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. 2025-21, located in WEBER COUNTY, DECEMBER 17, 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. 2025-21, 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 29th day of December, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203132

Central Weber Sewer Improvement District

December 17, 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: Sunset Haven

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Sunset Haven Annexation in Weber County to be annexed into the Central Weber Sewer Improvement District. In addition to this notice, please find submitted the following three items:

- A Notice of Proposed Annexation that was mailed to the landowner(s);
- A copy of Resolution 2025-21; 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,

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

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:

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF LOT 1 JENSEN FARM SUBDIVISION SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED SOUTH 00°40'11" WEST 688.95 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" WEST 50.00 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 1 IN PART SOUTH 87°46'01" WEST 408.69 FEET; THENCE NORTH 00°00'00" EAST 217.65 FEET; THENCE NORTH 90°00'00" EAST 209.23 FEET; THENCE SOUTH 00°00'00" EAST 59.38 FEET; THENCE NORTH 87°46'01" EAST 201.05 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°40'11" WEST 150.19 FEET TO THE POINT OF BEGINNING. CONTAINING 74,712 SQUARE FEET.

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 18th day of November 2025.

Kevin Hall, General Manager
Central Weber Sewer Improvement District

Mailed to:

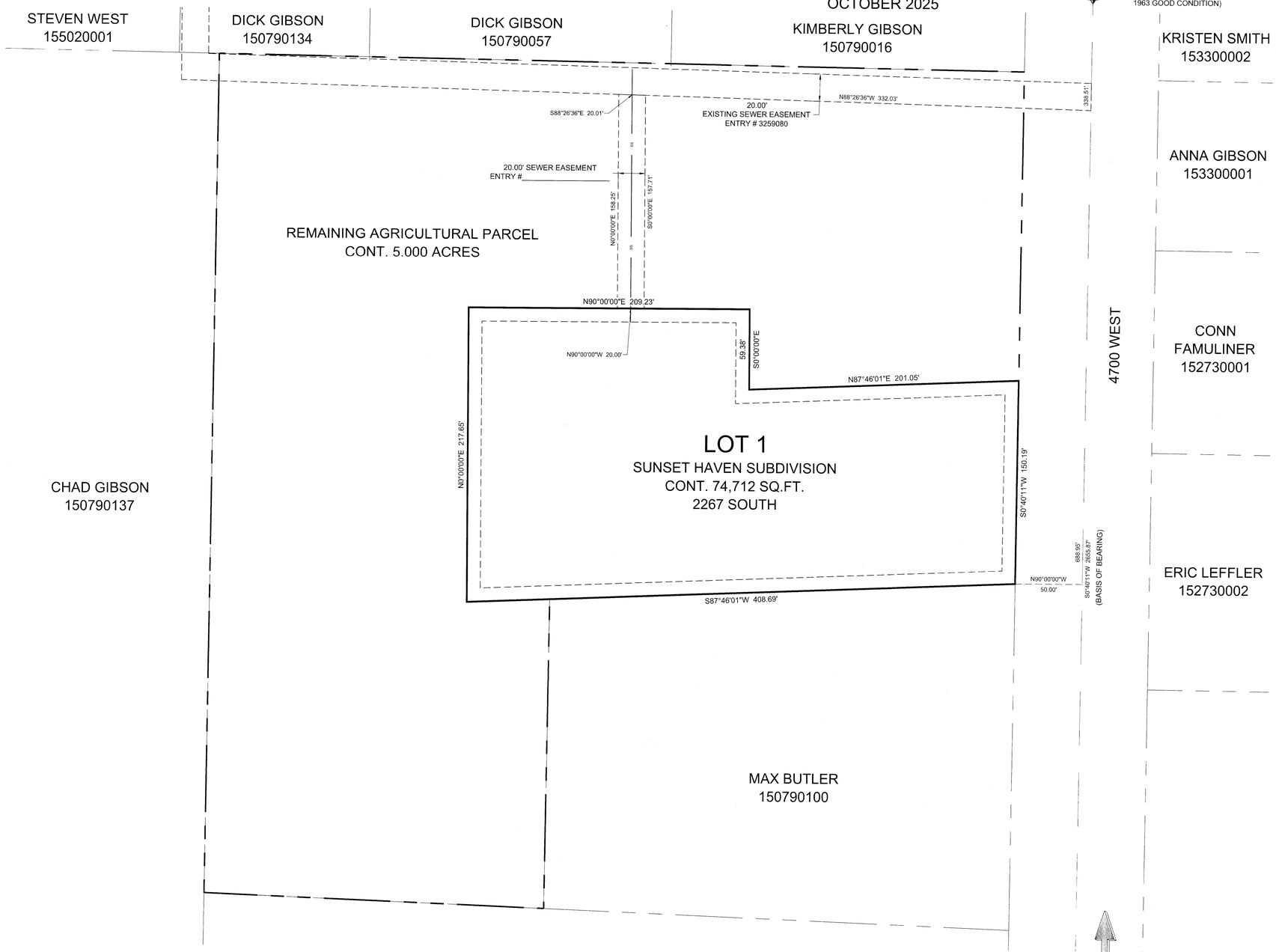
Shaunalee and Randy Stanger
3895 South 3850 West
West haven, UT 84401
Reference: Sunset Haven

ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

FINAL LOCAL ENTITY PLAT

RESOLUTION NO. 2025-21

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
OCTOBER 2025



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 JENSEN FARM SUBDIVISION SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED SOUTH 00°40'11" WEST 688.95 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" WEST 50.00 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 1 IN PART SOUTH 87°46'01" WEST 408.69 FEET; THENCE NORTH 00°00'00" EAST 217.65 FEET; THENCE NORTH 90°00'00" EAST 209.23 FEET; THENCE SOUTH 00°00'00" EAST 59.38 FEET; THENCE NORTH 87°46'01" EAST 201.05 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°40'11" WEST 150.19 FEET TO THE POINT OF BEGINNING. CONTAINING 74,712 SQUARE FEET.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ANNEX THE SUBJECT PARCELS INTO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT. THE SURVEY WAS ORDERED BY SHAUNALEE STANGER. 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 EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°40'11" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2928954 ALONG WITH THE DEDICATED PLATS OF JENSEN FARM SUBDIVISION, SELMAN ACRES SUBDIVISION, AND RECORD OF SURVEY NUMBER 5603 WERE USED TO DETERMINE BOUNDARY LOCATION.

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 3RD DAY OF OCTOBER, 2025.

PROFESSIONAL LAND SURVEYOR 8227228 Klint H. Whitney STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, HAVE RECEIVED A PETITION BY THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED 17B-1-406, AS REVISED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID LOCAL DISTRICT.

THIS 15 DAY OF December, 2025.

APPROVED - CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (SIGNATURE)

Mark C. Allen, Board Chairman
NAME/TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS'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 17TH DAY OF December, 2025.

WEBER COUNTY SURVEYOR

OWNER'S AFFIDAVIT

I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE ANNEXED INTO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT.

SIGNED THIS____DAY OF _____, 2025.

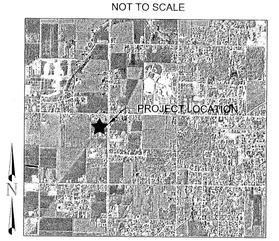
BY: _____

LEGEND

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

VICINITY MAP

NOT TO SCALE



COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____,
AT _____. IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

COUNTY RECORDER
BY: _____

REVISIONS

DATE	DESCRIPTION

SCALE: 1:40_XREF
DATE: 10/14/25
DESIGN: -----
DRAWN: JTN
CHECKED: KHW
DWG: 4700 WSC EXPORT FOR SHAUNALEE STANGER 2025\SURVEY\DWG\SHAUNALEE STANGER XMRK.DWG

ANNEXATION PLAT
2267 SOUTH 4700 WEST, OGDEN, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29
TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE S.L.B.&M.

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1380 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
RESOLUTION 2025-21
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 15th day of December, 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 15th day of December, 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

Camille Cook, Notary Public

EXHIBIT A

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER OF LOT 1 JENSEN FARM SUBDIVISION SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED SOUTH 00°40'11" WEST 688.95 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" WEST 50.00 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 1 IN PART SOUTH 87°46'01" WEST 408.69 FEET; THENCE NORTH 00°00'00" EAST 217.65 FEET; THENCE NORTH 90°00'00" EAST 209.23 FEET; THENCE SOUTH 00°00'00" EAST 59.38 FEET; THENCE NORTH 87°46'01" EAST 201.05 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°40'11" WEST 150.19 FEET TO THE POINT OF BEGINNING. CONTAINING 74,712 SQUARE FEET.

Reference: Sunset Haven