



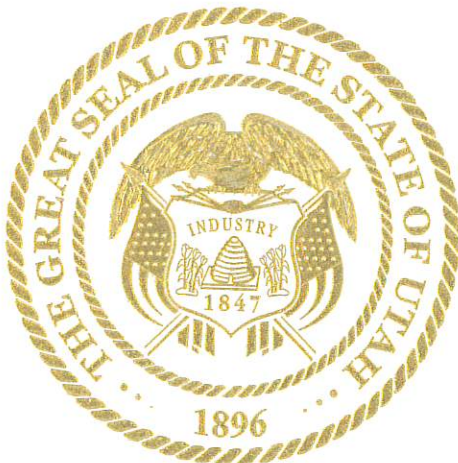
OFFICE OF THE LIEUTENANT GOVERNOR

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 RIVERWOOD ANNEXATION located in SOUTH WEBER CITY, dated APRIL 14, 2025, 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 RIVERWOOD ANNEXATION located in DAVIS COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 24<sup>th</sup> day of April, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson", with a long, sweeping horizontal line extending to the right.

DEIDRE M. HENDERSON  
Lieutenant Governor







## **ORDINANCE 2025-06**

### **AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ANNEXING MULTIPLE PARCELS OF REAL PROPERTY AT APPROXIMATELY 75 W SOUTH WEBER DRIVE INTO THE BOUNDARIES OF SOUTH WEBER CITY AND DESIGNATING THE ZONING AS RESIDENTIAL LOW MODERATE (R-LM)**

**WHEREAS**, Nilson Land Development petitioned the city to annex property in order to access full municipal services with the intent to build multiple single-family homes in the Riverwood Subdivision; and

**WHEREAS**, these parcels were transferred from Weber to Davis County in August 2023 and were included in the city's Annexation Plan adopted in November 2020 as appropriate for inclusion within the boundaries of the city; and

**WHEREAS**, the City Council accepted the petition on January 28, 2025 which was subsequently reviewed and certified on March 4, 2025; and

**WHEREAS**, the protest period has now elapsed with no protests received, public hearing notice was given and the hearing held; and

**WHEREAS**, the zoning of the balance of the Riverwood Subdivision is Residential Low Moderate (R-LM) the designation requested would be the same;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of South Weber City, State of Utah:

**Section 1. Approval:** The Council hereby accepts and approves the local entity plat as identified in **Exhibit 1** including the legal description therein.

**Section 2. Annexation:** The annexation area which is contiguous to the South Weber, Utah boundaries is hereby declared to be annexed into South Weber and the corporate limits of the city are hereby declared to be extended accordingly.

**Section 3. Recordation:** The certified plat map shall forthwith be filed and recorded in the office of the Davis County Recorder along with this ordinance. The Lieutenant Governor of the state of Utah will also be notified of impending boundary action and amended articles of incorporation reflecting this annexation.

**Section 4. Zoning.** The newly annexed parcels shall be declared as Residential Low Moderate (R-LM)

**Section 5. General Repealer.** Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**Section 6. Effective Date.** The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 8<sup>th</sup> day of April 2025.

  
**MAYOR: Rod Westbroek**

  
**ATTEST: City Recorder, Lisa Smith**

Roll call vote is as follows:

|                          |                                      |                               |
|--------------------------|--------------------------------------|-------------------------------|
| Council Member Halverson | <input checked="" type="radio"/> FOR | <input type="radio"/> AGAINST |
| Council Member Petty     | <input checked="" type="radio"/> FOR | <input type="radio"/> AGAINST |
| Council Member Dills     | <input checked="" type="radio"/> FOR | <input type="radio"/> AGAINST |
| Council Member Davis     | <input checked="" type="radio"/> FOR | <input type="radio"/> AGAINST |
| Council Member Winsor    | <input checked="" type="radio"/> FOR | <input type="radio"/> AGAINST |

