

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 COMPASS POINT NORTH TOOELE CITY SPECIAL SERVICES DISTRICT ANNEXATION, located in TOOELE CITY, dated JULY 16, 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 COMPASS POINT NORTH TOOELE CITY SPECIAL SERVICES DISTRICT ANNEXATION, located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of August, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

July 16, 2025

Lieutenant Governor Diedre Henderson
State Capitol Complex
PO Box 142325
Salt Lake City, UT 84114-2325
Via email: annexations@utah.gov

RE: Notice of Impending Boundary Action: Annexation

Dear Lieutenant Governor Henderson:

This letter is to inform you of the annexation of Compass Point (1,432 acres) into the North Tooele City Special Service District. Such annexations are governed by U.C.A. Chapter 17D-1 Parts 2 and 4. Section 17D-1-403 regards the notice to the Lieutenant Governor. This letter is also intended to serve as a Notice of Impending Boundary Action (U.C.A. §67-1a-6.5). I certify that all actions applicable to this boundary change have been met, evidenced by the enclosed Tooele City Ordinance 2025-51 and its exhibits. Also enclosed is a copy of the Annexation Local Entity Plat map.

We look forward to receiving a Certificate of Annexation from your office.

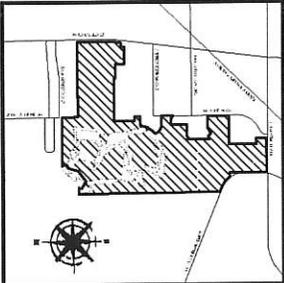
Sincerely,



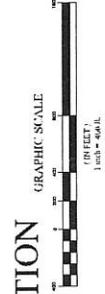
Shilo Baker
Tooele City Recorder

COMPASS POINT NORTH TOOELE CITY SPECIAL SERVICES DISTRICT ANNEXATION

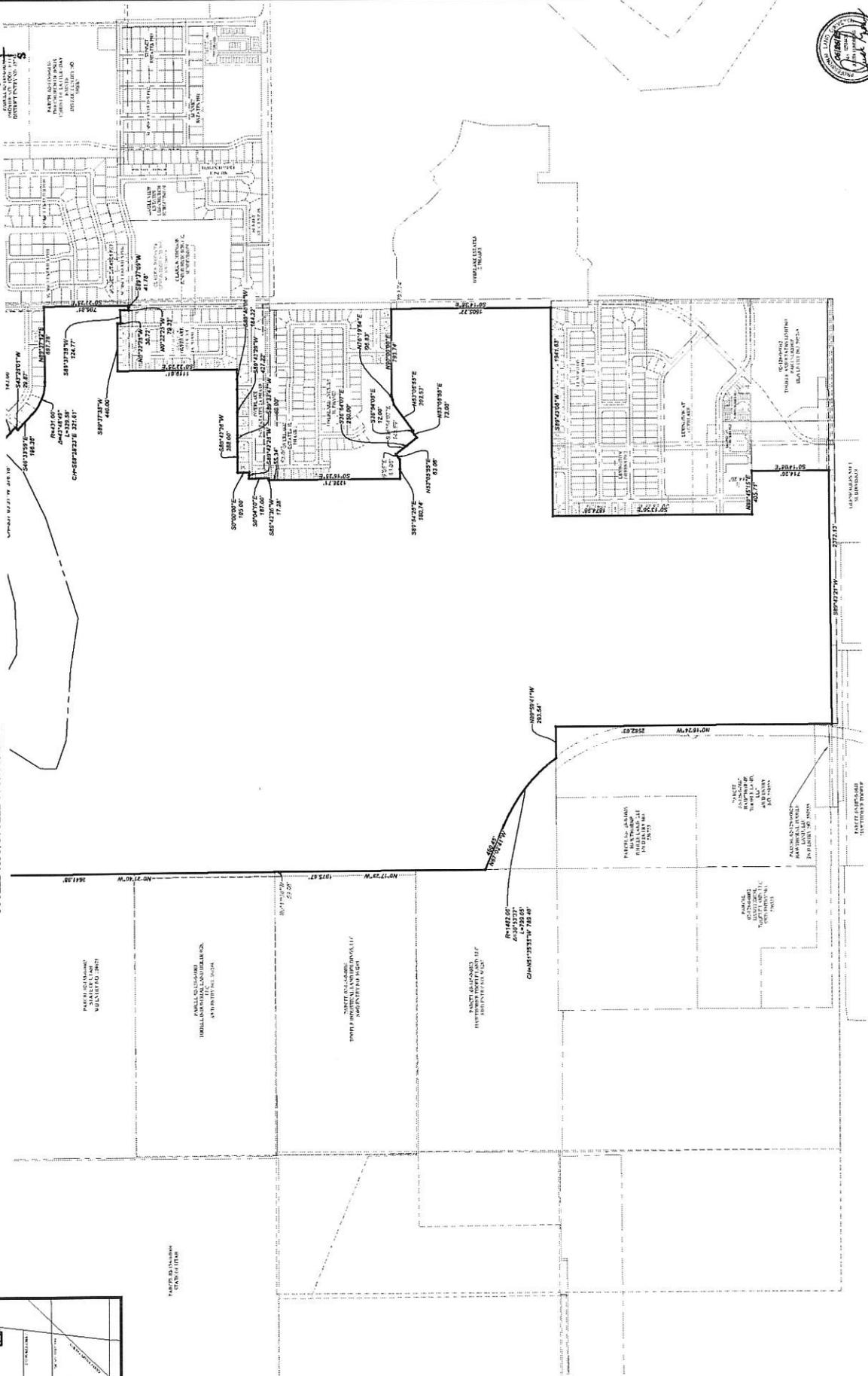
FINAL LOCAL ENTITY PLAT
 LOCATED IN THE SOUTH HALF OF SECTION 4, SECTION 5, SECTION 8, NORTHEAST 1/4 OF
 SECTION 9 AND SECTION 17, T15S, R4W,
 SALT LAKE BASE & MERIDIAN,
 TOOELE CITY, TOOELE COUNTY, UTAH



