

STATE OF UTAH



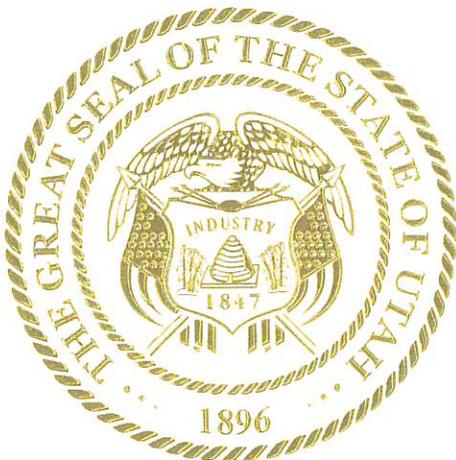
OFFICE OF THE LIEUTENANT GOVERNOR

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 MANGHAM PARCEL ANNEXATION, located in TOOELE COUNTY, dated SEPTEMBER 22, 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 MANGHAM PARCEL 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 8th day of October, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

STANSBURY PARK IMPROVEMENT DISTRICT

RESOLUTION NO. 2025 – 9A

A RESOLUTION ANNEXING CERTAIN REAL PROPERTY INTO THE BOUNDARIES OF THE STANSBURY PARK IMPROVEMENT DISTRICT (Erda Industrial Concepts)

WHEREAS, Utah Code Ann. §17B-1-402 provides that an area outside the boundaries of a special district may be annexed into the district as provided in Part 4, Chapter 1, Utah Code Ann. §17B (the “*Annexation Statute*”), in order to enable the district to provide to the area the services that the District provides; and

WHEREAS, Stansbury Park Improvement District (the “*District*”), is a special district created and governed by Utah Code Ann. §17B-2a-401 et seq., as well as certain provisions of Title 17B, Limited Purpose Local Government Entities –Special Districts, Utah Code Ann. §17B-1-101 et seq. (collectively, the “*Act*”), and is subject to the provisions of the Annexation Statute pertaining to the annexation of the property which is the subject of this Resolution; and

WHEREAS, the Board of Trustees of the District (the “*Board*”), received a Petition for the Annexation of Property into the boundaries of the District, dated August 2, 2025 (the “*Petition*”), executed by Mangham Holding, LLC a Utah limited liability company, and Sharon Renee Adams and Robert Adams (collectively the “*Petitioners*”), pursuant to which the Petitioners petitioned the Board to annex the real property described in the Petition (the “*Annexation Property*”), as more particularly described herein, into the boundaries of the District in order to receive services provided by the District for the benefit of the Annexation Property; and

WHEREAS, the Petitioners are the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

WHEREAS, the Board adopted *A Resolution Certifying the Petition for Annexation and the Giving*

of Notice Thereof, pursuant to which, with respect to ownership of the Annexation Property, the Board has verified, with the assistance of the Tooele County Recorder's Office, that the Petitioners are the current owners of the Annexation Property as more particularly described in the Petition; and with respect to the Petition, has found and determined that the Petition: (i) has been duly filed in conformance with the provisions of §17B-1-403(2)(c) of the Act; (ii) describes the area proposed to be annexed and is accompanied by a map of the boundaries of the area proposed to be annexed in conformance with the provisions of § 17B-1-403(5) of the Act; and (iii) is otherwise in conformance with all of the specific requirements of the Annexation Statute applicable thereto; and as such, the Board has certified that the Petition is in compliance with all applicable requirements of State law and is a valid petition for the initiation of proceedings to annex the Annexation Property into the boundaries of the District; and

WHEREAS, the District has found and determined that notice of the certification of the Petition as required pursuant to §17B-1-405(1)(b) of the Act has been given to the Petitioner; and

WHEREAS, notice of the proposed Annexation has been duly given in conformance with the requirements of §17B-1-413(2)(b) of the Act by posting the same as a Class A notice under §63G-30-102 Utah Code Annotated; and

