

# 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 of annexation for the WEST JORDAN CITY KEARNS IMPROVEMENT DISTRICT, May 10, 2021, 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 WEST JORDAN CITY KEARNS IMPROVEMENT DISTRICT, located in Salt Lake County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 10<sup>th</sup> day of May, 2021 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



**KEARNS IMPROVEMENT DISTRICT  
NOTICE OF IMPENDING BOUNDARY ACTION  
(ANNEXATION/BOUNDARY ADJUSTMENT)**

**TO: DIEDRE HENDERSON, LIEUTENANT GOVERNOR OF THE STATE OF UTAH**

**Notice** is hereby given that, after the Kearns Improvement District Board of Trustees and the West Jordan City Council both adopted a Joint Resolution of intent to adjust the boundary of the Kearns Improvement District to include land within West Jordan City, the Kearns Improvement District Board of Trustees and the West Jordan City Council each held a public hearing respecting the proposed boundary adjustment in accordance with the requirements of Utah law and then, on April 13, 2021, the Board of Trustees of the Kearns Improvement District adopted a Joint Resolution approving the boundary adjustment and on April 14, 2021, the West Jordan City Council also adopted the Joint Resolution approving the boundary adjustment. The real property being annexed into the District as a result of the boundary adjustment (the "Affected Area") is described and depicted in the final local entity plat which accompanies this Notice. It is requested that the Lieutenant Governor issue her Certificate of Boundary Adjustment (annexation) in accordance with the requirements of Utah Code Ann. §§ 17B-1-417(6) and 67-1a-6.5.

**In satisfaction of Utah Code Ann. § 67-1a-6.5(3)(e)(i), the Board of Trustees of the Kearns Improvement District hereby certifies that all requirements applicable to the annexation of the Affected Area as part of the Kearns Improvement District, through a boundary adjustment under Utah Code Ann. 17B-1-503(1), have been met.**

This notice is accompanied by: (a) a copy of the Kearns Improvement District/West Jordan City Joint Resolution approving the boundary adjustment and (b) 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.

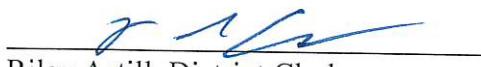
The address of the Kearns Improvement District is as follows: Kearns Improvement District, 5350 West 5400 South, Kearns, Utah 84118.

DATED this 29 day of April, 2021.

**KEARNS IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES**

  
\_\_\_\_\_  
Jeff Monson, Chair

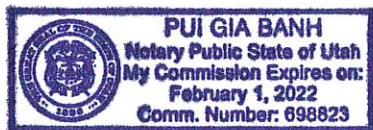
ATTEST:

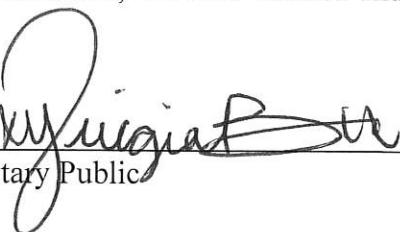
  
\_\_\_\_\_  
Riley Astill, District Clerk



STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On this 29 day of April, 2021 personally appeared before me Jeff Monson, the signer of the foregoing Notice of Impending Boundary Action, who duly acknowledged to me that he/she is the Chair of the Board of Trustees of the Kearns Improvement District and is duly authorized to execute the same, and who verified under oath the accuracy of the said instrument.



