bears North 81°31'14" West and the chord bears North 9°35'39" West 238.26 feet with a central angle of 36°08'50");
thence South 89°59'23" East 341.60 feet to the North-South Quarter section line;
thence North 0°00'09" East 1,550.78 feet along the North-South Quarter section line;
thence North 53°35'28" East 351.75 feet;
thence North 42°38'38" East 443.03 feet;
thence North 50°47'07" West 752.70 feet to the North-South Quarter section line;
thence North 0°00'09" East 741.95 feet along the North-South Quarter section line;
thence North 89°59'32" West 399.95 feet;
thence North 24°22'32" West 113.62 feet;
thence North 45°45'31" East 1,484.43 feet;
thence South 44°14'29" East 4,517.61 feet;
thence North 89°14'34" East 149.38 feet;
thence South 00°09'12" East 1,185.14 feet to the Northwest Corner of Wasatch County Parcel Number 00-0021-5051 found at Entry Number 355558;
thence South 00°46'51" West 697.33 feet along said Parcel Number 00-0021-5051;
thence North 89°36'20" West 82.51 feet;
thence South 00°56'33" East 1,322.25 feet;
thence South 88°58'53" West 1,148.61 feet;
thence West 1,366.27 feet to and along the North line of said Cove Estates Phase 2 as recorded in the Wasatch County Recorder's Office as Entry Number 294870 in Book 820 at Pages 176-185, to and along the Northerly line of Cove Estates Phase 1 as recorded in the Wasatch County Recorder's Office as Entry Number 294869 in Book 820 at Pages 166-175;
thence South 00°10'21" East 26.98 feet;
thence South 49°09'39" West 1,056.00 feet;

thence South 89°49'39" West 512.35 feet to the North-South Quarter section line of Section 29;

thence North 00°41'38" West 1,549.71 feet along the North-South Quarter section line to the point of beginning.

Contains 20,157,109 Square Feet or 462.743 Acres

Less and Excepting any portion of Parcel Number 00-0021-5048 found at Entry Number 325869 being more particularly described as follows:

All of a certain parcel of land, designated as Wasatch Commons Tank site, said parcel located in the north half of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the East corner of above mentioned Section 20 (Basis of Bearing South 00°42'24" West – 2663.75 feet between the East quarter corner and the South east corner of said Section 20); thence South 00°42'24" West along the east line of said section for 103.13 feet; thence North 89°17'36" West perpendicular to said east line for 331.83 feet to the POINT OF BEGINNING; thence South 88°55'25" West for 468.50 feet; North 13°06'56" East for 644.72 feet; South 84°07'24" East for 343.15 feet; South 01°53'10" West for 584.28 feet to the POINT OF BEGINNING. Contains 246,424 sq.ft or 5.653 Acres.

Net Area Contains 19,906,469 Square Feet or 457.086 Acres

Exhibit B

RESOLUTION NO. 2023-19

A RESOLUTION OF HEBER CITY AUTHORIZING THE ANNEXATION AND WITHDRAWAL OF CERTAIN PROPERTY INTO AND OUT OF THE JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2.

WHEREAS, the Jordanelle Ridge Public Infrastructure District No. 2 (the "District") is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the "PID Act"), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on March 1, 2022, the City Council of Heber City, Utah (the "City") adopted Resolution 2022-03 (the "Creation Resolution") authorizing the creation of the District, approving a Governing Document for the District (the "Governing Document") and appointing the Board; and

WHEREAS, in accordance with Utah Code Ann. §§ 17D-4-201(3)(a) and 4(a), an area outside of the boundaries of a public infrastructure district may be annexed into the public infrastructure district, and area may be withdrawn from the public infrastructure district, upon adoption of resolutions of the District board and Heber City, which is the creating entity; and

WHEREAS, the District desires to annex a small portion of property that is adjacent to the District but was not within the boundaries of the City when the District was established, and approve the withdrawal of portion of property currently within the District that will not have development lots.

NOW, THEREFORE, it is hereby resolved by Heber City as follows:

Section 1. Heber City hereby authorizes the annexation and withdrawal of certain real property from the Jordanelle Ridge Public Infrastructure District No. 2 South Boundary (the "Subject Property"), as identified in the legal description and map attached hereto Exhibit A, into and out of the District. The change to the boundaries of the Jordanelle Ridge Public Infrastructure District No. 2 North Boundary shall not change.

Section 2. The City hereby authorizes the Mayor to execute such documents and take such actions as may be necessary to complete the annexation and withdrawal, including amendments or changes to satisfy changes to the legal description by the Wasatch County Surveyor, or the office of the Lieutenant Governor.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

Section 5. This resolution shall take upon approval and execution of the final local entity plat by Heber City and the Wasatch County Surveyor.