VICINITY MAP



GRAPHIC SCALE
 1 inch = 60 feet



PREPARED BY
IRACUS
 ENGINEERS, ARCHITECTS & SURVEYORS
 1000 WEST 1000 SOUTH, SUITE 100
 TOOELE, UTAH 84601
 (435) 463-1111

SHHEET 2 OF 3



TOOELE CITY CORPORATION

RESOLUTION 2025-51

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING THE ANNEXATION OF 1,432 ACRES OF PROPERTY KNOWN AS THE COMPASS POINT PROPERTY INTO THE NORTH TOOELE CITY SPECIAL SERVICE DISTRICT.

WHEREAS, the creation of special service districts is governed by UCA Chapter 17D-1 Part 2 (under authority of UCA Section 17D-1-401), and the procedure for annexing additional property into an existing special service district is the same as for the existing special service district's original creation; and,

WHEREAS, on June 16, 1999, the City Council approved Resolution 1999-29 for the creation of the North Tooele City Special Service District ("District") for the purpose of maintaining several unique public amenity features of the Overlake subdivisions; and,

WHEREAS, by various other resolutions since 1999, the City Council has annexed additional land into the District, outside of the Overlake subdivisions; and,

WHEREAS, Tooele City received a Petition dated May 22, 2025, to annex an additional 1,432 acres of land, known as the Compass Point Property ("Property"), into the District (see the Petition attached as Exhibit A); and,

WHEREAS, because the Property is held in common ownership by Petitioners, approval of the Petition is exempt from the notice, protest, and public hearing requirements of UCA Sections 17D-1-205, 206, 207, and 402, and the annexation may be approved simply by approving this Resolution, obtaining a Certificate from the Utah Lt. Governor, and recording the required documents with the Office of the Tooele County Recorder; and,

WHEREAS, the purpose of the City in annexing the Property into the District will be to provide for the maintenance within the Property those special features and amenities related to the unique design of public street lighting, public signage, public drainage and flood control, public recreation properties, public street design and traffic calming features, and associated and integral public landscaping (the "Amenities") located within the District particular to the Compass Point Property, as such Amenities are approved by the City for District maintenance, and as constructed to standards and specifications approved by the City; and,

WHEREAS, the District will maintain only those Amenities formally accepted by and dedicated to Tooele City in the land use approval process; and,

WHEREAS, the District's founding documents, the Interlocal Agreement between the City and the District, and Utah statute govern the District and its activities; and,

WHEREAS, the City Council finds that it is in the best interest of the City in general and of District residents in particular, including the future residents of the Property, to annex the Property into the District; and,

WHEREAS, to the best of the City's knowledge, all requirements of the law for approval of this Resolution have been satisfied:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the annexation of the Compass Point Property into the North Tooele City Special Service District is hereby approved (see Exhibit A), and that the City Recorder is hereby instructed to file and record the necessary documents with the Utah Lt. Governor and the Tooele County Recorder.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this 18th day of June, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

