

STATE OF UTAH



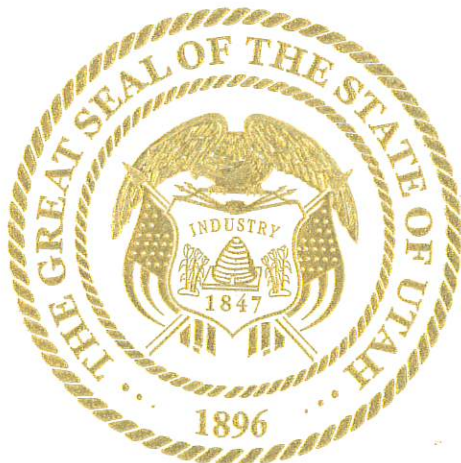
OFFICE OF THE LIEUTENANT GOVERNOR

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 SUNSET ACRES AND MAJESTIC VIEW ANNEXATION, located in TOOELE COUNTY, dated DECEMBER 17, 2024, complying with §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 SUNSET ACRES AND MAJESTIC VIEW ANNEXATION, located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23<sup>rd</sup> day of January, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor

# STANSBURY PARK IMPROVEMENT DISTRICT

## RESOLUTION NO. 2024 – 12A

### A RESOLUTION ANNEXING CERTAIN REAL PROPERTY INTO THE BOUNDARIES OF THE STANSBURY PARK IMPROVEMENT DISTRICT (Sunset Acres Subdivision and Majestic View Subdivision Property)

**WHEREAS**, Utah Code Ann. §17B-1-402 provides that an area outside the boundaries of a special district may be annexed into the district as provided in Part 4, Chapter 1, Utah Code Ann. §17B (the “*Annexation Statute*”), in order to enable the district to provide to the area the services that the District provides; and

**WHEREAS**, Stansbury Park Improvement District (the “*District*”), is a special district created and governed by Utah Code Ann. §17B-2a-401 et seq., as well as certain provisions of Title 17B, Limited Purpose Local Government Entities –Special Districts, Utah Code Ann. §17B-1-101 et seq. (collectively, the “*Act*”), and is subject to the provisions of the Annexation Statute pertaining to the annexation of the property which is the subject of this Resolution; and

**WHEREAS**, the Board of Trustees of the District (the “*Board*”), received a Petition for the Annexation of Property into the boundaries of the District, dated November 20, 2024 (the “*Petition*”), executed by The Carol Janice Weyland Trust, dated April 7, 2015 and White Rock Capital, LLC (collectively the “*Petitioners*”), pursuant to which the Petitioners petitioned the Board to annex the real property described in the Petition (the “*Annexation Property*”), as more particularly described herein, into the boundaries of the District in order to receive services provided by the District for the benefit of the Annexation Property; and

**WHEREAS**, the Petitioners are the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

**WHEREAS**, on December 17, 2024, the Board adopted Resolution No. 2024-12A, *A Resolution*

*Certifying the Petition for Annexation and the Giving of Notice Thereof*, pursuant to which, with respect to ownership of the Annexation Property, the Board has verified, with the assistance of the Tooele County Recorder's Office, that the Petitioners are the current owners of the Annexation Property as more particularly described in the Petition; and with respect to the Petition, has found and determined that the Petition: (i) has been duly filed in conformance with the provisions of §17B-1-403(2)(c) of the Act; (ii) describes the area proposed to be annexed and is accompanied by a map of the boundaries of the area proposed to be annexed in conformance with the provisions of § 17B-1-403(5) of the Act; and (iii) is otherwise in conformance with all of the specific requirements of the Annexation Statute applicable thereto; and as such, the Board has certified that the Petition is in compliance with all applicable requirements of State law and is a valid petition for the initiation of proceedings to annex the Annexation Property into the boundaries of the District; and

**WHEREAS**, the District has found and determined that notice of the certification of the Petition as required pursuant to §17B-1-405(1)(b) of the Act has been given to the Petitioner; and

**WHEREAS**, notice of the proposed Annexation has been duly given in conformance with the requirements of §17B-1-413(2)(b) of the Act by posting the same as a Class A notice under §g3G-30-102 Utah Code Annotated; and

**WHEREAS**, the Board has found and determined that in conformance with the authority of §17B-1-406(2) of the Act, inasmuch as Tooele County does not provide the services provided by the District, written notice of the proposed annexation of the Annexation Property into the boundaries of the District is not required to be delivered to Tooele County; and