**CERTIFICATE OF POSTING**

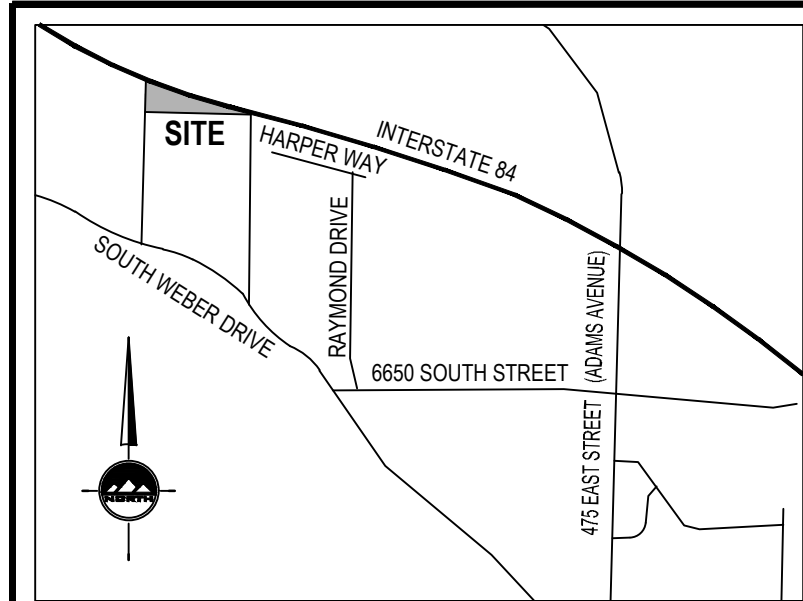
I hereby certify that Ordinance 2025-06 was passed and adopted on the 8th day of April 2025 and that complete copies of the ordinance were posted in the following locations within the City this 9<sup>th</sup> day of April 2025.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website [www.southwebercity.com](http://www.southwebercity.com)
3. Utah Public Notice Website [Utah.gov/pmn](http://Utah.gov/pmn)

  
**Lisa Smith, City Recorder**



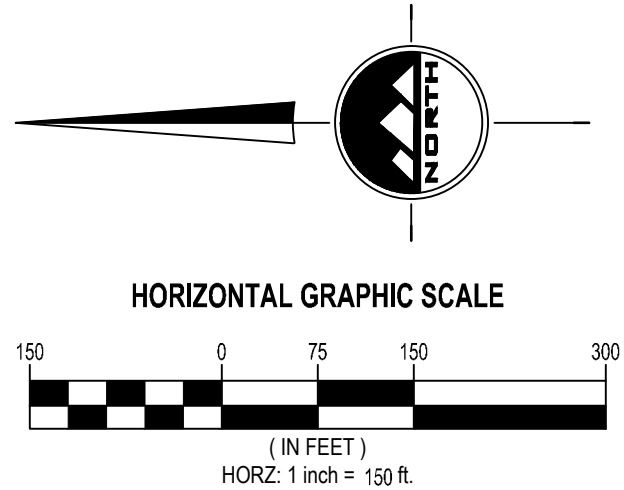
ORD 2025-06 Exhibit 1



VICINITY MAP  
NO SCALE  
SOUTH WEBER, DAVIS COUNTY, UTAH

**LEGEND**

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- ANNEXATION LINE
- SECTION LINE TIE
- SECTION LINE
- COUNTY BOUNDARY



**ENSIGN**

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SALT LAKE CITY  
Phone: 801.253.0259

