



W3216877

ANNEXATION

ANNEXATION TO: CENTRAL WEBER SEWER IMPROVEMENT
DISTRICT

ORDINANCE NO. 2021-23

RECORDED FOR: CENTRAL WEBER SEWER

RECORDING FEE: NONE

SEC. 27, 34 TOWNSHIP 7N RANGE 2W

BOOK 92 PAGE 31

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 for the JDC RANCH ANNEXATION, located in Weber County, dated January 11, 2022, complying with Section §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 JDC RANCH ANNEXATION, 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 11th day of January, 2022 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor



CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2021-23
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 20th day of December, 2021.



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 20th day of December, 2021 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.



Paige Spencer, Notary Public



EXHIBIT A

LANDOWNER ANNEXATION PETITION IDENTIFICATION OF PROPOSED ANNEXATION AREA

The proposed annexation area is located in Weber County, Utah and is generally bounded by 3000 North Street on the north, 2600 North street on the south, 2700 West Street on the east and 3200 West Street on the west (or where the prospective named streets would be located if extended), which area is depicted Exhibit "B" and is more particularly described as follows:

A parcel of land, situate in the South Half of Section 27, Township 7 North, Range 2 West and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, more particularly described as follows:

Beginning at a point South 88°13'40" East 1981.23 feet from the Southwest Corner of said section 27 and running thence:

North 01°38'50" East 690.73 feet;

thence South 87°42'22" East 154.36 feet;

thence North 00°55'47" East 801.33 feet;

thence North 00°55'47" East 593.79 feet;

thence South 89°33'21" East 178.06 feet;

thence North 00°12'07" West 678.55 feet;

thence South 88°25'54" East 197.25 feet;

thence South 87°38'03" East 188.60 feet;

thence South 88°55'08" East 230.48 feet;

thence South 01°04'56" West 105.00 feet;

thence South 88°27'26" East 755.00 feet;

thence South 88°37'51" East 1513.70 feet;

thence South 00°30'13" East 1390.94 feet;

thence South 00°30'30" East 1202.71 feet;

thence South 00°04'39" West 44.38 feet to the North Right-of-Way line of 2600 North Street;

thence along said North Right-of-Way line the following 8 courses:

1. Southwesterly 283.06 feet along the arc of a 1233.00 feet-foot radius non-tangent curve to the left (center bears South 29°17'53" East and the long chord bears South 54°07'31" West 282.44 feet with a central angle of 13°09'12");

2. thence Southwesterly 68.37 feet along the arc of a 749.80 feet radius curve to the left (center bears South 42°27'05" East and the long chord bears South 44°56'11" West 68.35 feet with a central angle of 05°13'28");

3. thence South 42°19'27" West 201.16 feet;

4. thence Southwesterly 42.24 feet along the arc of a 697.50 feet-foot radius non-tangent curve to the right (center bears North 47°18'22" West and the long chord bears South 44°25'43" West 42.23 feet with a central angle of 03°28'11");

5. thence Westerly 530.60 feet along the arc of a 683.85 feet radius curve to the right (center bears North 43°50'11" West and the long chord bears South 68°23'29" West 517.39 feet with a central angle of 44°27'21");

6. thence North 89°22'50" West 393.33 feet;

7. thence North 89°30'02" West 391.83 feet;

8. thence North 89°32'58" West 76.70 feet;
thence North 00°58'33" East 280.28 feet;
thence Northerly 94.86 feet along the arc of a 126.79 feet-foot radius tangent curve to the left (center bears North 89°01'27" West and the long chord bears North 20°27'27" West 92.66 feet with a central angle of 42°52'00"); thence along a line non-tangent to said curve, North 39°55'11" West, a distance of 14.68 feet; thence Northwesterly 207.86 feet along the arc of a 886.81 feet-foot radius tangent curve to the left (center bears South 50°04'49" West and the long chord bears North 46°38'04" West 207.38 feet with a central angle of 13°25'47"); thence along a line non-tangent to said curve, North 53°21'41" West, a distance of 82.93 feet; thence Northwesterly 62.80 feet along the arc of a 430.00 feet-foot radius tangent curve to the left (center bears South 36°38'19" West and the long chord bears North 57°32'43" West 62.74 feet with a central angle of 08°22'04"); thence along a line non-tangent to said curve, North 88°43'04" West, a distance of 555.61 feet; thence North 88°34'48" West 304.04 feet; thence North 87°55'46" West 325.81 feet; to the Point of Beginning.
Contains: 9,134,866 square feet or **209.708 acres**.

