



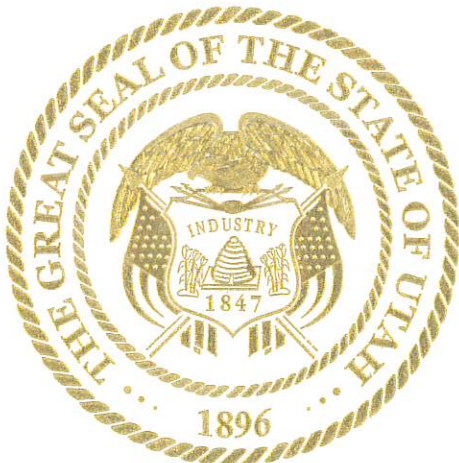
OFFICE OF THE LIEUTENANT GOVERNOR

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 TO LITTLE MOUNTAIN SERVICE AREA DISTRICT RESOLUTION NO. 03112025-1, located in WEBER COUNTY, dated MARCH 12, 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 TO LITTLE MOUNTAIN SERVICE AREA DISTRICT RESOLUTION NO. 03112025-1, located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 28th day of April, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor



LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA)

PETITION TO ANNEX LAND

PETITION PROCESS

A parcel of property must be annexed into the Little Mountain Service Area District (LMSA) before LMSA can provide sanitary sewer service. The process requires review and approval from the Weber County Surveyor's office, LMSA, and the Utah State Lieutenant Governor's office. The process also requires that the LMSA Board of Directors (Board) approve a petition and adopt a resolution in two separate board meetings. These board meetings occur once a month. It is critical that all materials are prepared completely and correctly to avoid delays in the process.

This checklist identifies all required items for a complete petition submission. The petition must be submitted prior to the first Wednesday of the month for consideration by the board in that month's board meeting.

Name of Project: LONGHORN ESTATES
Parcel #(s): 100360066 & 10-177-0017
Owner Name: 2020 LLC
Annexation Preparer Name: MICHAEL ZURN
Phone number: 385-205-1318 Email: MZURN@LYNCCONSTRUCTION.COM

CHECKLIST

- ☒ Confirm that the parcel requires annexation by checking the taxing history.
- ☒ Annexation Plat – Note the following requirements:
 - Prepare plat in accordance the Utah State Code 17-23-20.
 - Include in the title block of the plat, "Annexation to Little Mountain Service Area District" Resolution No. [BLANK SPACE FOR RESOLUTION #]."
 - Submit plat to Weber County Surveyor's office for review. Incorporate any review comments. A review fee must be paid to the Weber County Surveyor's office. Print the completed plat in preparation for recording. Recording requires the print be on mylar type paper in 24" x 36" size.
- ☒ Provide email verification that all comments from the Weber County Surveyor's office have been incorporated into the plat. This must be forwarded to srussell@sagedevelopmentgroup.com.
- ☒ Email the legal description in WORD format to: srussell@sagedevelopmentgroup.com. The legal description must exactly match the description on the plat.
- ☒ Completed petition using the attached petition form.
- ☒ This checklist completed.

FW: Little Mountain Service District Annexation

Mike

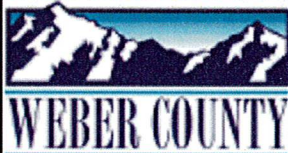
Here is the approved annexation plat

Thanks

Darrel Woodruff

LSIT, CST.

Office: (801) 399-8103



Weber County Recorder/Surveyor's Office

2380 Washington BLVD., Suite 370

Ogden, Utah 84401

From: Woodruff,Darrel

Sent: Tuesday, November 14, 2023 3:42 PM

To: Jason Felt <jasonf@reeve.co>

Cc: mandy@reeve.co; Nick Anderson <nick@reeve.co>; Allex@lynccconstruction.com

Subject: Little Mountain Service District Annexation

Jason,

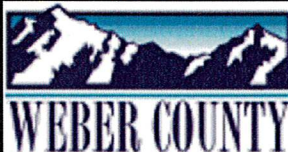
The attached annexation plat submitted on 11/10/2023 has been reviewed and all conditions for plat approval by this office, at this time, have been satisfied. If any additional changes are made to the attached plat, another review will be required by this office for approval.