[Signature]

Melodi Decker

Justin Brady

[Signature]

ABSTAINING: _____

MAYOR OF TOOELE CITY

(For)

(Against)

Debra E. White

ATTEST:

Michelle Y. Pitt
Michelle Y. Pitt, City Recorder



Approved as to form:

[Signature]
Tooele City Attorney

Exhibit A

Annexation Petition

**PETITION REQUESTING THE ANNEXTION OF PROPERTY
INTO THE NORTH TOOELE SPECIAL SERVICE DISTRICT**

May 22, 2025

*VIA EMAIL: jeffreyhammer1988@gmail.com
rogerb@tooelecit.gov*

Mr. Jeffrey Hammer
North Tooele City Special Service District
90 N. Main Street
Tooele, UT 84074

Mr. Roger Baker
City of Tooele
90 N. Main Street
Tooele, UT 84074

Re: Compass Point Property / Petition for Annexation

Dear Mr. Hammer and Mr. Baker:

In accordance with the Special District Act, Title 17D, Chapter 1, Part 4, Utah Code Annotated 1953 (the “Act”), the undersigned (the “Petitioners”) submit this letter as a petition for annexation of the “Compass Point Property”, as defined herein below, into the North Tooele City Special Service District (the “NTCSSD”) for purposes of providing maintenance for all street lighting, street signage, drainage and flood control, recreation properties, public streets, including calming features, and all other associated and integral landscaping areas within the public road ways and easements, as approved by the NTCSSD, and in accordance with the Act.

I. Petitioners

Petitioners/Owners:

Perry Homes, Inc.
c/o William O. Perry, IV
17 East Winchester Street, Suite 200
Murray, Utah 84107

as the owner of property located in Tooele, Tooele County, Utah:
Parcel Nos. 02-128-0-0003, 02-128-0-0022, 02-128-0-0024, 02-128-0-0041, 02-138-0-0002, 02-139-0-0016, 02-142-0-0009 and 02-142-0-0008

Perry Development, LLC
c/o William O. Perry, IV
17 East Winchester Street, Suite 200
Murray, Utah 84107

as the owner of property located in Tooele, Tooele County, Utah:
Parcel No. 02-141-0-0005

L.H. Perry Investments, LLC
c/o William O. Perry, IV
17 East Winchester Street, Suite 200
Murray, Utah 84107

as the owner of property located in Tooele, Tooele County, Utah:
Parcel Nos. 02-143-0-0118, 02-143-0-0117, 02-141-0-0126, 02-
141-0-0116, 02-141-0-0141

3100 S. Compass LLC
c/o William O. Perry, IV
17 East Winchester Street, Suite 200
Murray, Utah 84107

as the owner of property located in Tooele, Tooele County, Utah:
Parcel Nos. 02-141-0-0121, 02-141-0-0122, 02-141-0-0123, 02-
141-0-0124 and 02-141-0-0125

II. Property/Annexation Area

The real property consisting of the listed parcels above and as legally described in **Exhibit A** (the "**Compass Point Property**"), attached hereto and incorporated herewith, and as generally depicted on **Exhibit B**.

III. Property Owner(s)

The Petitioners represent 100% of the surface property owners of the Compass Point Property. The Petitioners further represent that all of the property is within Tooele City, Tooele County, Utah.

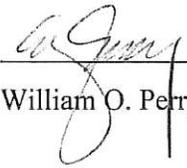
IV. Petitioners Consent and Acknowledgments

The Petitioners hereby consent to and acknowledge:

- i) The annexation of the Compass Point Property; and
- ii) The notice, hearing and protest requirements of Part 2 are not applicable as this petition is being filed with Tooele City and contains signatures of all owners of the real property;

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

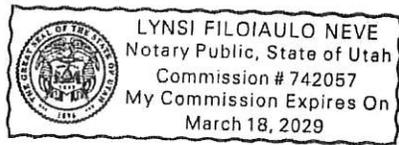
PERRY HOMES, INC.
a Utah corporation



William O. Perry, IV, CEO

STATE OF UTAH)
 ss:
COUNTY OF Salt Lake)

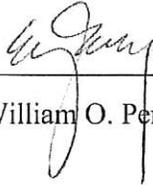
On this 22nd day of May, 2025, personally appeared before me, William O. Perry, IV, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Chief Executive Officer of Perry Homes, Inc., who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.





