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 ANNEXATION TO LITTLE MOUNTAIN SERVICE AREA DISTRICT RESOLUTION NO. 03112025-3 , located in WEBER COUNTY, dated MARCH 12, 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 ANNEXATION TO LITTLE MOUNTAIN SERVICE AREA DISTRICT RESOLUTION NO. 03112025-3, 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 28th day of April, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 202946

LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA)

PETITION TO ANNEX LAND

PETITION PROCESS

A parcel of property must be annexed into the Little Mountain Service Area District (LMSA) before LMSA can provide sanitary sewer service. The process requires review and approval from the Weber County Surveyor's office, LMSA, and the Utah State Lieutenant Governor's office. The process also requires that the LMSA Board of Directors (Board) approve a petition and adopt a resolution in two separate board meetings. These board meetings occur once a month. It is critical that all materials are prepared completely and correctly to avoid delays in the process.

This checklist identifies all required items for a complete petition submission. The petition must be submitted prior to the first Wednesday of the month for consideration by the board in that month's board meeting.

Name of Project: West Creek Estates

Parcel #(s): 100350072

Owner Name: 2020 LLC

Annexation Preparer Name: Pat Burns

Phone number: 801-710-2234 Email: Pat@lyncconstruction.com

CHECKLIST

_____ Confirm that the parcel requires annexation by checking the taxing history.

_____ Annexation Plat – Note the following requirements:

- Prepare plat in accordance the Utah State Code 17-23-20.
- Include in the title block of the plat, "Annexation to Little Mountain Service Area District" Resolution No. _[BLANK SPACE FOR RESOLUTION #]."
- Submit plat to Weber County Surveyor's office for review. Incorporate any review comments. A review fee must be paid to the Weber County Surveyor's office. Print the completed plat in preparation for recording. Recording requires the print be on mylar type paper in 24" x 36" size.

_____ Provide email verification that all comments from the Weber County Surveyor's office have been incorporated into the plat. This must be forwarded to srussell@sagedevelopmentgroup.com.

_____ Email the legal description in WORD format to: srussell@sagedevelopmentgroup.com. The legal description must exactly match the description on the plat.

_____ Completed petition using the attached petition form.

_____ This checklist completed.

LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA)

PETITION TO ANNEX LAND

LANDOWNER ANNEXATION PETITION LITTLE MOUNTAIN SERVICE REA DISTRICT

We, the undersigned, represent that we own real property located within the boundaries of the area in Weber County, Utah which is described and depicted on Exhibit "A" attached hereto (the "proposed annexation area") and that the proposed annexation area is located, in its entirety, either in unincorporated Weber County or in_____ (insert name of municipality). Each person signing this petition requests annexation of the proposed annexation area into the Little Mountain Service Area District pursuant to Utah Code Ann. § 17B-1-401, *et seq*.

As required by Utah Code Ann. § 17B-1-404(1)(d), the following signers of this Petition are hereby designated as sponsors (no more than three sponsors may be named), with the first designated sponsor to serve as the contact sponsor.

Contact Sponsor: (*or Owner*)
Name: Pat Burns
Mailing Address: 1946 W 5600 S, Roy, Utah 84067
Telephone No.: 801-710-2234

Additional Sponsors:
Name: _____
Mailing Address: _____
Telephone No.: _____

Name: _____
Mailing Address: _____
Telephone No.: _____

1. Nathan Combs
Owner's Name [please print or type]

Name [signature]

Na
Owner's Current Residence Address
6795 S Cottonwood St.
Midvale UT 84047

100350072
Address of owner's real property which is included in the proposed annexation area (include Tax ID No. if known)

2. _____
Owner's Name [please print or type]

_____
Name [signature]

Owner's Current Residence Address

_____
Address of owner's real property which is included in the proposed annexation area (include Tax ID No. if known)

LITTLE MOUNTAIN SERVICE AREA DISTRICT (LMSA)