**WHEREAS**, pursuant to the provisions of §17B-1-413 of the Act, the public hearing, notice of hearing and protest provisions of the Annexation Statute are not applicable inasmuch as the Petition was signed by the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

**WHEREAS**, the Board has found and determined that: (i) the District is willing to provide its

services to the Annexation Property, (ii) the Annexation Property will be benefitted by its inclusion into and its receiving the services provided by the District; and (iii) the annexation of the Annexation Property into the boundaries of the District is in the best interest of the public served by the District;

**NOW, THEREFORE**, be it hereby resolved by the Board as follows:

**SECTION 1. INCORPORATION OF RECITALS AND EXHIBITS.** The Recitals hereinabove set forth and the Exhibits hereto are incorporated into this Resolution and made a part hereof as though fully set forth herein.

**SECTION 2. ANNEXATION.** The annexation of the real property referred to herein as the Annexation Property, being hereinafter more particularly described, is approved and, subject to all proper filings with the office of the Lt. Governor as required by the Annexation Statute, said property is hereby annexed into the boundaries of Stansbury Park Improvement District. The Annexation Property is described as follows:

Tooele County Parcel Nos. Pertaining to the Annexation Property:

01-416-0-0002 – Sunset Acres Subdivision Property  
01-416-0-0017 – Majestic View Subdivision Property

Legal Description of the Annexation Property: Attached as EXHIBIT “A” hereto.

Annexation Final Local Entity Plat: Attached as EXHIBIT “B” hereto.

**SECTION 3. EFFECT OF ANNEXATION.** The Annexation Property hereby annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owner(s) of the Annexation Property shall be:

(a) entitled to receive for the benefit of the Annexation Property municipal water and sanitary sewer service only, and not storm drainage service, subject to compliance with all District rules, regulations and policies; and

(b) subject to all rights, powers and authority vested in the District as set forth in the Act, among other things, to: (i) promulgate rules, regulations and policies governing the services to be provided and the operation of the District. (ii) levy ad valorem property taxes on the Annexation Property; and (iii)

impose impact fees, service fees and other fees and charges for the infrastructure, facilities and services to be provided by the District for the benefit of the Annexation Property and for payment of the District's bonds and other obligations; all subject to compliance with the District's rules, regulations and policies.

**SECTION 4. DIRECTION.** All officers and employees of the District are hereby directed to take such action as shall be required pursuant to the Annexation Statute and otherwise, as necessary and appropriate, to effectuate the provisions of this Resolution and the intent expressed herein.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its approval and adoption by the Board.

**APPROVED AND ADOPTED** this 17<sup>th</sup> day of December, 2024.

**STANSBURY PARK IMPROVEMENT DISTRICT**

  
Chair, Board of Trustees

Attest:

  
Manager

**EXHIBIT "A"**  
**Legal Description of the Annexation Property**

## **EXHIBIT "A"**

### **Legal Description of the Annexation Property (Including both the Sunset Acres Property and the Majestic View Property)**

#### **SURVEYORS NARRATIVE**

The boundary is based on Section lines, as defined by found monuments, and by occupation lines, as defined by long-standing fence lines.

The basis of bearing for this survey is the measured line between the found monuments at the East Quarter Corner and the Southeast Corner of Section 27, township 2 South, Range 4 West, Salt Lake Base and Meridian, which bears South 0°14'47" East 2649.62 feet.

#### **BOUNDARY DESCRIPTION**

A parcel of Land, situate in the East Half of Section 27, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of Droubay Road, said point is located South 89°39'28" West 47.92 feet along the Quarter Section line from the East Quarter Corner of Section 27, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running

thence South 00°25'48" East 1,031.50 feet along said Westerly Right-of-Way line to the Northeast Corner of Beehive Subdivision recorded September 21, 2006 as Entry No. 267981;  
thence South 89°34'22" West 1,027.89 feet along the Northerly Boundary line of said Beehive Subdivision to the Northeast Corner of Dream Hill Estates Subdivision recorded March 21, 2008;  
thence South 89°31'15" West 785.60 feet along the Northerly Boundary line of said Dream Hill Estates Subdivision to the Northeast Corner of Dream Acres Subdivision recorded April 10, 2001 as Entry No. 161793;  
thence South 89°38'12" West 785.12 feet along the Northerly Boundary line of said Dream Acres Subdivision;  
thence North 00°40'31" West 1,014.34 feet to the Southeast Corner of Buzianis Ranchettes Phase 1 recorded May 17, 1996 as Entry No. 84791;  
thence along the Easterly Boundary line of said Buzianis Ranchettes Phase 1 the following two (2) courses:  
(1) North 00°17'20" West 855.17 feet;  
(2) North 00°15'48" West 871.00 feet to the Southwest Corner of Erda Valley Ranchettes recorded October 10, 1990 as Entry No. 037602;  
thence North 89°34'43" East 2,598.30 feet along the Southerly Boundary line of said Erda Valley Ranchettes to the Westerly Right-of-Way line of Droubay Road;  
thence South 00°25'48" East 1,708.90 feet along said Westerly Right-of-Way line to the point of beginning.

