

# 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 know as the ANNEXATION TO MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT PARCEL: PP-S-MC-1-A located in SUMMIT COUNTY, dated AUGUST 22, 2024, complying with §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 ANNEXATION TO MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT PARCEL: PP-S-MC-1-A located in SUMMIT COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 10<sup>th</sup> day of September, 2024 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

**Notice of Impending Boundary Action**

Pursuant to Utah Code Annotated §67-1a-6.5, the County Council of Summit County hereby provides the Lieutenant Governor's Office with written notice of an impending boundary action that effects Summit County and the Mountain Regional Water Special Service District.

The Summit County Council seeks a certificate of annexation as it relates to the Mountain Regional Water Special Service District. The Summit County Council received a petition from Last Chance WP LP, the sole owners of Summit County Parcel No. PP-S-MC-1-A, requesting that its property be annexed into the boundaries of the Mountain Regional Water Special Service District in order to receive water service from that District. Thereafter, on August 14, 2024, the Summit County Council adopted Resolution MRW 2024-12, to annex that property into the boundaries of the District.

The Summit County Council hereby certifies that the attached constitutes a true and correct copy of the Resolution annexing territory into the boundaries of the Mountain Regional Water Special Service District as well as the final local entity plat. The Summit County Council further certifies that all the requirements for the annexation of territory into the boundaries of the Mountain Regional Water Special Service District have been complied with pursuant to Utah Code Annotated §17D-1-101 et. seq.



CHAIRPERSON OF THE SUMMIT COUNTY COUNCIL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County this 22<sup>nd</sup> day of August, 2024.

  
COUNTY CLERK

# ANNEXATION TO MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

## Parcel: PP-S-MC-1-A

By Resolution No. MRW 2024-12

Legal:

A parcel of land located in the southeast quarter of Section 13, Township 2 South, Range 3 East, Salt Lake Base and Meridian and the southwest quarter of Section 18, Township 2 South, Range 3 East, Salt Lake Base and Meridian and the northwest quarter of Section 19 Township 2 South, Range 3 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is East 2318.55 feet and South 8576.00 feet from a 2" aluminum cap at the north quarter of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said point also being on the boundary of that certain Boundary Survey, recorded August 23, 2018, as File No. 50009511 on file and of record in the Office of the Recorder, Summit County, Utah; and running thence coincident with said boundary South 33°27'47" East 753.34 feet to the westernmost point of The Colony at White Pine Canyon Phase 5D Meadow Lake Subdivision Plat, recorded April 2, 2018, as Entry No. 10885986 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with the west and south boundaries of Phase 5D Subdivision Plat the following two (2) courses: 1) South 33°27'47" East 728.04 feet; thence 2) South 87°32'41" East 309.26 feet to a point on the west boundary of The Colony at White Pine Canyon Phase 5C Meadow Lakes Subdivision Plat, recorded April 2, 2018, as Entry No. 10885984 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5C Subdivision Plat the following three (3) courses: 1) South 87°32'41" East 87.15 feet; thence 2) South 00°17'18" East 352.74 feet; thence 3) South 81°00'00" East 227.71 feet; thence South 13°39'23" East 704.50 feet; thence South 59°19'09" West 741.10 feet to a point on a non-tangent curve to the left having a central angle of 21°55'45"; thence North 49°49'25" West 116.43 to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 44°10'35" East; thence along the arc of said curve 31.95 feet through a central angle of 06°46'07"; thence North 39°49'18" West 48.57 feet to a point on a non-tangent curve to the right having a radius of 185.00 feet, of which the radius point bears North 39°49'18" West; thence along the arc of said curve 51.17 feet through a central angle of 19°54'57"; thence South 69°11'29" West 34.13 feet to a point on a curve to the right, having a radius of 110.00 feet, of which the radius point bears North 20°48'21" West; thence along the arc of said curve 39.64 feet through a central angle of 20°38'45"; thence South 89°50'24" West 16.67 feet to a point on the east boundary of The Colony at White Pine Canyon Phase 5C Meadow Lakes Subdivision Plat, recorded August 12, 2019, as Entry No. 115910 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5C Subdivision Plat the following three (3) courses: 1) North 01°39'54" East 439.50 feet; thence 2) North 33°19'48" West 666.25 feet; thence 3) North 04°01'50" East 384.51 feet to a point on the east boundary of The Colony at White Pine Canyon Phase 5F Meadow Lakes Subdivision Plat recorded September 17, 2018, as Entry No. 1098002 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5F Subdivision Plat North 04°01'50" East 601.12 feet to the point of beginning.

