



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 KUM & GO ANNEXATION, located in WEBER COUNTY, dated AUGUST 15, 2023, complying with Section §17B-1-414 and §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 KUM & GO 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 30<sup>th</sup> day of August, 2023 at Salt Lake City, Utah.



DEIDRE M. HENDERSON  
Lieutenant Governor





## Central Weber Sewer Improvement District

August 15, 2023

### NOTICE OF IMPENDING BOUNDARY ACTION (LOCAL DISTRICT ANNEXATION)

Deidre Henderson, Lieutenant Governor  
State of Utah  
P. O. Box 142325  
Salt Lake City, UT 84114-2325

Emailed to: [annexations@utah.gov](mailto:annexations@utah.gov)

RE: Kum & Go Annexation

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Kum & Go Annexation in Weber County to be annexed into the Central Weber Sewer Improvement District. Enclosed please find the following three items:

- A Notice of Proposed Annexation that was mailed to the landowner(s);
- A copy of Resolution 2023-13; 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.

We request that a certificate of annexation as described in UCA 17B-1-414, be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414, be issued in accordance with the requirements of Utah Code §§ Ann. 17B-1-414(2) and 67-1a-6.5. Please mail the certification to Central Weber Sewer Improvement District, 2618 West Pioneer Road, Ogden, UT 84404.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Hall".

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT  
Kevin Hall, P.E.  
General Manager

**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:

Annexation Boundary Description

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD, SAID POINT BEING NORTH 0°33'22" WEST 1942.17 FEET (NORTH 0°12'35" WEST BY DEED) ALONG THE SECTION LINE AND SOUTH 89°39'13" WEST 36.45 FEET (WEST BY DEED) FROM THE WEBER COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 2°16'19" EAST 270.71 FEET (SOUTH 1°55'32" EAST BY DEED) ALONG SAID EAST RIGHT OF WAY LINE AND AN EXISTING FENCE LINE TO THE INTERSECTION WITH 400 NORTH STREET RIGHT OF WAY LINE AND THE SOUTHWEST CORNER OF SAID PARCELS; THENCE SOUTH 88°27'30" EAST 13.13 FEET (SOUTH 88°06'43" EAST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID PARCELS TO A POINT ON THE ARC OF A 57.50 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°17'41" A DISTANCE OF 102.66 FEET, CHORD BEARS NORTH 88°52'49" EAST 89.56 FEET, TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°29'47" A DISTANCE OF 6.33 FEET, CHORD BEARS SOUTH 47°13'14" EAST 6.31 FEET, TO A POINT ON SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH LINE; THENCE SOUTH 88°27'30" EAST 461.01 FEET (SOUTH 88°06'43" EAST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID PARCELS; THENCE NORTH 27°19'44" EAST 20.58 FEET TO A POINT ON THE ARC OF A 868.51 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT AND SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF PIONEER ROAD THE FOLLOWING FOUR COURSES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°59'29" A DISTANCE OF 105.98 FEET, CHORD BEARS NORTH 59°10'32" WEST 105.91 FEET, 2) NORTH 55°40'47" WEST 139.15 FEET (NORTH 55°20'00" WEST BY DEED) TO A POINT OF CURVATURE, 3) NORTHWESTERLY ALONG THE ARC OF A 768.51 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°00'02" A DISTANCE OF 348.75 FEET, CHORD BEARS NORTH 68°40'48" WEST 345.76 FEET, 4) NORTH 81°27'28" WEST 61.03 FEET (NORTH 81°06'41" WEST BY DEED) TO THE POINT OF BEGINNING.

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 11<sup>th</sup> day of July, 2023.



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Kevin Hall, General Manager  
Central Weber Sewer Improvement District

Mailed to:

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KG Store 2521 LLC  
1459 Grand Avenue,  
Des Moines, IA 50309

**Reference: Kum & Go Store Location**

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**  
**RESOLUTION 2023-13**  
**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.

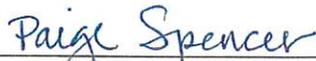
Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 14<sup>th</sup> day of August, 2023.



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 14<sup>th</sup> day of August, 2023 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

  
Paige Spencer, Notary Public

## EXHIBIT A

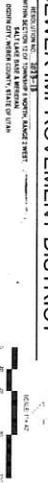
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Reference: Kum & Go Annexation

