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 BONA VISTA WATER DISTRICT PARCEL 17-066-0036 ANNEXATION, located in WEBER COUNTY, dated JULY 17, 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 BONA VISTA WATER DISTRICT PARCEL 17-066-0036 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 27th day of JULY, 2026 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate #203284

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474

Notice of Impending Boundary Action for Bona Vista Water, Parcel #17-066-0036

I, Matt Fox, Manager of Bona Vista Water District hereby certify the Board of Trustees of the District passed the resolution annexing the real property into this District as shown on the attached resolution. We are seeking a certificate of annexation from the Lt. Governor as described by Utah Code 17B-1-414 for parcel numbers 17-066-0036

The general statement has met all requirements applicable to the boundary action.

Dated this 17th Day of July 2026.

Matt Fox, General Manager

Board of Directors
Ronald Stratford, Chairman – Unincorporated
David Bolos, Vice Chairman – Farr West
Les Syme – Marriott/Slaterville
Phillip Meyer – Plain City
Roger Shuman - Harrisville

Management
Matt Fox, Manager
Kenny Hefflefinger, Assistant Manager
Shauna Gilchrist, Administrative Manager

RESOLUTION NO. 09-2026

A RESOLUTION OF THE GOVERNING BOARD OF THE BONA VISTA WATER IMPROVEMENT DISTRICT ANNEXING REAL PROPERTY

WHEREAS, Bona Vista Water Improvement District ("District") is an improvement district duly organized and existing under the laws of the State of Utah; and

WHEREAS, a petition has been filed by Patrick Burns, owner of all the private real property, (parcel number 17-066-0036) in Weber County, Utah annexed into the District; and

WHEREAS, the Board certified the petition and the proposed annexation has been noticed in accordance with state law; and

WHEREAS, the Board finds approving this annexation is in best interest of the District;

NOW THEREFORE, be it resolved by the Board of Trustees of the Bona Vista Water Improvement District, that the following real property is hereby annexed into the District and shall receive culinary water under the same fees, rules, and regulations applicable to the District.

Parcel # 17-066-0036

The area to be annexed:

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT BOUNDARY LINE, SAID POINT BEING 55.00 FEET SOUTH 00°39'48" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31 (SAID NORTHWEST CORNER BEING NORTH 89°21'26" WEST 2656.44 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31); THENCE SOUTH 89°30'12" EAST 51.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 89; THENCE SOUTH 33°52'24" EAST 444.18 FEET ALONG SAID WESTERLY LINE TO THE EXISTING BOUNDARY LINE OF BONA VISTA WATER IMPROVEMENT DISTRICT; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 70°37'03" WEST 322.53 FEET; (2) NORTH 00°39'48" EAST 476.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 81,536 SUARE FEET OR 1.872 ACRES.

APPROVED this 29th day of June 2026.

BONA VISTA WATER IMPROVEMENT DISTRICT

By Ronald Stratford
Ronald Stratford, Chair

ATTEST:

District Manager

STATE OF UTAH
COUNTY OF WEBER

On this 29th day of June, 2026, before me, Shauna Lee Gilchrist, a Notary Public, personally appeared Ronald Stratford, who being by me duly sworn (or affirmed), did say that he/she is the Chairman of the Bona Vista Water Improvement District, and that the foregoing Annexation Resolution was signed on behalf of said District by authority of its Board of Trustees, and said person acknowledged to me that the execution thereof is his/her voluntary act and deed on behalf of the District.

Notary Public

My Commission Expires: 03/31/2029

SHAUNA LEE GILCHRIST
Notary Public - State of Utah
My Commission Expires
March 31, 2029
COMMISSION NUMBER 742229

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B

THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: June 23, 2026

TO: Matt Fox, General Manager

CC: Kenny Hefflefinger, Assistant General Manager

FROM: Sam Wakeham and Greg Seegmiller, P.E.

SUBJECT: Lync Crossing Annexation, Pleasant View, JUB #RP-26-064-00018-009

Part of the Lync Crossing Property requires the annexation of property. This is a triangular parcel near US89, north of the existing ditch. The parcel number is 170660036 and is approximately 1.77 Acres. From the site plan submitted by the developer for Lync Crossing, they show portions of three commercial buildings along with associated driveways and parking lots on this property. In other developments we have used 8 ERC/Ac for commercial property.

