



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 BITTON ESTATES ANNEXATION, located in WEBER COUNTY, dated APRIL 20, 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 BITTON ESTATES 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 7<sup>th</sup> day of MAY, 2026 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson", is written over a horizontal line.

DEIDRE M. HENDERSON  
Lieutenant Governor



## Central Weber Sewer Improvement District

April 21, 2026

### 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: Bitton Estates

To Whom It May Concern,

We are pleased to submit to you a Notice of Annexation for the Bitton Estates 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 2026-01; 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,

A handwritten signature in blue ink that reads "Kevin Hall".

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

**CENTRAL WEBER SEWER IMPROVEMENT DISTRICT**  
**RESOLUTION 2026-01**  
**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.

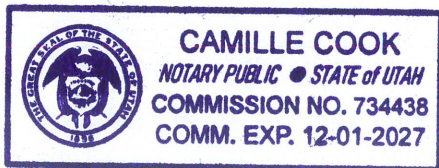
5. That this Resolution shall take effect immediately upon its approval and adoption, but the annexation shall not be complete and effective until the date specified in the certificate of annexation issued by the Lt. Governor.

Approved and adopted by the Board of Trustees of the Central Weber Sewer Improvement District this 20<sup>th</sup> day of April, 2026.

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 20<sup>th</sup> day of April, 2026 by Mark Allen, Chairman of the Board of Trustees of the Central Weber Sewer Improvement District.



Camille Cook, Notary Public

## EXHIBIT A

### PARCEL 15-046-0063

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET, POINT BEING 1434.12 FEET SOUTH 89°15'33" EAST AND 628.31 FEET NORTH 00°44'27" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16: (SAID SOUTHWEST CORNER BEING NORTH 89°15'33" WEST 2646.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16): THENCE NORTH 03°40'59" EAST 147.80 FEET; THENCE SOUTH 89°12'14" EAST 357.97 FEET TO AND ALONG THE EXISTING BOUNDARY LINE OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT; THENCE SOUTH 00°47'46" WEST 93.49 FEET ALONG SAID EXISTING BOUNDARY LINE; THENCE SOUTH 89°51'46" WEST 236.02 FEET; THENCE SOUTH 58°07'34" EAST 90.09 FEET TO THE EXISTING BOUNDARY LINE OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT; THENCE SOUTH 89°44'56" WEST 206.62 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET AND TO THE POINT OF BEGINNING.  
CONTAINING 42,766 SQUARE FEET OR 0.982 ACRES.

### PARCEL 15-046-0068

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET AND THE ON THE EXISTING BOUNDARY LINE OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, POINT BEING 1452.69 FEET SOUTH 89°15'33" EAST AND 989.66 FEET NORTH 00°44'27" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16; (SAID SOUTHWEST CORNER BEING NORTH 89°15'33" WEST 2646.21 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16); THENCE NORTH 03°40'59" EAST 186.62 FEET; THENCE SOUTH 89°12'16" EAST 116.40 FEET; THENCE NORTH 00°22'03" WEST 18.28 FEET; THENCE NORTH 89°22'17" EAST 36.72 FEET; THENCE SOUTH 00°27'50" EAST 14.19 FEET; THENCE SOUTH 89°12'16" EAST 121.96 FEET TO THE EXISTING BOUNDARY LINE OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT; THENCE ALONG SAID EXISTING BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 03°30'46" WEST 191.60 FEET; (2) NORTH 89°12'14" WEST 275.33 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET AND TO THE POINT OF BEGINNING. CONTAINING 52,562 SQUARE FEET OR 1.207 ACRES.