Thanks,

Darrel Woodruff

LSIT, CST.

Office: (801) 399-8103



Weber County Recorder/Surveyor's Office

2380 Washington BLVD., Suite 370

Ogden, Utah 84401



LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA)

PETITION TO ANNEX LAND

EXHIBIT "A" TO LANDOWNER ANNEXATION PETITION IDENTIFICATION OF PROPOSED ANNEXATION AREA

The proposed annexation area is located in Weber County, Utah and is generally bounded by _____ Street on the north, _____ street on the south, _____ Street on the east and _____ Street on the west (or where the prospective named streets would be located if extended), which area is depicted in the attachment to this Exhibit "A" and is more particularly described as follows:

[Attach legal description]

See next page for legal description

Longhorn Subdivision JOB NO. 6298-23 9-20-23

LITTLE MOUNTAIN SERVICE AREA DISTRICT ANNEXATION LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT, SAID POINT BEING 1345.26 FEET NORTH 00°38'39" EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 (SAID SOUTH QUARTER CORNER BEING NORTH 89°13'19" WEST 2643.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14); THENCE NORTH 89°13'20" WEST 491.80 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT; THENCE SOUTH 00°44'41" WEST 11.23 FEET ALONG SAID WEST; THENCE NORTH 89°22'10" WEST 828.12 FEET TO THE EXISTING LITTLE MOUNTAIN SERVICE AREA DISTRICT BOUNDARY LINE; THENCE NORTH 00°43'01" EAST 1331.89 FEET ALONG SAID BOUNDARY LINE; THENCE SOUTH 89°31'02" EAST 1318.26 FEET; THENCE SOUTH 00°38'39" WEST 1325.33 FEET TO NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT AND TO THE POINT OF BEGINNING.

CONTAINING 1,753,931 SQUARE FEET OR 40.265 ACRES.



LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA) PETITION TO ANNEX LAND

LANDOWNER ANNEXATION PETITION LITTLE MOUNTAIN SERVICE AREA DISTRICT

We, the undersigned, represent that we own real property located within the boundaries of the area in Weber County, Utah which is described and depicted on Exhibit "A" attached hereto (the "proposed annexation area") and that the proposed annexation area is located, in its entirety, either in unincorporated Weber County or in _____ (insert name of municipality). Each person signing this petition requests annexation of the proposed annexation area into the Little Mountain Service Area District pursuant to Utah Code Ann. § 17B-1-401, et seq.

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signers of this Petition are hereby designated as sponsors (no more than three sponsors may be named), with the first designated sponsor to serve as the contact sponsor.

Contact Sponsor: (or Owner)

Name: Pat Burns

Mailing Address: 1407 N Mountain Road, Ogden, UT 84404

Telephone No.: 801-710-2234

Additional Sponsors:

Name: _____

Mailing Address: _____

Telephone No.: _____

Name: _____

Mailing Address: _____

Telephone No.: _____

1. Nathan Combs Mar 2020, LLC
Owner's Name [please print or type]

6600 S Fashion Blvd ste 102
Murray UT 84107
Owner's Current Residence Address

Name [signature]

Address of owner's real property which is included in the proposed annexation area (include Tax ID No. if known)

2. _____

Owner's Name [please print or type]

Owner's Current Residence Address

Name [signature]

Address of owner's real property which is included in the proposed annexation area (include Tax ID No. if known)

RESOLUTION NO. 03112025-1

**A RESOLUTION OF THE GOVERNING BOARD OF
THE LITTLE MOUNTAIN SERVICE AREA
ANNEXING REAL PROPERTY IN UNINCORPORATED WEBER COUNTY**

WHEREAS, the Little Mountain Service Area (“District”) is a service area special district duly organized and existing under the laws of the State of Utah; and

WHEREAS, Pat Burns, on behalf of 2020 LLC (“Owner”), has filed a petition to annex Parcel ID Nos. **100360066** and **101770017** (“Longhorn I Property”) into the District; and

WHEREAS, the District board of trustees (“Board”) finds that a public hearing is not required by law, since the petition was signed by the Owner of the Property; and

WHEREAS, the District board of trustees has certified the petition and has the authority to approve the annexation as provided in Title 17B, Chapter 1 Part 4 of the *Utah Code Annotated*, 1953 as amended: and

WHEREAS, the Board finds that approving this annexation is in best interest of the District.


