

STATE OF UTAH



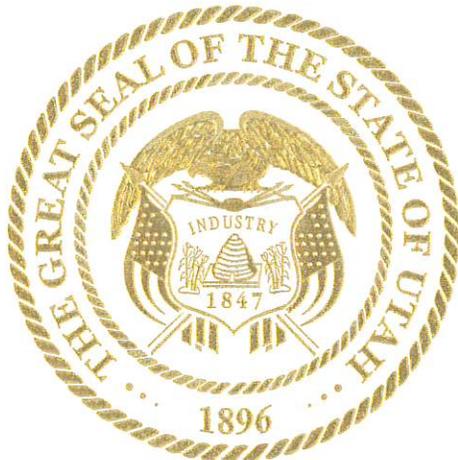
OFFICE OF THE LIEUTENANT GOVERNOR

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 known as the AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION, located in SEVIER COUNTY, dated JUNE 24, 2025, complying with §17D-1-403 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 AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION, located in SEVIER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23rd day of July, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

RESOLUTION NO. 2025-6-3

AN RESOLUTION ANNEXING PROPERTY TO THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT.

WHEREAS, a Petition for annexation was filed with Austin Community Special Service District located in Sevier County, State of Utah; and

WHEREAS, the Petition was signed by property owners representing more than a majority of the property owners by number and value; and

WHEREAS, the property sought to be annexed is adjacent to and contiguous with the boundaries of the Austin Community Special Service District; and

WHEREAS, the property owners desire to be annexed to the District to entitle the property being annexed to receive the services of the District, namely culinary water services; and

WHEREAS, the District and Sevier County accepted the Petition for Annexation and within thirty (30) days of the receipt thereof, the County Recorder reviewed and certified that the Petition meets the requirements of annexation as provided by the laws of the State of Utah; and

WHEREAS, within twenty (20) days of receipt of the Notice of Certification, written notices were mailed to any affected entities as defined by the laws of the State of Utah; and

WHEREAS, no protests to the annexation were filed during the time designated for such filings;

NOW, THEREFORE, pursuant to Section 10-2-407. Utah Code Annotated, the Board of Commissioners of Sevier County, Utah, hereby adopts and passes the following:

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SEVIER COUNTY, STATE OF UTAH:

The real property more particularly described in Exhibit "A" attached hereto and by reference incorporated herein is hereby annexed to the Austin Community Special Service District, which District was created by the Board of Commissioners of Sevier County, State of Utah.

A certified copy of this Resolution and the original plat setting forth the property to be annexed shall be filed with the Sevier County Recorder's office.

This Resolution shall become effective upon adoption and passage by the Board of Commissioners and a copy of this Resolution and plat shall be deposited with the office of the County Clerk.

Within thirty (30) days following the enactment of this Resolution, the County shall file

with the Lieutenant Governor of the State of Utah, the following:

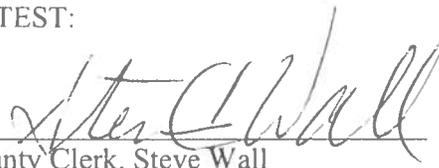
- Original Notice of impending boundary action, amended resolution creating the District;
- A copy of the local entity plat map for the District, as reviewed and approved by the County Surveyor;
- The original boundary action;
- A certificate of annexation or boundary adjustment;
- A local entity plat of the District;
- An original or certified copy of the Resolution approving the annexation;
- Notice of the annexation is sent to any affected entity;
- File a copy of the certified copy of the Resolution approving the annexation; and
- Copy of the approved final local entity plat with the Utah Department of Health.

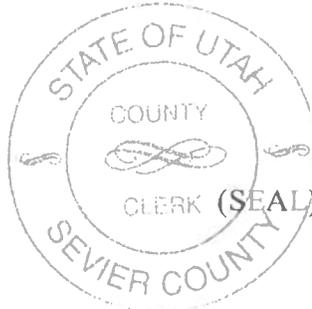
PASSED AND APPROVED this ____ day of June, 2025.