WHEREAS, the Board has found and determined that in conformance with the authority of §17B-1-406(2) of the Act, inasmuch as Tooele County does not provide the services provided by the District, written notice of the proposed annexation of the Annexation Property into the boundaries of the District is not required to be delivered to Tooele County; and

WHEREAS, pursuant to the provisions of §17B-1-413 of the Act, the public hearing, notice of hearing and protest provisions of the Annexation Statute are not applicable inasmuch as the Petition was signed by the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

WHEREAS, the Board has found and determined that: (i) the District is willing to provide its services to the Annexation Property, (ii) the Annexation Property will be benefitted by its inclusion into

and its receiving the services provided by the District; and (iii) the annexation of the Annexation Property into the boundaries of the District is in the best interest of the public served by the District;

NOW, THEREFORE, be it hereby resolved by the Board as follows:

SECTION 1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals hereinabove set forth and the Exhibits hereto are incorporated into this Resolution and made a part hereof as though fully set forth herein.

SECTION 2. ANNEXATION. The annexation of the real property referred to herein as the Annexation Property, being hereinafter more particularly described, is approved and, subject to all proper filings with the office of the Lt. Governor as required by the Annexation Statute, said property is hereby annexed into the boundaries of Stansbury Park Improvement District.

The Annexation Property is described in EXHIBIT "A" hereto.

The Annexation Final Local Entity Plat is attached as EXHIBIT "B" hereto.

SECTION 3. EFFECT OF ANNEXATION. The Annexation Property hereby annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owner(s) of the Annexation Property shall be:

(a) entitled to receive for the benefit of the Annexation Property municipal water and sanitary sewer service only, subject to compliance with all District rules, regulations and policies; and

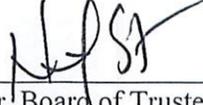
(b) subject to all rights, powers and authority vested in the District as set forth in the Act, among other things, to: (i) promulgate rules, regulations and policies governing the services to be provided and the operation of the District. (ii) levy ad valorem property taxes on the Annexation Property; and (iii) impose impact fees, service fees and other fees and charges for the infrastructure, facilities and services to be provided by the District for the benefit of the Annexation Property and for payment of the District's bonds and other obligations; all subject to compliance with the District's rules, regulations and policies.

SECTION 4. DIRECTION. All officers and employees of the District are hereby directed to take such action as shall be required pursuant to the Annexation Statute and otherwise, as necessary and appropriate, to effectuate the provisions of this Resolution and the intent expressed herein.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its approval and adoption by the Board.

APPROVED AND ADOPTED this 16th day of September, 2025.

STANSBURY PARK IMPROVEMENT DISTRICT



Chair, Board of Trustees

Attest:



Manager

EXHIBIT "A"
Legal Description of the Annexation Property

MANGHAM PROPERTY
5382 N HWY 36
ERDA, UT 84074

PER ENTRY NO.: 597647

BEG AT A PT WH IS N00°22'E 1373 FT FR SE COR OF W 1/2 OF SW 1/4 OF SEC 22, T2S, R4W, SLB&M, AND RUN TH N89°38'W 438.88 FT, M/L, TO THE ELY LI OF UTAH STATE HWY; TH S12°48'W 194.04 FT ALG THE E LI OF SD STATE HWY; TH S89°38'E 481.21 FT, TH N0°22'E 189.37 FT TO BEG. 2.00 AC 07/08/2002

07/08/2002 12/08/2003 12/08/2003-----OUT OF (5-38-3) ENTRY # 563895 CITY OF ERDA FINAL LOCAL ENTITY PLAT FOR 2023 YEAR. (2 AC)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

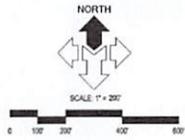
COMMENCING FROM THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°22'00" EAST 1373.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'00" WEST, A DISTANCE OF 438.88 FEET TO THE EASTERLY LINE OF UTAH STATE HIGHWAY 36; THENCE SOUTH 12°58'00" WEST (DEED = SOUTH 12°48'00" WEST) ALONG SAID EAST LINE, A DISTANCE OF 194.04 FEET; THENCE SOUTH 89°38'00" EAST, A DISTANCE OF 481.21 FEET; THENCE NORTH 00°22'00" EAST, A DISTANCE OF 189.37 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.00 ACRES±