Contains 7,127,906 Square Feet or 163.634 Acres.

**EXHIBIT "B"**  
**Final Local Entity Plat for the Annexation Property**





## CERTIFICATION

I, the undersigned clerk of the Stansbury Park Improvement District (the "District"), do hereby certify that the attached *Resolution Annexing Certain Real Property into the Boundaries of the Stansbury Park Improvement District (Sunset Acres Subdivision and Majestic View Subdivision Property)*, is a true and correct copy of said resolution as duly adopted by the Board of Trustees (the "Board"), of the District, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, December 17, 2024.

  
\_\_\_\_\_  
Marilyn Mann, District Clerk

**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: The Lieutenant Governor, State of Utah**

Dear Sir/Madam:

**NOTICE IS HEREBY GIVEN**, in conformance with the applicable provisions of Utah Code Ann. §17B-1-414(2) and the applicable provisions of Utah Code Ann. §67-1a-6.5(a), that the Board of Trustees (the "Board"), of **STANSBURY PARK IMPROVEMENT DISTRICT** (the "District"), has, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, December 17, 2024, approved a *Resolution Annexing Certain Property into the Boundaries of Stansbury Park Improvement District (Sunset Acres Subdivision and Majestic View Subdivision)*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution"). A copy of the final District 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 Tooele County, Utah, is submitted herewith.

The Board hereby certifies that all requirements applicable to the annexation of the property more particularly described in the Annexation Resolution have been met.

**WHEREFORE**, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-414(c).

**DATED** this 17<sup>th</sup> day of December, 2024.

**STANSBURY PARK IMPROVEMENT DISTRICT**

By:   
Brett Palmer, General Manager

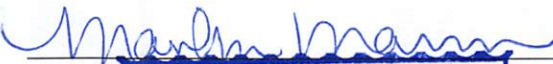
**VERIFICATION**

STATE OF UTAH     )  
                                  :ss.  
County of Tooele    )

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing *Notice of Impending Boundary Action* are true, accurate, and complete to the best of the undersigned's knowledge and belief.

  
Brett Palmer, General Manager

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of January, 2025.

  
**NOTARY PUBLIC**     **MARILYN MANN**  
Notary Public - State of Utah  
Comm. No. 720544  
My Commission Expires on  
Sep 22, 2025













# ANNEX PLAT-ENSIGN

Final Audit Report

2024-06-12

|                 |  |
|-----------------|--|
| Created:        | 2024-06-05                                   |
| By:             | Staci Maloney (smaloney@ensigneng.com)       |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA7FTjFFiQmEuKiuUPCmmncloNfHW3Qdel |

## "ANNEX PLAT-ENSIGN" History

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-  Document emailed to brett palmer (brettpalmer2007@yahoo.com) for signature  
2024-06-05 - 5:13:32 PM GMT
-  Email viewed by brett palmer (brettpalmer2007@yahoo.com)  
2024-06-05 - 10:20:03 PM GMT- IP address: 104.28.48.215
-  Signer brett palmer (brettpalmer2007@yahoo.com) entered name at signing as Brock Griffith  
2024-06-06 - 3:36:10 PM GMT- IP address: 12.74.211.86
-  Document e-signed by Brock Griffith (brettpalmer2007@yahoo.com)  
Signature Date: 2024-06-06 - 3:36:12 PM GMT - Time Source: server- IP address: 12.74.211.86
-  Document emailed to spid@digis.net for signature  
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2024-06-12 - 6:06:03 PM GMT- IP address: 107.3.108.71
-  Signer spid@digis.net entered name at signing as Brett Palmer  
2024-06-12 - 6:25:32 PM GMT- IP address: 107.3.108.71
-  Document e-signed by Brett Palmer (spid@digis.net)  
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