Contains: 31.63 Acres

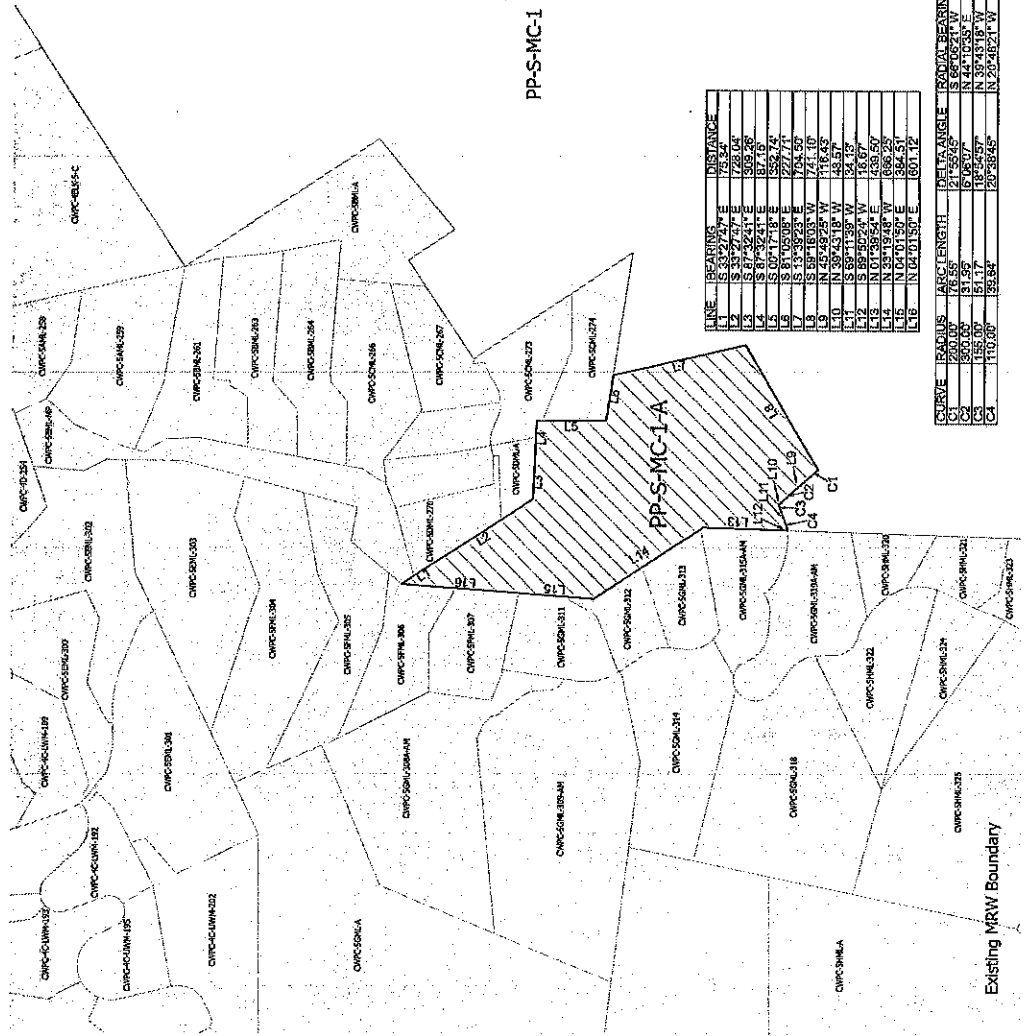
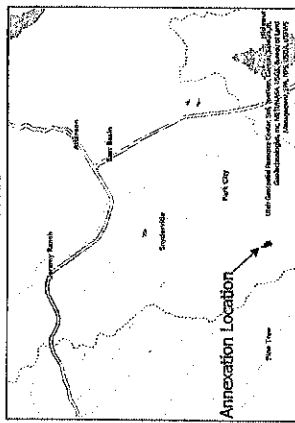
Special Warranty Deed on June 11, 2024, recorded as Entry No. 1221204 (Book: 2822 Page: 0115)

### SURVEYORS CERTIFICATE

I, Christopher Braun, do hereby certify that I am a Professional Land Surveyor and I hold license number 512594, as prescribed under the laws of the State of Utah. I further certify that this plat has been made under my direction in compliance with Utah Code 77-1-401(1)(a) and that the annexation to Mountain Regional Water Special Service District is correctly shown hereon. No field survey was performed in the creation of this plat.