Based upon this amount, the number of Equivalent Residential Connections (ERCs) equates to 14.2 ERCs. From the policy resolutions derived from the System Specific Sizing Criteria from the Division of Drinking Water for Bona Vista, this will require the following:

Water Rights Required:	4.8 AF
Source Required:	5.34 gpm
Storage Required:	4233 gal

The Water Rights required should comply with the resolutions on water rights, either obtained through a Change Application Process for water rights or by a Weber Basin Contract for additional contract water.

Source water (wet water) can be obtained either from the WBW contract with our existing meters or a fee equal can be assessed. Alternatively, water can be obtained from a well. Recent estimates show that a well capable of 1000gpm will cost as much as $5M. This equates to $5000/gpm or a one-time buy in fee of $26,700.

For Storage, this could also be done with a one-time buy-in fee from our existing tank storage. The current 3MG tank costs $4,292,997 which equates to $1.43 per gallon. This equates to a-buy in fee of $6,057.

Our recommendations are one of the two following options:

Option 1: WBW Contract Purchase

The developer will pay for the Weber Basin contract water at the initial cost of $22,405/AF with the contract converting to BVW. This will be added to the BVW portfolio for an annual O&M fee of $300/year plus annual O&M increases. Also, Weber Basin has mentioned several Water Conservation requirements that may need to be adopted by Bona Vista for receipt of this water. We may want to investigate those conditions before final acceptance.

In addition, the Developer will pay the one-time fees for the following:

Annexation Fee	$1,770
Source buy-in:	$0– we are already connected to WBW
Storage buy-in:	$6,057
Total Fees	$7,827

Option 2: Water Rights Dedication

The contractor will initiate a Change Application with the State Engineer for the 4.8AF with BVW as an interested party. After the protest period, BVW can then accept the 4.8AF into their existing water rights. The costs of the change application and any protests will be borne by the developer.

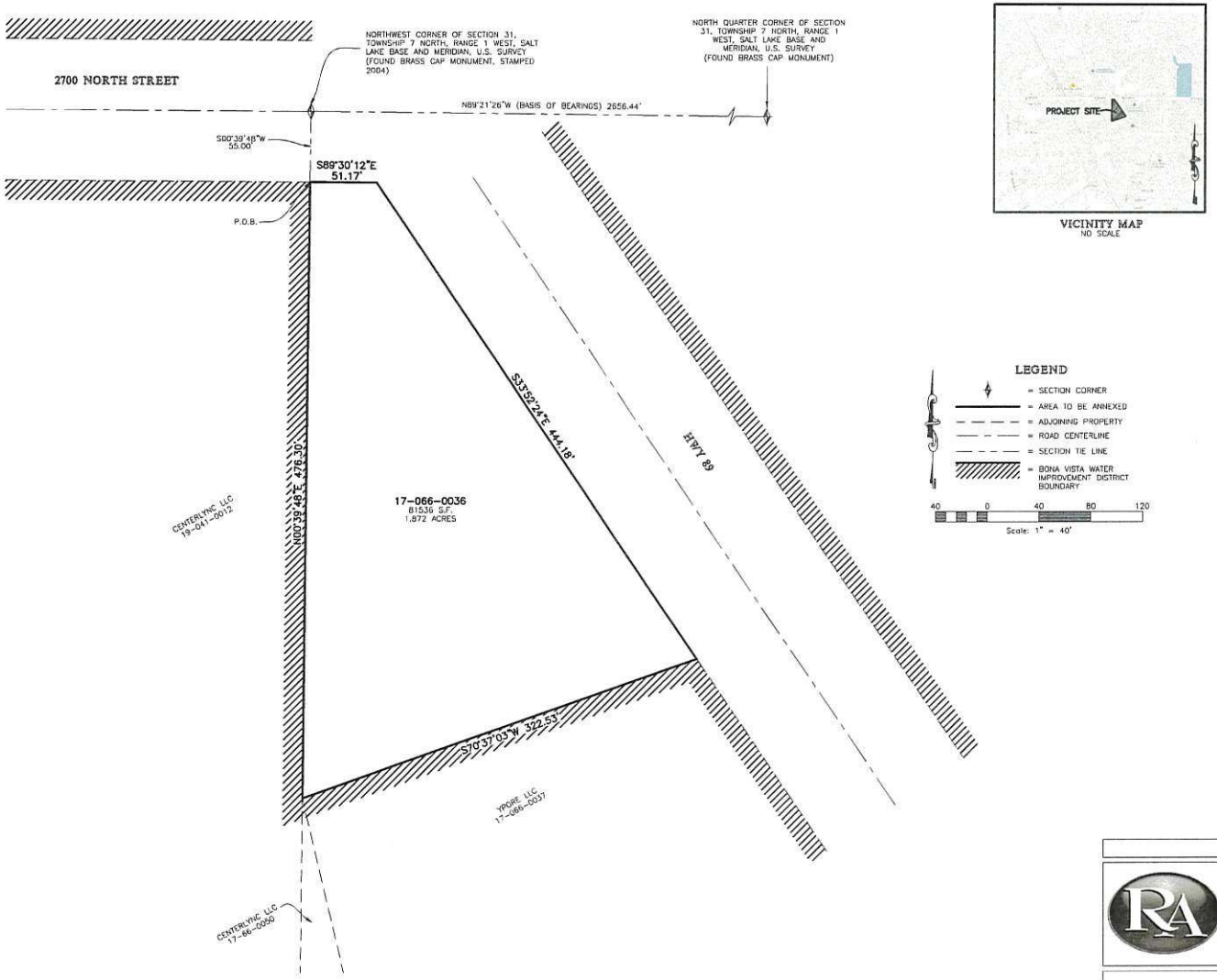
In addition, the Developer will pay the one-time fees for the following:

Annexation Fee	$1,770
Source buy-in:	$26,700
Storage buy-in:	$6,057
Total Fees	$34,527

Please let me know what information you may need from me.

FINAL LOCAL ENTITY PLAT OF ANNEXATION TO
BONA VISTA WATER IMPROVEMENT DISTRICT RESOLUTION NO. 09-2026

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLEASANT VIEW, WEBER COUNTY, UTAH
MAY, 2026



VICINITY MAP
NO 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 BONA VISTA WATER IMPROVEMENT DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH STATE CODE.

SIGNED THIS _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR — 9239283 — JASON T. FELT — STATE OF UTAH

9239283
UTAH LICENSE NUMBER

AREA TO BE ANNEXED

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT BOUNDARY LINE, SAID POINT BEING 55.00 FEET SOUTH 00°39'48" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31 (SAID NORTHWEST CORNER BEING NORTH 89°21'26" WEST 2656.44 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31); THENCE SOUTH 89°30'12" EAST 51.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 89; THENCE SOUTH 33°52'24" EAST 444.18 FEET ALONG SAID WESTERLY LINE TO THE EXISTING BOUNDARY LINE OF BONA VISTA WATER IMPROVEMENT DISTRICT; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 70°37'03" WEST 322.53 FEET; (2) NORTH 00°39'48" EAST 476.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,536 SQUARE FEET OR 1.872 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 _____ DAY OF _____, 20____.

_____
WEBER COUNTY SURVEYOR

BONA VISTA WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE BONA VISTA WATER IMPROVEMENT DISTRICT.

APPROVED THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN

NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX THE SUBJECT PROPERTY DESCRIBED HEREON TO BONA VISTA WATER IMPROVEMENT DISTRICT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°21'26"W

Reeve & Associates, Inc.

Project Info.
Surveyor: J. FELT
Designer: F. ROCHE
Date: 3-30-26
Name: BONA VISTA ANNEXATION PLAT
Number: 6298-33
Revision: 4-14-26 E.R.
Scale: 1"=40'
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.

Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404
Phone (801) 621-0474

PETITION TO ANNEX LAND INTO BONA VISTA WATER DISTRICT

I, Patrick Burns the owner of the private real property within the area to be annexed hereby petition to have the hereinafter described real property annexed into the Bona Vista Water Improvement District.

The area proposed to be annexed is all of Serial Number 17-066-0036, Weber County, Utah. A "Surveyor's Certificate" is required.

Attached as part of this petition is a description and a map of the boundaries of the area proposed to be annexed.

Date: 04/16/~~2026~~ 2026, 2025.