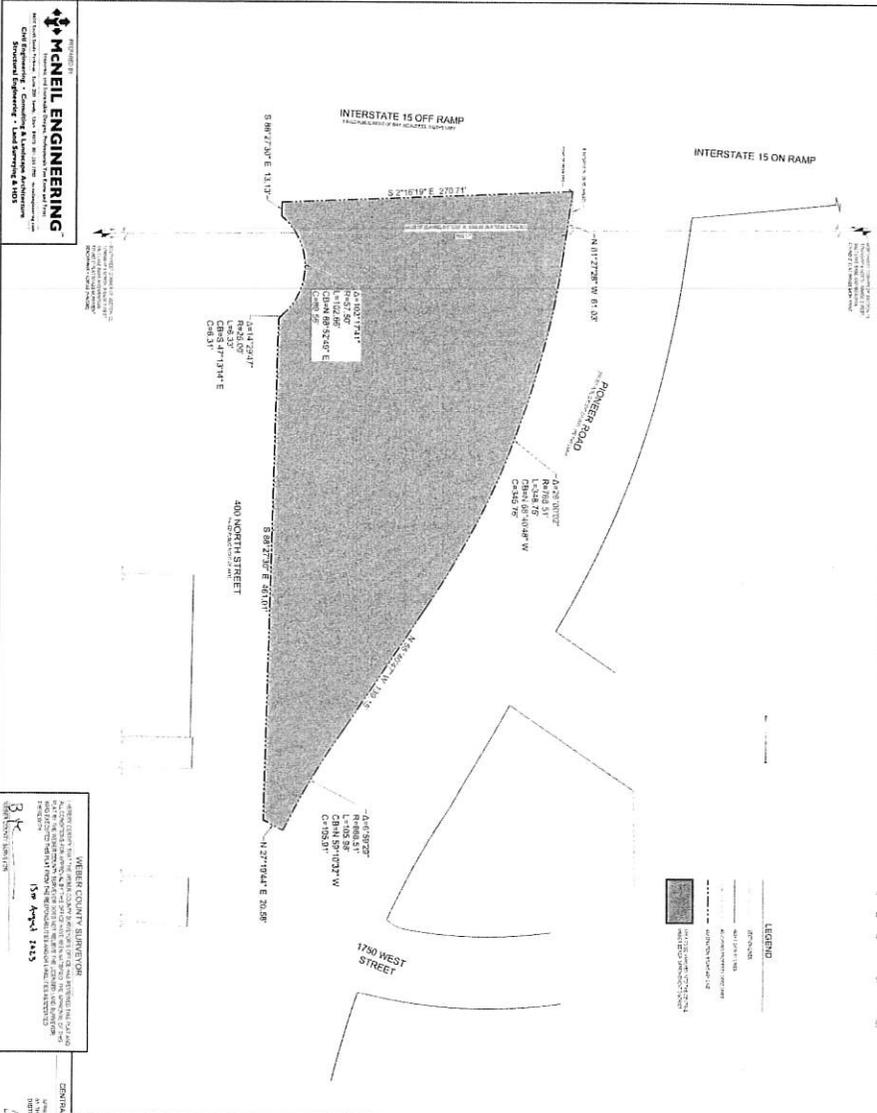
**A FINAL LOCAL ENTRY PLAT OF  
MARRIOTT-SLATERVILLE ANNEXATION INTO THE  
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**

SUBDIVISION NO. 383178  
SHEET 1 OF 1  
DEPT. CITY WEBER COUNTY STATE OF UTAH



**LEGEND**

	EASEMENT
	RIGHT OF WAY
	SEWER LINE
	PROPERTY BOUNDARY
	SURVEY BOUNDARY



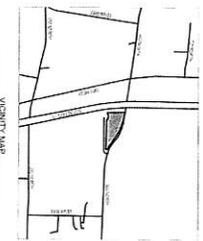
WEBER COUNTY SUPERVISOR  
15th April 2023

GENERAL WEBER COUNTY SUPERVISOR DISTRICT  
15th April 2023



**ANNEXATION ROUNDUP DESCRIPTION**

THE ANNEXATION OF THE LAND SHOWN ON THIS PLAT TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH ANNEXTION ACT, CHAPTER 2, SECTION 2-2-1, UTAH CODE ANNOTATED, WHICH PROVIDES THAT THE BOARD OF COUNTY COMMISSIONERS MAY, BY RESOLUTION, ANNEX ANY UNINCORPORATED LAND WITHIN THE BOUNDARIES OF A COUNTY TO ANY DISTRICT OR DISTRICTS OF THE COUNTY, PROVIDED THAT THE LAND IS UNINCORPORATED AND IS NOT SUBJECT TO A PREVIOUS ANNEXATION. THE BOARD OF COUNTY COMMISSIONERS HAS DETERMINED THAT THE LAND SHOWN ON THIS PLAT IS UNINCORPORATED AND IS NOT SUBJECT TO A PREVIOUS ANNEXATION. THEREFORE, THE BOARD OF COUNTY COMMISSIONERS HAS RESOLVED TO ANNEX THE LAND SHOWN ON THIS PLAT TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT. THE ANNEXATION IS BEING MADE FOR THE PURPOSES OF PROVIDING SEWER SERVICE TO THE LAND SHOWN ON THIS PLAT. THE ANNEXATION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH ANNEXTION ACT, CHAPTER 2, SECTION 2-2-1, UTAH CODE ANNOTATED.



**SHEET**

1	OF	1
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**WEBER COUNTY RECORDER**

FILE NO.	383178
DATE	15th April 2023

**McNEIL ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEER  
Civil Engineering, Consulting & Landscape Architecture  
2000 North 2000 West, Suite 200, Salt Lake City, UT 84119  
Phone: (801) 488-1111  
Fax: (801) 488-1112  
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