



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 MADSEN ANNEXATION, located in WEBER COUNTY, dated JUNE 22, 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 MADSEN 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

West Warren-Warren Water Improvement District

1561 S. 7500 W.

Ogden, UT 84404

801-259-7614

westwarrentwtr@gmail.com

RE: NOTICE OF IMPENDING BOUNDARY ACTION – "MADSEN ANNEXATION"

Dear Lt. Governor Henderson,

This letter serves as filing of a notice of impending boundary action for the annexation of property located in unincorporated Weber County into the boundaries of the West Warren & Warren Water Improvement District, as initiated by a petition as required in Utah Code Annotated § 10-2-403.

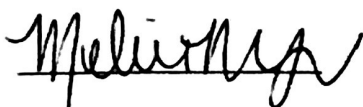
- **Name of local entity:** West Warren & Warren Water Improvement District
- **Type of boundary action:** Annexation
- **Description of the annexation area:**
CFM Heating & Air Conditioning INC, Parcel #10-038-0015
- **Summary of the process completed:** petition filed, certified, protest period run, public hearing held, ordinance adopted, mylar recorded

Certification statement: *All requirements applicable to this boundary action have been met.*

Enclosed/attached:

- Approved Final Local Entity Plat (mylar copy)
- Certified copy of the ordinance approving the annexation

Please direct the executed Certificate of Annexation to our attention at 1561 S 7500 W Ogden, UT 84404.



Melissa Murray

WWWWID Recorder

RESOLUTION NO. 26-2

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WEST
WARREN-WARREN WATER IMPROVEMENT DISTRICT APPROVING AND
ACCEPTING AN ANNEXATION PETITION SUBMITTED BY GREG AND DOUG
MADSEN**

WHEREAS,

1. The West Warren-Warren Water Improvement District (the "District") is a Utah special district organized and operating under Title 17B of the Utah Code;
2. Pursuant to Utah Code § 17B-1-414 and related provisions, the District is authorized to provide culinary water service and to annex territory into the District;
3. The District has received a petition for annexation (the "Petition") submitted by Doug Madsen and Greg Madsen (the "Petitioners"), who are the owners of real property proposed to be annexed into the District;
4. The real property proposed for annexation is legally described in Exhibit A, attached hereto and incorporated by this reference;
5. The Board of Trustees has reviewed the Petition and finds that it satisfies the requirements of applicable law governing annexations by special districts;
6. The Board further finds that the Property is capable of being served by the District's water system and that annexation of the Property is in the best interests of the District and the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE WEST
WARREN-WARREN WATER IMPROVEMENT DISTRICT:**

7. The annexation petition submitted by the Petitioners is hereby approved and accepted.
8. The real property described in Exhibit A is hereby annexed into the boundaries of the West Warren-Warren Water Improvement District, subject to compliance with all applicable statutory and recording requirements.
9. Upon the effective date of annexation, the Property shall be subject to all rates, fees, rules, regulations, and obligations applicable to property within the District.
10. The Chair of the Board, the District Manager, and District counsel are each authorized and directed to take any and all actions and to execute any documents reasonably necessary to implement this Resolution.
11. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 3rd day of June, 2026.