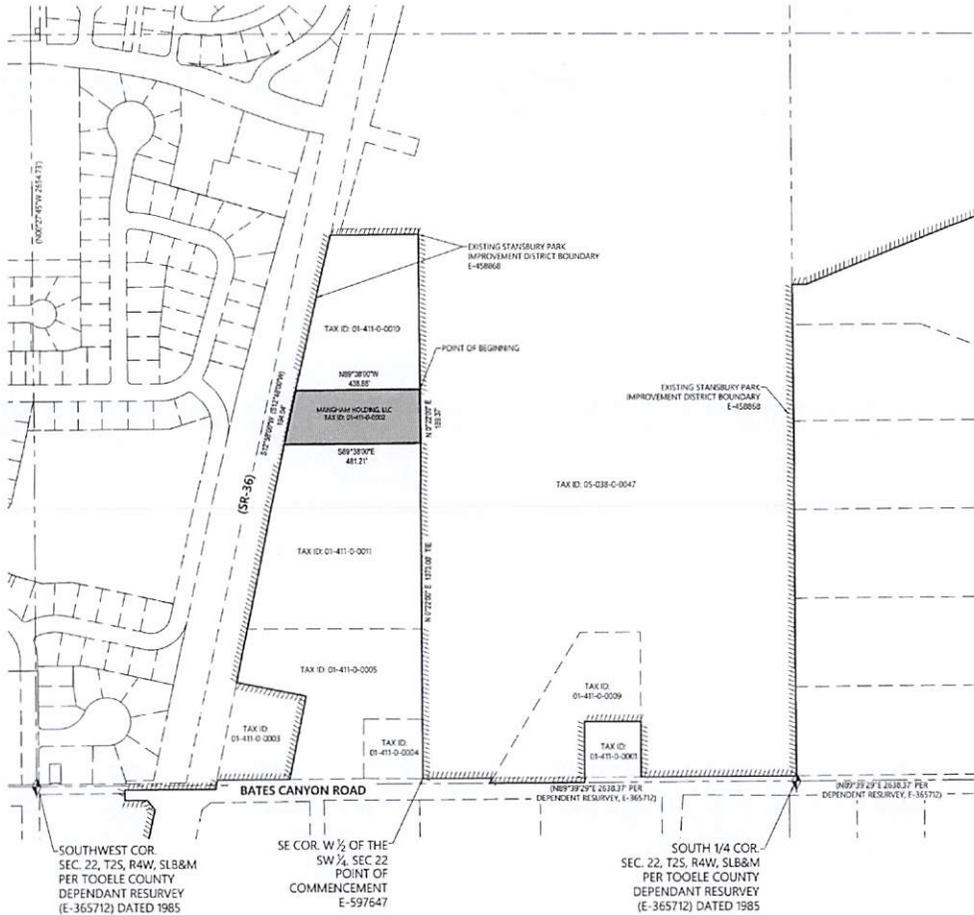
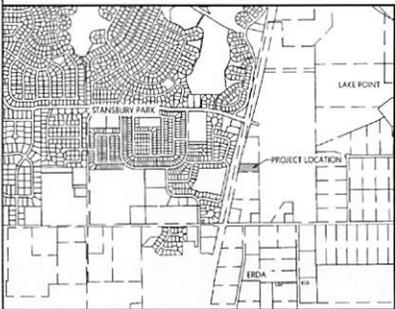
EXHIBIT "B"
Final Local Entity Plat for the Annexation Property

FINAL LOCAL ENTITY PLAT
MANGHAM PARCEL ANNEXATION
STANSBURY PARK IMPROVEMENT DISTRICT (SPID)