NOW THEREFORE, the Board of the District hereby resolves that the Property, which is more particularly described below, is annexed into the District and shall receive District services under the same fees, rules, and regulations applicable to the District.

Parcel # 100360066: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY 1 ROD WIDE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14. EXCEPT CANAL RIGHT-OF-WAY. LESS AND EXCEPTING: VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT. PG 177

Parcel # 101770017: ALL OF OPEN SPACE C, VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT, WEBER COUNTY, UTAH.

APPROVED this 11TH day of March, 2025.

LITTLE MOUNTAIN SERVICE AREA
BOARD OF TRUSTEES

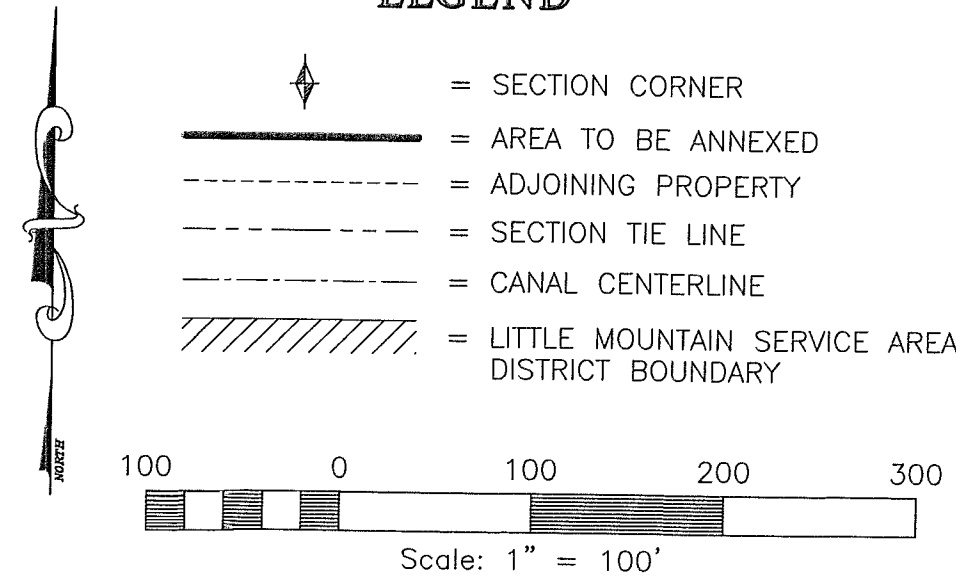
By 
John Price, Chair

ATTEST: 
Stephanie Russell, Board Manager

PLAT OF ANNEXATION TO
LITTLE MOUNTAIN SERVICE AREA RESOLUTION NO. 03112025-1

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLAIN CITY, WEBER COUNTY, UTAH
FEBRUARY, 2025

LEGEND



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS SOUTH 89°13'19"EAST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ANNEX THE SUBJECT PROPERTY DESCRIBED HEREON INTO LITTLE MOUNTAIN SERVICE AREA.

BRASS CAP MONUMENTS WERE FOUND FOR THE WEST QUARTER CORNER, SOUTHWEST CORNER, SOUTH QUARTER CORNER, EAST QUARTER CORNER, NORTHWEST CORNER AND NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH AND EAST LINES OF THE SUBJECT PROPERTY WERE ESTABLISHED BY THE QUARTER SECTION LINES; THE WEST LINE WAS ESTABLISHED BY THE SECTION LINE; THE SOUTH LINE WAS ESTABLISHED BY THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT.