### PARCEL 15-584-0002

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BOUNDARY LINE OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT, POINT BEING 1831.81 FEET SOUTH 89°15'33" EAST AND 1180.68 NORTH 00°44'27" EAST 1180.68 FROM THE SOUTHWEST CORNER OF SAID SECTION 16;

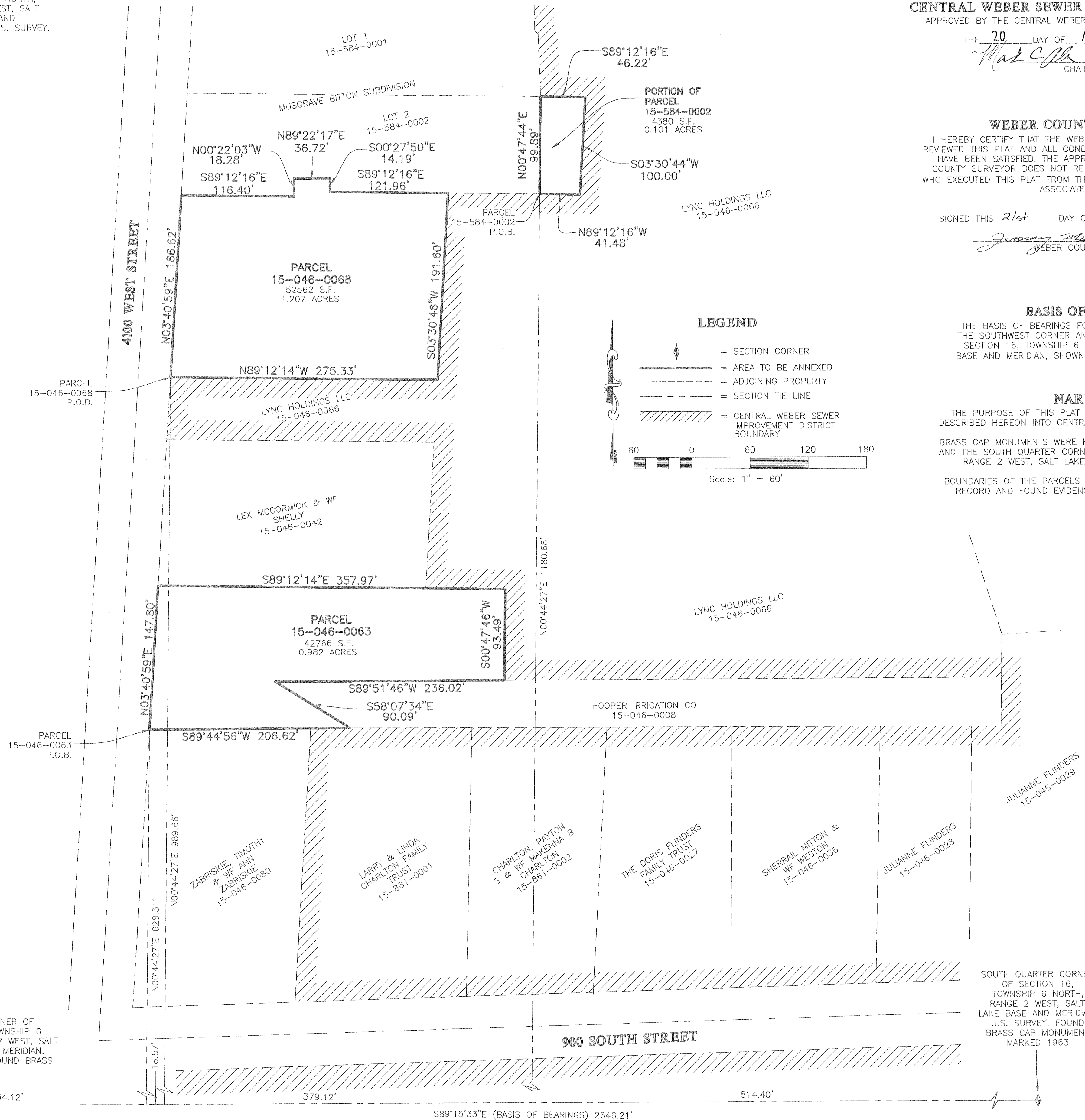
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**Reference: Bitton Estates**

# FINAL LOCAL ENTITY PLAT OF ANNEXATION TO CENTRAL WEBER SEWER IMPROVEMENT DISTRICT RESOLUTION NO. 2026-01

PART OF THE SOUTHWEST QUARTER OF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2026

WEST QUARTER CORNER  
OF SECTION 16,  
TOWNSHIP 6 NORTH,  
RANGE 2 WEST, SALT  
LAKE BASE AND  
MERIDIAN, U.S. SURVEY.



## CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

APPROVED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT ON

THE 20 DAY OF April 2026

*Mark C. Felt*  
CHAIRMAN

## 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 21st DAY OF April, 2026.

*Joanna Mathews*  
WEBER COUNTY SURVEYOR

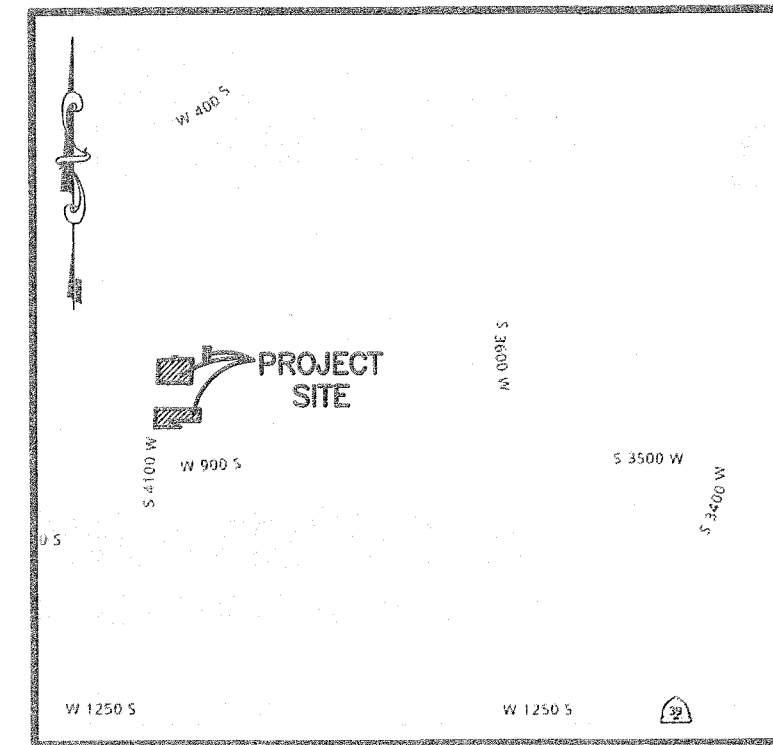
## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS SOUTH 89°15'33" EAST.

## 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 SOUTHWEST CORNER, AND THE SOUTH QUARTER CORNER OF SECTION 16, 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.



VICINITY MAP  
(NOT TO SCALE)

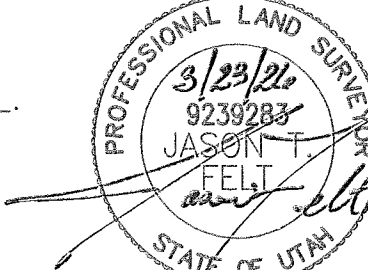
## SURVEYOR'S CERTIFICATE

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 CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH STATE CODE.

SIGNED THIS 23 DAY OF March, 2026.

9239283

UTAH LICENSE NUMBER



## AREA TO BE ANNEXED

PARCEL 15-046-0063

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CONTAINING 4,380 SQUARE FEET OR 0.101 ACRES.

## Project Info.

Surveyor: J. FELT  
Designer: E. ROCHE  
Date: 2-11-26  
Name: CENTRAL WEBER SEWER  
ANNEXATION PLAT  
Number: 6298-39  
Revision: 2-25-26 E.R.  
Scale: 1"=60'  
Checked:

## Weber County Recorder

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



5160 SOUTH 1500 WEST, RIVERDALE, UT, 84405  
TEL: (801) 621-3100 FAX: (801) 621-2556 www.reeve.co