

# STATE OF UTAH

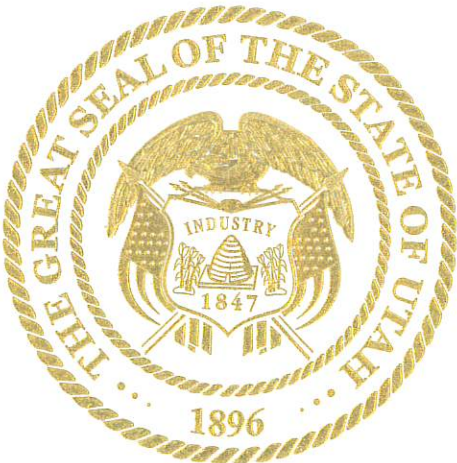


OFFICE OF THE LIEUTENANT GOVERNOR

## 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 ANNEXATION INTO POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-01, located in CACHE COUNTY and WEBER COUNTY, dated FEBRUARY 24, 2025, 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 ANNEXATION INTO POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-01, located in CACHE COUNTY and 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 21<sup>st</sup> day of March, 2025 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor

# ANNEXATION PLAT

## FOR ANNEXATION INTO POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-01

LOCATED IN SECTION 33, SECTION 5, SECTION 4, SECTION 7, SECTION 8, SECTION 9, SECTION 16,  
SECTION 17, SECTION 18, OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLB#M,  
CACHE AND WEBER COUNTIES  
FEBRUARY 2025

### SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND HOLDING LICENSE NO. 10175991 DO HEREBY CERTIFY THAT THIS ANNEXATION TO THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE WITH SECTION 17-23-20 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION FOR THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID ANNEXATION BOUNDARY BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER AND CACHE COUNTY RECORDERS OFFICE.

NATHAN CHRISTENSEN

### POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION - WEBER COUNTY

BEGINNING AT A POINT WHICH IS SOUTH, 7751.76 FEET AND WEST, 145.56 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING THENCE ALONG THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY FOR THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 80°14'06" EAST, 1174.90 FEET; (2) THENCE NORTH 00°53'00" WEST, 86.64 FEET; (3) THENCE NORTH 68°56'15" EAST, 762.68 FEET; (4) THENCE NORTH 86°23'26" EAST, 870.31 FEET; (5) THENCE NORTH 83°57'59" EAST, 1323.75 FEET; (6) THENCE NORTH 66°02'01" EAST, 565.02 FEET; (7) THENCE NORTH 00°00'00" EAST, 1436.29 FEET; (8) THENCE NORTH 90°00'00" EAST, 366.94 FEET; (9) THENCE SOUTH 00°45'10" EAST, 513.55 FEET TO THE SOUTHWEST CORNER OF SECTION 8; (10) THENCE SOUTH 88°43'17" EAST, 2749.68 FEET TO THE SOUTH QUARTER CORNER OF SECTION 8; (11) THENCE SOUTH 89°07'47" EAST, 2676.30 FEET TO THE SOUTHEAST CORNER OF SECTION 8; (12) THENCE NORTH 00°35'31" WEST, 5539.73 FEET TO THE NORTHEAST CORNER OF SECTION 8; THENCE SOUTH 86°34'26" EAST, ALONG THE SMHG LANDCO LLC PARCEL LINE 2709.12 FEET; THENCE SOUTH 00°03'35" WEST, ALONG THE STATE OF UTAH DNR PARCEL LINE 5405.89 FEET; THENCE SOUTH 86°20'47" EAST, 2617.48 FEET TO THE SOUTHEAST CORNER OF SECTION 9; THENCE SOUTH 46°37'20" WEST, ALONG THE STATE OF UTAH DNR PARCEL LINE 3639.90 FEET; THENCE SOUTH 00°43'08" WEST, ALONG THE SAID DNR PARCEL LINE 2358.71 FEET; THENCE ALONG THE SOUTHERLY LINES OF SECTIONS 16 AND 17 FOR THE FOLLOWING THREE (3) COURSES (1) THENCE SOUTH 86°47'40" WEST, 2650.21 FEET TO THE SOUTHEAST CORNER OF SECTION 17; (2) THENCE NORTH 85°54'28" WEST, 2614.70 FEET TO THE SOUTH QUARTER CORNER OF SECTION 17; (3) THENCE SOUTH 87°20'03" WEST, 2432.26 FEET TO THE SOUTHWEST CORNER OF SECTION 17; THENCE NORTH 03°35'27" WEST, 2575.97 FEET, TO THE WEST 1/4 CORNER OF SECTION 17; THENCE NORTH 85°39'14" WEST, 1270.03 FEET; THENCE NORTH 04°19'32" WEST, 3520.00 FEET; THENCE NORTH 90°00'00" WEST, 2460.69 FEET; THENCE SOUTH 02°20'05" EAST, 659.64 FEET; THENCE NORTH 84°07'08" WEST, 1197.28 FEET; THENCE NORTH 00°06'49" WEST, A DISTANCE OF 2681.55 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 1,743.501 ACRES MORE OR LESS

