

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 ANNEXATION, located in SEVIER COUNTY, dated APRIL 21, 2026, 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 AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT 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 7<sup>th</sup> day of MAY, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor



RESOLUTION NO. 2020-4-1

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 13<sup>th</sup> day of April, 2026.

SEVIER COUNTY

By: [Signature]  
Chairman, Board of Commissioners

ATTEST:

[Signature]  
County Clerk, Steve Wall



COMMISSIONERS VOTING "YEA":  
Commissioner Johnson  
Commissioner Jensen  
Commissioner Brown

COMMISSIONERS VOTING "NAY":

LEGAL AS TO FORM:

[Signature]

PETITION FOR ANNEXATION TO  
AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT

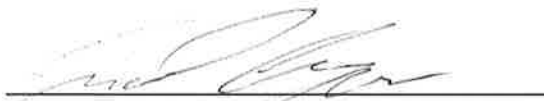
The undersigned, CORPRON ROBERTS CONDOR FARMS, LLC DTD 08-05-24, as owner(s) of property in Sevier County hereby petition to have our property annexed to Austin Community Special Service District (the "District") in order to receive culinary water service from the District for the benefit of our property.

The property as to which this petition applies is described in the attached warranty deed and Annexation Plat as Lot 1.

DATED 3-23-26

PARCEL ID: 4-317-6 – Lot 1 of Warranty Deed Entry No. 00440744

CORPRON ROBERTS CONDOR FARMS, LLC  
2381 N SR-118  
Monroe, UT. 84754



Owner Signature – CORPRON ROBERTS CONDOR FARMS, LLC DTD 08-05-24

PETITION FOR ANNEXATION TO  
AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT

The undersigned, CORPRON ROBERTS CONDOR FARMS, LLC DTD 08-05-24, as owner(s) of property in Sevier County hereby petition to have our property annexed to Austin Community Special Service District (the "District") in order to receive culinary water service from the District for the benefit of our property.

The property as to which this petition applies is described in the attached warranty deed and Annexation Plat as Lot 2.

DATED 3-23-26

PARCEL ID: 4-317-6 – Lot 2 of Warranty Deed Entry No. 00440744

CORPRON ROBERTS CONDOR FARMS, LLC  
2381 N SR-118  
Monroe, UT. 84754



Owner Signature – CORPRON ROBERTS CONDOR FARMS, LLC DTD 08-05-24

**ENTITY INFORMATION**

**ENTITY INFORMATION**

**Entity Name:**

CORPRON ROBERTS CONDOR FARMS, LLC

**Entity Number:**

14098146-0160

**Entity Type:**

Domestic Limited Liability Company

**Entity Subtype:**

Limited Liability Company

**Formation Date:**

08/05/2024

**Profession:**

N/A

**Formation Effective Date:**

08/05/2024

**Entity Status:**

Active

**Renew By Date:**

08/31/2025

**Entity Status Details:**

Current

Give Feedback

**Last Renewed Date:**

N/A

**Status Updated On:**

08/05/2024

**REGISTERED AGENT INFORMATION**

**Name:**

Elizabeth Corpron

**Registered Agent Type:**

Individual

**Street Address:**

1050 E. Oakridge Circle, Sandy, UT, 84094, USA

**Last Updated:**

9/13/2024 9:22:44 PM

Give Feedback

**PRINCIPAL INFORMATION**

Title	Name	Address	Last Updated
Member	Elizabeth Ashley Corpron	1050 E. Oakridge Circle, Sandy, UT, 84094, USA	09/13/2024

Page 1 of 1, records 1 to 1 of 1

**ADDRESS INFORMATION**

**Physical Address:**

1050 E. Oakridge Circle, Sandy, UT, 84094, USA

**Updated Date:**

9/13/2024 8:42:59 PM

**Mailing Address:**

**Updated Date:**

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

[Associated DBAs](#)

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PETITION FOR ANNEXATION TO  
AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT

The undersigned, SCORPION FARMS, LLC DTD 01-02-25, as owner(s) of property in Sevier County hereby petition to have our property annexed to Austin Community Special Service District (the "District") in order to receive culinary water service from the District for the benefit of our property.

The property as to which this petition applies is described in the attached warranty deed and Annexation Plat as Parcel 4-317-6 Warranty Deed Entry No. 00440743.

