



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 JED MORRIS ANNEXATION, located in WEBER COUNTY, dated DECEMBER 24, 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 JED MORRIS ANNEXATION, 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 2nd day of JULY, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT

RESOLUTION NO. 2025-07

Annexation Approval Resolution

WHEREAS, the Powder Mountain Water and Sewer Improvement District (the "District"), owns and operates a water and sewer system.

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 (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, services;

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, the Petition satisfies the applicable requirements of Utah Code Ann. §§ 17B-1-403 and -404;

WHEREAS, at a duly called meeting of the Board, with the proposed annexation 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 was signed by 100% of the owners of private land within the Subject Property and more than 75%, both by value and by area, of the total real property within the Subject Property, pursuant to Utah Code Ann. § 17B-1-413(1), the Board was 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 were applicable to this annexation proceeding, and the District satisfied these requirements;

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 and Weber County does not provide these services;

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 because no county or

municipality provides these services, 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 Powder Mountain Water and 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 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(7) and § 17B-1-414(3)(b), the Subject Property shall be an integral part of the District and 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 Entity Boundary Change with the Lt. Governor of the State of Utah, accompanied by a copy of this Resolution and an accurate map and/or legal description of the boundaries of the annexed area (the Subject Property) which is adequate for the purposes of the County Assessor and the County Recorder. The certificate of boundary change issued by the Lt. Governor shall be maintained with the District's records.
5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete until the date on which the Lt. Governor issues the certificate of boundary change.

Approved and adopted by the Board of Trustees of the Powder Mountain Water and Sewer Improvement District this 9^h day of December 2025.



Andrew Stark, Vice Chair

ATTEST:



Carrie Zenger, District Clerk

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Directors of the Powder Mountain Water and Sewer Improvement District (the "District"), at a regular meeting of the Board, duly convened pursuant to notice, on December 9, 2025, adopted a Resolution Approving Petition for Annexation, Resolution # 2025-07, 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 Local Entity 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 Weber County, Utah, is attached hereto as Exhibit B and incorporated by this reference. The District hereby certifies that all requirements applicable to the annexation of the property into the legal boundaries of the District, as more particularly described in the Annexation Resolution and Utah Code Ann. § 17B-1-401 *et seq.*, have been met.

WHEREFORE, the District hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions in Utah Code Ann. §§ 17B-1-414(2)(c) and 67-1a-65.

SIGNED this 18th day of December, 2025.



Vice Chairman Andrew Stark
Powder Mountain Water and Sewer Improvement
District

VERIFICATION

STATE OF UTAH)
 :ss.
County of Weber)

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 his knowledge and belief.

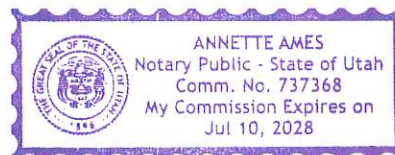


Vice Chairman Andrew Stark

SUBSCRIBED AND SWORN before me this 18 day of December 2025.



NOTARY PUBLIC



Part of the East half of section 17, Township 7 North, Range 1 East, Salt Lake Base Meridian, U.S. Survey, described as follows:

Beginning at a point on the existing Powder Mountain Water and Sewer District Boundary Line, point ending 2703.98 feet South $00^{\circ}25'27''$ West along the section line and 1287.02 feet North $89^{\circ}34'33''$ West from the Northeast corner of said section 17 (Northeast corner being North $00^{\circ}25'27''$ East 5332.65 feet from the Southeast corner of said section 17); Thence along said existing boundary line the following two courses: (1) South $88^{\circ}59'45''$ West 57.40 feet (2) Thence South $00^{\circ}18'46''$ West 403.58 feet to the Easterly line of the North fork of the Ogden River; Thence along said Easterly line the following nineteen (19) courses: (1) North $12^{\circ}02'48''$ West 183.13 feet; (2) North $45^{\circ}15'42''$ West 44.90 feet; (3) North $75^{\circ}48'25''$ West 43.46 feet; (4) North $75^{\circ}05'43''$ West 47.14 feet; (5) North $79^{\circ}54'49''$ West 68.69 feet; (6) North $29^{\circ}40'46''$ West 67.54 feet; (7) North $43^{\circ}22'01''$ West 70.69 feet; (8) North $32^{\circ}14'30''$ West 87.26 feet; (9) North $64^{\circ}57'14''$ West 81.91 feet; (10) North $48^{\circ}43'33''$ West 76.14 feet; (11) North $21^{\circ}05'50''$ West 90.91 feet; (12) North $21^{\circ}29'37''$ West 61.64 feet; (13) North $23^{\circ}11'18''$ West 105.87 feet; (14) North $45^{\circ}39'55''$ West 70.04 feet; (15) North $54^{\circ}37'33''$ West 75.62 feet; (16) North $66^{\circ}25'35''$ West 70.19 feet; (17) South $82^{\circ}27'13''$ West 56.38 feet; (18) North $38^{\circ}17'10''$ West 46.32 feet; and (19) North $25^{\circ}33'35''$ West 26.14 feet; Thence South $89^{\circ}34'33''$ East 917.78 feet to the existing Powder Mountain Water and Sewer District Boundary Line; Thence South $00^{\circ}25'27''$ West 515.75 feet along said existing boundary line to the point of beginning.

Containing 380,276 square feet or 8.730 Acres

FINAL LOCAL ENTITY PLAT OF ANNEXATION TO POWDER MOUNTAIN WATER & SEWER DISTRICT RESOLUTION # 2025-07

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2026

22-371-0118
LONNIE & JENNIFER A MARTINEZ
REVOCABLE LIVING TRUST

S89°34'33"E 917.78'

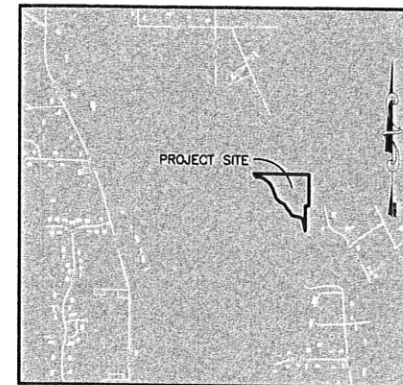
PARCEL #22-007-0119
380,276 S.F.
8.730 ACRES

22-007-0017
SHAYNE LOEWENSTEN
LIVING TRUST

22-371-0005
LONNIE & JENNIFER A MARTINEZ
REVOCABLE LIVING TRUST

22-371-0004
MORRIS, JED D & WF
DANNIELLE MORRIS

NORTHEAST CORNER OF
SECTION 17, TOWNSHIP 7
NORTH, RANGE 1 EAST, SALT
LAKE BASE AND MERIDIAN, U.S.
SURVEY (FOUND W.C.S. BRASS
CAP MONUMENT)



VICINITY MAP
NOT TO SCALE

2703.98'

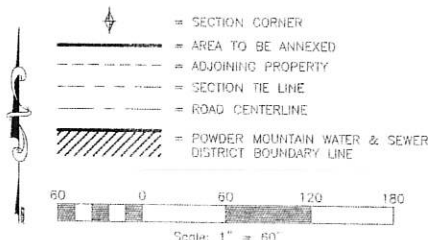
S00°25'27"W 5332.65'
S331°45' (W.C.S.)
(BASIS OF BEARINGS)

2626.67'

SOUTHEAST CORNER OF SECTION
17, TOWNSHIP 7 NORTH, RANGE
1 EAST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY (FOUND
W.C.S. BRASS CAP MONUMENT,
STAMPED 1981)

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N45°15'42"W	44.90'
L3	N75°48'25"W	43.46'
L4	N75°05'43"W	47.14'
L5	N79°54'49"W	66.69'
L6	N29°40'46"W	67.54'
L7	N43°22'01"W	70.69'
L8	N32°14'30"W	87.26'
L9	N64°57'14"W	81.91'
L10	N48°43'33"W	76.14'
L11	N21°05'50"W	90.91'
L12	N21°29'37"W	61.64'
L13	N23°11'18"W	105.87'
L14	N45°39'55"W	70.04'
L15	N54°37'33"W	75.62'
L16	N66°25'35"W	70.19'
L17	S82°27'13"W	56.38'
L18	S28°17'10"W	46.32'
L19	N29°33'35"W	26.14'

LEGEND



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 POWDER MOUNTAIN WATER & SEWER DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH STATE CODE.