Notary Public

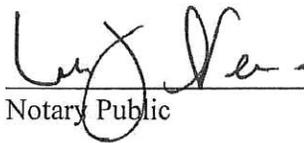
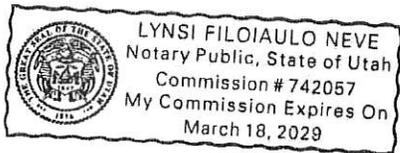
PERRY DEVELOPMENT, LLC,
a Utah limited liability company



William O. Perry, IV, Manager

STATE OF UTAH)
 ss:
COUNTY OF Salt Lake)

On this 22nd day of May, 2025, personally appeared before me, William O. Perry, IV, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Perry Development, LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



Notary Public

3100 S. Compass LLC
a Utah limited liability company

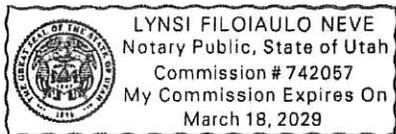
By: LH Perry Investments LLC
a Utah limited liability company
its Manager



William O. Perry, IV, Manager

STATE OF UTAH)
 ss:
COUNTY OF Salt Lake)

On this 22nd day of May, 2025, personally appeared before me, William O. Perry, IV, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of L.H. Perry Investments, LLC, who is the Manager of 3100 S. Compass LLC, who is an above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.



Notary Public

EXHIBIT A

**PROPERTY LEGAL DESCRIPTION
LEGAL DESCRIPTION
PREPARED FOR
NORTH TOOELE CITY SPECIAL SERVICE DISTRICT
TOOELE CITY, UTAH
April 25, 2025
23-0260
RM**

A tract of land located in South Half of Section 4, Section 5, Section 8, Northeast Quarter of Section 9 and Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele City, Tooele County, Utah, being more particularly described as follows:

Beginning at the West Quarter Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence along the Quarter Section line N89°32'53"E 432.36 feet to Lot 1 of Tooele City Reuse Lakes and Overlake Golf Course Amended Plat according to the official plat thereof recorded March 16, 2016 as Entry No. 426158 in the Tooele County Recorder's Office; thence along said plat the following seventeen (17) courses: (1) S13°58'58"W 195.88 feet; thence (2) S54°48'07"E 567.95 feet; thence (3) N54°30'17"E 682.84 feet; thence (4) N46°49'39"E 165.73 feet; thence (5) N74°49'12"E 63.72 feet; thence (6) N11°49'39"E 513.70 feet; thence (7) S73°01'59"E 37.24 feet; thence (8) N15°58'14"E 108.97 feet; thence (9) N20°23'21"W 41.55 feet; thence (10) N48°31'24"E 76.57 feet; thence (11) N21°03'51"E 48.20 feet; thence (12) N49°25'32"E 93.48 feet; thence (13) S53°37'52"E 21.54 feet; thence (14) N51°47'43"E 123.87 feet; thence (15) Northerly along the arc of a non-tangent curve to the left having a radius of 113.39 feet (radius bears: N34°21'02"W) a distance of 167.40 feet through a central angle of 84°35'13" Chord: N13°21'22"E 152.61 feet; thence (16) N66°58'56"E 19.25 feet; thence (17) N46°55'07"W 169.73 feet to that Warranty Deed thereof recorded September 23, 2015 as Entry No. 418920 in the Tooele County Recorder's Office; thence along said deed the following two (2) courses: (1) N89°37'23"E 703.57 feet; thence (2) N89°36'40"E 2,643.34 feet to the Section line; thence along said Section line S00°27'36"E 1,121.80 feet to the East Quarter Corner of Section 5; thence along the Quarter Section line N89°44'39"E 5,214.15 feet to the westerly right-of-way line of Highway 36; thence along said right-of-way line the following five (5) courses: (1) S00°26'49"E 1,318.47 feet; thence (2) S00°18'55"E 278.94 feet; thence (3) Southerly along the arc of a non-tangent curve to the right having a radius of 9,553.65 feet (radius bears: S88°19'26"W) a distance of 1,041.20 feet through a central angle of 06°14'40" Chord: S01°26'46"W 1,040.69 feet; thence (4) S06°03'36"W 327.23 feet; thence (5) S07°16'06"W 23.00 feet to that Quit Claim Deed thereof recorded September 13, 2023 as Entry No. 593638 in the Tooele County Recorder's Office; thence along said deed the following six (6): (1) West 37.32 feet; thence (2) South 75.00 feet; thence (3) West 247.50 feet; thence (4) South 203.60 feet; thence (5) West 1,229.68 feet; (6) thence North 618.36 feet to the Section line; thence along said Section line S89°40'37"W 985.77 feet to the South Quarter Corner of Section 4; thence along the Section line N00°24'55"W 110.00 feet to said Quit Claim