VICINITY MAP



| LINE | BEARINGS      | DISTANCE |
|------|---------------|----------|
| 1    | S 53°27'47" E | 728.04   |
| 2    | S 87°32'41" E | 309.26   |
| 3    | S 81°00'00" E | 227.71   |
| 4    | S 13°39'23" E | 704.50   |
| 5    | S 00°17'18" E | 352.74   |
| 6    | S 87°32'41" E | 87.15    |
| 7    | S 13°39'23" E | 741.10   |
| 8    | S 59°19'09" W | 741.10   |
| 9    | S 44°10'35" W | 31.95    |
| 10   | N 39°49'18" W | 48.57    |
| 11   | S 69°11'29" W | 34.13    |
| 12   | S 20°48'21" W | 16.67    |
| 13   | N 04°01'50" E | 439.50   |
| 14   | N 33°19'48" E | 666.25   |
| 15   | N 04°01'50" E | 384.51   |
| 16   | N 04°01'50" E | 601.12   |

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1    | 300.00' | 6.00'      | 3.60°       |
| C2    | 185.00' | 6.00'      | 3.24°       |
| C3    | 110.00' | 51.17'     | 19°54'57"   |
| C4    | 110.00' | 39.64'     | 20°38'45"   |

APPROVED AS TO FORM  
SUMMIT COUNTY ATTORNEY

BY: *William Seabury*  
DATE: 8-21-24

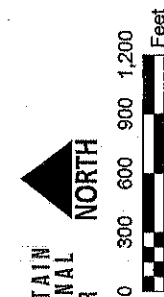
SUMMIT COUNTY SURVEYOR

This Final Local Entry Plat has been found to be in Compliance with Section 17-23-20 of Utah Code on this 22<sup>nd</sup> day of August, 2024.



SUMMIT COUNTY RECORDER

By K. Baird  
Date: 8/8/2024



**RESOLUTION NO. MRW 2024-12**

**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN  
REGIONAL WATER SPECIAL SERVICE DISTRICT  
(Parcel PP-S-MC-1-A)**

**WHEREAS**, the Summit County Council of Summit County, Utah (the "Council"), established a local district designated as the Mountain Regional Water Special Service District (the "District"), to provide water services within its boundaries; and

**WHEREAS**, Utah Code Ann. §17D-1-401 provides that additional land from that specified in the resolution establishing a local district may be annexed to the District in conformance with the applicable procedures; and

**WHEREAS**, §17D-1-203 and §17D-1-401(2) provide that the Council, may be petitioned to annex an area into the District; and

**WHEREAS**, there have been numerous annexations into the District since its establishment in 2000; and

**WHEREAS**, **LAST CHANCE WP LP** has petitioned the Council to annex its land into the District (the "Petition"). In the Petition, **LAST CHANCE WP LP** represented that it is the sole owner of **Parcel PP-S-MC-1-A**; and

**WHEREAS**, the Summit County Clerk has certified the Petition; and

**WHEREAS**, §17D-1-402 provides that the notice, hearing, and protest period do not apply if a petition for annexation of additional area is filed with the signatures of all of the owners of taxable real property;

**WHEREAS**, **LAST CHANCE WP LP** has signed the Petition for annexation.

**NOW, A THEREFORRE, BE IT RESOLVED** by the Summit County Council as follows:

Section 1. FINDINGS. The Council finds and determines that public health, convenience, and necessity requires that certain land situated in Summit County, State of Utah, being generally described as parcel PP-5-MC-1-A located in Summit County, Utah (the "Property") be annexed into the District.

Section 2. ANNEXATION. The Property is hereby annexed into the boundaries of Mountain Regional Water Special Service District. The property annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owners of the Property shall be entitled, upon entering into a Water Service Agreement with the District, to receive the benefit of water services and facilities provided by the District, and shall be subject to the rights, powers and authority of the District, including, without limitation, the right, power and authority of the District to promulgate rules and regulations for the operation of the District, to levy ad valorem taxes on the Property, and to impose such fees and charges as shall be necessary to pay for all or part of the commodities, facilities and services to be provided by the District for the payment of the District's bonds and other obligations.

Section 3. Direction. All officers and employees of the District are hereby directed to take such action as shall be necessary and appropriate to effectuate the provisions of this Resolution and the intent expressed herein.

Section 4. Effective Date. This Resolution shall take effect immediately upon its approval and adoption by the Summit County Council.

