

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 ROPELATO ANNEXATION, located in WEBER COUNTY, dated AUGUST 13, 2025, complying with §17B-1-414 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 ROPELATO 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 22<sup>nd</sup> day of August, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor

## NOTICE OF PROPOSED ANNEXATION

### HOOPER WATER IMPROVEMENT DISTRICT

**Notice is hereby given**, pursuant to the requirements of Utah Code Ann. § 17B-1-413 that it is proposed that the real property described in attached Schedule "A" located in Hooper City, Weber County, Utah (the "Subject Property") be annexed into and become part of the Hooper Water Improvement District (the "District").

The owners of 78% of the Subject Property have filed an annexation petition requesting that the Subject Property be annexed into and receive culinary water service from the District. The District owns and operates a culinary water system and delivers culinary water to properties within its service area. Upon being annexed into the District, and after satisfying applicable requirements, the Subject Property may receive culinary water service provided by the District.

Inasmuch as the owners of approximately 78% of the Subject Property signed the annexation petition, a public hearing respecting the 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 District Board of Trustees at P.O. Box 217 Hooper, UT 84315 or to the District office located at 5555 West 5500 South, Hooper, UT 84315, by an owner of property that is located within or a registered voter residing within the Subject Property 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 District Board of Trustees for final action.

If additional information concerning the proposed annexation is desired, please telephone (801) 985-1991 and ask for Cole Allen.

DATED this 20<sup>th</sup> day of May 2025.

  
\_\_\_\_\_  
Cole Allen, General Manager  
Hooper Water Improvement District

**SCHEDULE A**  
**Subject Property**

The proposed annexation area is located in Weber County, Utah, Tax Id. # 14-102-0031, approximate location/address: Approximately 4250 S 6300 West, Hooper, Utah and is more particularly described as follows:

**Description**

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE NORTH 89°59'18" EAST 2640.06 FEET ALONG THE NORTH SECTION LINE OF SAID NORTH HALF OF SECTION 12; THENCE SOUTH 00°22'19" WEST 1336.98 FEET; THENCE NORTH 90°00'00" EAST 1989.32 FEET; THENCE SOUTH 00°00'00" EAST 1369.75 FEET; THENCE NORTH 89°16'12" WEST 817.17 FEET; THENCE NORTH 00°44'40" EAST 34.45 FEET TO THE SOUTH SECTION LINE OF SAID NORTH HALF OF SECTION 12; THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°45'41" WEST 3821.21 FEET TO THE WEST SECTION LINE OF SAID HALF SECTION; THENCE ALONG SAID WEST SECTION LINE NORTH 00°22'16" EAST 2645.46 FEET TO THE POINT OF BEGINNING. CONTAINING 9,670,002 SQUARE FEET OR 221.993 ACRES.

**ANNEXATION TO HOOPER WATER IMPROVEMENT DISTRICT  
FINAL LOCAL ENTITY PLAT  
RESOLUTION NO. \_\_\_\_\_  
LOCATED IN THE NORTH HALF OF SECTION 12,  
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN,  
HOOPER CITY, WEBER COUNTY, UTAH  
FEBRUARY 2025**

**BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12, RUNNING THENCE NORTH 89°59'18" EAST 2640.06 FEET ALONG THE NORTH SECTION LINE OF SAID NORTH HALF OF SECTION 12, THENCE SOUTH 00°22'19" WEST 1336.98 FEET, THENCE NORTH 90°00'00" EAST 1989.32 FEET, THENCE SOUTH 00°00'00" EAST 1369.75 FEET, THENCE NORTH 89°16'12" WEST 817.17 FEET, THENCE NORTH 00°44'40" EAST 34.45 FEET TO THE SOUTH SECTION LINE OF SAID NORTH HALF OF SECTION 12, THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°45'41" WEST 3821.21 FEET TO THE WEST SECTION LINE OF SAID HALF SECTION, THENCE ALONG SAID WEST SECTION LINE NORTH 00°22'16" EAST 2845.46 FEET TO THE POINT OF BEGINNING, CONTAINING 9,670.002 SQUARE FEET OR 221.993 ACRES.