SIGNED THIS 11th DAY OF MAY, 2026

UTAH LICENSE NUMBER



AREA TO BE ANNEXED

PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING POWDER MOUNTAIN WATER & SEWER DISTRICT BOUNDARY LINE, POINT BEING 2703.98 FEET SOUTH 00°25'27" WEST ALONG THE SECTION LINE AND 1287.02 FEET NORTH 89°34'33" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 17 (NORTHEAST CORNER BEING NORTH 00°25'27" EAST 5332.65 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17); THENCE ALONG SAID EXISTING BOUNDARY LINE THE FOLLOWING TWO COURSES: (1) SOUTH 88°59'45" WEST 57.40 FEET (2) THENCE SOUTH 00°18'46" WEST 403.58 FEET TO THE EASTERLY LINE OF THE NORTH FORK OF THE OGDEN RIVER; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING NINETEEN (19) COURSES: (1) NORTH 12°02'48" WEST 183.13 FEET; (2) NORTH 45°15'42" WEST 44.90 FEET; (3) NORTH 75°48'25" WEST 43.46 FEET; (4) NORTH 75°05'43" WEST 47.14 FEET; (5) NORTH 79°54'49" WEST 66.69 FEET; (6) NORTH 29°40'46" WEST 67.54 FEET; (7) NORTH 43°22'01" WEST 70.69 FEET; (8) NORTH 32°14'30" WEST 87.26 FEET; (9) NORTH 64°57'14" WEST 81.91 FEET; (10) NORTH 48°43'33" WEST 76.14 FEET; (11) NORTH 21°05'50" WEST 90.91 FEET; (12) NORTH 21°29'37" WEST 61.64 FEET; (13) NORTH 23°11'18" WEST 105.87 FEET; (14) NORTH 45°39'55" WEST 70.04 FEET; (15) NORTH 54°37'33" WEST 75.62 FEET; (16) NORTH 66°25'35" WEST 70.19 FEET; (17) SOUTH 82°27'13" WEST 56.38 FEET; (18) NORTH 38°17'10" WEST 46.32 FEET; AND (19) NORTH 29°33'35" WEST 26.14 FEET; THENCE SOUTH 89°34'33" EAST 917.78 FEET TO THE EXISTING POWDER MOUNTAIN WATER & SEWER DISTRICT BOUNDARY LINE; THENCE SOUTH 00°25'27" WEST 515.75 FEET ALONG SAID EXISTING BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINING 380,276 SQUARE FEET OR 8.730 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 13th DAY OF May, 2026

Jeremy Markus
WEBER COUNTY SURVEYOR

POWDER MOUNTAIN WATER & SEWER DISTRICT

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE POWDER MOUNTAIN WATER & SEWER DISTRICT.

APPROVED THIS 13th DAY OF May, 2026

POWDER MOUNTAIN WATER & SEWER DISTRICT

NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX THIS PROPERTY IN TO THE POWDER MOUNTAIN WATER & SEWER DISTRICT.

BASIS OF BEARINGS

A LINE BEARING NORTH 00°25'27" EAST BETWEEN SAID SOUTHEAST CORNER AND NORTHEAST CORNER OF SECTION 17 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



Project Info.

Surveyor: J. FELT
Designer: E. ROCHE
Date: 4-14-2026
Name: ANNEXATION PLAT
Number: 8485-01
Revision: 4-29-26 E.R.
Scale: 1"=60'
Checked:

Weber County Recorder

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