TOGETHER WITH PARCEL 23-012-0198 & PARCEL 23-012-0197

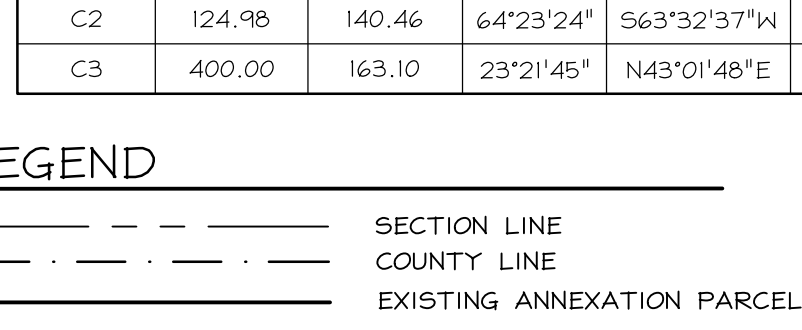
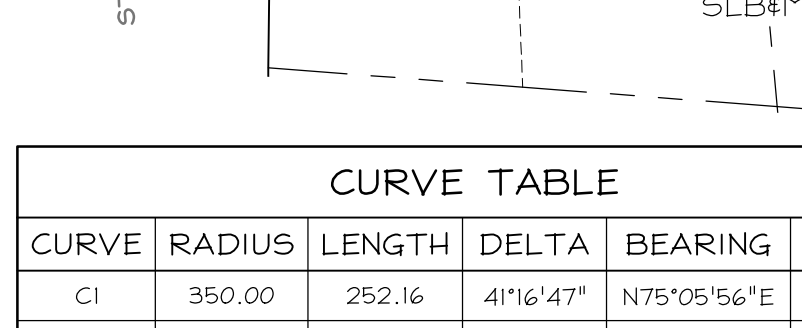
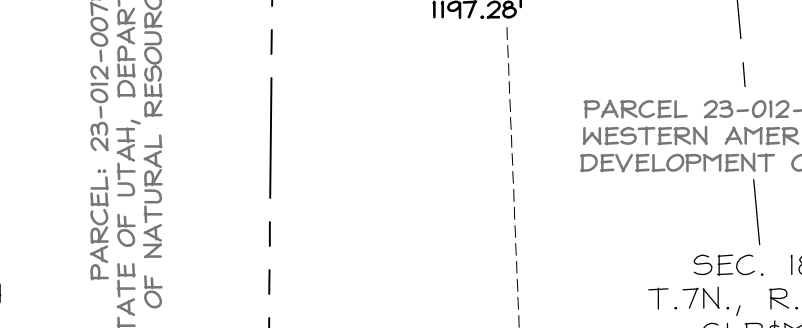
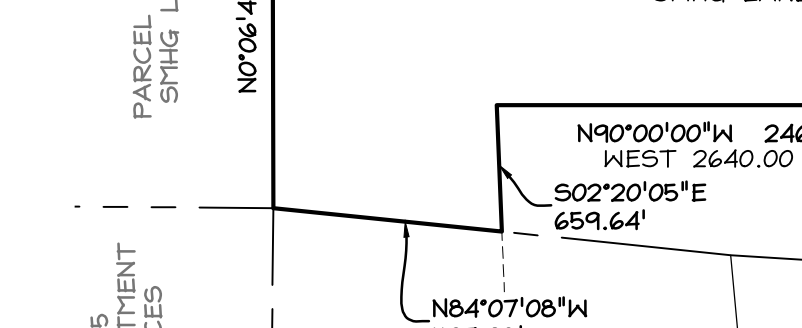
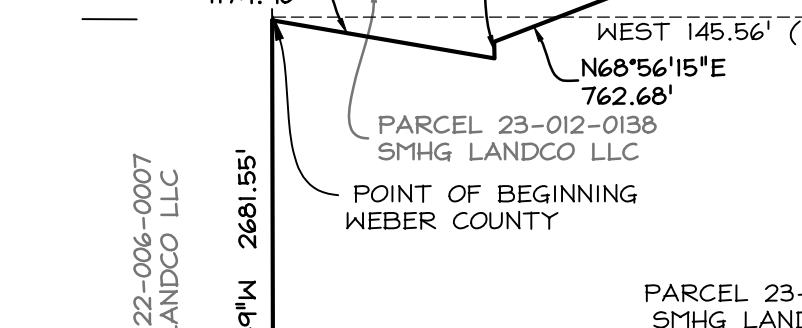
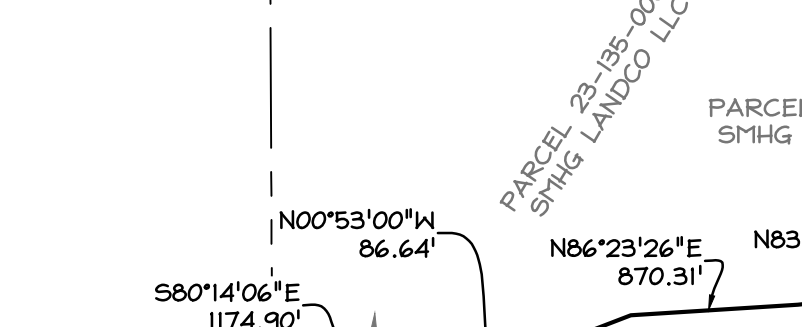
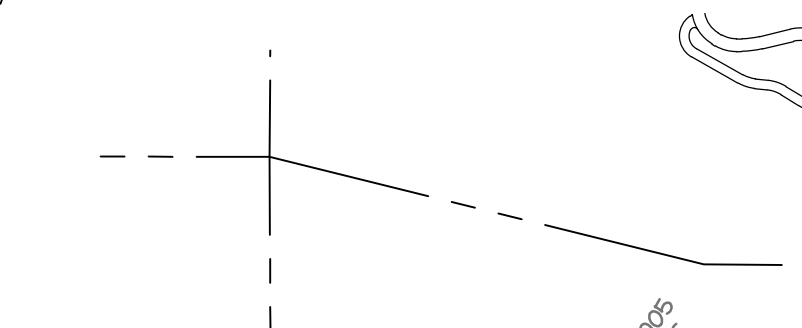
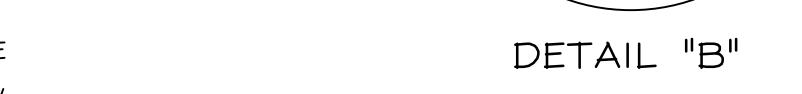
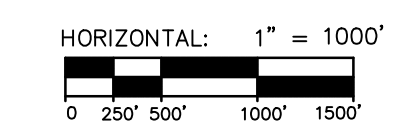
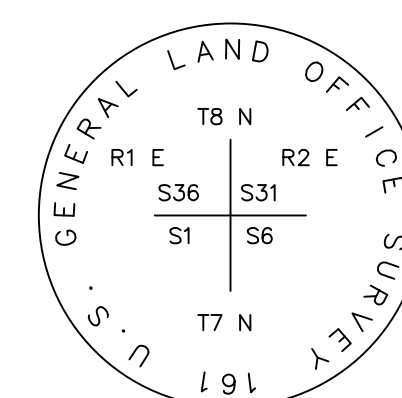
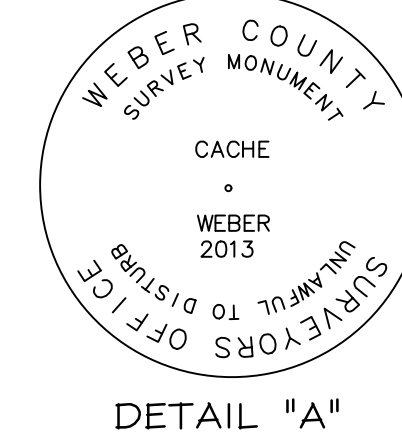
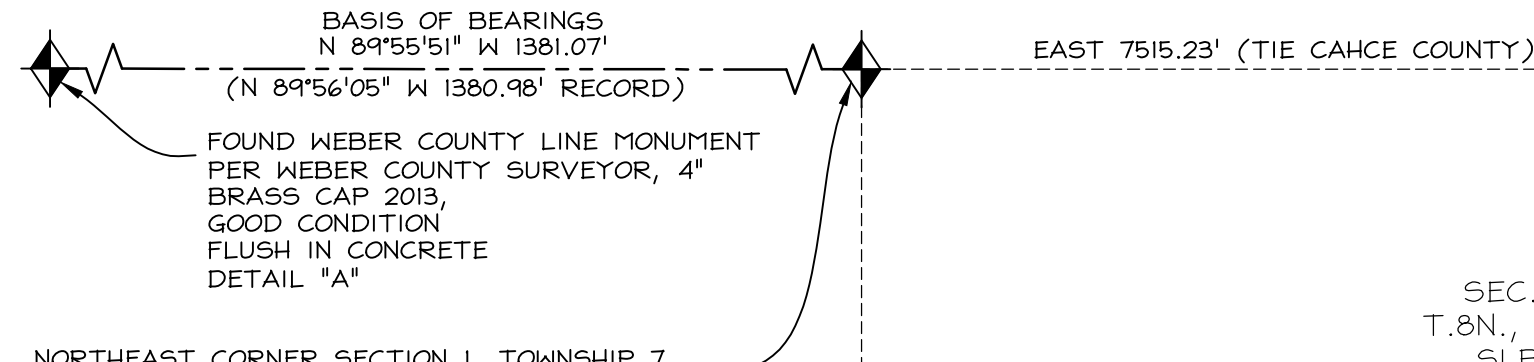
BEGINNING AT A POINT WHICH IS SOUTH, 2824.52 FEET AND EAST, 12,915.91 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING, THENCE NORTH 88°19'18" WEST, 2,621.82 FEET, TO A POINT ON THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY; AND RUNNING THENCE ALONG SAID EXISTING BOUNDARY LINE FOR THE FOLLOWING NINETEEN (19) COURSES: (1) THENCE NORTH 50°22'10" EAST, 83.12 FEET; (2) THENCE NORTH 27°03'07" EAST, 101.09 FEET; (3) THENCE NORTH 42°50'05" EAST, 153.03 FEET; (4) THENCE NORTH 38°49'16" EAST, 262.69 FEET; (5) THENCE NORTH 44°43'21" EAST, 190.34 FEET; (6) THENCE NORTH 81°07'16" EAST, 180.14 FEET; (7) THENCE NORTH 70°39'00" EAST, 172.83 FEET; (8) THENCE NORTH 73°43'10" EAST, 165.69 FEET; (9) THENCE SOUTH 88°30'22" EAST, 241.18 FEET; (10) THENCE NORTH 89°39'35" EAST, 108.74 FEET; (11) THENCE NORTH 83°37'52" EAST, 170.29 FEET; (12) THENCE NORTH 84°51'13" EAST, 215.80 FEET; (13) THENCE SOUTH 81°51'43" EAST, 144.54 FEET; (14) THENCE NORTH 73°14'01" EAST, 160.54 FEET; (15) THENCE NORTH 89°12'59" EAST, 152.04 FEET; (16) THENCE SOUTH 86°20'53" EAST, 125.49 FEET; (17) THENCE NORTH 89°57'00" EAST, 141.72 FEET; (18) THENCE SOUTH 84°52'46" EAST, 141.65 FEET; (19) THENCE SOUTH 73°46'48" EAST, 13.24 FEET; THENCE SOUTH 01°17'52" EAST, 839.80 FEET, TO THE POINT OF BEGINNING.  
CONTAINS: 41.80 ACRES MORE OR LESS

### POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION - CACHE COUNTY

BEGINNING AT A POINT WHICH IS EAST, 7515.23 FEET AND SOUTH, 1714.39 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING THENCE NORTH 89°45'38" EAST, 2671.64 FEET; THENCE NORTH 00°36'15" WEST, 1619.82 FEET; THENCE SOUTH 89°21'57" EAST, 330.81 FEET TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 2 EAST; THENCE NORTH 09°02'51" EAST, 2347.72 FEET; THENCE SOUTH 89°33'18" EAST, 1339.13 FEET; THENCE NORTH 00°15'01" EAST, 825.00 FEET; THENCE NORTH 84°52'46" WEST, 1288.83 FEET; THENCE NORTH 03°02'25" EAST, 2168.00 FEET TO THE NORTHWEST CORNER OF SECTION 33; THENCE SOUTH 89°39'55" EAST, 5270.27 FEET TO THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH 01°55'20" WEST, 821.63 FEET; THENCE SOUTH 54°27'32" WEST, 250.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 41°16'47", HAVING A RADIUS OF 350.00 FEET, WITH AN ARC LENGTH OF 252.16 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75°05'56" WEST, 246.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE LEFT THROUGH 64°23'24", HAVING A RADIUS OF 124.98 FEET, WITH AN ARC LENGTH OF 140.46 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°32'37" WEST, 133.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 23°21'45", HAVING A RADIUS OF 400.00 FEET, WITH AN ARC LENGTH OF 163.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 43°01'48" WEST, 161.97 FEET; THENCE SOUTH 54°42'40" WEST, 203.24 FEET; THENCE NORTH 89°33'51" WEST, 1827.46 FEET; THENCE SOUTH 02°38'32" WEST, 2477.48 FEET; THENCE NORTH 89°33'14" WEST, 917.29 FEET; THENCE SOUTH 00°00'00" EAST, 828.96 FEET; THENCE SOUTH 89°48'52" EAST, 880.00 FEET; THENCE SOUTH 02°35'14" WEST, 691.78 FEET; THENCE SOUTH 89°50'43" WEST, 276.86 FEET; THENCE SOUTH 00°17'52" EAST, 1879.90 FEET; TO A POINT ON THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY; AND RUNNING THENCE ALONG SAID EXISTING BOUNDARY LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 73°46'48" WEST, 13.24 FEET; (2) THENCE NORTH 84°52'46" WEST, 141.65 FEET; (3) THENCE SOUTH 89°57'00" WEST, 141.72 FEET; (4) THENCE NORTH 86°20'53" WEST, 125.49 FEET; (5) THENCE SOUTH 89°12'59" WEST, 152.04 FEET; (6) THENCE SOUTH 73°14'01" WEST, 160.54 FEET; (7) THENCE NORTH 81°51'43" WEST, 144.54 FEET; (8) THENCE SOUTH 84°51'13" WEST, 215.80 FEET; (9) THENCE SOUTH 83°37'52" WEST, 170.29 FEET; (10) THENCE SOUTH 89°39'35" WEST, 108.74 FEET; (11) THENCE NORTH 88°30'22" WEST, 241.18 FEET; (12) THENCE SOUTH 73°43'10" WEST, 165.69 FEET; (13) THENCE SOUTH 70°39'00" WEST, 172.83 FEET; (14) THENCE SOUTH 81°07'16" WEST, 180.14 FEET; (15) THENCE SOUTH 44°43'21" WEST, 190.34 FEET; (16) THENCE SOUTH 38°49'16" WEST, 262.69 FEET; (17) THENCE SOUTH 42°50'05" WEST, 153.03 FEET; (18) THENCE SOUTH 27°03'07" WEST, 101.09 FEET; (19) THENCE SOUTH 50°22'10" WEST, 83.12 FEET; (20) THENCE SOUTH 50°22'10" WEST, 19.95 FEET; (21) THENCE SOUTH 61°36'18" WEST, 92.52 FEET; (22) THENCE SOUTH 61°36'18" WEST, 0.39 FEET; (23) THENCE SOUTH 84°30'35" WEST, 198.43 FEET; (24) THENCE SOUTH 80°38'14" WEST, 286.76 FEET; (25) THENCE NORTH 87°10'59" WEST, 103.70 FEET; (26) THENCE SOUTH 61°38'46" WEST, 91.96 FEET; (27) THENCE SOUTH 55°28'15" WEST, 198.69 FEET; (28) THENCE SOUTH 59°00'12" WEST, 111.75 FEET; (29) THENCE SOUTH 52°44'33" WEST, 145.13 FEET; (30) THENCE SOUTH 70°56'50" WEST, 94.54 FEET; (31) THENCE SOUTH 36°53'14" WEST, 116.00 FEET; (32) THENCE SOUTH 38°48'21" WEST, 141.86 FEET; (33) THENCE SOUTH 49°51'28" WEST, 87.14 FEET; (34) THENCE SOUTH 54°47'53" WEST, 84.47 FEET; (35) THENCE SOUTH 42°54'13" WEST, 128.35 FEET; (36) THENCE SOUTH 66°03'04" WEST, 70.31 FEET; (37) THENCE SOUTH 25°41'17" WEST, 70.59 FEET; (38) THENCE SOUTH 59°12'49" WEST, 102.26 FEET; (39) THENCE SOUTH 73°42'12" WEST, 72.74 FEET; (40) THENCE NORTH 70°02'49" WEST, 59.60 FEET; (41) THENCE NORTH 83°46'40" WEST, 176.84 FEET; (42) THENCE SOUTH 64°52'15" WEST, 188.03 FEET; (43) THENCE SOUTH 82°55'41" WEST, 343.76 FEET; (44) THENCE NORTH 63°46'05" WEST, 200.85 FEET; (45) THENCE NORTH 00°06'24" EAST, 996.16 FEET; THENCE NORTH 00°06'34" EAST, A DISTANCE OF 1048.21 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 587.836 ACRES MORE OR LESS