PETITION TO ANNEX LAND

EXHIBIT "A" TO LANDOWNER ANNEXATION PETITION IDENTIFICATION OF PROPOSED ANNEXATION AREA

The proposed annexation area is located in Weber County, Utah and is generally bounded by _____ Street on the north, _ street on the south, _ Street on the east and _____ Street on the west (or where the prospective named streets would be located if extended), which area is depicted in the attachment to this Exhibit "A" and is more particularly described as follows:

[Attach legal description]

See next page for legal description

RESOLUTION NO. 03112025-3

A RESOLUTION OF THE GOVERNING BOARD OF THE LITTLE MOUNTAIN SERVICE AREA ANNEXING REAL PROPERTY IN UNINCORPORATED WEBER COUNTY

WHEREAS, the Little Mountain Service Area ("District") is a service area special district duly organized and existing under the laws of the State of Utah; and

WHEREAS, Pat Burns, on behalf of 2020 LLC ("Owner"), has filed a petition to annex Parcel ID Nos. **100350072** ("West Creek Property") into the District; and

WHEREAS, the District board of trustees ("Board") finds that a public hearing is not required by law, since the petition was signed by the Owner of the Property; and

WHEREAS, the District board of trustees has certified the petition and has the authority to approve the annexation as provided in Title 17B, Chapter 1 Part 4 of the *Utah Code Annotated,* 1953 as amended: and

WHEREAS, the Board finds that approving this annexation is in best interest of the District.

NOW THEREFORE, the Board of the District hereby resolves that the Property, which is more particularly described below, is annexed into the District and shall receive District services under the same fees, rules, and regulations applicable to the District.

WEST CREEK ANNEXATION LEGAL DESCRIPTION Parcel#100350072

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET, POINT BEING 313.78 FEET NORTH 89°35'53" WEST AND 60.72 FEET NORTH 00°24'07" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER OF SAID SECTION 13 BEING SOUTH 89°35'53" EAST 2654.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 11°17'22" EAST 971.20 FEET; THENCE SOUTH 89°21'34" EAST 1266.22 FEET; THENCE SOUTH 00°14'45" WEST 693.96 FEET; THENCE NORTH 89°45'15" WEST 3.42 FEET; THENCE SOUTH 00°34'07" WEST 257.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°57'57" WEST 314.69 FEET; (2) NORTH 89°38'04" WEST 1132.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1,291,830 SQUARE FEET OR 29.656 ACRES

APPROVED this 11TH day of March, 2025.

