

ANNEXATION



"W3114877"

EH 3114877 PG 1 OF 13
LEANN H KILTS, WEBER COUNTY RECORDER
04-JAN-21 1049 AM FEE \$1.00 DEP DC
REC FOR: CENTRAL WEBER SEWER

ANNEXATION TO: CENTRAL WEBER SEWER

ORDINANCE NO. 2020-16

RECORDED FOR: CENTRAL WEBER SEWER

RECORDING FEE: NONE

SEC. 11 TOWNSHIP 6N RANGE 2W

BOOK 89 PAGE 67

15-031-0001, 0015, 0020

STATE OF UTAH



E# 3114877 PG 2 OF 13

OFFICE OF THE LIEUTENANT GOVERNOR
CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, dated December 18, 2020, complying with Title 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 boundary correction and adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to the CENTRAL WEBER SEWER IMPROVEMENT DISTRICT 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 29th day of December 2020 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX
Lieutenant Governor

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2020-16
Annexation Approval Resolution
(100% landowner petition)

WHEREAS, the Central Weber Sewer Improvement District (the "District") is a duly organized improvement district primarily located in Weber County, Utah, but also including a relatively small part of Davis County, Utah, established and operating as prescribed in Title 17B, Chapter 2a, Part 4 of the Utah Code and other relevant portions of Title 17B of the Utah Code;

WHEREAS, the District owns and operates sanitary sewer outfall collection and treatment facilities which serve much of Weber County and a small portion of Davis County, Utah;

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 in order to receive sanitary sewer treatment and disposal services from 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, sewer service;

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, Applicant owns 100% of the Subject Property;

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

WHEREAS, within thirty days after the Petition was filed, at a duly called meeting of the Board of Trustees of the District for which certification of the Petition was 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 has been signed by the sole owner of the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the District Board is 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 are not applicable to this annexation proceeding;

WHEREAS, a notice of the proposed annexation was given pursuant to the requirements of Utah Code Ann. § 17B-1-413;

WHEREAS, the written Notice referenced in the immediately preceding paragraph contained a brief description of the proposed annexation and included the name of the Central Weber Sewer Improvement District, the services provided by the District, a description and/or map of the area proposed to be annexed, a local district telephone number where additional information about the proposed annexation could be obtained and an explanation of the right of an owner of property located within or a registered voter residing within the area proposed to be annexed who did not sign the annexation petition to request a public hearing on the proposed annexation in accordance with Utah Code Ann. § 17B-1-413(2)(a)(ii)(B), provided that such request was submitted to the District Board of Trustees within 20 days after the date the Notice was given;

WHEREAS, more than 20 days have passed since the notice was given, no property owner or registered voter having a right to do so has requested a hearing, and the time for submitting a request for a public hearing has passed;

WHEREAS, not more than 30 days has passed since the expiration of the time for submitting a request for a public hearing;

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, nor is it located within the boundaries of any municipality or any county that provides the same service that the District provides;

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 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 Central Weber 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 Central Weber Sewer Improvement 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 and § 17B-1-414(3)(b), the Subject Property shall be an integral part of the District and, upon the submittal of the original notice of annexation, the original certificate of annexation issued by the Lieutenant Governor, the approved final local entity plat, and a certified copy of this Resolution to the Weber County Recorder for recordation, 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 annexation with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an approved final local entity plat. The Chairman and/or General Manager are further instructed, upon receipt of the certificate of annexation from the Lieutenant Governor, to submit the documents identified in paragraph 3 above to the Weber County Recorder for recordation.

5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 21st day of December, 2020.