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH,
 RANGE 4 WEST, SALT LAKE BASE & MERIDIAN,
 ERDA CITY, TOOELE COUNTY, STATE OF UTAH
 PREPARED: OCTOBER 2024



- LEGEND**
- SECTION LINE
 - - - - - PARCEL LINES
 - ==== EXISTING STANSBURY PARK IMPROVEMENT DISTRICT (SPID)
 - AREA HEREBY ANNEXED INTO STANSBURY PARK IMPROVEMENT DISTRICT (SPID)
2.00 ACRES (MORE OR LESS)



SURVEYOR'S CERTIFICATE

I, JOHN L. BIDDLE, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 15B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 53354, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

JOHN L. BIDDLE, P.L.S.
U.S. LICENSE NO. 53354

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX PARCEL 04-415-0-0002 TO THE STANSBURY PARK IMPROVEMENT DISTRICT AS AMENDED BY THAT CORRECTED AND RESTATED STANSBURY PARK IMPROVEMENT DISTRICT (SPID) FINAL LOCAL ENTITY PLAT, RECORDED NOVEMBER 22, 2017 AS ENTRY NO. 458868 IN THE TOOELE COUNTY RECORDER'S OFFICE.

THIS PLAT AND THE DESCRIPTION SHOWN HEREON HAVE BEEN PREPARED BASED UPON RECORD DATA AND DOCUMENTATION AND DOES NOT PURPORT TO BE AN OATH ON THE GROUND SURVEY OF THE BOUNDS OF THE AREAS SHOWN HEREON.

MANGHAM PARCEL DESCRIPTION

PER ENTRY NO. 557647
 BEG AT A PT WH IS N00°22'15" E 173.31 FT FC SE COR OF W 1/2 OF SW 1/4 OF SEC 22, T2S, R4W, SLB&M AND RUN TH N00°30'W 438.89 FT, MEAS. TO THE ELY LY OF UTAH STATE HWY, TH S52°48'W 194.04 FT ALG THE E LY OF S3 STATE HWY, TH S01°16' E 48.21 FT, TH N02°21' 18.33 FT TO BEG. 2.00 AC. 05/06/2002 (07/06/2002 12/06/2003) 1269612023-----OUT OF (S-38-3) ENTRY # 563895 CITY OF ERDA FINAL LOCAL ENTITY PLAT FOR 2023 YEAR (2 AC.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°22'15" EAST 173.31 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°30' WEST, A DISTANCE OF 438.89 FEET TO THE EASTERLY LINE OF UTAH STATE HIGHWAY 36, THENCE SOUTH 12°56'00" WEST (DEED - SOUTH 12°48'00" WEST) ALONG SAID EAST LINE A DISTANCE OF 194.04 FEET; THENCE SOUTH 01°16' EAST A DISTANCE OF 48.21 FEET; THENCE NORTH 02°21' EAST A DISTANCE OF 183.37 FEET TO THE POINT OF BEGINNING.
 CONTAINS 2.00 ACRES.

NOTE: THE ABOVE DESCRIBED AREA, AS DEPICTED HEREON IS HEREBY ANNEXED INTO THE STANSBURY PARK IMPROVEMENT DISTRICT, AS RESTATED AND CONTAINING THE CORRECTED AND RESTATED LEGAL BOUNDARIES OF THE STANSBURY PARK IMPROVEMENT DISTRICT RECORDED NOVEMBER 22, 2017 AS ENTRY NO. 458868 ON FILE WITH THE TOOELE COUNTY RECORDER'S OFFICE.