Deed; thence along said deed the following two (2): (1) S89°53'52"W 397.20 feet; thence (2) N00°17'36"W 1.69 feet to that Warranty Deed thereof recorded September 21, 2011 as Entry No. 360388 in the Tooele County Recorder's Office; thence along said deed the three (3) courses: (1) S89°36'16"W 2,563.53 feet; (2) thence S00°17'36"E 1,401.61 feet; (3) thence S89°46'36"E 321.71 feet to the Section line; thence along the Section line S00°22'19"E 431.31 feet to the Overlake Estates 2T Phase 1 Subdivision according to the official plat thereof recorded August 15, 2024 as Entry No. 607018 in the Tooele County Recorder's Office; thence along said plat the following 15 courses: (1) S89°37'25"W 555.82 feet; thence (2) S00°23'55"E 49.76 feet; thence (3) S89°37'28"W 143.00 feet; thence (4) S00°22'32"E 98.19 feet; thence (5) Southerly along the arc of a non-tangent curve to the right having a radius of 794.00 feet (radius bears: N89°59'42"W) a distance of 369.21 feet through a central angle of 26°38'32" Chord: S13°19'34"W 365.89 feet; thence (6) S26°38'50"W 6.84 feet; thence (7) Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,694.00 feet (radius bears: N63°21'09"W) a distance of 58.51 feet through a central angle of 01°58'45" Chord: S27°38'13"W 58.51 feet; thence (8) S29°39'42"W 60.83 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 1,694.00 feet (radius bears: N59°18'59"W) a distance of 376.96 feet through a central angle of 12°44'59" Chord: S37°03'31"W 376.18 feet; thence (10) S43°26'01"W 209.90 feet; thence (11) S46°33'48"E 143.00 feet; thence (12) S43°26'01"W 29.87 feet; thence (13) S46°33'59"E 196.36 feet; thence (14) along the arc of a curve to the left with a radius of 431.00 feet a distance of 329.58 feet through a central angle of 43°48'49" Chord: S68°28'23"E 321.61 feet; thence (15) N89°37'12"E 697.78 feet to the Section line; thence along the Section line S00°22'25"E 796.81 feet; thence S89°37'09"W 41.78 feet to the Overlake Estates 2A Phase 2 Subdivision according to the official plat thereof recorded April 14, 2023 as Entry No. 587700 in the Tooele County Recorder's Office; thence along said plat the following five (5) courses: thence (1) N00°22'25"W 79.33 feet; thence (2) S89°37'35"W 124.77 feet; thence (3) N00°22'25"W 30.72 feet; thence (4) S89°37'35"W 440.00 feet; thence (5) S00°22'25"E 1,119.61 feet to the Overlake Estates 2A Phase 1 Subdivision according to the official plat thereof recorded March 10, 2021 as Entry No. 537640 in the Tooele County Recorder's Office; thence along said plat the following seven (7) courses: thence (1) S89°40'06"W 184.22 feet; thence (2) S89°43'29"W 427.22 feet; thence (3) S89°33'47"W 60.00 feet; thence (4) S89°42'26"W 288.00 feet; thence (5) South 105.00 feet; thence (6) S89°42'26"W 55.34 feet; thence (7) S00°04'10"E 187.00 feet; thence S89°42'26"W 17.28 feet to that Warranty Deed thereof recorded September 9, 2023 as Entry No. 418920 in the Tooele County Recorder's Office thence along said deed the following 6 courses; (1) S00°16'25"E 1,226.71 feet; (2) thence S89°54'25"E 180.74 feet; (3) thence N53°05'55"E 63.06 feet; (4) thence S36°54'07"E 250.00 feet; (5) thence N53°05'55"E 73.00 feet; (6) thence S36°54'05"E 12.00 feet; (7) thence N53°05'55"E 303.53 feet; (8) thence N76°19'54"E 96.83 feet; (9) thence East 793.74 feet to the westerly right-of-way of 400 West Street; thence along said right-of-way line S00°14'38"E 1,505.22 feet to the Lexington Greens at Overlake Phase 1 Subdivision according to the official plat thereof recorded December 10, 2019 as Entry No. 499349 in the Tooele County Recorder's Office; thence along said plat the following two (2) courses; (1) thence S89°43'06"W 1,941.63 feet; (2) thence S00°13'56"E 1,874.98 feet to and along the Lexington Greens at Overlake Phase 2 Subdivision according to the official plat thereof