  
\_\_\_\_\_  
Notary Public



**JOINT RESOLUTION  
OF THE  
KEARNS IMPROVEMENT DISTRICT (Resolution No. 2021-04-01)  
AND OF  
WEST JORDAN CITY (Resolution No. 21-016)  
APPROVING AN ADJUSTMENT TO THE BOUNDARY OF THE DISTRICT TO  
INCLUDE A PORTION OF THE CITY**

WHEREAS, the Kearns Improvement District (the “District”) owns and operates a culinary water system and a sanitary sewer system that provide culinary water and sanitary sewer services within west central Salt Lake County, Utah, including a portion of West Jordan City (the “City”);

WHEREAS, the affected area described in attached Exhibit “A” which is incorporated herein by reference (the “Affected Area”) is located within the boundaries of the City but is not part of the District;

WHEREAS, the Affected Area is part of a larger development which includes adjacent land in unincorporated Salt Lake County that is already part of the District;

WHEREAS, the District and the City have determined that the development can best be served by the District and, therefore, that the Affected Area should be annexed into the District;

WHEREAS, Utah Code Ann. §§ 17B-1-503(1) and -417 provide a procedure whereby the boundaries of the District may be adjusted to include more of the City;

WHEREAS, a Joint Resolution of the District and of the City Declaring an Intent to Adjust the Boundary of the District to Include the Affected Area was adopted by the Board of Trustees of the District and by the City Council of the City;

WHEREAS, the District Board of Trustees has held a public hearing on the proposed adjustment of the District’s boundary to include the Affected Area after having provided public notice as required by law;

WHEREAS, the City Council of the City has held a public hearing on the proposed adjustment of the District’s boundary to include the Affected Area after having provided public notice as required by law;

WHEREAS, no protests or an insufficient number of protests to the boundary adjustment have been filed by owners of private land within the Affected Area or by registered voters residing within the Affected Area;

WHEREAS, all statutory requirements preparatory to the adoption of this Joint Resolution have been satisfied; and

WHEREAS, the District Board of Trustees, after having considered any comments made at the District's public hearing and the reasons for the proposed boundary adjustment, and the City Council of the City, after having considered any comments made at the City public hearing and the reasons for the proposed boundary adjustment, deem it to be in the best interests of both the District and the City and their residents and customers, and the owners of land in the Affected Area, for the Affected Area, in effect, to be annexed as part of the District and for the District to provide culinary water service and sanitary sewer service to the Affected Area in accordance with this Joint Resolution.

NOW, THEREFORE, BE IT RESOLVED and enacted by the Board of Trustees of the Kearns Improvement District and by the City Council of West Jordan City as follows:

1. That this Resolution is adopted by the respective legislative bodies for the purpose of fulfilling and complying with the requirements of Utah Code Ann. § 17B-1-417(4) relating to adjusting the boundary of the District to include more of the City by annexing the Affected Area into the District.

2. That the Board of Trustees of the District has determined and hereby does determine the proposed boundary adjustment to be equitable and necessary under the circumstances.

3. That the City Council of the City has determined and hereby does determine the proposed boundary adjustment to be equitable and necessary under the circumstances.

4. That the proposed boundary adjustment, which will include the Affected Area as part of the District, as described and depicted in attached Exhibit "A" which is incorporated by reference as part of this Joint Resolution, is hereby approved, with the boundary adjustment to be effective upon the Lieutenant Governor's issuance of a Certificate of Boundary Adjustment under Utah Code Ann. §§ 17B-1-417(7) and 67-1a-6.5.

5. That, from and after the effective date of this boundary adjustment, the Affected Area shall be annexed to and be part of the District.

6. That the Chair of the District Board of Trustees, acting for the Board, shall be and hereby is authorized and instructed to issue a written notice of the boundary adjustment (the "notice of impending boundary action") for delivery to the Lieutenant Governor, including a certification by the District Board of Trustees that all requirements for the boundary adjustment have been complied with.

7. That the General Manager of the District is instructed, within thirty days after the adoption of this Joint Resolution by the later of the legislative bodies to adopt the Resolution, to file with the Lieutenant Governor a copy of the notice of impending boundary action and a copy of an approved final local entity plat.

8. That, after the Lieutenant Governor has issued the Certificate of Boundary Adjustment to the District, the District's General Manager is instructed to submit to the Salt Lake County Recorder for recordation the following documents: the original notice of impending boundary action; the Certificate of Boundary Adjustment issued by the Lieutenant Governor; an approved final local entity plat; and a certified copy of this Joint Resolution. After those documents have been recorded, the District may levy and collect a property tax on the Affected Area and may otherwise proceed as allowed by Utah Code Ann. §§ 17B-1-417(7) and 59-2-305.5.