SEVIER COUNTY

By: 
Chairman, Board of Commissioners

ATTEST:


County Clerk, Steve Wall



COMMISSIONERS VOTING "A YEA

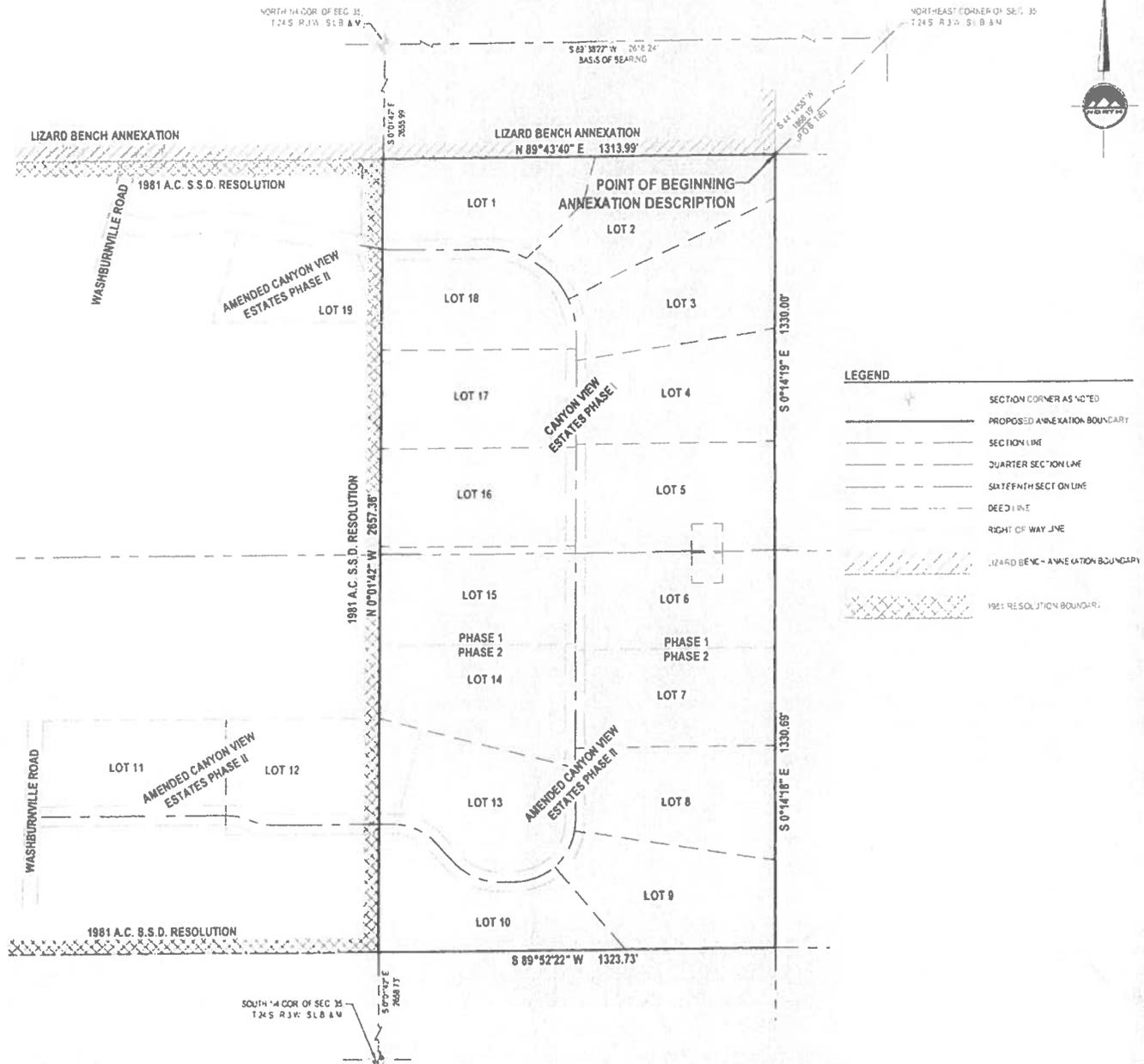
COMMISSIONERS VOTING "NAY":