**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:

LANDOWNER ANNEXATION PETITION IDENTIFICATION OF PROPOSED ANNEXATION AREA

The proposed annexation area is located in Weber County, Utah and is generally bounded by 3000 North Street on the north, 2600 North street on the south, 2700 West Street on the east and 3200 West Street on the west (or where the prospective named streets would be located if extended), which area is depicted Exhibit "B" and is more particularly described as follows:

A parcel of land, situate in the South Half of Section 27, Township 7 North, Range 2 West and the North Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah, more particularly described as follows:

Beginning at a point South 88°13'40" East 1981.23 feet from the Southwest Corner of said section 27 and running thence:

North 01°38'50" East 690.73 feet;
thence South 87°42'22" East 154.36 feet;
thence North 00°55'47" East 801.33 feet;
thence North 00°55'47" East 593.79 feet;
thence South 89°33'21" East 178.06 feet;
thence North 00°12'07" West 678.55 feet;
thence South 88°25'54" East 197.25 feet;
thence South 87°38'03" East 188.60 feet;
thence South 88°55'08" East 230.48 feet;
thence South 01°04'56" West 105.00 feet;
thence South 88°27'26" East 755.00 feet;
thence South 88°37'51" East 1513.70 feet;
thence South 00°30'13" East 1390.94 feet;
thence South 00°30'30" East 1202.71 feet;
thence South 00°04'39" West 44.38 feet to the North Right-of-Way line of 2600 North Street;
thence along said North Right-of-Way line the following 8 courses:
1. Southwesterly 283.06 feet along the arc of a 1233.00 feet-foot radius non-tangent curve to the left (center bears South 29°17'53" East and the long chord bears South 54°07'31" West 282.44 feet with a central angle of 13°09'12");
2. thence Southwesterly 68.37 feet along the arc of a 749.80 feet radius curve to the left (center bears South 42°27'05" East and the long chord bears South 44°56'11" West 68.35 feet with a central angle of 05°13'28");
3. thence South 42°19'27" West 201.16 feet;
4. thence Southwesterly 42.24 feet along the arc of a 697.50 feet-foot radius non-tangent curve to the right (center bears North 47°18'22" West and the long chord bears South 44°25'43" West 42.23 feet with a central angle of 03°28'11");
5. thence Westerly 530.60 feet along the arc of a 683.85 feet radius curve to the right (center bears North 43°50'11" West and the long chord bears South 68°23'29" West 517.39 feet with a central angle of 44°27'21");
6. thence North 89°22'50" West 393.33 feet;
7. thence North 89°30'02" West 391.83 feet;
8. thence North 89°32'58" West 76.70 feet;
thence North 00°58'33" East 280.28 feet;
thence Northerly 94.86 feet along the arc of a 126.79 feet-foot radius tangent curve to the left (center bears North 89°01'27" West and the long chord bears North 20°27'27" West 92.66 feet with a central angle of 42°52'00");
thence along a line non-tangent to said curve, North 39°55'11" West, a distance of 14.68 feet; thence Northwesterly 207.86 feet along the arc of a 886.81 feet-foot radius tangent curve to the left (center bears South 50°04'49" West and the long chord bears North 46°38'04" West 207.38 feet with a central angle of 13°25'47"); thence along a line non-tangent to said curve, North 53°21'41" West, a distance of 82.93 feet; thence Northwesterly 62.80 feet along the arc of a 430.00 feet-foot radius tangent curve to the left (center bears South 36°38'19" West and the long chord bears North 57°32'43" West 62.74 feet with a central angle of 08°22'04"); thence along a line non-tangent to said curve, North 88°43'04" West, a distance of 555.61 feet; thence North 88°34'48" West 304.04 feet; thence North 87°55'46" West 325.81 feet; to the Point of Beginning.

Contains: 9,134,866 square feet or **209.708 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.

DATED this 17TH day of November, 2021.



Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

Jay Christensen
4131 West 2800 North
Ogden, UT 84404

Scott Nielsen
1881 East Jeremy Drive
Murray, UT 84121