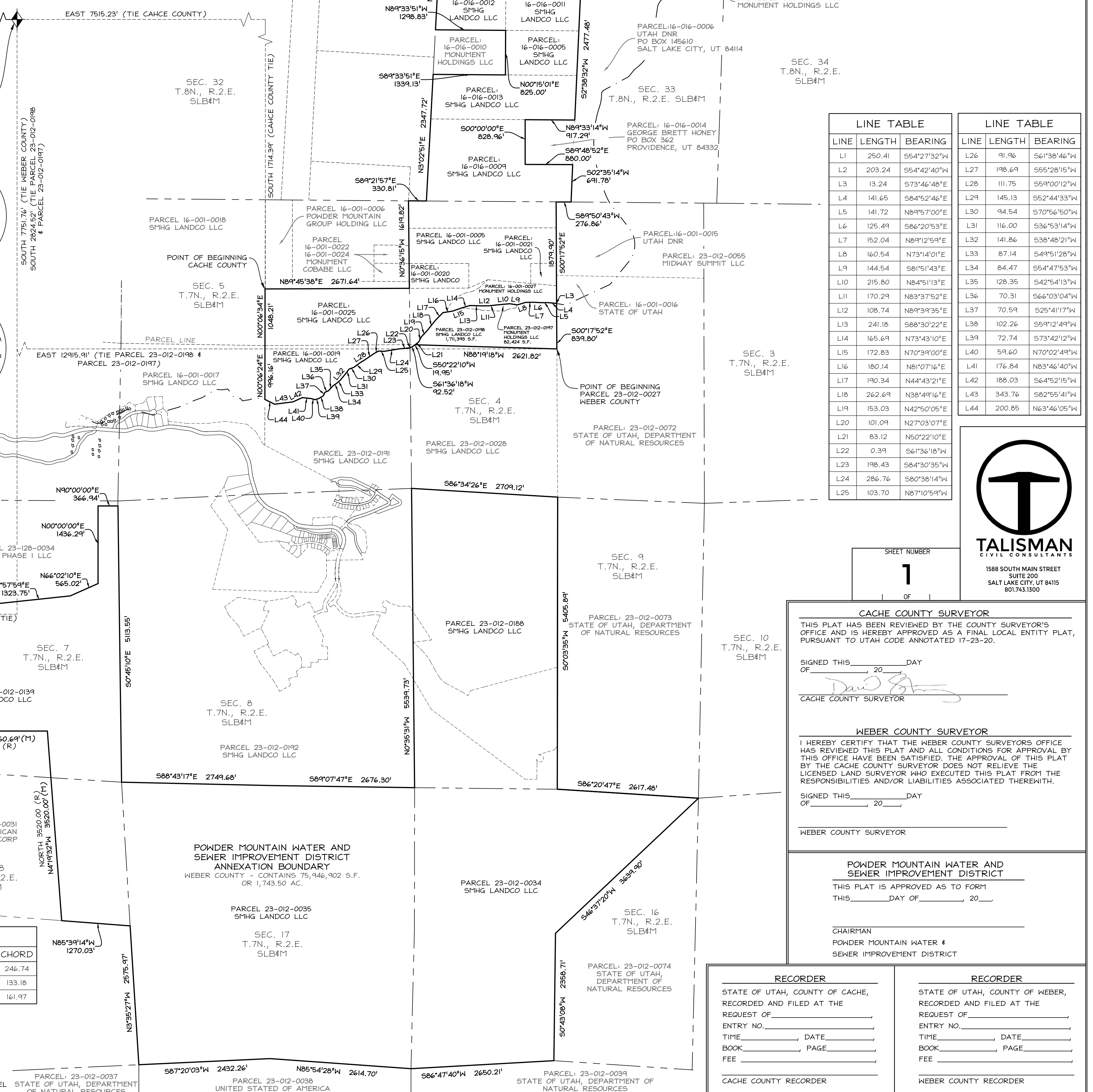
### SURVEYOR NOTES

- BEARINGS AND DISTANCES GIVEN ARE DERIVED FROM RECORD INFORMATION WHERE AVAILABLE.
- AT NO TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARING AND DISTANCES NOR WERE ANY TIES TO EXISTING RECORD OF SURVEYS, PLATS, SECTION CORNERS, AND TIE SHEETS CONDUCTED. THIS ANNEXATION PLAT IS TO SERVE AS A BOUNDARY LINE TO ANNEX ADDITIONAL PROPERTY TO THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- BEARING AND DISTANCE WITHIN THIS DOCUMENT ARE PROVIDED FOR MAPPING PURPOSES ONLY. AT NO TIME NOW AND FOREVER DOES THIS PROPOSED DISTRICT BOUNDARY LINE DETERMINE THE LOCATION OF ANY PROPERTY LINE REPRESENTED ON THIS MAP.
- THIS PLAT WAS PREPARED ON DECEMBER 30, 2024
- THE WESTERN LINE OF PARCEL 23-012-0035, ADJACENT TO THE WESTERN AMERICAN DEVELOPMENT GROUP'S PARCEL 23-012-0031, SAID COURSE BEARS (N41°19'32" W 3520.00 FEET) WAS DETERMINE TO BE ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SECTION 18, PER SPECIAL WARRANTY DEED, ENTRY 26910509 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.