DATED 1-27-2026

PARCEL ID: 4-317-6 -Warranty Deed Entry No. 00440743

SCORPION FARMS, LLC DTD 01-02-25  
12158 s Jonathan View Ln  
Draper, UT. 84020



Owner Signature – SCORPION FARMS, LLC DTD 01-02-25

Not needed

Owner Signature – SCORPION FARMS, LLC DTD 01-02-25

**ENTITY INFORMATION**

**ENTITY INFORMATION**

**Entity Name:**

SCORPION FARMS LLC

**Entity Number:**

14530595-0160

**Entity Type:**

Domestic Limited Liability Company

**Entity Subtype:**

Limited Liability Company

**Formation Date:**

01/02/2025

**Profession:**

N/A

**Formation Effective Date:**

01/02/2025

**Entity Status:**

Active

**Renew By Date:**

01/31/2026

**Entity Status Details:**

Current

Give Feedback

**Last Renewed Date:**

N/A

**Status Updated On:**

01/07/2025

**REGISTERED AGENT INFORMATION**

**Name:**

DAVID CORPRON

**Registered Agent Type:**

Individual

**Street Address:**

12158 S JONATHAN VIEW LN, Draper, UT, 84020, USA

**Last Updated:**

1/7/2025 10:01:36 AM

Give Feedback

**PRINCIPAL INFORMATION**

Title	Name	Address	Last Updated
Governing Person	DAVID J CORPRON	12158 S JONATHAN VIEW LN, Draper, UT, 84020, USA	01/07/2025
Member	MATTHEW J CORPRON	12158 S JONATHAN VIEW LN, Draper, UT, 84020, USA	01/07/2025

Page 1 of 1, records 1 to 2 of 2

**ADDRESS INFORMATION**

**Physical Address:**

12158 S JONATHAN VIEW LN, Draper, UT, 84020, USA

**Updated Date:**

1/7/2025 10:01:36 AM

**Mailing Address:**

12158 S JONATHAN VIEW LN, Draper, UT, 84020, USA

**Updated Date:**

1/7/2025 10:01:36 AM

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

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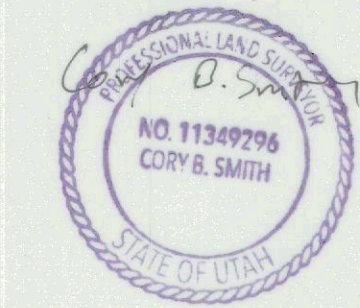
# AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT CORPRON ANNEXATION

Located in Southeast and Southwest Quarters of Section 27, T.24 S., R.3 W., S.L.B. & M.  
Austin, Sevier County, Utah  
2025

**SURVEYOR'S CERTIFICATE**

I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE # 11349296, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.



CORY B. SMITH, P.L.S. #11349296

**ANNEXATION BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, IN SEVIER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, (SAID SOUTH QUARTER CORNER MONUMENTED WITH A SEVIER COUNTY ALUMINUM CAP DATED 2005) SAID POINT BEING ON THE BOUNDARY OF THE AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT DESCRIBED IN THAT NOTICE OF INTENTION TO ESTABLISH AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT FOUND IN THE OFFICE OF THE LIEUTENANT GOVERNOR DATED DECEMBER 7, 1981; AND RUNNING THENCE ALONG SAID SPECIAL SERVICE DISTRICT BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N89°14'21"W 1328.14 FEET, (2) N01°38'32"W 1333.17 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY NO. 00440744 IN THE OFFICIAL RECORDS OF THE SEVIER COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THIRTEEN (13) COURSES: (1) N89°52'03"E 330.71 FEET, (2) S89°07'49"E 190.87 FEET, (3) N89°28'46"E 493.28 FEET, (4) N89°56'34"E 83.86 FEET, (5) N89°38'43"E 245.02 FEET, (6) N89°57'41"E 719.14 FEET, (7) N89°58'55"E 452.85 FEET, (8) ALONG THE ARC OF A 414.72 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 215.05 FEET, (CHORD BEARS S50°30'55"W 212.65 FEET), (9) ALONG THE ARC OF A 500.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 108.95 FEET, (CHORD BEARS S89°07'42"W 108.73 FEET), (10) ALONG THE ARC OF A 653.12 FOOT RADIUS REVERSE CURVE TO THE RIGHT 294.88 FEET, (CHORD BEARS S85°49'13"W 292.38 FEET), (11) ALONG THE ARC OF A 500.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 187.84 FEET, (CHORD BEARS S72°46'55"W 187.30 FEET), (12) ALONG THE ARC OF A 175.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT 118.33 FEET, (CHORD BEARS S47°45'58"W 114.20 FEET), (13) S28°43'23"W 160.36, MORE OR LESS, TO THE NORTH EAST CORNER OF THAT REAL PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY NO. 00440743 IN THE OFFICIAL RECORDS OF THE SEVIER COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) S28°43'23"W 11.00 FEET, (2) ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 102.34 FEET, (CHORD BEARS S49°41'12"W 100.31 FEET), (3) ALONG THE ARC OF A 462.57 FOOT RADIUS REVERSE CURVE TO THE LEFT 292.71 FEET, (CHORD BEARS S49°41'12"W 287.85 FEET), (4) S01°42'11"E 508.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.28 ACRES, MORE OR LESS.

