



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 for COTTONWOOD FARM ESTATES of the CENTRAL WEBER IMPROVEMENT DISTRICT, August 13, 2021, complying with Section 17B-1-406, 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 COTTONWOOD FARM ESTATES of the CENTRAL WEBER 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 13<sup>th</sup> day of August, 2021 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**  
**RESOLUTION 2021-11**  
**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.

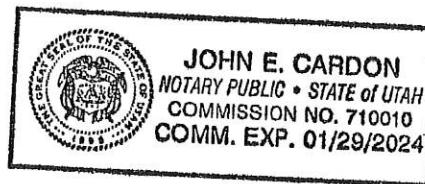
Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 21st day of June, 2021.

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 21<sup>s</sup> day of June, 2021 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**  
**COTTONWOOD ESTATES PROPERTY ANNEXATION**  
**ANNEXATION BOUNDARY DESCRIPTION**

A parcel of land situate in the Southeast Quarter of Section 11 and the Northeast Quarter of Section 14, Township 6 North, Range 2 West, Salt Lake Base and Meridian also being in Marriott-Slaterville, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on easterly right-of-way line of 2250 West Street and the North line of Section 14, Township 6 North, Range 2 West, Salt Lake Base and Meridian and running thence along said right-of-way line the following two (2) courses and distances:

- 1) North 02°15'00" East 139.00 feet;
- 2) North 29°03'11" East 29.98 feet;

thence South 89°04'58" East 157.00 feet;

thence North 19°53'02" East 130.00 feet;

thence North 44°05'02" East 156.00 feet;

thence North 06°35'02" East 53.00 feet to the northerly right-of-way line of 250 North Street;

thence South 89°55'00" East 306.51 feet along said northerly line to the westerly line Lot 2, Grasslands Estates Subdivision;

thence along Grasslands Estates Subdivision the following two (2) courses and distances:

- 1) South 00°05'02" West 283.74 feet;
- 2) North 89°52'22" East 326.23 feet to Lot 1, Wesley & Lenore Spencer Subdivision;

thence along Wesley and Lenore Spencer Subdivision to and along the westerly line of Spencer Farms Subdivision the following four (4) courses and distances (also being the centerline of a creek):

- 1) South 13°56'59" West 98.20 feet;
- 2) South 25°05'03" West 59.45 feet;
- 3) South 38°21'30" West 160.71 feet;
- 4) South 23°43'56" West 355.11 feet to that certain parcel conveyed in Entry No. 2598518;

thence along said parcel (also being the centerline of an existing creek) the following nine (9) courses and distances:

- 1) North 75°32'51" West 152.80 feet;
- 2) North 82°30'22" West 183.62 feet;
- 3) North 73°57'55" West 41.00 feet;
- 4) South 21°14'31" West 32.00 feet;
- 5) South 28°14'22" West 76.56 feet;
- 6) South 40°37'20" West 189.15 feet;
- 7) South 63°36'00" West 120.97 feet;
- 8) South 86°03'52" West 44.95 feet;
- 9) North 75°22'32" West 47.09 feet;

thence North 17°40'27" West 13.90 feet to the easterly right-of-way of 2250 West Street;  
thence along said easterly right-of-way the following three (3) courses and distances:

- 1) North 05°32'02" East 20.00 feet;

- 2) North 09°17'02" East 333.00 feet;
- 3) North 02°14'02" East 285.00 feet to the Point of Beginning.

Contains: 642,758 square feet or 14.756 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:

**COTTONWOOD ESTATES PROPERTY ANNEXATION  
ANNEXATION BOUNDARY DESCRIPTION**

Beginning at a point on easterly right-of-way line of 2250 West Street and the North line of Section 14, Township 6 North, Range 2 West, Salt Lake Base and Meridian and running thence along said right-of-way line the following two (2) courses and distances:

- 1) North 02°15'00" East 139.00 feet;
- 2) North 29°03'11" East 29.98 feet;

thence South 89°04'58" East 157.00 feet;

thence North 19°53'02" East 130.00 feet;

thence North 44°05'02" East 156.00 feet;

thence North 06°35'02" East 53.00 feet to the northerly right-of-way line of 250 North Street;

thence South 89°55'00" East 306.51 feet along said northerly line to the westerly line Lot 2,

Grasslands Estates Subdivision;

thence along Grasslands Estates Subdivision the following two (2) courses and distances:

- 1) South 00°05'02" West 283.74 feet;
- 2) North 89°52'22" East 326.23 feet to Lot 1, Wesley & Lenore Spencer Subdivision;

thence along Wesley and Lenore Spencer Subdivision to and along the westerly line of Spencer Farms Subdivision the following four (4) courses and distances (also being the centerline of a creek):

- 1) South 13°56'59" West 98.20 feet;
- 2) South 25°05'03" West 59.45 feet;
- 3) South 38°21'30" West 160.71 feet;
- 4) South 23°43'56" West 355.11 feet to that certain parcel conveyed in Entry No. 2598518;

thence along said parcel (also being the centerline of an existing creek) the following nine (9) courses and distances:

- 1) North 75°32'51" West 152.80 feet;
- 2) North 82°30'22" West 183.62 feet;
- 3) North 73°57'55" West 41.00 feet;
- 4) South 21°14'31" West 32.00 feet;
- 5) South 28°14'22" West 76.56 feet;
- 6) South 40°37'20" West 189.15 feet;
- 7) South 63°36'00" West 120.97 feet;
- 8) South 86°03'52" West 44.95 feet;
- 9) North 75°22'32" West 47.09 feet;

thence North 17°40'27" West 13.90 feet to the easterly right-of-way of 2250 West Street;  
thence along said easterly right-of-way the following three (3) courses and distances:

- 1) North 05°32'02" East 20.00 feet;
- 2) North 09°17'02" East 333.00 feet;
- 3) North 02°14'02" East 285.00 feet to the Point of Beginning.

Contains: 642,758 square feet or 14.756 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 18<sup>TH</sup> day of May, 2021.



---

Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:

Matthew Smith & Kathryn Smith  
1872 West Ranch Road  
Farmington, UT 84025  
(As the new owner's of the property)

Slater Family Properties, LLC  
111 North 2000 West Unit 182  
Ogden, UT 844049  
(As the former property owners still shown on some Weber County records)

