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 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-07, located in WEBER COUNTY, dated JUNE 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 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-07, 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 20th day of June , 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203002

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2025-07
Annexation Approval Resolution
(100% landowner petition)

WHEREAS, the Central Weber Sewer 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 sanitary sewer outfall collection and treatment facilities which serve much of 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 property identified on Exhibit "A" attached to this Resolution (the "Subject Property") be annexed into the District in order to receive sanitary sewer treatment and disposal services from the District (the Landowner is referred to herein as "Applicant");

WHEREAS, the District requires that Applicant's property be annexed into the District as a condition to receiving, and continuing to receive, sewer service;

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 100% 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 owner 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 description of the proposed annexation and included the name of the Central Weber Sewer 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)(a)(ii)(B), 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 has 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.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Central Weber Sewer 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 Central Weber Sewer Improvement District.

3. That, from and after the issuance by the Lt. Governor of a certificate of annexation pursuant to Utah Code Ann. §§ 67-1a-6.5 and § 17B-1-414(3)(b), 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 Weber 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 Lt. 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 its approval and adoption, but 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 Central Weber Sewer Improvement District this 9th day of June, 2025.

Mark Allen, Chair

STATE OF UTAH)
:ss.
COUNTY OF WEBER)

The foregoing Resolution was subscribed before me, a notary public and also the Clerk of the Central Weber Sewer Improvement District, this 9th day of June, 2025 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.

CAMILLE COOK
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 734438
COMM. EXP. 12-01-2027

Camille Cook, Notary Public

EXHIBIT A

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT BEING 183.00 FEET NORTH 00°50'21" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 00°50'21" EAST 200.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 88°57'26" EAST 250.80 FEET; THENCE SOUTH 00°50'21" WEST 200.00 FEET; THENCE NORTH 88°57'26" WEST 250.80 FEET TO THE POINT OF BEGINNING.

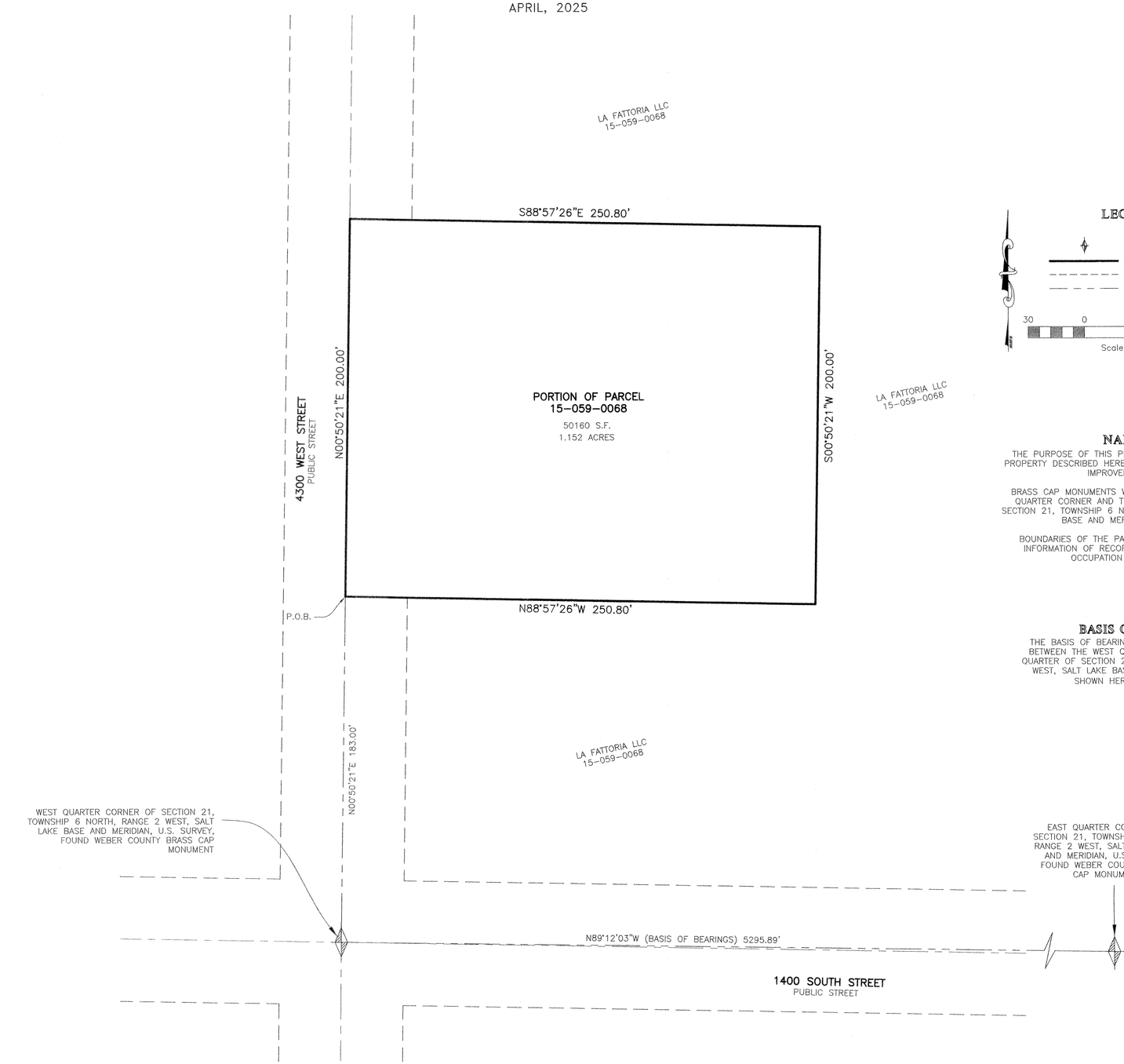
CONTAINING 50,160 SQUARE FEET OR 1.152 ACRES.