FINAL LOCAL ENTITY PLAT
MANGHAM PARCEL ANNEXATION
STANSBURY PARK IMPROVEMENT DISTRICT (SPID)

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN,
 ERDA CITY, TOOELE COUNTY, STATE OF UTAH

PREPARED BY
McNEIL ENGINEERING
 Economic and Sustainable Design, Professionals You Know and Trust
 8133 Truck Drive Parkway, Suite 200 North, Utah 84091 801-233-7700 www.mcneilengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20____, BY STANSBURY PARK IMPROVEMENT DISTRICT

Neil Smart
 Sep 19, 2025
 AUTHORIZED AGENT

RESOLUTION NO. _____ Neil Smart

TOOELE COUNTY SURVEYOR

APPROVED THIS 18th DAY OF June 20 25, AS A FINAL LOCAL ENTITY PLAT BY THE TOOELE COUNTY SURVEYOR, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

Jerry Houghton
 TOOELE COUNTY SURVEYOR

TOOELE COUNTY RECORDER

RECORD NO. _____
 STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____
 BOOK: _____ PAGE: _____ FEE: _____

DEPUTY TOOELE COUNTY RECORDER

SHEET

1 OF 1

CERTIFICATION

I, the undersigned clerk of the Stansbury Park Improvement District (the "District"), do hereby certify that the attached *Resolution Annexing Certain Real Property into the Boundaries of the Stansbury Park Improvement District (Erda Industrial Concepts)*, is a true and correct copy of said resolution as duly adopted by the Board of Trustees (the "Board"), of the District, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, September 16, 2025.



Marilyn Mann, District Clerk

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

Dear Sir/Madam:

NOTICE IS HEREBY GIVEN, in conformance with the applicable provisions of Utah Code Ann. §17B-1-414(2) and the applicable provisions of Utah Code Ann. §67-1a-6.5(a), that the Board of Trustees (the "Board"), of **STANSBURY PARK IMPROVEMENT DISTRICT** (the "District"), has, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, September 16, 2025, approved a *Resolution Annexing Certain Real Property into the Boundaries of Stansbury Park Improvement District (Erda Industrial Concepts)*, 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 District plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is submitted herewith.

The Board hereby certifies that all requirements applicable to the annexation of the property more particularly described in the Annexation Resolution have been met.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-414(c).

DATED this 22nd day of September, 2025.

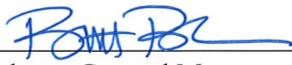
STANSBURY PARK IMPROVEMENT DISTRICT

By: 
Brett Palmer, General Manager

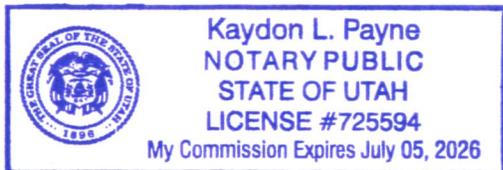
VERIFICATION

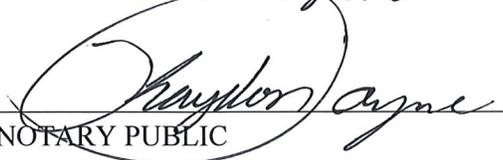
STATE OF UTAH)
 :SS.
County of Tooele)

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.


Brett Palmer, General Manager

SUBSCRIBED AND SWORN to before me this 26th day of September, 2025.




NOTARY PUBLIC

Mangham Compressed

Final Audit Report

2025-09-19

Created:	2025-09-19
By:	Jerry Houghton (jerry.houghton@tooeleco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7HbAIRJqH_dmTfwyCoMfletkHCBhordi

"Mangham Compressed" History

-  Document created by Jerry Houghton (jerry.houghton@tooeleco.org)
2025-09-19 - 0:17:15 AM GMT
-  Document emailed to neil@smartbenefits.co for signature
2025-09-19 - 0:19:21 AM GMT
-  Email sent to dbr@clydesnow.com bounced and could not be delivered
2025-09-19 - 0:19:42 AM GMT
-  Email viewed by neil@smartbenefits.co
2025-09-19 - 12:47:25 PM GMT
-  Signer neil@smartbenefits.co entered name at signing as Neil Smart
2025-09-19 - 12:48:54 PM GMT
-  Document e-signed by Neil Smart (neil@smartbenefits.co)
Signature Date: 2025-09-19 - 12:48:56 PM GMT - Time Source: server
-  Agreement completed.
2025-09-19 - 12:48:56 PM GMT