recorded June 24, 2022 as Entry No. 575471 in the Tooele County Recorder's Office and Lexington at Overlake Subdivision according to the official plat thereof recorded September 9, 2020 as Entry No. 520126 in the Tooele County Recorder's Office; thence along said plats N89°45'15"E 405.71 feet to the Boundary Line Agreement thereof recorded November 6, 2023 as Entry No. 595748 in the Tooele County Recorder's Office thence along said deed the following this course ; thence S00°14'06"E 714.20 feet to the Northerly right-of way of SR 112 Highway; thence along said right-of-way line S89°43'21"W 2,372.13 feet; thence N00°16'24"W 2,582.63 feet; thence N89°59'41"W 293.54 feet to the Quit Claim Deed recorded January 12, 1994 as Entry No. 61883 in the Tooele County Recorder's Office; thence along said deed the following two (2) courses: thence (1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 1,482.00 feet (radius bears: S53°50'50"W) a distance of 799.05 feet through a central angle of 30°53'32" Chord: N51°35'55"W 789.40 feet; thence (2) N67°02'41"W 450.45 feet to the Special Warranty Deed recorded January 07, 2022 as Entry No. 564287 in the Tooele County Recorder's Office and the Special Warranty Deed recorded January 07, 2022 as Entry No. 564288 in the Tooele County Recorder's Office; thence along said deeds the following N00°17'29"W 1,975.67 feet to the Southwest Corner of Section 8; thence N00°21'40"W 2,641.98 feet to the West Quarter Corner of Section 8; thence N00°21'37"W 2,642.10 feet to the Northwest Corner of Section 8; thence N00°17'49"W 2,631.28 feet to the point of beginning.

Contains Total Acreage: 1,696.44 acres+/-

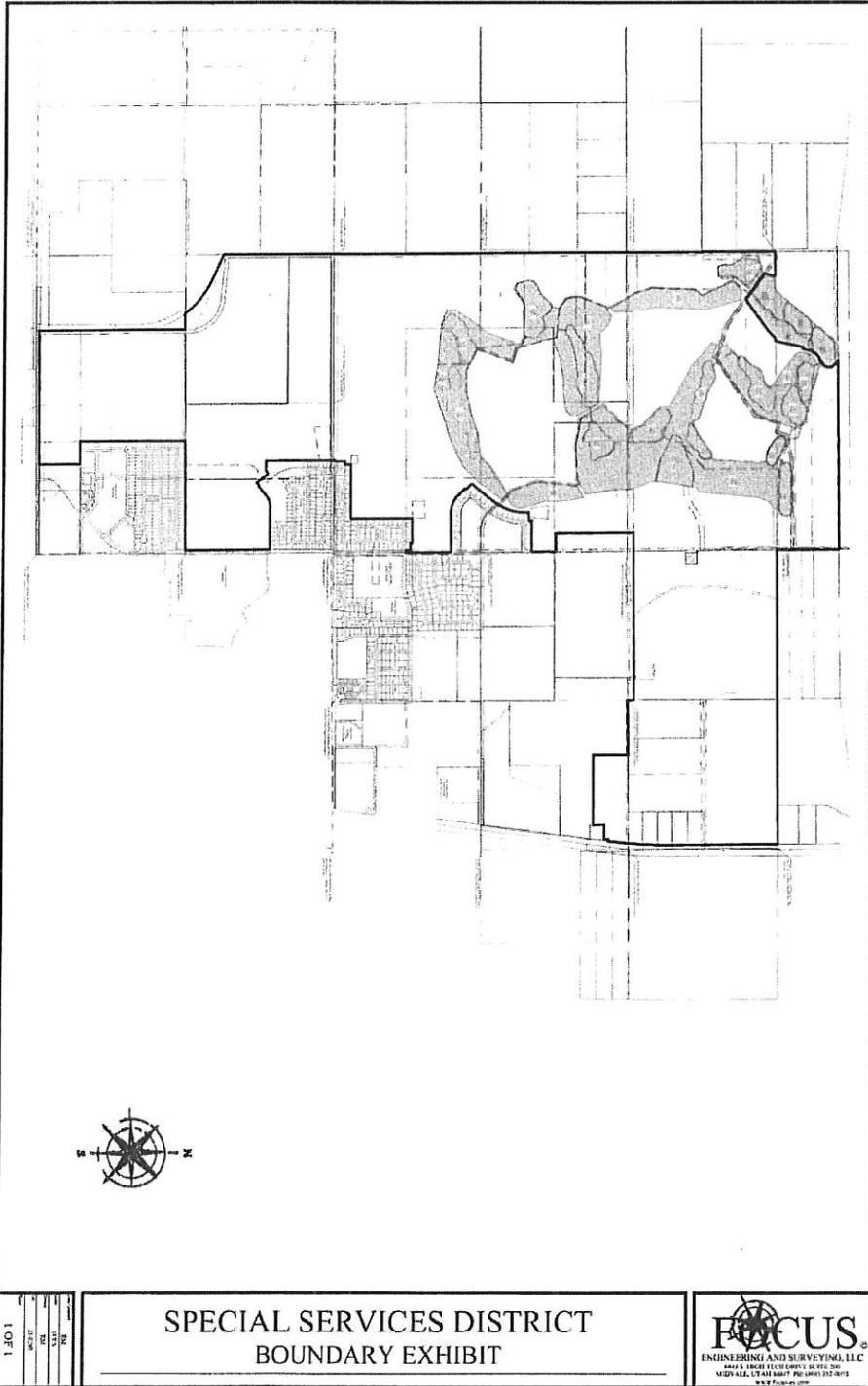
ALSO, EXCEPTING THEREFROM, Lots 1, 2, 3, 4, & 5, of OVERLAKE GOLF COURSE PLAT.