### LEGEND

- SECTION LINE
- COUNTY LINE
- EXISTING ANNEXATION PARCEL
- PARCEL BOUNDARY
- PROPOSED ANNEXATION PARCEL



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	250.41	S64°27'32\"	L26	91.96	S61°38'46\"
L2	203.24	S54°42'40\"	L27	198.69	S55°28'15\"
L3	13.24	S73°46'48\"	L28	111.75	S59°00'12\"
L4	141.65	S84°52'46\"	L29	145.13	S52°44'33\"
L5	141.72	N89°57'00\"	L30	94.54	S70°56'50\"
L6	125.49	S86°20'53\"	L31	116.00	S36°53'14\"
L7	152.04	N89°12'59\"	L32	141.86	S38°48'21\"
L8	160.54	N73°14'01\"	L33	87.14	S49°51'28\"
L9	144.54	S81°51'43\"	L34	84.47	S44°47'53\"
L10	215.80	N84°51'13\"	L35	128.35	S42°54'13\"
L11	170.29	N83°37'52\"	L36	70.31	S66°03'04\"
L12	108.74	N89°39'35\"	L37	70.59	S25°41'17\"
L13	241.18	S88°30'22\"	L38	102.26	S59°12'49\"
L14	165.69	N73°43'10\"	L39	72.74	S73°42'12\"
L15	172.83	N70°39'00\"	L40	59.60	S25°41'17\"
L16	180.14	N81°07'16\"	L41	176.84	N83°46'40\"
L17	190.34	N44°43'21\"	L42	188.03	S64°52'15\"
L18	262.69	N38°49'16\"	L43	343.76	S82°55'41\"
L19	153.03	N42°50'05\"	L44	200.85	N63°46'05\"
L20	101.09	N27°03'07\"			
L21	83.12	N50°22'10\"			
L22	0.39	S61°36'18\"			
L23	198.43	S84°30'35\"			
L24	286.76	S80°38'14\"			
L25	103.70	N87°10'59\"			

SHEET NUMBER  
**1**  
OF

1588 SOUTH MAIN STREET  
SUITE 200  
SALT LAKE CITY, UT 84115  
801.743.1300

CACHE COUNTY SURVEYOR  
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR'S OFFICE AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
CACHE COUNTY SURVEYOR

WEBER COUNTY SURVEYOR  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE CACHE COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
WEBER COUNTY SURVEYOR

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT  
THIS PLAT IS APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN  
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT

RECORDER  
STATE OF UTAH, COUNTY OF CACHE,  
RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_  
TIME \_\_\_\_\_, DATE \_\_\_\_\_  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
FEE \_\_\_\_\_  
CACHE COUNTY RECORDER

RECORDER  
STATE OF UTAH, COUNTY OF WEBER,  
RECORDED AND FILED AT THE  
REQUEST OF \_\_\_\_\_  
ENTRY NO. \_\_\_\_\_  
TIME \_\_\_\_\_, DATE \_\_\_\_\_  
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
FEE \_\_\_\_\_  
WEBER COUNTY RECORDER

# ANNEXATION PLAT FOR ANNEXATION INTO POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-01

LOCATED IN SECTION 33, SECTION 5, SECTION 4, SECTION 7, SECTION 8, SECTION 9, SECTION 16,  
SECTION 17, SECTION 18, OF TOWNSHIP 7 NORTH, RANGE 2 EAST, SLB#1M,  
CACHE AND WEBER COUNTIES  
FEBRUARY 2025

## SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 59, CHAPTER 22, AND HOLDING LICENSE NO. 101756, DO HEREBY CERTIFY THAT THIS ANNEXATION TO THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE WITH SECTION 17-23-20 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION FOR THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID ANNEXATION BOUNDARY BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER AND CACHE COUNTY RECORDERS OFFICE.

*Nathan Christensen*  
NATHAN CHRISTENSEN



## POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION - WEBER COUNTY

BEGINNING AT A POINT WHICH IS SOUTH, 7751.76 FEET AND WEST, 145.56 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING THENCE ALONG THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY FOR THE FOLLOWING TWELVE (12) COURSES: (1) THENCE SOUTH 80°19'04" EAST, 1174.90 FEET; (2) THENCE NORTH 00°53'00" WEST, 86.64 FEET; (3) THENCE NORTH 68°56'15" EAST, 762.68 FEET; (4) THENCE NORTH 86°23'26" EAST, 870.31 FEET; (5) THENCE NORTH 83°57'59" EAST, 1323.75 FEET; (6) THENCE NORTH 64°02'01" EAST, 565.02 FEET; (7) THENCE NORTH 00°00'00" EAST, 1436.29 FEET; (8) THENCE NORTH 90°00'00" EAST, 366.94 FEET; (9) THENCE SOUTH 00°45'10" EAST, 513.55 FEET TO THE SOUTHWEST CORNER OF SECTION 8; (10) THENCE SOUTH 88°43'17" EAST, 2749.68 FEET TO THE SOUTH QUARTER CORNER OF SECTION 8; (11) THENCE SOUTH 89°07'47" EAST, 2676.30 FEET TO THE SOUTHEAST CORNER OF SECTION 8; (12) THENCE NORTH 00°36'31" WEST, 5539.73 FEET TO THE NORTHEAST CORNER OF SECTION 8; THENCE SOUTH 86°34'26" EAST, ALONG THE SPMG LANDCO LLC PARCEL LINE 2709.12 FEET; THENCE SOUTH 00°03'35" WEST, ALONG THE STATE OF UTAH DNR PARCEL LINE 5405.89 FEET; THENCE SOUTH 86°20'47" EAST, 2617.48 FEET TO THE SOUTHEAST CORNER OF SECTION 9; THENCE SOUTH 46°37'20" WEST, ALONG THE STATE OF UTAH DNR PARCEL LINE 3639.90 FEET; THENCE SOUTH 00°43'08" WEST, ALONG THE SAID DNR PARCEL LINE 2358.71 FEET; THENCE ALONG THE SOUTHERLY LINES OF SECTIONS 16 AND 17 FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE SOUTH 86°47'40" WEST, 2650.21 FEET TO THE SOUTHEAST CORNER OF SECTION 17; (2) THENCE NORTH 85°54'26" WEST, 2614.70 FEET TO THE SOUTH QUARTER CORNER OF SECTION 17; AND RUNNING THENCE ALONG SAID EXISTING BOUNDARY LINE FOR THE FOLLOWING NINETEEN (19) COURSES: (1) THENCE NORTH 50°22'10" EAST, 83.12 FEET; (2) THENCE NORTH 27°03'07" EAST, 101.09 FEET; (3) THENCE NORTH 42°50'05" EAST, 153.03 FEET; (4) THENCE NORTH 38°49'16" EAST, 262.64 FEET; (5) THENCE NORTH 44°43'21" EAST, 190.34 FEET; (6) THENCE NORTH 81°07'16" EAST, 180.14 FEET; (7) THENCE NORTH 70°34'00" EAST, 172.83 FEET; (8) THENCE NORTH 73°43'10" EAST, 165.69 FEET; (9) THENCE SOUTH 88°30'22" EAST, 241.18 FEET; (10) THENCE NORTH 89°39'35" EAST, 108.74 FEET; (11) THENCE NORTH 83°37'52" EAST, 170.29 FEET; (12) THENCE NORTH 84°51'13" EAST, 215.80 FEET; (13) THENCE SOUTH 81°51'43" WEST, 144.54 FEET; (14) THENCE NORTH 73°14'01" EAST, 160.54 FEET; (15) THENCE NORTH 89°12'59" EAST, 152.04 FEET; (16) THENCE SOUTH 86°20'53" EAST, 125.49 FEET; (17) THENCE NORTH 89°57'00" EAST, 141.72 FEET; (18) THENCE SOUTH 84°52'46" EAST, 141.65 FEET; (19) THENCE NORTH 73°46'48" EAST, 13.24 FEET; THENCE SOUTH 01°17'52" EAST, 839.80 FEET, TO THE POINT OF BEGINNING. CONTAINS: 1,743.501 ACRES MORE OR LESS