APPROVED AND ADOPTED this 14<sup>th</sup> day of August, 2024

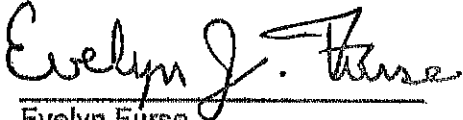
SUMMIT COUNTY COUNCIL  
SUMMIT COUNTY, UTAH



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Malena Stevens  
Chair

ATTEST:



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Evelyn Furse  
County Clerk

APPROVED AS TO FORM:



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~~David L. Thomas~~ Helen Strachan  
Chief Civil Deputy

1938





# ANNEXATION TO MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

## Parcel: PP-S-MC-1-A

By Resolution No. MRW 2024-12

Legal:

A parcel of land located in the southeast quarter of Section 13, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and the southwest quarter of Section 18, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and the northwest quarter of Section 19, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is East 2318.55 feet and South 8578.00 feet from a 2" aluminum cap at the north quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the boundary of that certain Boundary Survey, recorded August 23, 2018, as File No. 50009511 on file and of record in the Office of the Recorder, Summit County, Utah; and running thence coincident with said boundary South 33°27'47" East 75.34 feet to the westernmost point of The Colony at White Pine Canyon Phase 5D Meadow Lake Subdivision Plat, recorded April 2, 2018, as Entry No. 1089866 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with the west and south boundaries of Phase 5D Subdivision Plat the following two (2) courses: 1) South 33°27'47" East 728.04 feet; thence 2) South 87°32'41" East 309.26 feet to a point on the west boundary of The Colony at White Pine Canyon Phase 5C Meadow Lakes Subdivision Plat, recorded April 2, 2018, as Entry No. 1089894 of file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5C Subdivision Plat the following three (3) courses: 1) South 87°32'41" East 87.15 feet; thence 2) South 89°17'18" East 352.74 feet; thence 3) South 81°05'08" East 227.71 feet; thence South 13°39'23" East 704.50 feet; thence South 59°16'03" West 741.10 feet to a point on a non-tangent curve to the left having a radius of 200.00 feet, of which the radius point bears South 66°06'21" West; thence along the arc of said curve 76.52 feet through a central angle of 21°55'45"; thence North 45°49'25" West 116.43 to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 44°10'35" East; thence along the arc of said curve 31.05 feet through a central angle of 10°06'07"; thence North 39°49'18" West 46.57 feet to a point on a curve to the right, having a radius of 110.00 feet, of which the radius point bears North 39°49'18" West 31.13 feet; thence along the arc of said curve 39.04 feet through a central angle of 20°29'45"; thence South 89°50'24" West 16.67 feet to a point on a curve to the right, having a radius of 110.00 feet, of which the radius point bears North 89°50'24" West 16.67 feet to a point on the boundary of Phase 5E Meadow Lakes Subdivision Plat, recorded August 12, 2019, as Entry No. 115910 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5E Meadow Lakes Subdivision Plat the following three (3) courses: 1) South 89°50'24" West 16.67 feet; thence 2) South 89°50'24" West 16.67 feet; thence 3) North 04°01'50" East 304.51 feet to a point on the boundary of Phase 5F Meadow Lakes Subdivision Plat, recorded September 17, 2018, as Entry No. 1098802 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5F Subdivision Plat North 04°01'50" East 601.12 feet to the point of beginning.