APPROVED AND ADOPTED this November 7, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne M. Barney	X	_____	_____	_____
Mike Johnston	X	_____	_____	_____
Rachel Kahler	X	_____	_____	_____
D. Scott Phillips	X	_____	_____	_____
Ryan Stack	X	_____	_____	_____

(SEAL)



By: Heidi Franco
Heidi Franco, Mayor

ATTEST:

By: Mina W Locke
City Recorder

EXHIBIT A
SUBJECT PROPERTY

Jordanelle Ridge – Village 2 PID South Boundary

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Beginning at a point being South 00°41'38" East 518.02 feet along the North-South Quarter section line from the South Quarter Corner of Section 20, and running

thence North 19°13'48" West 272.96 feet;
thence Northwesterly 176.87 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 70°54'05" West and the chord bears North 23°59'56" West 176.65 feet with a central angle of 09°48'02");
thence North 28°53'57" West 229.57 feet;
thence North 28°55'45" West 31.50 feet;
thence Northwesterly 205.84 feet along the arc of a 316.00 foot radius curve to the right (center bears North 61°09'30" East and the chord bears North 10°10'52" West 202.22 feet with a central angle of 37°19'17");
thence North 08°28'46" East 105.39 feet;
thence Northwesterly 242.26 feet along the arc of a 384.00 foot radius curve to the left (center bears North 81°31'14" West and the chord bears North 09°35'39" West 238.26 feet with a central angle of 36°08'50");
thence South 89°59'23" East 341.60 feet to the North-South Quarter section line;
thence North 00°00'09" East 1,550.78 feet along the North-South Quarter section line;
thence North 53°35'28" East 351.75 feet;
thence North 42°38'38" East 443.03 feet;
thence North 50°47'07" West 752.70 feet to the North-South Quarter section line;;
thence North 00°00'09" East 741.95 feet along the North-South Quarter section line;
thence North 89°59'32" West 399.95 feet;
thence North 24°22'32" West 113.62 feet;
thence North 45°45'31" East 1,484.43 feet;
thence South 44°14'29" East 4,517.61 feet;
thence North 89°14'34" East 149.38 feet;
thence South 00°09'12" East 1,185.14 feet to the Northwest Corner of Wasatch County Parcel Number 00-0021-5051 found at Entry Number 355558;
thence South 00°46'51" West 697.33 feet along said Parcel Number 00-0021-5051;
thence North 89°36'20" West 82.51 feet;
thence South 00°56'33" East 1,322.25 feet;
thence South 88°58'53" West 1,148.61 feet;
thence West 42.95 feet;
thence North 00°47'55" West 20.57 feet;
thence South 89°49'39" West 210.60 feet;
thence South 00°10'21" East 19.93 feet to the Northeast Corner of Cove Estates Phase 2 as recorded in the Wasatch County Recorder's Office as Entry Number 294870 in Book 820 at Pages 176-185;

thence West 1,112.50 feet along the North line of said Cove Estates Phase 2, to and along the Northerly line of Cove Estates Phase 1 as recorded in the Wasatch County Recorder's Office as Entry Number 294869 in Book 820 at Pages 166-175;

thence South 00°10'21" East 26.98 feet;

thence South 49°09'39" West 1,056.00 feet;

thence South 89°49'39" West 512.35 feet to the North-South Quarter section line of Section 29;

thence North 00°41'38" West 1,549.71 feet along the North-South Quarter section line to the point of beginning.

Contains 20,152,893 Square Feet or 462.647 Acres

Less and Excepting any portion of Parcel Number 00-0021-5048 found at Entry Number 325869 being more particularly described as follows:

All of a certain parcel of land, designated as Wasatch Commons Tank site, said parcel located in the north half of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the East corner of above mentioned Section 20 (Basis of Bearing South 00°42'24" West – 2663.75 feet between the East quarter corner and the South east corner of said Section 20); thence South 00°42'24" West along the east line of said section for 103.13 feet; thence North 89°17'36" West perpendicular to said east line for 331.83 feet to the POINT OF BEGINNING; thence South 88°55'25" West for 468.50 feet; North 13°06'56" East for 644.72 feet; South 84°07'24" East for 343.15 feet; South 01°53'10" West for 584.28 feet to the POINT OF BEGINNING. Contains 246,424 sq.ft or 5.653 Acres.