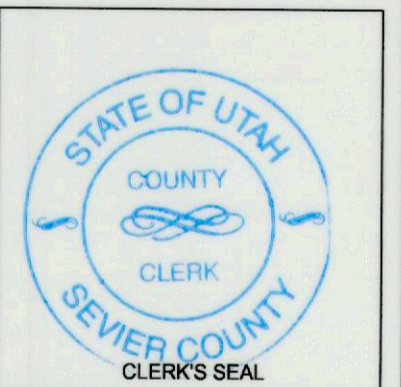
**ACCEPTANCE BY LEGISLATIVE BODY**

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 "CORPRON" ANNEXATION.

ACCEPTED THIS 13<sup>th</sup> DAY of April, A.D. 2026

*[Signatures of Board Members]*  
COMMISSIONER  
AUSTIN SSD BOARD CHAIR  
COMMISSIONER  
AUSTIN SSD BOARD MEMBER  
COMMISSIONER  
AUSTIN SSD BOARD MEMBER

ATTEST *[Signature]*  
COUNTY CLERK



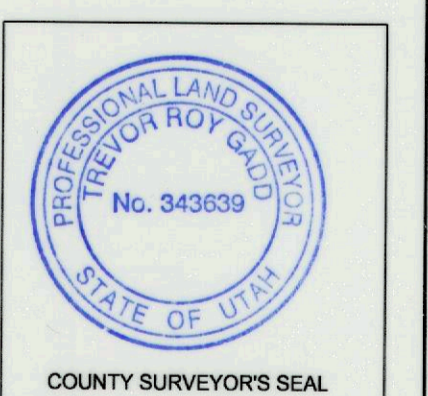
**REFERENCE DOCUMENTS**

1. WARRANTY DEED ENTRY NO. 00440743
2. WARRANTY DEED ENTRY NO. 00440744
3. RECORD OF SURVEY FILED IN CABINET "B" PLAT NO. 1742 OF THE SEVIER COUNTY RECORDER
4. AUSTIN COMMUNITY SPECIAL SERVICE DISTRICT DESCRIBED IN THAT NOTICE OF INTENTION FOUND IN THE OFFICE OF THE LIEUTENANT GOVERNOR, DATED DECEMBER 7, 1981

**COUNTY SURVEYOR APPROVAL**

I, *[Signature]*, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE # 343639, 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.

*[Signature]*  
COUNTY SURVEYOR  
DATE: 07/21/2025



**NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO ANNEX THE AREA SHOWN INTO THE AUSTIN CULINARY WATER SPECIAL SERVICE DISTRICT.
2. BASIS OF BEARING IS BASED ON GPS OBSERVATIONS, ANY OF THE LINES BETWEEN RECOVERED MONUMENTS SHOWN HEREON MAY BE USED AS A BASIS OF BEARING FOR FUTURE RETRACEMENT SURVEYS.

PREPARED BY:  
**Jones & DeMille Engineering, Inc.**  
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL  
- infrastructure professionals -  
1.800.748.5275 www.jonesanddemille.com