LEGAL AS TO FORM:

AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION

BOOK PAGE

LOCATED IN THE EAST HALF OF SECTION 35, T.24 S., R.3 W., S.L.B. & M.
SEVIER COUNTY, UTAH
2025



REVISIONS	INITIAL AND DATE	NOTES	U.S.T.C. approval Date:	PLAT DEPARTMENT SEVIER COUNTY, UTAH	Section 35, T. 24 S., R. 3 W., S.L.B. & M.	book page
					Drawn by: F.R.G.	
					Date: 04-25	
					Scale: 1"=250'	

COMMISSIONERS:
Ralph Brown
Scott T. Johnson
Greg L. Jensen



Steven C. Wall - Clerk/Auditor
Terri Hartle- Assessor
Lindsey Hansen - Treasurer
Jason Monroe - Recorder

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the County Commissioners of Sevier County, Utah (the "Commission"), acting in its capacity as the governing authority of the Austin Community Special Service District (the "District"), at a regular meeting of the Commission, duly convened pursuant to notice, on 23 June, 2025, adopted a Resolution Annexing Certain Property into the Boundaries of Austin Community Special Service District (Canyon View Estates), a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §67-1a-6.5, approved as a final local entity plat by the Surveyor of Sevier County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Commission hereby certifies that all requirements applicable to the annexation of the property into the legal boundaries of the District, as more particularly described in the Annexation Resolution, have been met.

WHEREFORE, the Commission hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §17D-1-403.

DATED this 24 day of June, 2025.

County Commission, Sevier County, UTAH,
acting in its capacity as the governing authority of the
Austin Community Special Service District,

By: 

Scott Johnson, Chairman
Sevier County Board of County Commissioner

UTAH'S TRAIL COUNTRY

Administration Building | 250 North Main - Richfield, Utah 84701 | (435) 896-0400

Impending Boundary Action

Austin Community SSD

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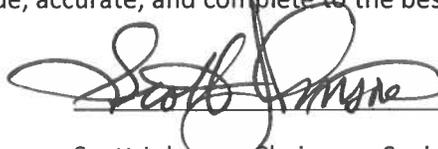
VERIFICATION

STATE OF UTAH)

:ss.

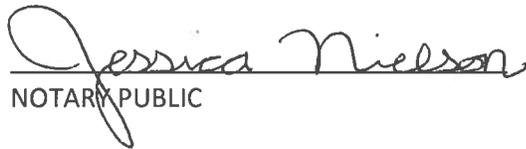
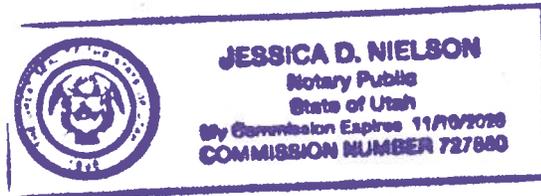
County of Sevier)

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing *Notice of Impending Boundary Action* are true, accurate, and complete to the best of the undersigned's knowledge and belief.



Scott Johnson, Chairman, Sevier County Board of
County Commissioner

SUBSCRIBED AND SWORN to before me this 24 day of June,
2025.