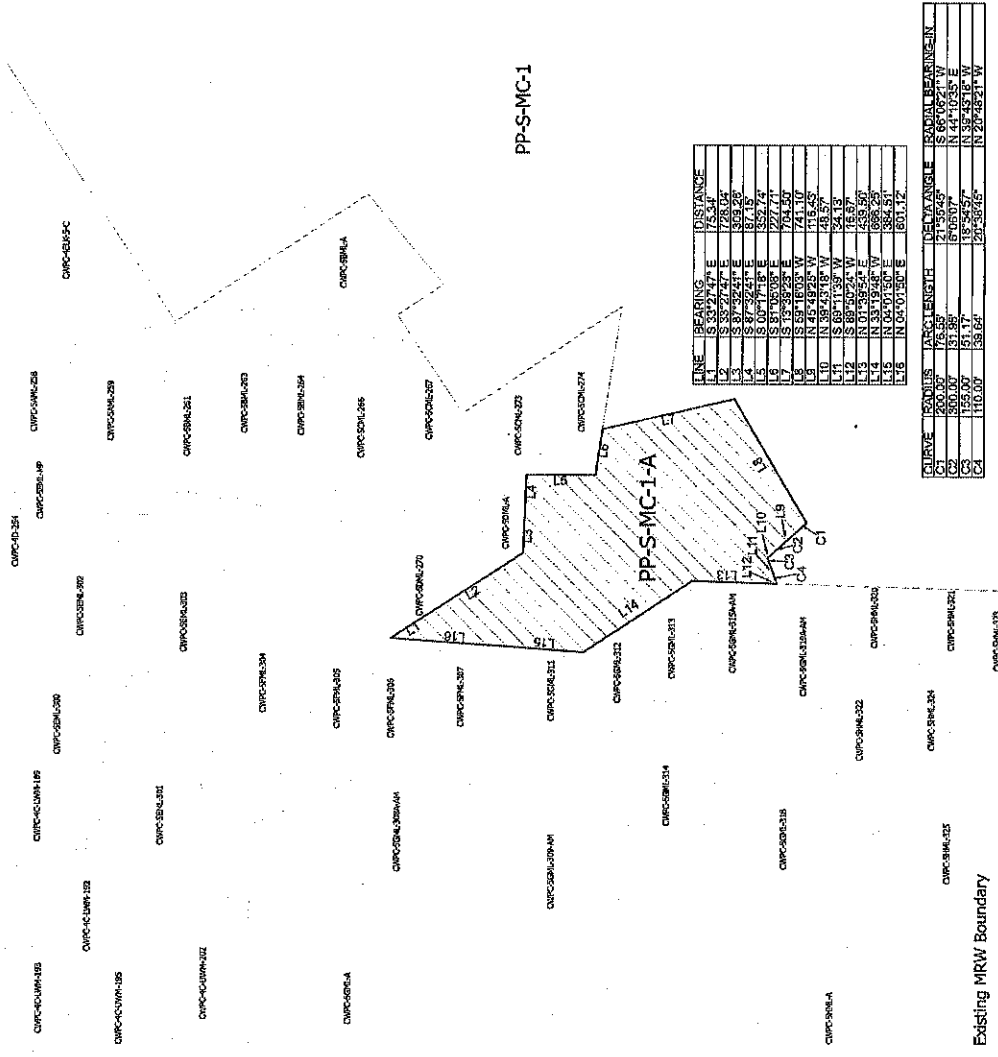
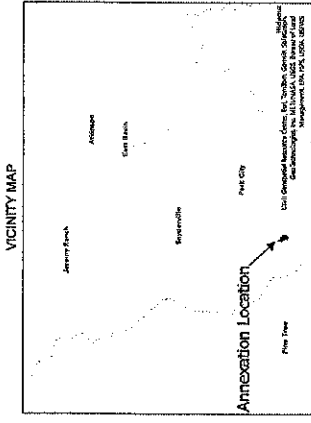
Contains 31.63 Acres

Special Warranty Deed on June 11, 2024, recorded as Entry No. 1221204 (Book: 2822 Page: 0115)

### SURVEYORS CERTIFICATE

I, Christopher Braun, do hereby certify that I am a Professional Land Surveyor and I hold license number 51526264, as prescribed under the laws of the State of Utah. I further certify that this plat has been made under my direction in compliance with Utah Code 17D-1-401(1)(a) and that the annexation to Mountain Regional Water Special Service District is correctly shown hereon.

No field surveys were performed in the creation of this plat.



**MOUNTAIN REGIONAL WATER**

**NORTH**

0 300 600 900 1,200 Feet

By K. Baird  
Date: 9/17/2024

1:300

**SUMMIT COUNTY SURVEYOR**

This Final Local Entity Plat has been found to be in Compliance with Section 17-29-20 of Utah Code on this 18 day of September, 2024.

BY: *[Signature]*  
Summit County Surveyor

**SUMMIT COUNTY RECORDER**

**APPROVED AS TO FORM**  
**SUMMIT COUNTY ATTORNEY**

BY: *[Signature]*  
DATE: 9/18/2024

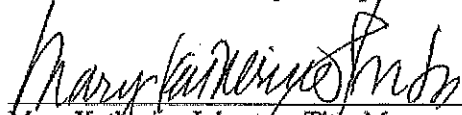
When Recorded Mail To:  
US Title Insurance Agency, LLC  
1225 Deer Valley Drive, Suite 300  
Park City, UT 84060

AFFIDAVIT

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Summit County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am currently employed as Title Manager by U.S. Title Company, and my job responsibilities include title searching and producing Commitments for title insurance.
3. I am familiar with the Special Warranty Deed recorded June 11, 2024 as Entry No. 1221204 in Book 2822 at page 155 of Official Records; wherein TCFC PropCO LP, a Delaware limited partnership appears as Grantor and Last Chance WP LP, a Utah limited partnership appears as Grantee.
4. Due to a scrivener's error, the descriptive paragraph of the legal description is incorrect. The correct description is as follows:  
  
See Attached Exhibits "A and B"
5. Further affiant sayeth not.