PARCELS #10-036-0066 & #10-177-0017

1,753,931 S.F.
40.27 ACRES

WESTERN BASIN LAND &
LIVESTOCK 97-32 ETAL
10-036-0001

N00°43'01"E 1331.89'

2020 LLC
10-177-0017

VAQUERO VILLAGE CLUSTER
SUBDIVISION 1ST
AMENDMENT PARCEL C

J ERVIN DAVIS & VELAYNE
B DAVIS REVOCABLE TRUST
10-036-0021

J ERVIN DAVIS & VELAYNE
B DAVIS REVOCABLE TRUST
10-036-0015

S00°44'41"W
11.23'

VAQUERO VILLAGE CLUSTER
SUBDIVISION 1ST
AMENDMENT

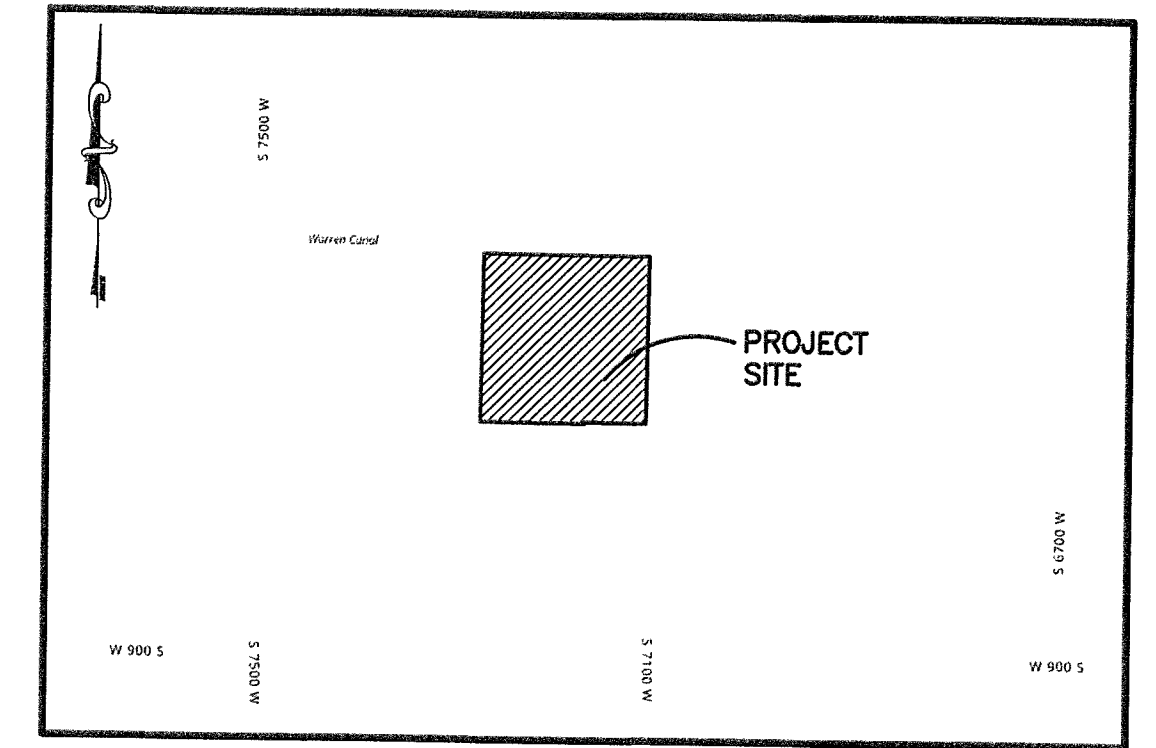
SOUTH QUARTER CORNER OF
SECTION 14, TOWNSHIP 6 NORTH,
RANGE 3 WEST, SALT LAKE BASE
AND MERIDIAN, U.S. SURVEY.
(FOUND WEBER COUNTY SURVEY
BRASS CAP MONUMENT)

S89°13'19"E (BASIS OF BEARINGS) 2643.28'

SOUTHWEST CORNER OF SECTION
14, TOWNSHIP 6 NORTH, RANGE
3 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY.
(FOUND WEBER COUNTY SURVEY
BRASS CAP MONUMENT)

P.O.B.

WESTSIDE
INVESTMENTS, LC
10-036-0061



VICINITY MAP
(NOT TO SCALE)

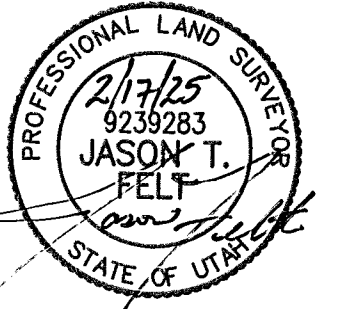
SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR LITTLE MOUNTAIN SERVICE AREA AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS 17th DAY OF FEBRUARY, 2025.