Net Area Contains 19,906,469 Square Feet or 456.990 Acres

Exhibit C



ENSIGN
THE SURVEYING ENGINEERS

SALT LAKE CITY
45 E. SOUTH, Suite 500
Salt Lake City, UT 84111
Phone 801.261.8529

LAYTON
Phone 801.461.1103

TOOELE
Phone 435.413.1300

CEAR CITY
Phone 435.866.1413

RICHFIELD
Phone 435.656.2321

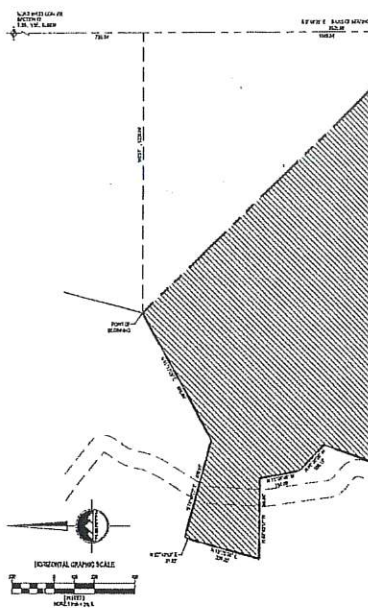
WWW.ENSIGNENGINEERS.COM
 8475 S. WYVINGHAM DR. SUITE 500
 84712 WYVINGHAM, UT 84143
 801.261.8529
 P.O. BOX #114331

JORDANELLE RIDGE
 PUBLIC INFRASTRUCTURE DISTRICT NO. 2 - NORTH
 700 COYOTE LANE
 HEEBER CITY, UTAH

VILLAGE 2 NORTH
 PID PARCEL

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____

1 OF 2



WASATCH COUNTY SURVEYORS CERTIFICATE
 I, the undersigned, a duly qualified and licensed Surveyor for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat of survey, as shown to me by the applicant, and that the same conforms to the provisions of the laws of the State of Utah relating to the recording of surveys and maps, and that the same are in accordance with the provisions of the laws of the State of Utah relating to the recording of surveys and maps, and that the same are in accordance with the provisions of the laws of the State of Utah relating to the recording of surveys and maps.

ACCEPTANCE BY LEGISLATIVE BODY

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
 THE BOARD OF COUNTY COMMISSIONERS OF WASATCH COUNTY, UTAH

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
 THE BOARD OF COUNTY COMMISSIONERS OF WASATCH COUNTY, UTAH

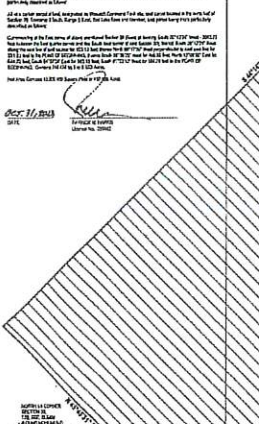
RECORDED IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH

FILE NO. _____
 BOOK _____
 PAGE _____
 DATE _____

SURVEYOR'S NARRATIVE

1. I, [Name], a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Utah. The plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Utah.

2. I, [Name], a duly licensed and sworn Surveyor of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor of the State of Utah.



LOCATED IN THE EAST HALF OF SECTION 16, THE WEST HALF OF SECTION 18, THE NORTHWEST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 12 EAST, SALT LAKE BASIN AND MIDDLE MOUNTAIN, WILMOT COUNTY, UTAH



WILMOT COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THE PLAT AND ACCEPTS IT AS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS SHOWN ON THE PLAT.

[Signature]
 COUNTY CLERK

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF THE COUNTY HAS REVIEWED AND ACCEPTED THIS SURVEY SUBJECT TO THE PROVISIONS OF THE UTAH PLAT ACT.

[Signature]
 COUNTY CLERK

RECORDING

FILED IN THE COUNTY OF WILMOT, UTAH, THIS _____ DAY OF _____, 20____.

BY _____

RECORDED	FILED
DATE	BY
TIME	BY
DATE	BY
TIME	BY

ENSIGN
 THE ENGINEERING GROUP

SALT LAKE CITY
 1350 W. 3000 S, SUITE 101
 SALT LAKE CITY, UT 84119
 Phone: (801) 255-5123

LAYTON
 100 W. 1000 S, SUITE 100
 LAYTON, UT 84040
 Phone: (801) 461-1100

TORREY
 100 W. 1000 S, SUITE 100
 TORREY, UT 84058
 Phone: (801) 461-1100

CEDAR CITY
 100 W. 1000 S, SUITE 100
 CEDAR CITY, UT 84103
 Phone: (801) 461-1100

RICHFIELD
 100 W. 1000 S, SUITE 100
 RICHFIELD, UT 84701
 Phone: (801) 461-1100

JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 - SOUTH AMENDED

HEBER CITY, UTAH

JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 2 - SOUTH AMENDED

NO.	REV.	DATE	DESCRIPTION

DATE SUBMITTED: 10/3/2023
 PREPARED FOR: RAIN TREE
 JORDANELLE RIDGE
 VILLAGE 2 - PID
 SOUTH BOUNDARY AMENDMENT

MOMENTUM
 DEVELOPMENT GROUP
 1075 JORDAN CANYON DRIVE, SUITE 400, WEST VALLEY, UT 84095
 SCALE: 1" = 40'
 NORTH ARROW
 SHEET NUMBER: 47-0117