**DATED this 16th day of September, 2024**

  
Mary Katherine Johnston, Title Manager

State of Utah )  
 )ss:  
County of Summit )

On September 16, 2024, personally appeared before me, Mary Katherine Johnston, the signer of the above instrument, who duly acknowledged to me that he/she executed the same.

Susie Kay Prescott

My commission expires 4-2-28 Notary Public Residing at Park City, UT



## EXHIBIT "A"

The proposed plat of LAST CHANCE SUBDIVISION - PHASE 1; being more particularly described as follows:

A parcel of land located in the southeast quarter of Section 13, Township 2 South, Range 3 East, Salt Lake Base and Meridian and the southwest quarter of Section 18, Township 2 South, Range 4 East, Salt Lake Base and Meridian and the northwest quarter of Section 19, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Tax ID No. PP-S-MC-1-A

# Exhibit "B"

The proposed plat of LAST CHANCE SUBDIVISION - PHASE 1; being more particularly described as follows:

A parcel of land located in the southeast quarter of Section 13, Township 2 South, Range 3 East, Salt Lake Base and Meridian and the southwest quarter of Section 18, Township 2 South, Range 4 East, Salt Lake Base and Meridian and the northwest quarter of Section 19, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is East 2318.55 feet and South 8578.00 feet from a 2" aluminum cap at the north quarter of Section 12, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said point also being on the boundary of that certain Boundary Survey, recorded August 23, 2018, as File No. S0009511 on file and of record in the Office of the Recorder, Summit County, Utah; and running thence coincident with said boundary South 33°27'47" East 75.34 feet to the westernmost point of The Colony at White Pine Canyon Phase 5D Meadow Lake Subdivision Plat, recorded April 2, 2018 as Entry No. 1088988 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with the west and south boundaries of Phase 5D Subdivision Plat the following two (2) courses: 1) South 33°27'47" East 728.04 feet; thence 2) South 87°32'41" East 309.26 feet to a point on the west boundary of The Colony at White Pine Canyon Phase 5C Meadow Lakes Subdivision Plat, recorded April 2, 2018 as Entry No. 1088984 of file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5C Subdivision Plat the following three (3) courses: 1) South 87°32'41" East 87.15 feet; thence 2) South 00°17'18" East 352.74 feet; thence 3) South 81°05'08" East 227.71 feet; thence South 13°39'23" East 704.50 feet; thence South 59°16'03" West 741.10 feet to a point on a non tangent curve to the left having a radius of 200.00 feet, of which the radius point bears South 66°06'21" West; thence along the arc of said curve 76.55 feet through a central angle of 21°55'46"; thence North 45°49'25" West 116.43 to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 44°10'35" East; thence along the arc of said curve 31.95 feet through a central angle of 06°06'07"; thence North 39°43'18" West 48.57 feet to a point on a non tangent curve to the right having a radius of 155.00 feet, of which the radius point bears North 39°43'18" West; thence along the arc of said curve 51.17 feet through a central angle of 18°54'57"; thence South 69°11'39" West 34.13 feet to a point on a curve to the right, having a radius of 110.00 feet, of which the radius point bears North 20°48'21" West; thence along the arc of said curve 39.64 feet through a central angle of 20°38'45"; thence South 89°50'24" West 16.67 feet to a point on the east boundary of The Colony at White Pine Canyon Phase 5G Meadow Lakes Subdivision Plat, recorded August 12, 2019, as Entry No. 115910 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5G Subdivision Plat the following three (3) courses: 1) North 01°39'54" East 439.50 feet; thence 2) North 33°19'48" West 666.25 feet; thence 3) North 04°01'50" East 384.51 feet to a point on the east boundary of The Colony at White Pine Canyon Phase 5F Meadow Lakes Subdivision Plat recorded September 17, 2018 as Entry No. 1098002 on file and of record in the Office of the Recorder, Summit County, Utah; thence coincident with said boundary of Phase 5F Subdivision Plat North 04°01'50" East 601.12 feet to the point of beginning.