9. That this Resolution has been placed on the agenda of meetings of the legislative bodies of the District and the City and this action is taken in compliance with the Utah Open and Public Meetings Act.

10. That this Joint Resolution shall take effect upon its approval and adoption by the later of the legislative bodies to act on this Resolution, but the annexation shall not be complete until the Lieutenant Governor issues a Certificate of Boundary Adjustment as provided in paragraph 4 above and the District may not assess a property tax against the Affected Area until the recordings referenced in paragraph 8 above have been completed.

Approved and passed by the Board of Trustees of the Kearns Improvement District and by the City Council of West Jordan City on the dates set forth below.

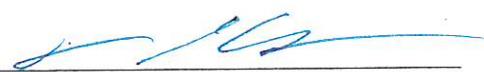
KEARNS IMPROVEMENT DISTRICT

Date: 13 April 2021

By: \_\_\_\_\_

  
Jeff Monson, Chair

ATTEST:

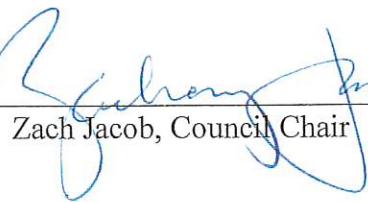


Riley Astill, Clerk

WEST JORDAN CITY

Date: April 14, 2021

By: \_\_\_\_\_

  
Zach Jacob, Council Chair

ATTEST:



Cindy Quick, City Council Clerk

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<b>Voting by the City Council</b>	<b>“YES”</b>	<b>“NO”</b>
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice Chair Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Melissa Worthen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member David Pack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council member Christopher McConnehey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Chad R. Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**EXHIBIT "A"**  
**(Legal Description of Affected Area)**

Wood Ranch KID Annexation Description

Beginning at a brass cap monument marking the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is South 89°58'58" East between the Northwest Corner of Section 27 and the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian) at a point in the existing Kearns Improvement District boundary established by that Final Local Entity Plat recorded as Entry No. 12913731 and running thence North 89°57'41" East 9.219 feet along said district boundary to a point on the Westerly right-of-way line of State Road 111; thence along said Westerly right-of-way line South 08°02'22" West 1547.359 feet to the Future Wood Ranch Development Phase Line; As per the joint resolution of Kerns Improvement District (No. 2021-04-01) and of West Jordan City (No. 21-016) thence along said Future Wood Ranch Development Phase Line the following fifteen (15) Courses: 1) North 81°57'38" West 329.904 feet; 2) South 08°02'22" West 701.322 feet; 3) North 81°04'32" West 207.050 feet; 4) North 75°45'44" West 173.862 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 14°14'16" East, Chord: North 70°22'26" West 105.173 feet); 5) along the arc of said curve 105.328 feet through a central angle of 10°46'35"; 6) North 64°59'09" West 1073.752 feet; 7) South 25°00'51" West 256.381 feet to a point on a 518.500 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°39'03" West 204.320 feet); 8) along the arc of said curve 205.666 feet through a central angle of 22°43'36"; 9) North 82°47'13" West 257.846 feet; 10) North 86°36'14" West 518.470 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears South 03°23'46" West, Chord: South 66°06'03" West 871.299 feet); 11) along the arc of said curve 905.150 feet through a central angle of 54°35'27"; 12) South 38°48'19" West 39.368 feet to a point on a 269.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 23°04'57" West 145.789 feet); 13) along the arc of said curve 147.635 feet through a central angle of 31°26'44"; 14) North 83°22'11" West 412.184 feet; 15) South 89°48'25" West 1222.675 feet to a point on the Quarter Section Line of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°11'28" West 2577.922 feet to a found stone monument marked "1/4" marking the North Quarter Corner of said Section 28; thence along the North Line of the Northeast Quarter of said Section 28 the following (2) courses: 1) South 89°55'09" East 1330.826 feet to a Southwesterly corner of said existing Kearns Improvement District Boundary; 2) South 89°56'26" East 1331.571 feet along said District boundary to a found Aluminum cap marked "United States Public Lands" marking the Northeast Corner of said Section 28; thence South 61°03'14" East 238.608 feet along said District boundary to a found stone monument with lead plug marking the Northwest Corner of said Section 27; thence South 89°58'54" East 2655.02 feet along said District boundary and the North Line of the Northwest Quarter of said Section 27 to the point of beginning.