LITTLE MOUNTAIN SERVICE AREA
BOARD OF TRUSTEES

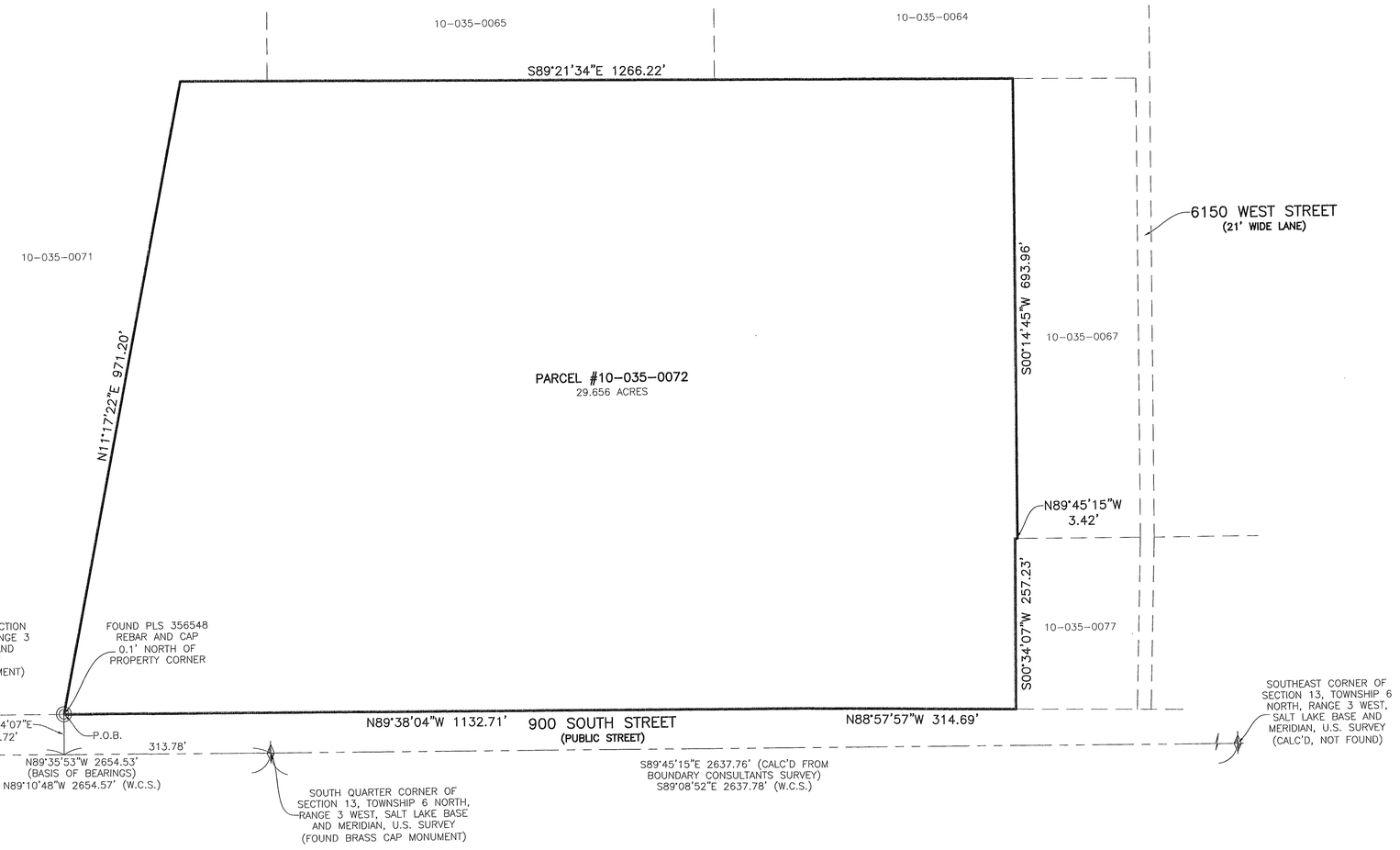
By__ _____
John Price, Chair

ATTEST: _____
Stephanie Russell, Board Manager

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PLAT OF ANNEXATION TO
LITTLE MOUNTAIN SERVICE AREA RESOLUTION NO. 03112025 -3

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2025



LEGEND

= SECTION CORNER
= AREA TO BE ANNEXED
= ADJOINING PROPERTY
= SECTION TIE LINE
= ROAD CENTERLINE

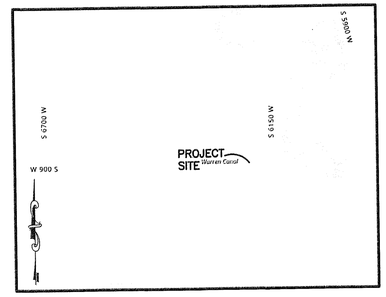
100 0 100 200 300
Scale: 1" = 100'

BASIS OF BEARINGS

A LINE BEARING NORTH 89°35'53" WEST BETWEEN SAID SOUTH QUARTER AND SOUTHWEST CORNERS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. BEARINGS FOR THIS PARCEL WERE ROTATED FROM WEBER COUNTY BEARINGS TO MATCH RECORDS AND SURVEYS OF RECORD WITH WEBER COUNTY.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ANNEX THE SUBJECT PROPERTY DESCRIBED HEREON INTO THE LITTLE MOUNTAIN SERVICE AREA.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR LITTLE MOUNTAIN SERVICE AREA AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS 17th DAY OF FEBRUARY, 2025.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
2/17/25
9239283
JASON T. FELT
STATE OF UTAH