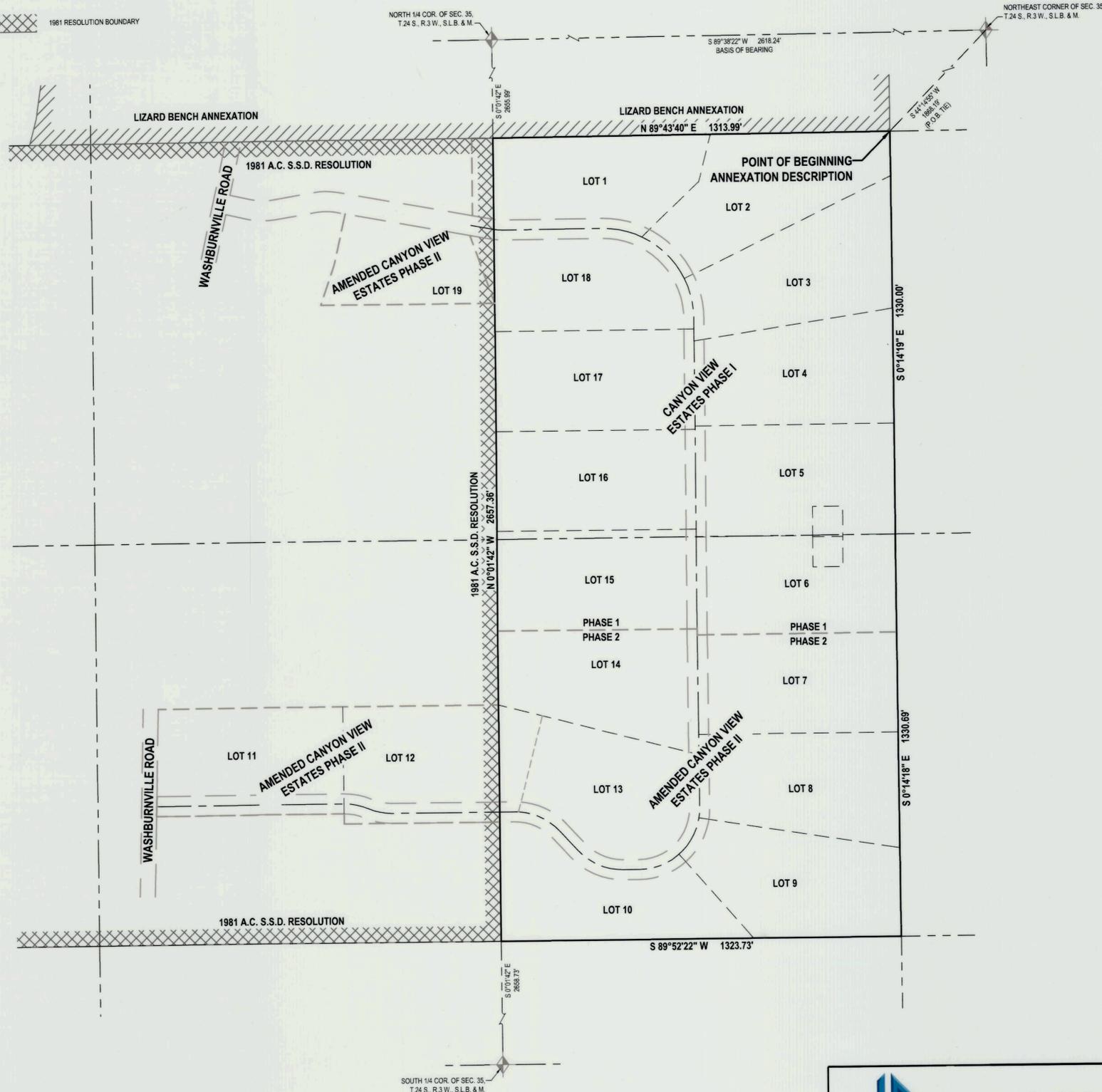

NOTARY PUBLIC

AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
SEVIER COUNTY, UTAH
2025



- LEGEND**
- SECTION CORNER AS NOTED
 - PROPOSED ANNEXATION BOUNDARY
 - SECTION LINE
 - QUARTER SECTION LINE
 - SIXTEENTH SECTION LINE
 - DEED LINE
 - RIGHT OF WAY LINE
 - LIZARD BENCH ANNEXATION BOUNDARY
 - 1981 RESOLUTION BOUNDARY



ANNEXATION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SEVIER COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