Property contains 268.248 acres.

# FINAL LOCAL ENTITY PLAT

## WOOD RANCH ANNEXATION #2

ANNEXATION OF THE PROPERTY WITHIN THE WOOD RANCH  
DEVELOPMENT INTO THE KEARNS IMPROVEMENT DISTRICT  
MARCH 2021

Located in the Northwest Quarter of Section 27, T25, R2W and the  
Northeast Quarter of Section 28, T25, R2W, Salt Lake Base and Meridian  
Salt Lake County, Utah

G & N WOOD PROPERTIES LLC  
20-22-300-002



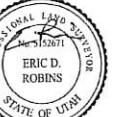
9089 SOUTH 1300 WEST, SUITE 160  
WEST JORDAN, UT 84088  
801.629.6004 TEL 801.590.6511 FAX  
WWW.PERICEECIVIL.COM

DEVELOPED BY:

Daybreak Communities  
11248 Kestrel Rise Road, Suite 201  
South Jordan, Utah 84009

### SURVEYOR'S CERTIFICATE

I, Eric D. Robins, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding license No. 5152671 do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Salt Lake County to be annexed into the Kearns Improvement District.



4/15/21  
Date

### BOUNDARY DESCRIPTION:

Beginning at a brass cap monument marking the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is South 89°58'58" East between the Northwest Corner of Section 27 and the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian) at a point in the existing Kearns Improvement District boundary established by that Final Local Entity Plat recorded as Entry No. 12913731 and running thence North 89°57'41" East 9,219 feet along said district boundary to a point on the Westerly right-of-way line of State Road 111; thence along said Westerly right-of-way line South 08°02'22" West 1547.359 feet to the Future Wood Ranch Development Phase Line; A) per the Joint Motion of the Kearns Improvement District (No. 2013-01-01) to the South of West Jordan City (No. 21-01) there along the Future Wood Ranch Development Phase Line the following fifteen (15) Courses: 1) North 81°57'38" West 329.904 feet; 2) South 08°02'22" West 701.322 feet; 3) North 81°04'32" West 207.050 feet; 4) North 75°49'44" West 173.662 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 141°16' East, Chord North 70°22'26" West 105.173 feet); 5) along the arc of said curve 105.328 feet through a central angle of 10°46'35"; 6) North 64°58'09" West 1073.752 feet; 7) South 25°00'51" West 256.381 feet to a point on a 510.500 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°39'03" West 204.320 feet); 8) along the arc of said curve 205.666 feet through a central angle of 22°43'36"; 9) North 82°47'13" West 257.846 feet; 10) North 86°36'14" West 518.470 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears South 03°23'46" East, Chord: South 66°06'03" East 871.294 feet); II) along the arc of said curve 815.150 feet through a central angle of 54°35'5"; 12) South 03°49'11" West 39.368 feet to a point on a 264.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 28°04'57" West 145.784 feet); 13) along the arc of said curve 147.635 feet through a central angle of 31°26'44"; 14) North 63°21'11" West 412.184 feet; 15) South 89°48'25" West 1222.675 feet to a point on the Quarter Section Line of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 07°12'28" West 2577.922 feet to a fourth stone monument marked 1/4" marking the North Quarter Corner of said Section 28; thence along the North Line of the Northeast Quarter of said Section 28 the following (2) courses: 1) South 89°55'09" East 1330.826 feet to a Southwesterly corner of said existing Kearns Improvement District Boundary; 2) South 89°56'26" East 1331.571 feet along said District boundary to a found Aluminum cap marked "United States Public Lands" marking the Northeast Corner of said Section 28; thence South 61°03'11" East 238.608 feet along said District boundary to a found stone monument with lead plug marking the Northwest Corner of said Section 28; thence South 89°55'54" East 2655.013 feet along said District boundary and the North Line of the Northwest Quarter of said Section 27 to the point of beginning.