GOLF COURSE ACREAGE: 264.17 ACRES +/-

NTSSD ACREAGE : 1432.24 ACRES +/-

EXHIBIT B

BOUNDARY DEPICTION



1 OF 1
DATE
BY
SCALE
PROJECT

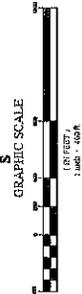
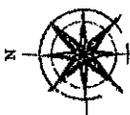
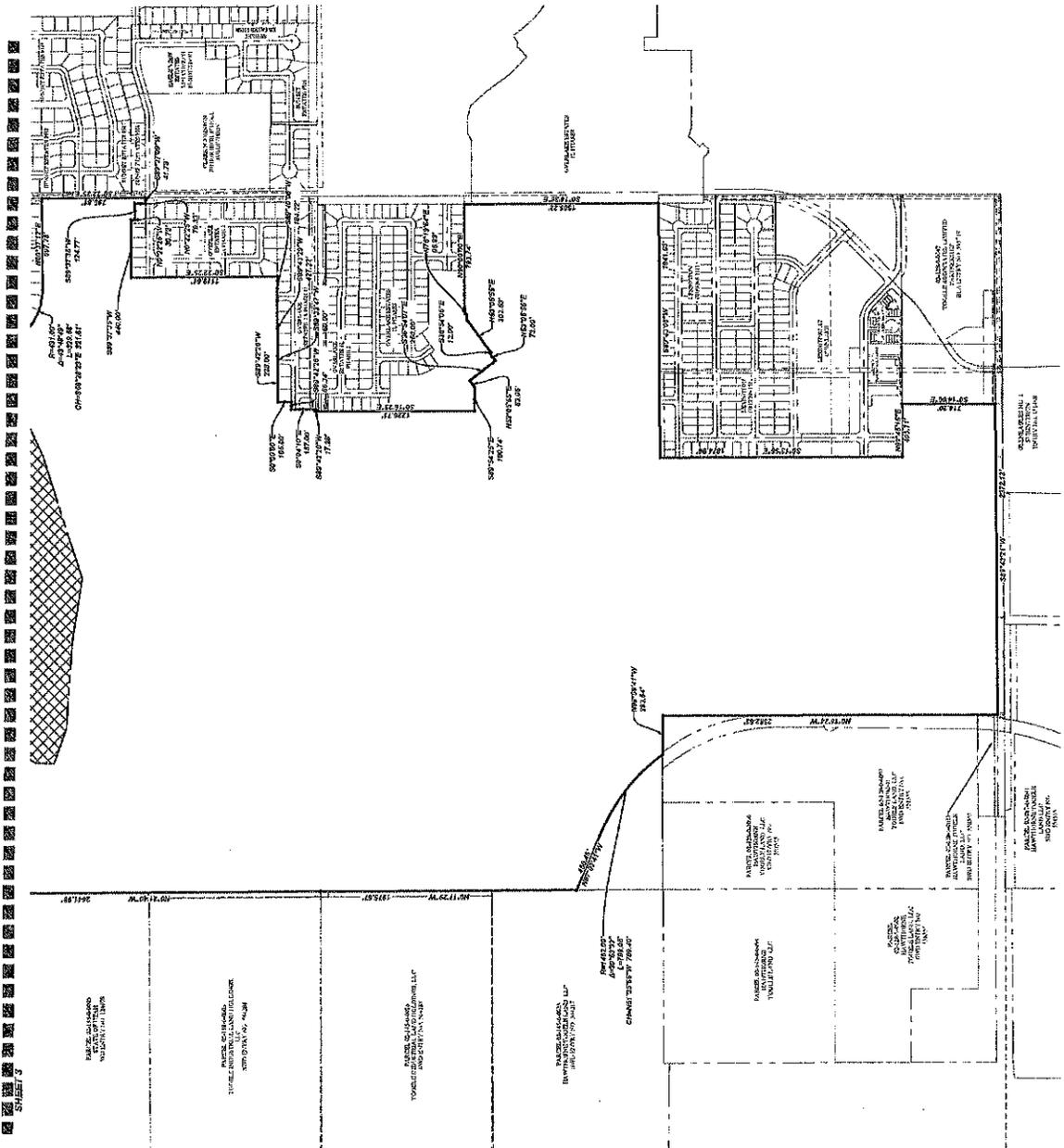
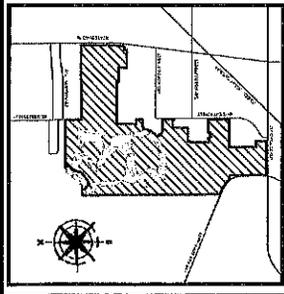
**SPECIAL SERVICES DISTRICT
BOUNDARY EXHIBIT**