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT

By: Randy Giordano

Name: Randy Giordano

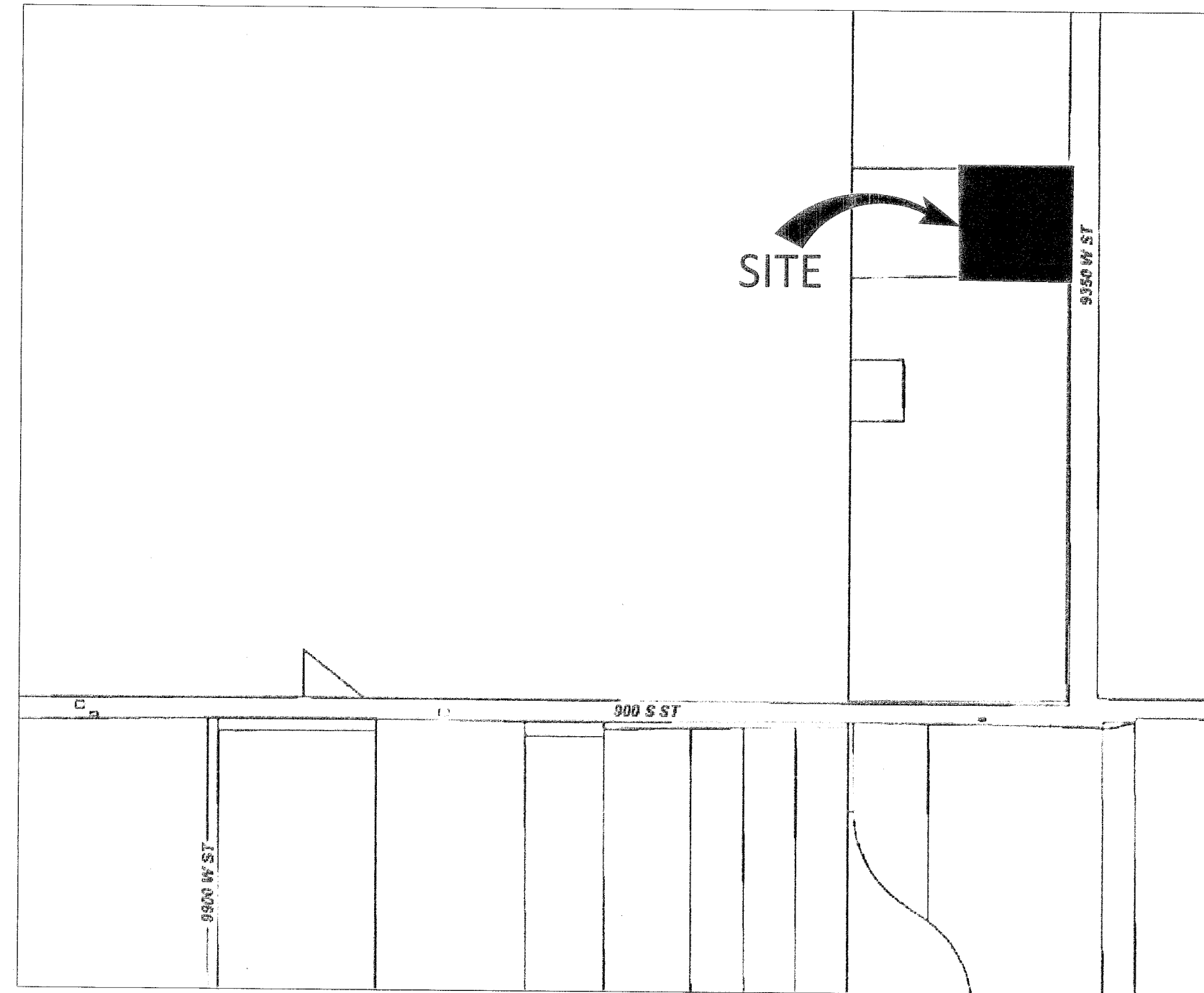
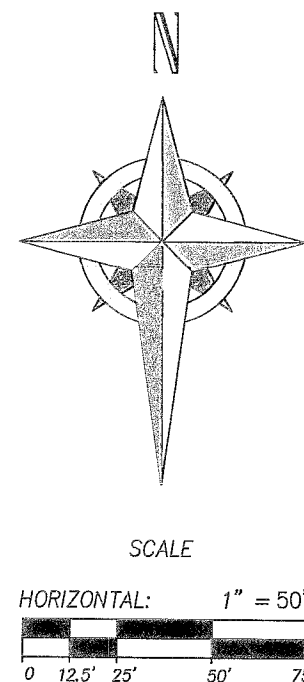
Title: Chair of the Board

ATTEST:

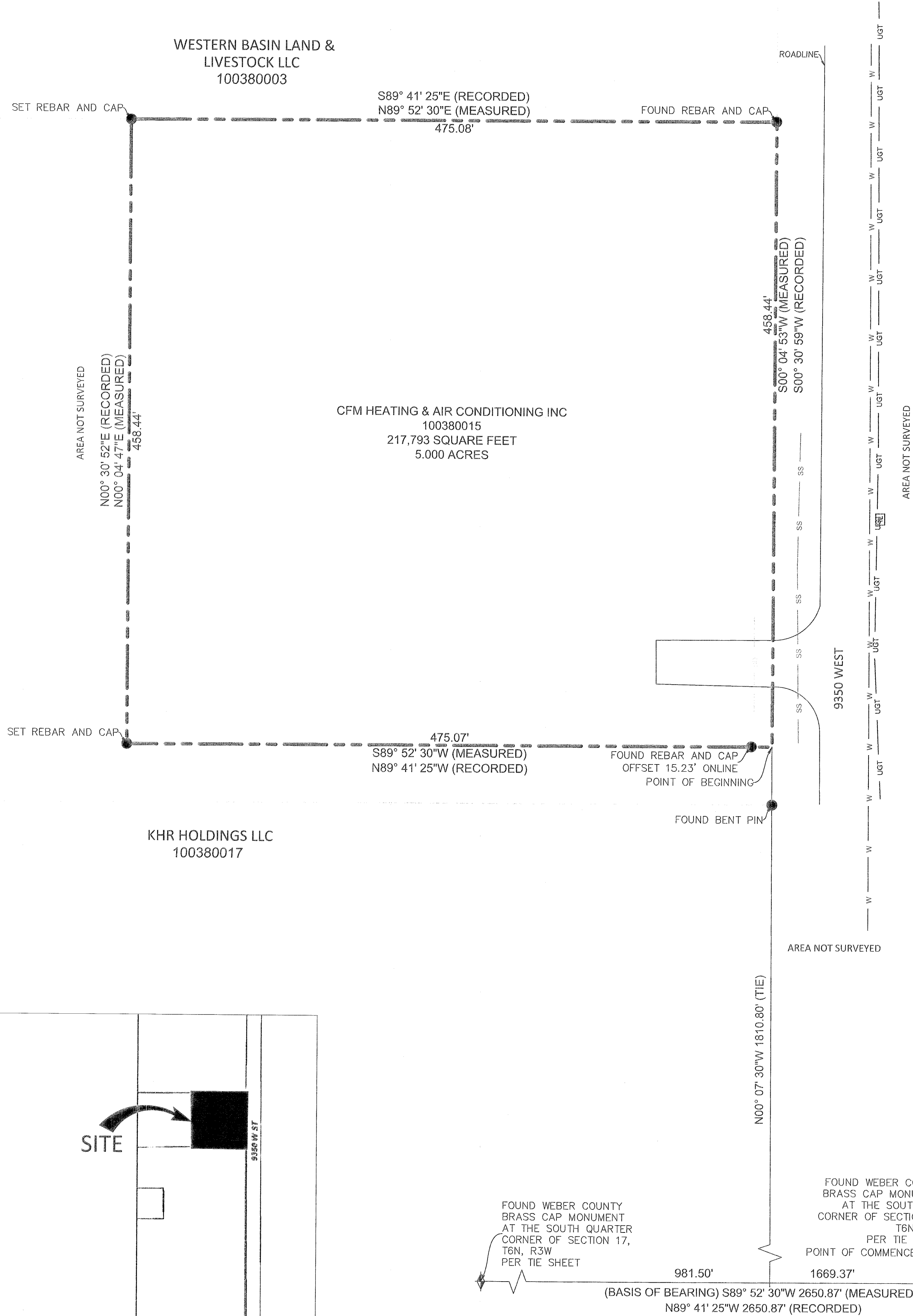
Melissa Mary

Name: Melissa Mary

Title: District Clerk



VICINITY MAP



FINAL LOCAL ENTITY PLAT
PLAT OF ANNEXATION TO THE WEST
WARREN — WARREN WATER DISTRICT
RESOLUTION NO. 26-2
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
T6N, R3W, SLB&M, WEBER COUNTY, UTAH

LEGEND:

- SET WITH 5/8" REBAR AND CAP
STAMPED VARA 3D
UNLESS OTHERWISE NOTED
- ◆ SECTION CORNER AS NOTED
- TELEPHONE BOX
- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- UGT --- UNDERGROUND COMMUNICATION LINE
- SS --- UNDERGROUND SANITARY SEWER LINE
- SD --- UNDERGROUND STORM LINE
- W --- UNDERGROUND WATER LINE

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 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 PLAT IN ACCORDANCE WITH SECTION 17-73-507 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND HAVE MADE THIS ANNEXATION PLAT FOR WEST WARREN — WARREN WATER DISTRICT.

DATE OF SURVEY: OCTOBER 30, 2025

SIGNED THIS 14th DAY OF January 20, 26



JAMES V. HEINRITZ, 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 17, WHENCE A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST BEARS SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89°52'30" WEST A DISTANCE OF 1669.37 FEET;
THENCE NORTH 00°07'30" WEST A DISTANCE OF 1810.80 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°52'30" WEST A DISTANCE OF 475.07 FEET;
THENCE NORTH 00°04'47" EAST A DISTANCE OF 458.44 FEET;
THENCE NORTH 89°52'30" EAST A DISTANCE OF 475.08 FEET TO THE WESTERLY LINE OF 9350 WEST;
THENCE SOUTH 00°04'53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 458.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217,793 SQ. FT. OR 5.000 ACRES

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

NARRATIVE

THIS SURVEY WAS PREPARED FOR CFM HEATING AND AIR CONDITIONING INC TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTHERLY LINE OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 WEST FORMED BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 17 SAID LINE BEARING SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON WARRANTY DEED RECORDED IN WEBER COUNTY RECORDER'S OFFICE WITH RECORD NUMBER 3345287 AND FILED IN OCTOBER 28, 2024.

TWO SECTION CORNERS AND FIVE PROPERTY MARKER WERE FOUND. THE FOUND SECTION CORNERS AND MARKERS WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

ANY ENCROACHMENTS ARE SHOWN HEREON.

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 SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 11th DAY OF FEBRUARY, 2026

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WEBER COUNTY SURVEYOR

WEST WARREN — WARREN WATER DISTRICT

APPROVED BY THE WEST WARREN — WARREN WATER DISTRICT ON THE 3 DAY OF JANUARY, 2026

Chairman
CHAIRMAN

ANNEXATION PLAT



WEBER COUNTY RECORDER

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

RECORDED FOR:

WEBER COUNTY RECORDER

SCALE: 1" = 50'

SHEET 1 OF 1