Property contains 268.248 acres.

Beginning at a brass cap monument marking the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is South 89°58'58" East between the Northwest Corner of Section 27 and the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian) at a point in the existing Kearns Improvement District boundary established by that Final Local Entity Plat recorded as Entry No. 12913731 and running thence North 89°57'41" East 9,219 feet along said district boundary to a point on the Westerly right-of-way line of State Road 111; thence along said Westerly right-of-way line South 08°02'22" West 1547.359 feet to the Future Wood Ranch Development Phase Line; A) per the Joint Motion of the Kearns Improvement District (No. 2013-01-01) to the South of West Jordan City (No. 21-01) there along the Future Wood Ranch Development Phase Line the following fifteen (15) Courses: 1) North 81°57'38" West 329.904 feet; 2) South 08°02'22" West 701.322 feet; 3) North 81°04'32" West 207.050 feet; 4) North 75°49'44" West 173.662 feet to a point on a 560.000 foot radius tangent curve to the right, (radius bears North 141°16' East, Chord North 70°22'26" West 105.173 feet); 5) along the arc of said curve 105.328 feet through a central angle of 10°46'35"; 6) North 64°58'09" West 1073.752 feet; 7) South 25°00'51" West 256.381 feet to a point on a 510.500 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°39'03" West 204.320 feet); 8) along the arc of said curve 205.666 feet through a central angle of 22°43'36"; 9) North 82°47'13" West 257.846 feet; 10) North 86°36'14" West 518.470 feet to a point on a 950.000 foot radius tangent curve to the left, (radius bears South 03°23'46" East, Chord: South 66°06'03" East 871.294 feet); II) along the arc of said curve 815.150 feet through a central angle of 54°35'5"; 12) South 03°49'11" West 39.368 feet to a point on a 264.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 28°04'57" West 145.784 feet); 13) along the arc of said curve 147.635 feet through a central angle of 31°26'44"; 14) North 63°21'11" West 412.184 feet; 15) South 89°48'25" West 1222.675 feet to a point on the Quarter Section Line of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 07°12'28" West 2577.922 feet to a fourth stone monument marked 1/4" marking the North Quarter Corner of said Section 28; thence along the North Line of the Northeast Quarter of said Section 28 the following (2) courses: 1) South 89°55'09" East 1330.826 feet to a Southwesterly corner of said existing Kearns Improvement District Boundary; 2) South 89°56'26" East 1331.571 feet along said District boundary to a found Aluminum cap marked "United States Public Lands" marking the Northeast Corner of said Section 28; thence South 61°03'11" East 238.608 feet along said District boundary to a found stone monument with lead plug marking the Northwest Corner of said Section 28; thence South 89°55'54" East 2655.013 feet along said District boundary and the North Line of the Northwest Quarter of said Section 27 to the point of beginning.

Property contains 268.248 acres.

Sheet 1 of 1

FINAL LOCAL ENTITY PLAT  
WOOD RANCH ANNEXATION #2  
ANNEXATION OF THE PROPERTY WITHIN THE WOOD RANCH  
DEVELOPMENT INTO THE KEARNS IMPROVEMENT DISTRICT

Located in the Northwest Quarter of Section 27, T25, R2W  
and the Northeast Quarter of Section 28, T25, R2W,  
Salt Lake Base and Meridian

RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: TIME: BOOK: PAGE:  
FEE \$ SALT LAKE COUNTY RECORDER