FOCUS
ENGINEERING AND SURVEYING, LLC
1000 S. 1000 E. SUITE 200
MIDVALE, UTAH 84047 PH: 801.952.8000
www.focuseng.com

COMPASS POINT NORTH TOOELE SPECIAL SERVICES DISTRICT ANNEXATION

FINAL LOCAL ENTITY PLAT
 LOCATED IN THE SOUTH HALF OF SECTION 4, SECTION 2, SECTION 8, NORTHEAST 1/4 OF
 SECTION 9 AND SECTION 17, T3S, R14W,
 SALT LAKE BASE & MERIDIAN
 TOOELE CITY, TOOELE COUNTY, UTAH

SEE SHEET 2
 SHEET 3



SHEET 3 OF 3

PREPARED BY
FOCUS
 PROFESSIONAL SURVEYING & MAPPING
 1000 N. 1000 E. SUITE 100
 TOOELE, UT 84074



Compass Point North Tooele SSD Annex Final 4th review

Final Audit Report

2025-08-14

Created:	2025-08-13
By:	Jerry Houghton (jerry.houghton@tooeleco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9HoKGr4eh_oVwHPbHQQiAUp5edzg6lFK

"Compass Point North Tooele SSD Annex Final 4th review" History

-  Document created by Jerry Houghton (jerry.houghton@tooeleco.org)
2025-08-13 - 7:07:42 PM GMT
-  Document emailed to dwinn@tooelecicity.gov for signature
2025-08-13 - 7:09:29 PM GMT
-  Email viewed by dwinn@tooelecicity.gov
2025-08-13 - 7:31:15 PM GMT
-  Signer dwinn@tooelecicity.gov entered name at signing as Debra E Winn
2025-08-13 - 7:31:53 PM GMT
-  Document e-signed by Debra E Winn (dwinn@tooelecicity.gov)
Signature Date: 2025-08-13 - 7:31:55 PM GMT - Time Source: server
-  Document emailed to Shilo Baker (shilob@tooelecicity.gov) for signature
2025-08-13 - 7:31:59 PM GMT
-  Email viewed by Shilo Baker (shilob@tooelecicity.gov)
2025-08-13 - 7:34:51 PM GMT
-  Document e-signed by Shilo Baker (shilob@tooelecicity.gov)
Signature Date: 2025-08-13 - 7:43:26 PM GMT - Time Source: server
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