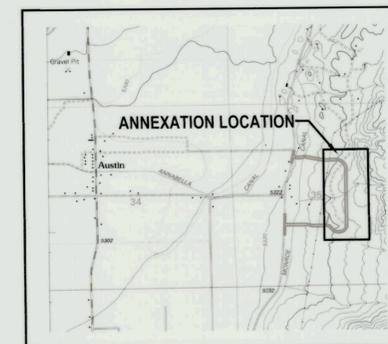
BEGINNING AT THE NORTHEAST SIXTEENTH CORNER OF SECTION 35, T.24 S., R.3 W., S.L.B. & M., SAID POINT BEING LOCATED SOUTH 44°14'55" WEST 1868.19 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35 AND ON THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT - LIZARD BENCH ANNEXATION BOUNDARY; THENCE ALONG THE SIXTEENTH SECTION LINE, SOUTH 00°14'19" EAST 1330.00 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 35; THENCE ALONG THE SIXTEENTH LINE, SOUTH 00°14'18" EAST 1330.69 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 35; THENCE SOUTH 89°52'22" WEST 1323.73 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35 AND THE 1981 AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT BOUNDARY; THENCE ALONG THE QUARTER SECTION LINE AND THE 1981 AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT BOUNDARY, NORTH 00°01'42" WEST 2657.36 FEET TO THE CENTER NORTH SIXTEENTH CORNER AND THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT - LIZARD BENCH ANNEXATION BOUNDARY; THENCE ALONG THE SIXTEENTH SECTION LINE AND THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT - LIZARD BENCH ANNEXATION BOUNDARY, NORTH 89°43'40" EAST 1313.99 FEET TO THE POINT OF BEGINNING, CONTAINING 80.507 ACRES MORE OR LESS.

NARRATIVE / NOTES

1. THE PURPOSE OF THIS PLAT IS TO ANNEX THE PROPERTY SHOWN AND DESCRIBED HEREON INTO THE CORPORATE BOUNDARY OF THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT WITHIN SEVIER COUNTY, STATE OF UTAH.
2. BASIS OF BEARING USED FOR THIS WAS S89°38'22"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 35, T.24 S., R.3 W., S.L.B. & M.
3. ALL INFORMATION SHOWN HEREON WAS TAKEN FROM RECORDS FOUND IN THE OFFICE OF THE SEVIER COUNTY RECORDER. NO FIELD SURVEY WORK WAS PERFORMED FOR THIS PLAT.

MAP REFERENCES

- AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT RESOLUTION DATED DECEMBER 7, 1981.
- AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT - LIZARD BENCH ANNEXATION - DOC. # 428474.
- AMENDED CANYON VIEW ESTATES SUBDIVISION PHASE II - DOC. # 425179.
- CANYON VIEW ESTATES SUBDIVISION PHASE I - DOC # 348938.



SURVEYOR'S CERTIFICATE

I, TREVOR ROY GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343638, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION.



COUNTY SURVEYOR'S APPROVAL

Ryan W. Savage, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE # 183343, ACTING AS THE SEVIER COUNTY SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON MEETS ALL APPLICABLE REQUIREMENTS TO THE BOUNDARY ACTION AND HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT.

Ryan W. Savage
DEPUTY COUNTY SURVEYOR

4/30/2025
DATE



ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, SEVIER COUNTY, HAVE RECEIVED A PETITION SIGNED BY THE MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED (1953) 10-3-1 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID SPECIAL SERVICE DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CANYON VIEW ANNEXATION.

THIS 9TH DAY OF June, A.D. 2025

Scott Brown COMMISSIONER
Sherry Hooper AUSTIN SSD BOARD CHAIR

Scott Brown COMMISSIONER
Kendall C. Tongerson AUSTIN SSD BOARD MEMBER

Scott Brown COMMISSIONER
Donna Hsu AUSTIN SSD BOARD MEMBER

ATTEST: *Stu C. Wall*
COUNTY CLERK



**AUSTIN COMMUNITY SPECIAL
SPECIAL SERVICE DISTRICT
CANYON VIEW ANNEXATION**

LOCATED IN THE EAST 1/2 OF SECTION 35, T.24 S., R.3 W., S.L.B. & M.

Jones & DeMille Engineering

Jones and DeMille Engineering, Inc.

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TOOLE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

SALT LAKE CITY
Phone: 801.255.5229

SHEET 1 OF 1

PROJECT NUMBER : 13973
MANAGER : TRG
DRAWN BY : TRG
CHECKED BY : TMG
DATE : 04/30/2025