TOGETHER WITH PARCEL 23-012-0198 & PARCEL 23-012-0197

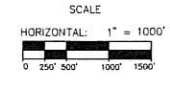
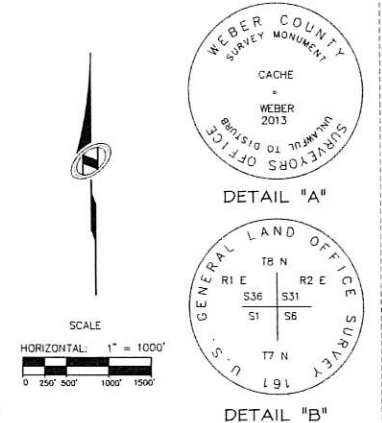
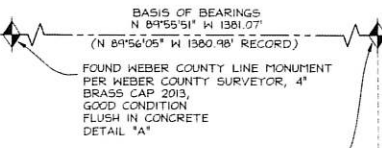
BEGINNING AT A POINT WHICH IS SOUTH, 2824.52 FEET AND EAST, 12,915.91 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING, THENCE NORTH 80°19'04" WEST, 2,621.82 FEET, TO A POINT ON THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY; AND RUNNING THENCE ALONG SAID EXISTING BOUNDARY LINE FOR THE FOLLOWING NINETEEN (19) COURSES: (1) THENCE NORTH 50°22'10" EAST, 83.12 FEET; (2) THENCE NORTH 27°03'07" EAST, 101.09 FEET; (3) THENCE NORTH 42°50'05" EAST, 153.03 FEET; (4) THENCE NORTH 38°49'16" EAST, 262.64 FEET; (5) THENCE NORTH 44°43'21" EAST, 190.34 FEET; (6) THENCE NORTH 81°07'16" EAST, 180.14 FEET; (7) THENCE NORTH 70°34'00" EAST, 172.83 FEET; (8) THENCE NORTH 73°43'10" EAST, 165.69 FEET; (9) THENCE SOUTH 88°30'22" EAST, 241.18 FEET; (10) THENCE NORTH 89°39'35" EAST, 108.74 FEET; (11) THENCE NORTH 83°37'52" EAST, 170.29 FEET; (12) THENCE NORTH 84°51'13" EAST, 215.80 FEET; (13) THENCE SOUTH 81°51'43" WEST, 144.54 FEET; (14) THENCE NORTH 73°14'01" EAST, 160.54 FEET; (15) THENCE NORTH 89°12'59" EAST, 152.04 FEET; (16) THENCE SOUTH 86°20'53" EAST, 125.49 FEET; (17) THENCE NORTH 89°57'00" EAST, 141.72 FEET; (18) THENCE SOUTH 84°52'46" EAST, 141.65 FEET; (19) THENCE NORTH 73°46'48" EAST, 13.24 FEET; THENCE SOUTH 01°17'52" EAST, 839.80 FEET, TO THE POINT OF BEGINNING. CONTAINS: 41.80 ACRES MORE OR LESS

## POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY DESCRIPTION - CACHE COUNTY

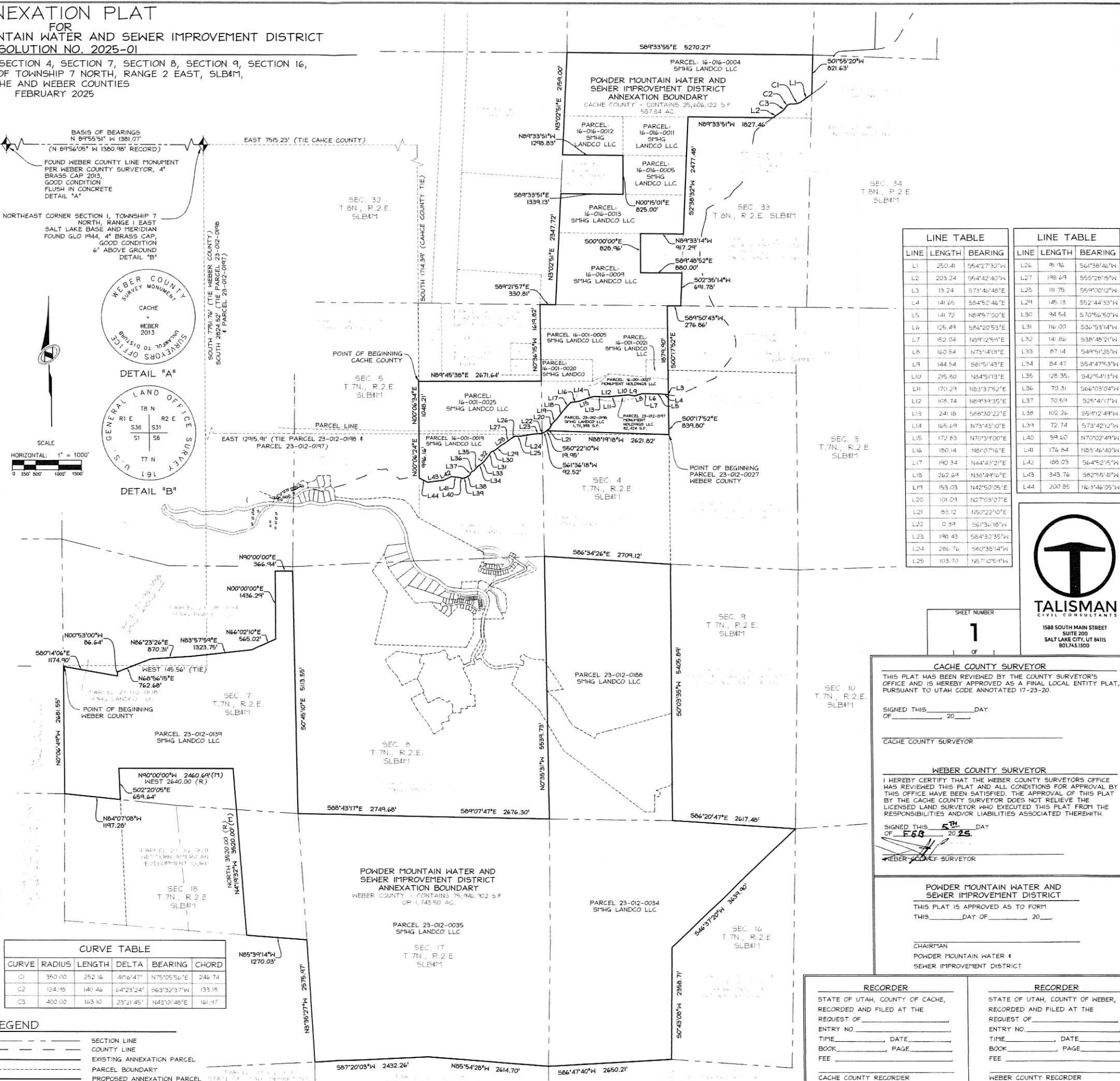
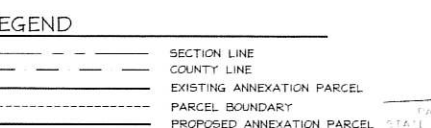
BEGINNING AT A POINT WHICH IS EAST, 7515.23 FEET AND SOUTH, 1714.39 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°55'51" WEST, 1381.07 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 1 TO A FOUND COUNTY MONUMENT); AND RUNNING THENCE NORTH 89°45'38" EAST, 2671.64 FEET; THENCE NORTH 00°36'15" WEST, 1619.82 FEET; THENCE SOUTH 89°21'57" EAST, 330.81 FEET TO THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 2 EAST; THENCE NORTH 03°02'51" EAST, 2347.72 FEET; THENCE SOUTH 89°33'51" EAST 1339.13 FEET; THENCE NORTH 00°15'01" EAST 886.00 FEET; THENCE NORTH 80°19'04" WEST, 1298.83 FEET; THENCE NORTH 03°02'51" EAST 2159.00 FEET TO THE NORTHEAST CORNER OF SECTION 33, THENCE SOUTH 89°33'51" EAST, 5270.27 FEET TO THE NORTHEAST CORNER OF SECTION 33, THENCE SOUTH 01°55'20" WEST, 821.63 FEET; THENCE SOUTH 84°27'32" WEST, 250.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 41°46'47", HAVING A RADIUS OF 350.00 FEET, WITH AN ARC LENGTH OF 252.16 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75°05'56" WEST, 246.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 64°23'24", HAVING A RADIUS OF 124.18 FEET, WITH AN ARC LENGTH OF 140.46 FEET, AND WHOSE LONG CHORD BEARS SOUTH 63°32'37" WEST, 133.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 23°21'45", HAVING A RADIUS OF 400.00 FEET, WITH AN ARC LENGTH OF 163.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 43°01'48" WEST, 161.97 FEET; THENCE SOUTH 54°42'40" WEST, 203.24 FEET; THENCE NORTH 89°33'51" WEST, 1827.46 FEET; THENCE SOUTH 02°38'32" WEST, 2477.48 FEET; THENCE NORTH 89°33'14" WEST, 917.29 FEET; THENCE SOUTH 00°00'00" EAST, 828.96 FEET; THENCE SOUTH 89°48'52" EAST, 880.00 FEET; THENCE SOUTH 02°35'14" WEST, 691.78 FEET; THENCE SOUTH 89°50'43" WEST, 276.86 FEET; THENCE SOUTH 00°17'52" EAST, 1879.40 FEET; TO A POINT ON THE EXISTING POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT BOUNDARY; AND RUNNING THENCE ALONG SAID EXISTING BOUNDARY LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 73°46'48" WEST, 13.24 FEET; (2) THENCE NORTH 84°52'46" WEST, 141.65 FEET; (3) THENCE SOUTH 89°57'00" WEST, 141.72 FEET; (4) THENCE NORTH 86°20'53" WEST, 125.49 FEET; (5) THENCE SOUTH 89°12'59" WEST, 152.04 FEET; (6) THENCE SOUTH 73°14'01" WEST, 160.54 FEET; (7) THENCE NORTH 81°51'43" WEST, 144.54 FEET; (8) THENCE SOUTH 84°51'13" WEST, 215.80 FEET; (9) THENCE SOUTH 83°37'52" WEST, 170.29 FEET; (10) THENCE SOUTH 89°39'35" WEST, 108.74 FEET; (11) THENCE NORTH 88°30'22" WEST, 241.18 FEET; (12) THENCE SOUTH 73°43'10" WEST, 165.69 FEET; (13) THENCE SOUTH 70°34'00" WEST, 172.83 FEET; (14) THENCE SOUTH 81°07'16" WEST, 180.14 FEET; (15) THENCE SOUTH 44°43'21" WEST, 190.34 FEET; (16) THENCE SOUTH 38°49'16" WEST, 262.64 FEET; (17) THENCE SOUTH 42°50'05" WEST, 153.03 FEET; (18) THENCE SOUTH 27°03'07" WEST, 101.09 FEET; (19) THENCE SOUTH 50°22'10" WEST, 83.12 FEET; (20) THENCE SOUTH 50°22'10" WEST, 19.96 FEET; (21) THENCE SOUTH 61°36'18" WEST, 42.52 FEET; (22) THENCE SOUTH 61°36'18" WEST, 0.39 FEET; (23) THENCE SOUTH 84°30'35" WEST, 198.43 FEET; (24) THENCE SOUTH 80°38'14" WEST, 286.76 FEET; (25) THENCE NORTH 87°03'51" WEST, 103.70 FEET; (26) THENCE SOUTH 61°38'46" WEST, 91.96 FEET; (27) THENCE SOUTH 55°28'15" WEST, 198.69 FEET; (28) THENCE SOUTH 59°00'12" WEST, 111.75 FEET; (29) THENCE SOUTH 52°44'33" WEST, 145.13 FEET; (30) THENCE SOUTH 70°56'50" WEST, 94.54 FEET; (31) THENCE SOUTH 34°53'14" WEST, 116.00 FEET; (32) THENCE SOUTH 38°48'21" WEST, 141.86 FEET; (33) THENCE SOUTH 49°51'28" WEST, 87.14 FEET; (34) THENCE SOUTH 54°47'59" WEST, 84.47 FEET; (35) THENCE SOUTH 42°54'13" WEST, 128.35 FEET; (36) THENCE SOUTH 66°03'04" WEST, 70.31 FEET; (37) THENCE SOUTH 25°41'17" WEST, 70.59 FEET; (38) THENCE SOUTH 59°12'49" WEST, 102.26 FEET; (39) THENCE SOUTH 73°42'12" WEST, 72.74 FEET; (40) THENCE NORTH 70°02'49" WEST, 59.60 FEET; (41) THENCE NORTH 83°46'40" WEST, 176.84 FEET; (42) THENCE SOUTH 64°52'15" WEST, 180.03 FEET; (43) THENCE SOUTH 82°59'41" WEST, 343.76 FEET; (44) THENCE NORTH 63°46'05" WEST, 200.85 FEET; (45) THENCE NORTH 00°06'34" EAST, 996.16 FEET; THENCE NORTH 00°06'34" EAST, A DISTANCE OF 1048.21 FEET TO THE POINT OF BEGINNING. CONTAINS: 587.836 ACRES MORE OR LESS