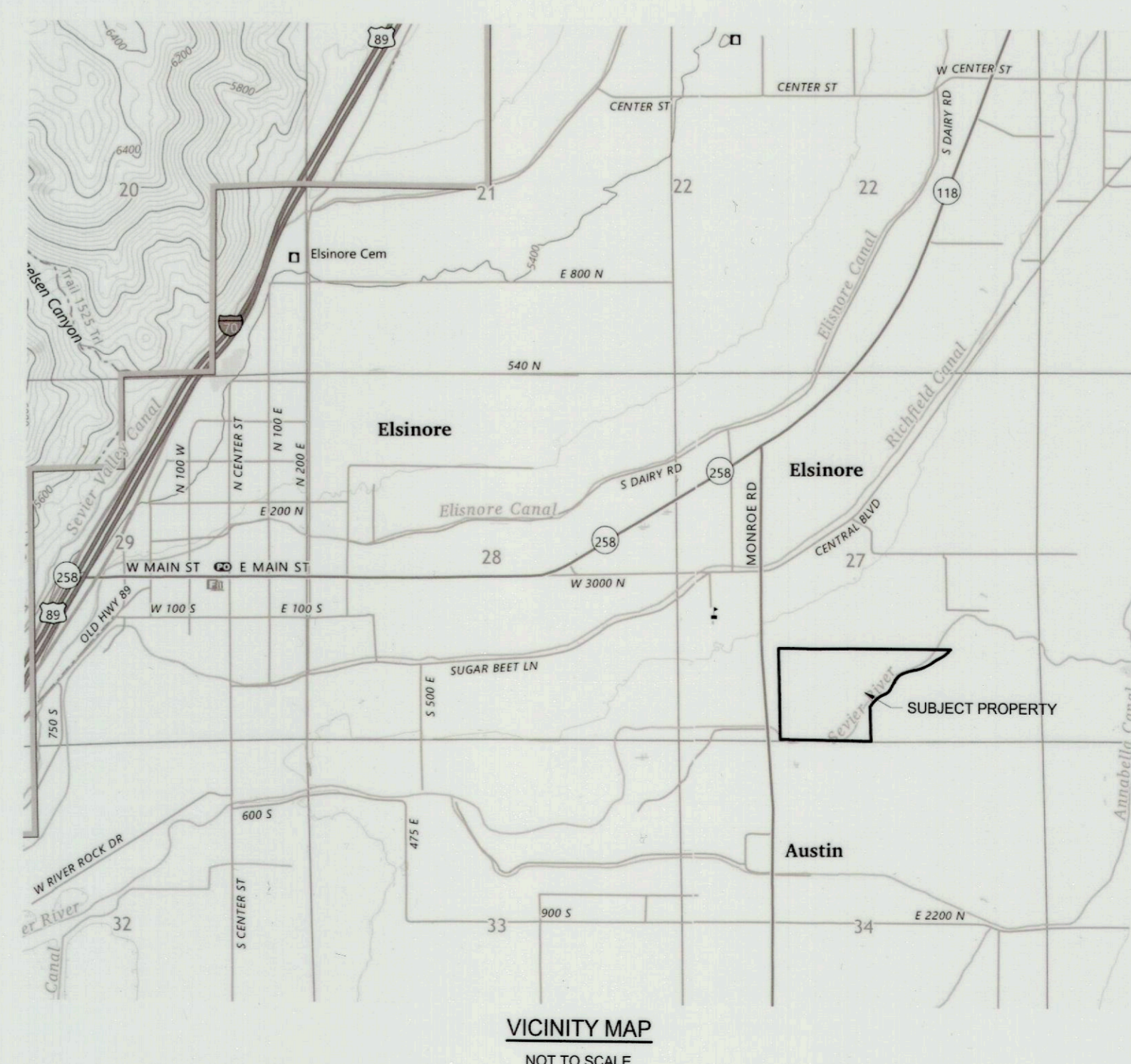
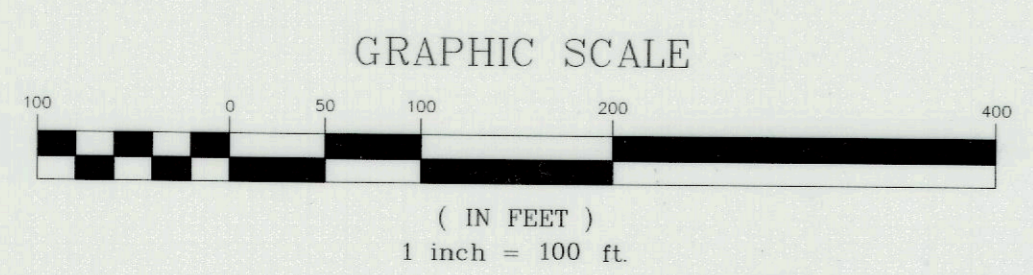
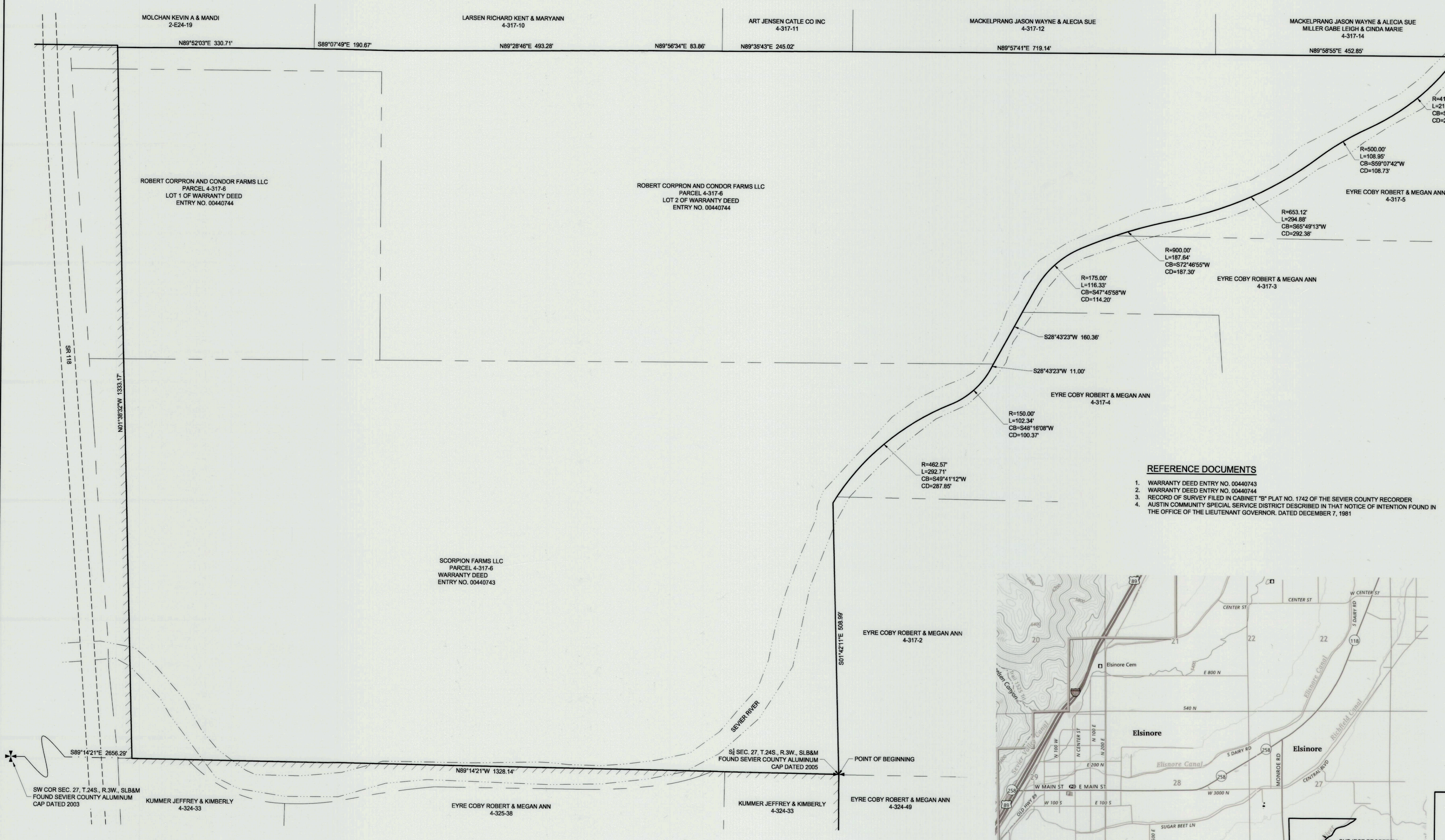
PROJECT NUMBER: 2410-047 FILE NAME: h:\proj\2410-047\dwg\2410-047\_annexation.dwg  
SURVEYED BY: JDE DRAWN BY: ZLC UPDATED: 7/21/2025 PLOTTED: 1/31/2025

**CORPRON ANNEXATION FOR  
AUSTIN COMMUNITY SPECIAL  
SERVICE DISTRICT**

Sevier County, Utah  
Scale: 1" = 100'

**LEGEND**

- EXISTING SSD BOUNDARY
- SSD ANNEXATION BOUNDARY
- SECTION LINE
- DEED LINE
- APPROXIMATE EDGE OF ASPHALT
- APPROXIMATE RIVER BANK
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED



SW COR SEC. 27, T.24S., R.3W., SLB&M  
FOUND SEVIER COUNTY ALUMINUM  
CAP DATED 2003

KUMMER JEFFREY & KIMBERLY  
4-324-33

EYRE COBY ROBERT & MEGAN ANN  
4-324-38

KUMMER JEFFREY & KIMBERLY  
4-324-33

EYRE COBY ROBERT & MEGAN ANN  
4-324-49

SEC. 27, T.24S., R.3W., SLB&M  
FOUND SEVIER COUNTY ALUMINUM  
CAP DATED 2005

POINT OF BEGINNING

VICINITY MAP  
NOT TO SCALE