REVISIONS	DATE	DESCRIPTION

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ANNEX THE SUBJECT PARCELS INTO THE HOOPER WATER IMPROVEMENT DISTRICT. THE SURVEY WAS ORDERED BY COLE ALLEN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°59'18" EAST 5314.07 FEET, WEBER COUNTY, UTAH NORTH NAD 83 STATE PLANE GRID BEARING.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



KLINT H. WHITNEY, PLS NO. 8227228

**HOOPER WATER IMPROVEMENT DISTRICT ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

HOOPER WATER IMPROVEMENT DISTRICT

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAS BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

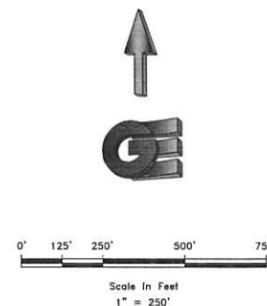
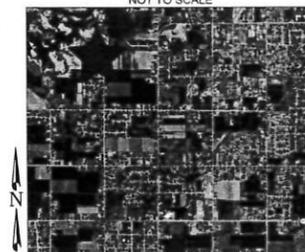
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WEBER COUNTY SURVEYOR

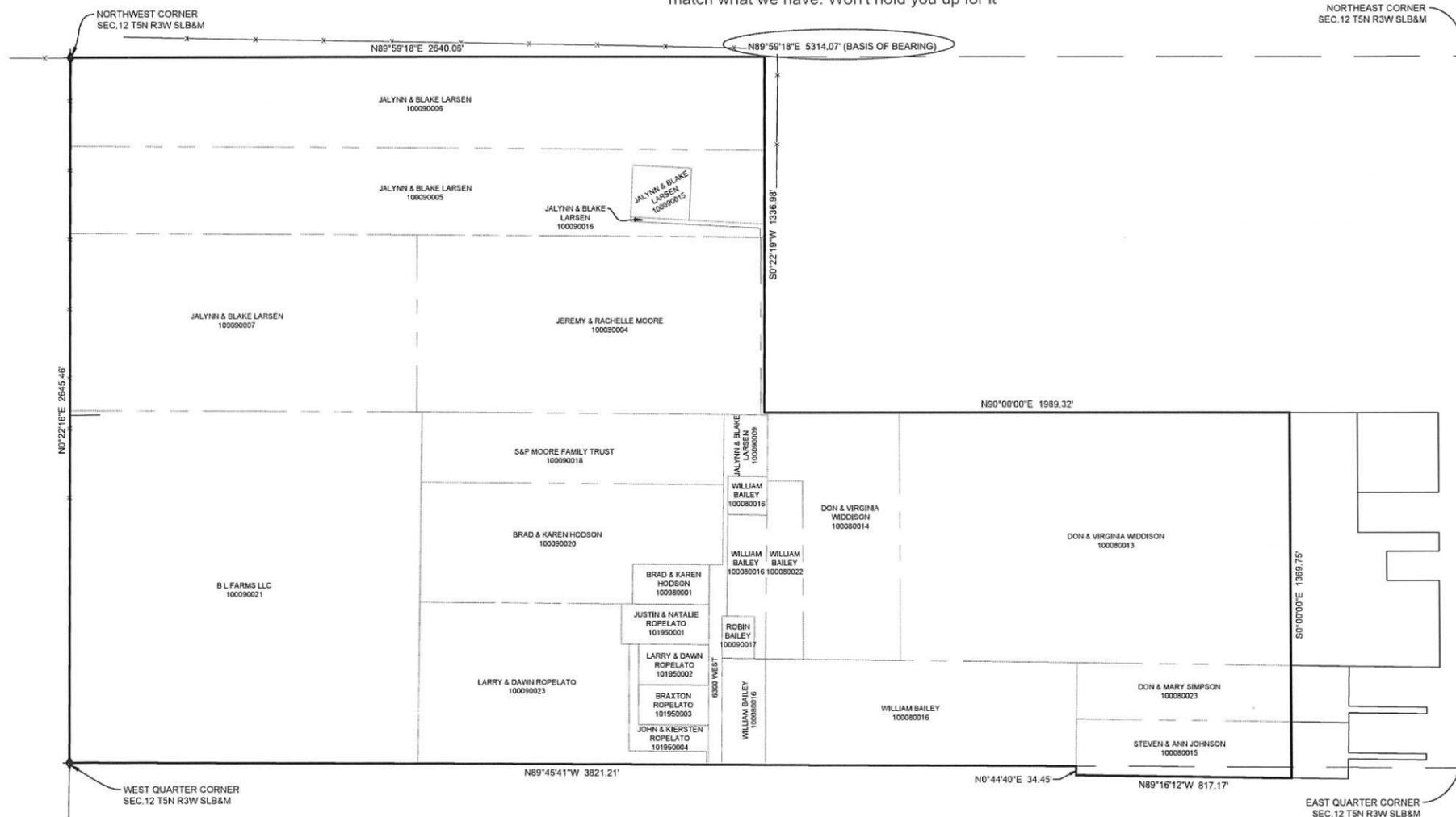
**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ANNEXATION BOUNDARY
- - - INTERIOR PARCEL
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- EXISTING FENCE LINE