Mark Allen

Mark Allen, Chair

STATE OF UTAH)
 :ss.
COUNTY OF WEBER)

The foregoing Resolution was subscribed before me, a notary public and also the Clerk of the Central Weber Sewer Improvement District, this 19th day of October, 2020 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

John E. Cardon

John E. Cardon, Notary Public

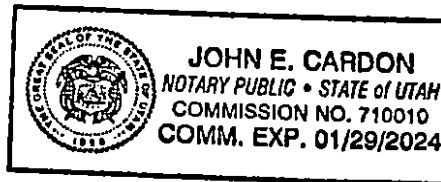


EXHIBIT A
Subject Property

ANNEXATION BOUNDARY DESCRIPTION
Property of Frank S. Blair Family Ltd. Partnership

A parcel of land, situate in the Northwest Quarter of Section 12 and the Northeast Quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Marriott-Slaterville, Weber County, Utah. Inclusive of Parcels 15-031-0020 and 15-030-0117. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Interstate 15, said point being South 00°12'35" East 1095.31 feet along the section line and North 89°47'25" West 110.08 feet from the Northwest Corner of said Section 12 and running thence along the North line of Marriot-Slaterville city limits and the current service area for Central Weber Sewer District the following two (2) courses and distances:

- 1) South 89°57'35" East 1,595.75 feet (1573.78 feet record);
- 2) South 89°26'52" East 1705.70 feet; to the West line of Willard Canal;

thence South 00°44'51" West 1373.25 feet along the West line of Willard Canal to the North line of Venture Academy Subdivision No. 2;

thence South 58°11'33" West 706.90 feet along said North line of Venture Academy Subdivision No. 2 to the North line of Venture Academy Subdivision;

thence along the North line of Venture Academy Subdivision the following four (4) courses and distance:

- 1) South 72°15'06" West 51.95 feet;
- 2) North 02°39'07" West 167.89 feet;
- 3) South 80°11'39" West 188.94 feet;
- 4) North 01°30'16" East 26.49 feet to the easterly line of parcel 15-031-0021;

thence along the boundary of said parcel 15-031-0021 the following fourteen (14) courses and distances:

- 1) North 60°18'14" East 172.51 feet;
- 2) North 12°22'56" East 83.46 feet;
- 3) North 02°17'35" East 92.27 feet;
- 4) North 00°47'40" West 128.46 feet;
- 5) North 26°33'30" West 238.03 feet;
- 6) North 88°30'30" West 239.67 feet;
- 7) North 88°51'45" West 722.79 feet;
- 8) North 88°51'45" West 58.42 feet;

- 9) North 89°23'09" West 757.22 feet;
- 10) South 03°46'34" West 354.62 feet;
- 11) South 03°41'34" West 451.60 feet;
- 12) South 02°28'23" West 23.49 feet;
- 13) South 08°32'28" East 9.26 feet;
- 14) South 11°52'50" East 344.30 feet more or less to the center of 4 Mile Creek and the northerly line of Parcel 15-031-0016;

thence South 42°53'15" West 120.45 feet and South 89°31'51" West 87.84 feet along said center of 4 Mile Creek;

thence South 34°41'23" West 146.20 feet to the northerly right-of-way line of Pioneer Road (400 North Street);

thence along the northerly right-of-way line of Pioneer Road the following two (2) courses and distances:

- 1) North 56°42'25" West 69.18 feet;
- 2) Northwesterly 10.86 feet along the arc of an 878.51-foot radius tangent curve to the left (center bears South 33°17'35" West and the long chord bears North 57°03'39" West 10.86 feet with a central angle of 00°42'29") to the boundary of Parcel 15-031-0016;

thence North 34°41'23" East 121.79 feet along said boundary to the center of 4 Mile Creek;

thence along the center of 4 Mile Creek and the boundary of Parcel 15-031-0016 the following ten (10) courses and distances:

- 1) North 33°24'01" West 165.91 feet;
- 2) North 56°06'57" West 39.43 feet;
- 3) North 62°43'59" West 99.96 feet;
- 4) westerly 100.23 feet along the arc of a 90.00-foot radius non-tangent curve to the left (center bears South 27°16'05" West and the long chord bears South 85°21'50" West 95.13 feet with a central angle of 63°48'30");
- 5) South 53°27'39" West 60.37 feet;
- 6) westerly 45.97 feet along the arc of a 25.00-foot radius non-tangent curve to the right (center bears North 36°32'34" West and the long chord bears North 73°52'07" West 39.76 feet with a central angle of 105°20'54");
- 7) North 21°11'53" West 119.49 feet;
- 8) North 01°00'51" East 143.31 feet;
- 9) North 23°05'37" West 165.81 feet;
- 10) North 57°39'20" West 19.27 feet to the easterly right-of-way line of Interstate 15;

thence along easterly right-of-way line of Interstate 15 the following courses and distances:

- 1) North 06°00'51" West 56.55 feet;
- 2) North 05°56'31" West 114.32 feet;
- 3) North 04°46'39" East 227.97 feet;

- 4) North $02^{\circ}13'10''$ West 700.73 feet;
- 5) North $01^{\circ}10'49''$ West 500.38 feet;
- 6) North $01^{\circ}00'26''$ East 38.27 feet to the Point of Beginning.

Contains: 4,484,862 square feet or 102.958 acres.



Central Weber Sewer Improvement District

December 22, 2020

The Honorable Spencer J. Cox
Lieutenant Governor of the State of Utah
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

SUBJECT: Notice of Annexation Blair

Dear Lieutenant Governor Cox:

We are submitting to you a Notice of Annexation for the Blair Property in Marriott-Slaterville, Weber County to be annexed into the Central Weber Sewer Improvement District. Enclosed please find the following three items:

- A Notice of Proposed Annexation;
- A copy of Resolution 2020-16; and,
- An approved final local entity plat as defined in Utah Code Ann. § 67-1a-6.5 and meeting the requirements of Utah Code Ann. § 17-23-20.

It is requested that a certificate of annexation be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Hall".

Kevin Hall, P.E.

General Manager

Attachments as defined above.

**NOTICE OF PROPOSED ANNEXATION
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

Notice is hereby given pursuant to the requirements of Utah Code Ann. § 17B-1-406 through 418 that it is proposed that the following described real property located in Weber County, Utah be annexed into and become part of the Central Weber Sewer Improvement District:

**BLAIR PROPERTY ANNEXATION
ANNEXATION BOUNDARY DESCRIPTION**

A parcel of land, situate in the Northwest Quarter of Section 12 and the Northeast Quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Marriott-Slaterville, Weber County, Utah. Inclusive of Parcels 15-031-0020 and 15-030-0117. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Interstate 15, said point being South 00°12'35" East 1095.31 feet along the section line and North 89°47'25" West 110.08 feet from the Northwest Corner of said Section 12 and running thence along the North line of Marriott-Slaterville city limits and the current service area for Central Weber Sewer District the following two (2) courses and distances:

- 1) South 89°57'35" East 1,595.75 feet (1573.78 feet record);
- 2) South 89°26'52" East 1705.70 feet; to the West line of Willard Canal;

thence South 00°44'51" West 1373.25 feet along the West line of Willard Canal to the North line of Venture Academy Subdivision No. 2;

thence South 58°11'33" West 706.90 feet along said North line of Venture Academy Subdivision No. 2 to the North line of Venture Academy Subdivision;

thence along the North line of Venture Academy Subdivision the following four (4) courses and distance:

- 1) South 72°15'06" West 51.95 feet;
- 2) North 02°39'07" West 167.89 feet;
- 3) South 80°11'39" West 188.94 feet;
- 4) North 01°30'16" East 26.49 feet to the easterly line of parcel 15-031-0021;

thence along the boundary of said parcel 15-031-0021 the following fourteen (14) courses and distances:

- 1) North 60°18'14" East 172.51 feet;
- 2) North 12°22'56" East 83.46 feet;
- 3) North 02°17'35" East 92.27 feet;
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- 6) North 88°30'30" West 239.67 feet;
- 7) North 88°51'45" West 722.79 feet;
- 8) North 88°51'45" West 58.42 feet;
- 9) North 89°23'09" West 757.22 feet;
- 10) South 03°46'34" West 354.62 feet;
- 11) South 03°41'34" West 451.60 feet;
- 12) South 02°28'23" West 23.49 feet;
- 13) South 08°32'28" East 9.26 feet;
- 14) South 11°52'50" East 344.30 feet more or less to the center of 4 Mile Creek and the northerly line of Parcel 15-031-0016;

thence South 42°53'15" West 120.45 feet and South 89°31'51" West 87.84 feet along said center of 4 Mile Creek;
 thence South 34°41'23" West 146.20 feet to the northerly right-of-way line of Pioneer Road (400 North Street);
 thence along the northerly right-of-way line of Pioneer Road the following two (2) courses and distances:

- 1) North 56°42'25" West 69.18 feet;
- 2) Northwesterly 10.86 feet along the arc of an 878.51-foot radius tangent curve to the left (center bears South 33°17'35" West and the long chord bears North 57°03'39" West 10.86 feet with a central angle of 00°42'29") to the boundary of Parcel 15-031-0016;

thence North 34°41'23" East 121.79 feet along said boundary to the center of 4 Mile Creek;
 thence along the center of 4 Mile Creek and the boundary of Parcel 15-031-0016 the following ten (10) courses and distances:

- 1) North 33°24'01" West 165.91 feet;
- 2) North 56°06'57" West 39.43 feet;
- 3) North 62°43'59" West 99.96 feet;
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- 5) South 53°27'39" West 60.37 feet;
- 6) westerly 45.97 feet along the arc of a 25.00-foot radius non-tangent curve to the right (center bears North 36°32'34" West and the long chord bears North 73°52'07" West 39.76 feet with a central angle of 105°20'54");
- 7) North 21°11'53" West 119.49 feet;
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- 9) North 23°05'37" West 165.81 feet;
- 10) North 57°39'20" West 19.27 feet to the easterly right-of-way line of Interstate 15;

thence along easterly right-of-way line of Interstate 15 the following courses and distances:

- 1) North 06°00'51" West 56.55 feet;
- 2) North 05°56'31" West 114.32 feet;
- 3) North 04°46'39" East 227.97 feet;
- 4) North 02°13'10" West 700.73 feet;
- 5) North 01°10'49" West 500.38 feet;
- 6) North 01°00'26" East 38.27 feet to the Point of Beginning.

Contains: 4,484,862 square feet or 102.958 acres.

The owner of the above-described property has filed an annexation petition requesting that the property be annexed into and receive service from the Central Weber Sewer Improvement District ("Central Weber"). Central Weber owns and operates a sewage treatment plant and outfall lines that deliver untreated sewage to the treatment plant for treatment and disposal. Upon being annexed into Central Weber, and after satisfying applicable requirements, the subject property may receive sewage treatment and disposal services provided by Central Weber.

Inasmuch as the owners of all of the subject property signed the annexation petition, a public hearing respecting this proposed annexation is not required. However, notice is hereby given that a public hearing will be held if a written request to do so is submitted, within 20 days after the date of this notice, to the Central Weber Board of Trustees at 2618 West Pioneer Road, Ogden, Utah 84404, by an owner of property that is located within or a registered voter residing within the area proposed to be annexed who

did not sign the annexation petition. Otherwise, no public hearing will be held and, after the expiration of the above-referenced 20-day period, the proposed annexation will be presented to the Central Weber Board of Trustees for final action.

If additional information concerning the proposed annexation is desired, please telephone (801)731-3011 and ask for Kevin Hall.

DATED this 24th day of November, 2020.



Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

Frank S. Blair Family Ltd. Partnership
2731 Skyview Dr.
Layton, UT 84040-2746

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