## SURVEYOR NOTES

- BEARINGS AND DISTANCES GIVEN ARE DERIVED FROM RECORD INFORMATION WHERE AVAILABLE.
- AT NO TIME WAS A SURVEY ON THE GROUND PERFORMED TO VERIFY THE ACCURACY OF THE BEARING AND DISTANCES NOR WERE ANY TIES TO EXISTING RECORD OF SURVEY'S, PLATS, SECTION CORNERS, AND TIE SHEETS CONDUCTED. THIS ANNEXATION PLAT IS TO SERVE AS A BOUNDARY LINE TO ANNEX ADDITIONAL PROPERTY TO THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT.
- BEARING AND DISTANCE WITHIN THIS DOCUMENT ARE PROVIDED FOR MAPPING PURPOSES ONLY. AT NO TIME NOW AND FOREVER DOES THIS PROPOSED DISTRICT BOUNDARY LINE DETERMINE THE LOCATION OF ANY PROPERTY LINE REPRESENTED ON THIS MAP.
- THIS PLAT WAS PREPARED ON DECEMBER 30, 2024
- THE WESTERN LINE PARCEL 23-012-0035, ADJACENT TO THE WESTERN AMERICAN DEVELOPMENT GROUP'S PARCEL 23-012-0031, SAID COURSE BEARS (N41°19'32"W 3520.00 FEET) WAS DETERMINE TO BE ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SECTION 18, PER SPECIAL WARRANTY DEED, ENTRY 2610509 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	350.00	252.16	41°46'47"	N75°05'56"W	246.74
C2	124.18	140.46	64°23'24"	S63°32'37"W	133.18
C3	400.00	163.10	23°21'45"	N43°01'48"E	161.97



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	250.41	S54°27'32"W	L26	91.96	S61°38'46"W
L2	203.24	S54°42'40"W	L27	198.69	S55°28'15"W
L3	13.24	S73°46'48"E	L28	111.75	S52°44'33"W
L4	141.65	S84°52'46"E	L29	145.13	S52°44'33"W
L5	141.72	N89°57'00"E	L30	94.54	S70°56'50"W
L6	125.49	S86°20'53"E	L31	116.00	S36°53'14"W
L7	152.04	N89°12'59"E	L32	141.86	S38°48'21"W
L8	160.54	N73°14'01"E	L33	87.14	S49°51'28"W
L9	144.54	S81°51'43"E	L34	84.47	S54°47'59"W
L10	215.80	N84°51'13"E	L35	128.35	S42°54'13"W
L11	170.29	N83°37'52"E	L36	70.31	S64°03'04"W
L12	108.74	N89°39'35"E	L37	70.59	S25°41'17"W
L13	241.18	S88°30'22"E	L38	102.26	S59°12'49"W
L14	165.69	N73°43'10"E	L39	72.74	S73°42'12"W
L15	172.83	N70°34'00"E	L40	59.60	N70°02'49"W
L16	180.14	N81°07'16"E	L41	176.84	N83°46'40"W
L17	190.34	N44°43'21"E	L42	180.03	S64°52'15"W
L18	262.64	N38°49'16"E	L43	343.76	S82°59'41"W
L19	153.03	N42°50'05"E	L44	200.85	N63°46'05"W
L20	101.09	N27°03'07"E			
L21	83.12	N50°22'10"E			
L22	0.39	S61°36'18"W			
L23	198.43	S64°30'35"W			
L24	286.76	S80°38'14"W			
L25	103.70	N67°03'51"W			



SHEET NUMBER  
**1**  
OF

CACHE COUNTY SURVEYOR  
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR'S OFFICE AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

WEBER COUNTY SURVEYOR  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND A CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE CACHE COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS 5<sup>TH</sup> DAY OF FEB 2025

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT  
THIS PLAT IS APPROVED AS TO FORM  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN  
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT

RECORDER	RECORDER
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____	STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF _____
ENTRY NO. _____ DATE _____	ENTRY NO. _____ DATE _____
BOOK _____ PAGE _____	BOOK _____ PAGE _____
FEE _____	FEE _____
CACHE COUNTY RECORDER	WEBER COUNTY RECORDER





**NOTICE OF IMPENDING BOUNDARY ACTION**

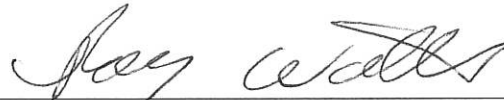
**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the Powder Mountain Water and Sewer Improvement District (the “District”), at a regular meeting of the Board, duly convened pursuant to notice, on February 13, 2025, adopted a Resolution Approving Petition for Annexation, Resolution # 2025-01, 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 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 Weber County, Utah, is attached hereto as Exhibit B and incorporated by this reference. The District hereby certifies that all requirements applicable to the annexation of the property into the legal boundaries of the District, as more particularly described in the Annexation Resolution and Utah Code Ann. § 17B-1-401 *et seq.*, have been met.

**WHEREFORE**, the District hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions in Utah Code Ann. §§ 17B-1-414(2)(c) and 67-1 a-65.

**SIGNED** this 24th day of February.



---

Roy Watts, District Manager  
Powder Mountain Water and Sewer Improvement  
District

VERIFICATION

STATE OF UTAH    )  
                          :SS.  
County of Weber    )

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 his knowledge and belief.

  
\_\_\_\_\_  
Roy Watts, District Manager

SUBSCRIBED AND SWORN before me this 25<sup>th</sup> day of February.

  
\_\_\_\_\_  
NOTARY PUBLIC



**POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2025-01**

**Annexation Approval Resolution**

WHEREAS, the Powder Mountain Water and Sewer Improvement District (the “District”), owns and operates a water and sewer system.

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 (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, services;

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, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

WHEREAS, at a duly called meeting of the Board, with the proposed annexation 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 was signed by 100% of the owners of private land within the Subject Property and more than 75%, both by value and by area, of the total real property within the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the Board was 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 were applicable to this annexation proceeding, and the District satisfied these requirements;

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 and Weber County does not provide these services;

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 because no county or



municipality provides these services, 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.

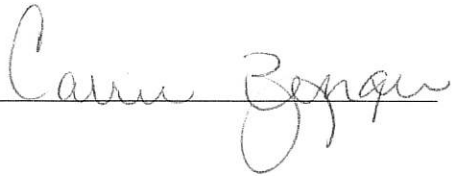
NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Powder Mountain Water and Sewer Improvement District, as follows:

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 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(7) and § 17B-1-414(3)(b), the Subject Property shall be an integral part of the District and 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 Entity Boundary Change with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an accurate map and/or legal description of the boundaries of the annexed area (the Subject Property) which is adequate for the purposes of the County Assessor and the County Recorder. The certificate of boundary change issued by the Lt. Governor shall be maintained with the District's records.
5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete until the date on which the Lt. Governor issues the certificate of boundary change.

Approved and adopted by the Board of Trustees of the Powder Mountain Water and Sewer Improvement District this 13<sup>h</sup> day of February 2025.

  
\_\_\_\_\_  
Roy Watts, District Manager

ATTEST:

  
\_\_\_\_\_