**VICINITY MAP**  
NOT TO SCALE



You may want to show record vs measured, this doesn't match what we have. Won't hold you up for it



**ANNEXATION PLAT**  
**+/- 4243 SOUTH 6300 WEST, HOOPER, UTAH**  
**LOCATED IN THE NORTH HALF OF SECTION 12**  
**TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE S.L.B.&M.**

**GARDNER ENGINEERING**  
**CIVIL & LAND PLANNING**  
**MUNICIPAL & LAND SURVEYING**  
1580 W 2100 S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066



**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL  
RECORDS, PAGE \_\_\_\_\_, RECORDED  
FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_

**HOOPER WATER IMPROVEMENT DISTRICT**

**RESOLUTION 25-07-01**

**Annexation Approval Resolution  
Ropelato – Annexation  
(75% Landowner Petition)**

WHEREAS, the Hooper Water 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 a culinary water distribution system which serves a portion of western 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 properties identified on Exhibit “A” attached to this Resolution, hereafter referred to as: “Subject Properties” be annexed into the District in order to receive culinary water service from the District (the Landowners, are referred to herein as “Applicants”);

WHEREAS, the District requires that Applicants’ property be annexed into the District as a condition to receiving, and continuing to receive, culinary water service;

WHEREAS, on July 16, 2019, the District Board of Trustees adopted an Annexation Policy which requires, as a condition to annexing any area into the District, that the owner or developer of the area to be annexed provide to the District water rights and/or water sources as deemed necessary to serve any new water connections in the area being annexed;

WHEREAS, the Annexation Policy is based upon a Board finding that the District’s water rights and water sources are not sufficient to serve areas that were not included in the District as of the effective date of the Policy and it would be inequitable to the owners of real property or residents already within the District for new areas to be annexed “unless the owners of those areas deliver to the District sufficient water rights and water sources for the District to serve the area being annexed”;

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 78% 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 owners 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 explanation of the proposed annexation and included the name of the Hooper Water 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)(b)(ii), 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 have 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 provided that the Applicant first satisfies the requirements of the

Annexation Policy by entering into a Development Agreement that is in form and content acceptable to the District within five business days after the adoption of this Resolution or such extended period as may be granted by the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Hooper Water 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.

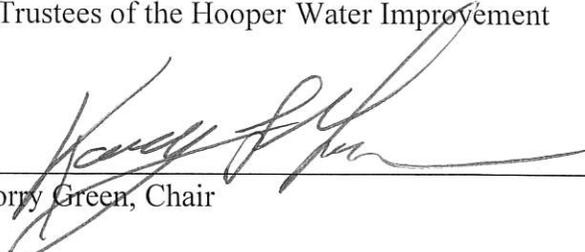
2. That, in accordance with Utah Code Ann. § 17B-1-414, the real property described and/or otherwise identified in attached Exhibit "A," which is incorporated by reference as part of this Resolution, shall be and hereby is annexed into and, from the effective date of the annexation, shall be part of the Hooper Water Improvement District.