TORRILE  
Phone: 435.843.3550

CEDAR CITY  
Phone: 435.855.1453

RICHFIELD  
Phone: 435.896.2983

COLORADO SPRINGS  
Phone: 719.476.0119

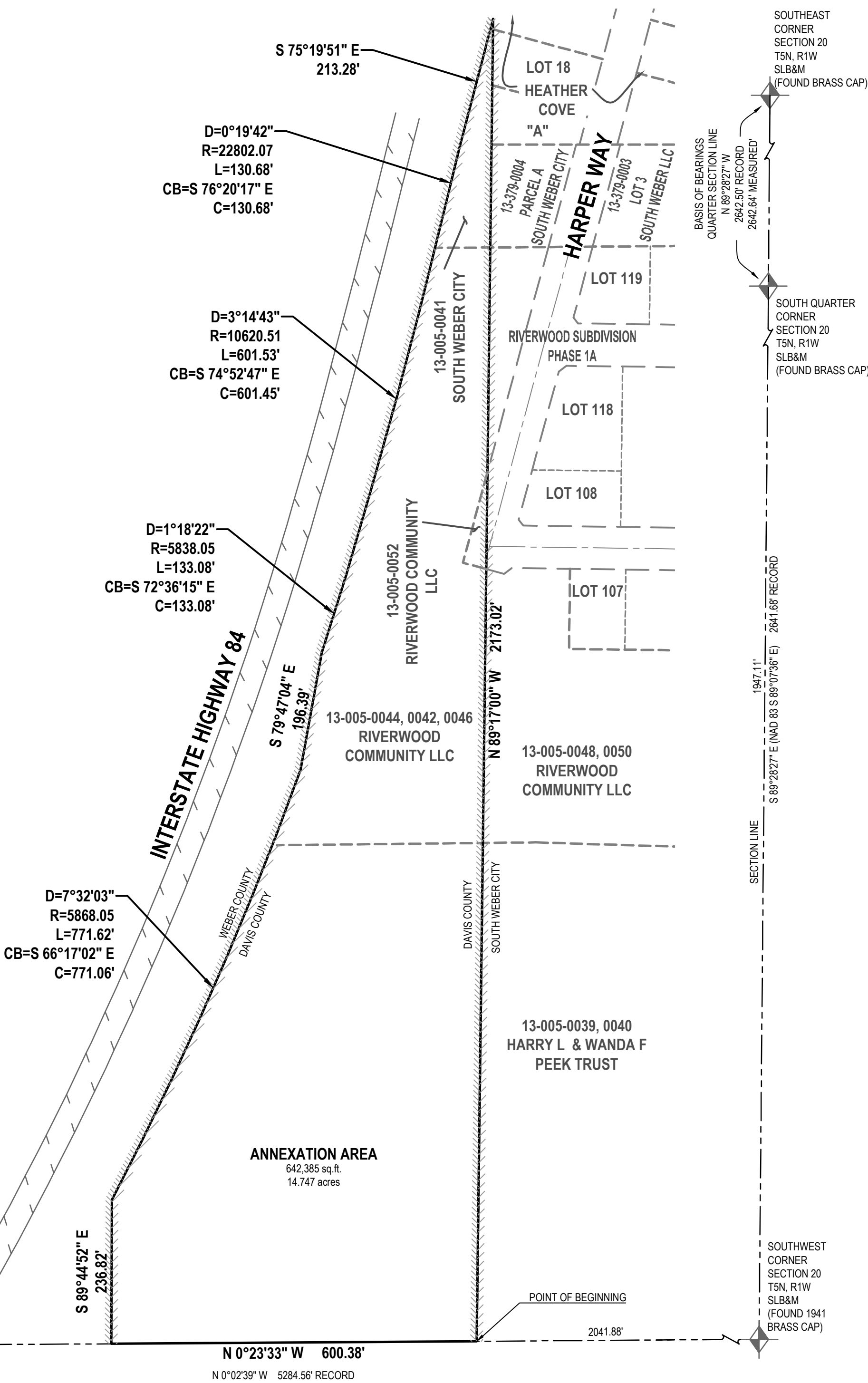
WWW.ENSGNENG.COM

NORTHWEST CORNER SECTION 20 T5N, R1W SLB&M (FOUND 1941 BRASS CAP)

WEST QUARTER CORNER SECTION 20 T5N, R1W SLB&M (NOT FOUND)

**RIVERWOOD ANNEXATION PLAT  
FROM DAVIS COUNTY TO SOUTH WEBER CITY**

LOCATED IN THE SOUTH WEST QUARTER  
OF SECTION 20  
TOWNSHIP 5 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
JANUARY 2025



**SURVEYORS CERTIFICATE**

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 10-2-4 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

**RIVERWOOD ANNEXATION FROM DAVIS COUNTY TO SOUTH WEBER CITY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah, more particularly described as follows:

Beginning at a point on the West line of said Section said point being North 0°23'33" West 2041.88 feet along section line (NAD83 Bearing being South 89°07'36" East between the Southwest Corner and the South Quarter Corner of said Section 20 per the Davis County Township Reference Plat) from the Southwest Corner of said Section 20 and running thence:

North 00°23'33" West 600.38 feet along the section line to the southerly right-of-way line of Interstate 84;

thence along said right-of-way the following:

- 1) South 89°14'52" East 236.82 feet;
- 2) southeasterly 771.62 feet along the arc of a 5868.05-foot radius non-tangent curve to the left (center bears North 27°28'59" East and the long chord bears South 66°17'02" East 771.06 feet with a central angle of 07°32'03");
- 3) South 79°47'04" East 196.39 feet;
- 4) easterly 133.08 feet along the arc of a 5838.05-foot radius non-tangent curve to the left (center bears North 18°02'56" East and the long chord bears South 72°38'15" East 133.08 feet with a central angle of 01°18'22");
- 5) easterly 601.53 feet along the arc of a 10620.51-foot radius curve to the left (center bears North 16°44'34" East and the long chord bears South 74°52'47" East 601.45 feet with a central angle of 03°14'43");
- 6) easterly 130.68 feet along the arc of a 22802.07-foot radius non-tangent curve to the left (center bears North 13°49'34" East and the long chord bears South 76°20'17" East 130.68 feet with a central angle of 00°19'42");
- 7) South 75°19'51" East 213.28 feet;

thence North 89°17'00" West 2173.02 feet to the Point of Beginning.

Contains: 642,385 square feet or 14.747 acres.

Date Trent R. Williams, PLS  
License no. 8034679

**NARRATIVE**

THIS FINAL LOCAL ENTITY PLAT WAS REQUESTED TO MOVE THE AREA THAT WAS RECENTLY BROUGHT INTO DAVIS COUNTY FROM WEBER COUNTY INTO SOUTH WEBER CITY FOR DEVELOPMENT.

**SOUTH WEBER CORPORATION ACCEPTANCE**

Known by all men present that we the undersigned have by authority acting for and in behalf of SOUTH WEBER CITY Corporation do accept by CITY ordinance, the land described on this plat to be included in the corporate limits of SOUTH WEBER CITY, Utah as the

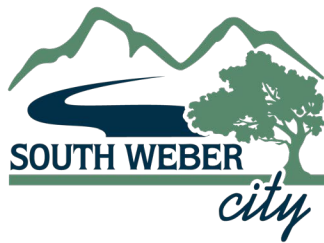
**RIVERWOOD ANNEXATION PLAT  
FROM DAVIS COUNTY TO SOUTH WEBER CITY**

In witness whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20 \_\_\_\_.

South Weber City \_\_\_\_\_ Attest: \_\_\_\_\_

**RIVERWOOD ANNEXATION PLAT  
FROM DAVIS COUNTY TO SOUTH WEBER CITY**

|   |   |   |
|---|---|---|
| <b>DAVIS COUNTY SURVEYOR APPROVAL</b>                                       | LOCATED IN THE SOUTH WEST QUARTER OF SECTION 20 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN              | <b>DAVIS COUNTY RECORDER</b>  |
|   | <b>SHEET 1 OF 1</b>   | ENTRY NO. _____ FEE _____ PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS |
| APPROVED THIS _____ DAY OF _____, 20____ BY THE DAVIS COUNTY SURVEYOR _____ | PROJECT NUMBER : 7982A<br>MANAGER : T. WILLIAMS<br>DRAWN BY : C. ROMER<br>CHECKED BY : T. WILLIAMS<br>DATE : 11/20/2024 | DAVIS COUNTY RECORDER _____<br>BY _____ DEPUTY RECORDER   |
| DAVIS COUNTY SURVEYOR   |   |   |



## NOTICE OF IMPENDING BOUNDARY ACTION

1600 E. South Weber Drive  
South Weber, UT 84405

801.479.3177  
southwebercity.com

April 14, 2025

Lt Governor Henderson—Annexations  
Via portal

RE: Parcels: 130050039, 130050040, 130050041, 130050042, 130050044,  
130050046, and 130050052

Dear Lieutenant Governor Henderson,

The South Weber City Council adopted Ordinance 2025-06 on April 8, 2025 to annex multiple parcels referenced above at approximately 75 West South Weber Drive into our jurisdiction. This ordinance is being submitted to your office for review accompanied by the final annexation plat. The plat has been reviewed and approved by the Davis County Surveyor. This letter certifies that all requirements applicable to this boundary action have been met.

Please accept this notice complying with UCA §67-1a-6.5(3). I am requesting the state review the documentation and issue a certificate so I may proceed with recording the annexation with the county. Please feel free to contact me if you need additional information.

Sincerely,

Lisa Smith  
City Recorder, CMC/UCC  
801-479-3177 ext. 2203