AREA TO BE ANNEXED

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET, POINT BEING 313.78 FEET NORTH 89°35'53" WEST AND 60.72 FEET NORTH 00°24'07" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER OF SAID SECTION 13 BEING SOUTH 89°35'53" EAST 2654.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 11°17'22" EAST 971.20 FEET; THENCE SOUTH 89°21'34" EAST 1266.22 FEET; THENCE SOUTH 00°14'45" WEST 693.96 FEET; THENCE NORTH 89°45'15" WEST 3.42 FEET; THENCE SOUTH 00°34'07" WEST 257.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°57'57" WEST 314.69 FEET; (2) NORTH 89°38'04" WEST 1132.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,830 SQUARE FEET OR 29.656 ACRES.

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 HAVE 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.

SIGNED THIS 25th DAY OF February, 2025.

WEBER COUNTY SURVEYOR

LITTLE MOUNTAIN SERVICE AREA

APPROVED BY THE LITTLE MOUNTAIN SERVICE AREA ON
THE 1st DAY OF April, 2025.

CHAIRMAN

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UT, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: J. FELT
Designer: E. ROCHE
Date: 2-12-25
Name: LITTLE MOUNTAIN ANNEXATION PLAT
Number: 6298-34
Revision:
Scale: 1"=100'
Checked:

Weber County Recorder
Entry No._____ Fee Paid _____
Filed For Record And Recorded, _____
At _____ In Book _____ Of The Official Records, Page _____
Recorded For:
_____
Weber County Recorder
_____ Deputy.

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March 12, 2025

The Honorable Deidre Henderson Lieutenant Governor of the State of Utah
Utah State Capitol Complex Suite 220 P.O. Box 142325
Salt Lake City, 142325 Utah 84114-2325

SUBJECT:
Notice of Impending Boundary Action:
PARCEL #100350072 into the Little Mountain Service Area

Dear Lieutenant Governor Henderson,

We are submitting to you this Notice of Impending Boundary Action for the annexation of PARCELS #100350072 into the Little Mountain Service Area. Enclosed please find the following items:

- A copy of Resolution No. 03112025-3
- Copies of the approved final local entity plat as defined in Utah Code Ann.§ 67-1a-6.5, meeting the requirements of Utah Code Ann. § 17-23-20.

The enclosed resolution states that all statutory requirements have been followed, which constitutes "a statement, signed and verified by the approving authority, certifying that all requirements applicable to the boundary action have been met," satisfying Utah Code Ann.§ 67-1a-6.5(3)(e)(i).

WEST CREEK ANNEXATION LEGAL DESCRIPTION Parcel#100350072

PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET, POINT BEING 313.78 FEET NORTH 89°35'53" WEST AND 60.72 FEET NORTH 00°24'07" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 13 (SAID SOUTH QUARTER CORNER OF SAID SECTION 13 BEING SOUTH 89°35'53" EAST 2654.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 13); THENCE NORTH 11°17'22" EAST 971.20 FEET; THENCE SOUTH 89°21'34" EAST 1266.22 FEET; THENCE SOUTH 00°14'45" WEST 693.96 FEET; THENCE NORTH 89°45'15" WEST 3.42 FEET; THENCE SOUTH 00°34'07" WEST 257.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°57'57" WEST 314.69 FEET; (2) NORTH 89°38'04" WEST 1132.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1,291,830 SQUARE FEET OR 29.656 ACRES

We hereby request that your office issue a certificate of annexation in accordance with the requirements of Utah Code Ann. §§ 17B-1-414(2) and 67-1 a-6.5.

Sincerely,



Stephanie Russell
Board Manager, Little Mountain Service Area