3. That, from and after the issuance by the Lieutenant Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b)(ii), 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 Davis 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 Lieutenant 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 the Applicant satisfying the requirements of the District's Annexation Policy by entering into a written Development Agreement covering the Annexation Area which is in form and content acceptable to the District, but not otherwise, and the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

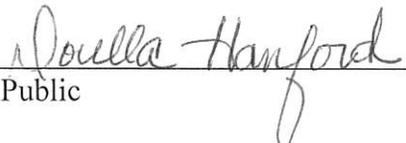
Approved and adopted by the Board of Trustees of the Hooper Water Improvement District this 12<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Korry Green, Chair

STATE OF UTAH                    )  
  :SS.  
COUNTY OF WEBER            )

The foregoing Resolution was subscribed before me, a notary public, this 12<sup>th</sup> day of August, 2025, by Korry Green, Chairman of the Board of Trustees of the Hooper Water Improvement District.



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

# Exhibit A

## Subject Property

The proposed annexation area is located in Weber County, Utah, Tax Id. #: 100090002, 100090003, 100090005, 100090015, 100090016, 100090009, 100090006, 100090007, 100090004, 100090018, 100090020, 100980001, 101950001, 101950002, 101950003, 100090023, 101950004, 100090021, 100080016, 100080022, 100090017, 100080013, 100080014, 100080023, 100080015 , approximate location/address: 4250 South 6300 West, Hooper, Utah and is more particularly described as follows:

### BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, OF THE SALT LAKE

BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; RUNNING THENCE NORTH 89°59'18"

EAST 2640.06 FEET ALONG THE NORTH SECTION LINE OF SAID NORTH HALF OF SECTION 12; THENCE

SOUTH 00°22'19" WEST 1336.98 FEET; THENCE NORTH 90°00'00" EAST 1989.32 FEET; THENCE SOUTH 00°00'00" EAST 1369.75 FEET; THENCE NORTH 89°16'12" WEST 817.17 FEET; THENCE NORTH 00°44'40" EAST 34.45 FEET TO THE SOUTH SECTION LINE OF SAID NORTH HALF OF SECTION 12; THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°45'41" WEST 3821.21 FEET TO THE WEST SECTION LINE

OF SAID HALF SECTION; THENCE ALONG SAID WEST SECTION LINE NORTH 00°22'16" EAST 2645.46 FEET TO THE POINT OF BEGINNING. CONTAINING 9,670,002 SQUARE FEET OR 221.993 ACRES.



**HOOPER WATER IMPROVEMENT DISTRICT  
NOTICE OF IMPENDING BOUNDARY ACTION  
(Annexation)**

TO: DEIDRE HENDERSON, LIEUTENANT GOVERNOR OF THE STATE OF UTAH

**Notice** is hereby given that on August 12, 2025, the Board of Trustees of the Hooper Water Improvement District (the "District") adopted Resolution 25-07-01, which Resolution accompanies this Notice. The real property to be annexed into the District is described and depicted in the final local entity plat which accompanies this Notice. It is requested that the Lieutenant Governor issue his certificate of annexation in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1a-6.5.

**In satisfaction of the requirements of Utah Code Ann. § 67-1a-6.5(3)(e)(i), the Board of Trustees of the Hooper Water Improvement District hereby certifies that all requirements applicable to the annexation have been met.**

This notice is accompanied by: (a) a copy of Resolution 25-07-01 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 District is as follows:

Hooper Water Improvement District  
5555 West 5500 South  
Hooper, UT 84315

DATED this 13th day of August, 2025.

**HOOPER WATER IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES**

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

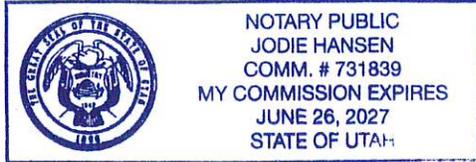
Trustee

ATTEST:

Trustee

STATE OF UTAH                    )  
  : ss.  
COUNTY OF WEBER            )

On this 13th day of August, 2025, personally appeared before me Horry Green the signer of the foregoing instrument, who duly acknowledged to me that he/she is the Chair of the Board of Trustees of the Hooper Water Improvement District, duly authorized to execute the same, and who verified under oath the accuracy of the said instrument.



  
Notary Public