9239283

UTAH LICENSE NUMBER



AREA TO BE ANNEXED

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT; SAID POINT BEING 1345.26 FEET NORTH 00°38'39" EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 (SAID SOUTH QUARTER CORNER BEING SOUTH 89°13'19" EAST 2643.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14); THENCE NORTH 89°13'20" WEST 491.80 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF PARCEL 'B', VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT; THENCE SOUTH 00°44'41" WEST 11.23 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89°22'10" WEST 828.12 FEET ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND THE NORTHERLY LINE OF PARCELS 10-036-0015 AND 10-036-0021 TO THE EXISTING LITTLE MOUNTAIN SERVICE AREA DISTRICT BOUNDARY LINE; THENCE NORTH 00°43'01" EAST 1331.89 FEET ALONG SAID BOUNDARY LINE; THENCE SOUTH 89°31'02" EAST 1318.26 FEET; THENCE SOUTH 00°38'39" WEST 1325.33 FEET TO NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT AND TO THE POINT OF BEGINNING.

CONTAINING 1,753,931 SQUARE FEET OR 40.265 ACRES.

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 WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 25th DAY OF Feb, 2025.

WEBER COUNTY SURVEYOR

LITTLE MOUNTAIN SERVICE AREA

APPROVED BY LITTLE MOUNTAIN SERVICE AREA ON

THE 1st DAY OF April, 2025.

CHAIRMAN

Project Info.

Surveyor: **J. FELT**

Designer: **E. ROCHE**

Date: **8-27-24**

Name: **LITTLE MOUNTAIN ANNEXATION PLAT**

Number: **6298-23**

Revision: **9-10-24 AM**

Scale: **1"=100'**

Checked:

Weber County Recorder

Entry No. Fee Paid

And Recorded, Filed For Record

At In Book

Of The Official Records, Page

Recorded For:

 Weber County Recorder

 Deputy.



5160 SOUTH 1500 WEST, RIVERDALE, UT, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

March 12, 2025

The Honorable Deidre Henderson Lieutenant Governor of the State of Utah
Utah State Capitol Complex Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325

SUBJECT: Notice of Impending Boundary Action
Annexation of parcel numbers 100360066 and 101770017 into the Little Mountain Service Area Sewer District

Dear Lieutenant Governor Henderson,

We are submitting to you this Notice of Impending Boundary Action for the annexation of Longhorn Estates (parcel numbers 100360066 and 101770017) into the Little Mountain Service Area Sewer District. Enclosed please find the following items:

- A copy of Resolution No. 03112025-1
- Copies of the approved final local entity plats as defined in Utah Code Ann. § 67-1a-6.5, meeting the requirements of Utah Code Ann. § 17-23-20.

The enclosed resolution states that all statutory requirements have been followed, which constitutes "a statement, signed and verified by the approving authority, certifying that all requirements applicable to the boundary action have been met," satisfying Utah Code Ann. § 67-1a-6.5(3)(e)(i).

We hereby request that your office issue a certificate of annexation in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

Longhorn Subdivision JOB NO. 6298-23 9-20-23 LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT, SAID POINT BEING 1345.26 FEET NORTH 00°38'39" EAST ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14 (SAID SOUTH QUARTER CORNER BEING NORTH 89°13'19" WEST 2643.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14); THENCE NORTH 89°13'20" WEST 491.80 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT; THENCE SOUTH 00°44'41" WEST 11.23 FEET ALONG SAID WEST; THENCE NORTH 89°22'10" WEST 828.12 FEET TO THE EXISTING LITTLE MOUNTAIN SERVICE AREA DISTRICT BOUNDARY LINE; THENCE NORTH 00°43'01" EAST 1331.89 FEET ALONG SAID BOUNDARY LINE; THENCE SOUTH 89°31'02" EAST 1318.26 FEET; THENCE SOUTH 00°38'39" WEST 1325.33 FEET TO NORTH LINE OF VAQUERO VILLAGE CLUSTER SUBDIVISION 1ST AMENDMENT AND TO THE POINT OF BEGINNING.

CONTAINING 1,753,931 SQUARE FEET OR 40.265 ACRES.

Best Regards,



Stephanie Russell
Board Manager, Little Mountain Service Area