Reference: Scheer Acres

Reeve & Associates, Inc. - Solutions You Can Build On

PLAT OF ANNEXATION TO
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2025-07
FINAL LOCAL ENTITY PLAT

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
APRIL, 2025



LEGEND

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

30 0 30 60 90
Scale: 1" = 30'

NARRATIVE

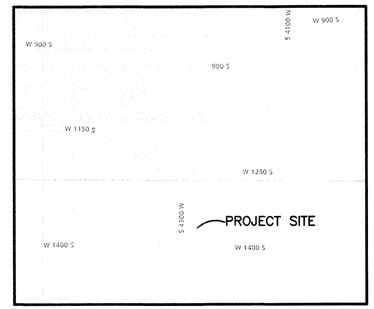
THE PURPOSE OF THIS PLAT IS TO ANNEX THE SUBJECT PROPERTY DESCRIBED HEREON INTO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

BRASS CAP MONUMENTS WERE FOUND FOR AT THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°12'03"W.



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 ENGINEER'S AND LAND SURVEYORS ACT; AND THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE THIS ANNEXATION PLAT FOR CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE.

SIGNED THIS 11th DAY OF JUNE, 2025.

PROFESSIONAL LAND SURVEYOR
6/11/25
9239283
JASON T. FELT
STATE OF UTAH

9239283
UTAH LICENSE NUMBER

AREA TO BE ANNEXED

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 183.00 FEET NORTH 00°50'21" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 00°50'21" EAST 200.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 88°57'26" EAST 250.80 FEET; THENCE SOUTH 00°50'21" WEST 200.00 FEET; THENCE NORTH 88°57'26" WEST 250.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,160 SQUARE FEET OR 1.152 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 12TH DAY OF JUNE, 2025.

WEBER COUNTY SURVEYOR

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

APPROVED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ON THE 12 DAY OF JUNE, 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: 4-17-25
Name: CENTRAL WEBER SEWER ANNEXATION PLAT
Number: 8483-01
Revision:
Scale: 1"=30'
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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NOTICE OF PROPOSED ANNEXATION
CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Notice is hereby given pursuant to the requirements of Utah Code Ann. § 17B-1-406 through 418 that it is proposed that the following described real property located in Weber County, Utah be annexed into and become part of the Central Weber Sewer Improvement District:

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT BEING 183.00 FEET NORTH 00°50'21" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 00°50'21" EAST 200.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 88°57'26" EAST 250.80 FEET; THENCE SOUTH 00°50'21" WEST 200.00 FEET; THENCE NORTH 88°57'26" WEST 250.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,160 SQUARE FEET OR 1.152 ACRES.

An owner of the above-described property has filed an annexation petition requesting that the property be annexed into and receive service from the Central Weber Sewer Improvement District ("Central Weber"). Central Weber owns and operates a sewage treatment plant and outfall lines that deliver untreated sewage to the treatment plant for treatment and disposal. Upon being annexed into Central Weber, and after satisfying applicable requirements, the subject property may receive sewage treatment and disposal services provided by Central Weber.

Inasmuch as the owner of the majority of the subject property signed the annexation petition, a public hearing respecting this 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 Central Weber Board of Trustees at 2618 West Pioneer Road, Ogden, Utah 84404, by an owner of property that is located within or a registered voter residing within the area proposed to be annexed 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 Central Weber Board of Trustees for final action.

If additional information concerning the proposed annexation is desired, please telephone (801)731-3011.

DATED this 20th day of May, 2025.

K Hall

Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

La Fattoria, LLC.
353 East 300 South
Salt Lake City, UT 84411

Kerry Ropelato (La Fattoria, LLC.)
3475 Thunderhead Drive
Lake Havasu City, Az 86406
Reference: Scheer Acres

Central Weber Sewer Improvement District

June 12, 2025

NOTICE OF IMPENDING BOUNDARY ACTION
(LOCAL DISTRICT ANNEXATION)

Deidre Henderson, Lieutenant Governor
State of Utah
P. O. Box 142325
Salt Lake City, UT 84114-2325

Submitted via portal

SU: Annexation Scheer Acres

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Scheer Acres Annexation in Weber County to be annexed into the Central Weber Sewer Improvement District. Please find submitted the following three items:

- A Notice of Proposed Annexation that was mailed to the landowner(s);
- A copy of Resolution 2025-07; and,
- 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.

We request that a certificate of annexation as described in UCA 17B-1-414, be issued in accordance with the requirements of Utah Code Ann. §§ 17B-1-414, be issued in accordance with the requirements of Utah Code §§ Ann. 17B-1-414(2) and 67-1a-6.5. Please mail the certification to Central Weber Sewer Improvement District, 2618 West Pioneer Road, Ogden, UT 84404.

Sincerely,

Kevin Hall

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
Kevin Hall, P.E.
General Manager