SETH ROSIER
Notary Public, State of Utah
Commission # 743617
My Commission Expires
06/12/2029

Owner-Signature

Subscribed and sworn to before me on this 16 day of April, 2025.

Seth Rosier

Notary Public

Contact Sponsor Patrick Burns

Address 1446 W 5600 S Roy, UT 84067

Phone Number 801-710-2234

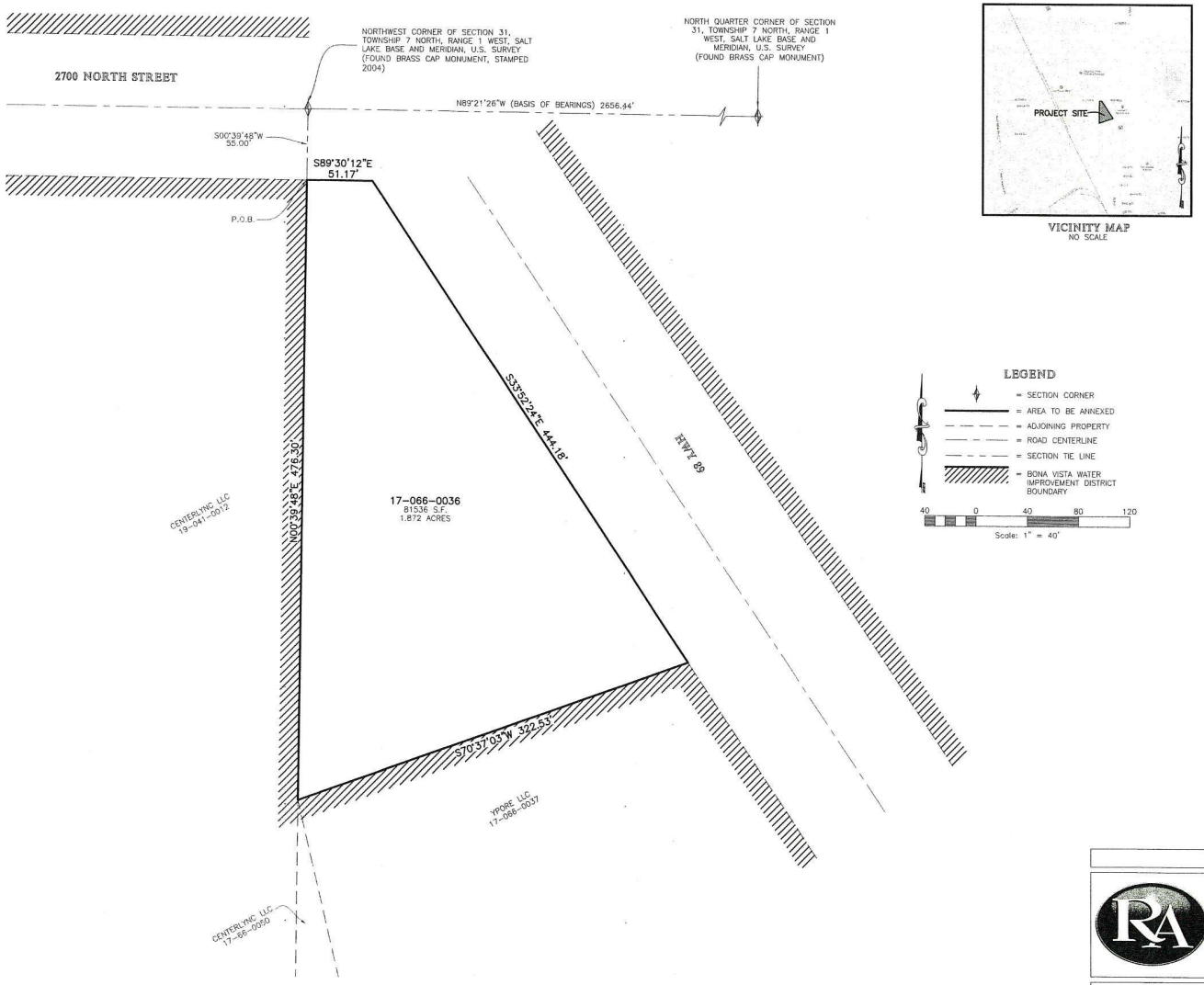
*** Annexation Fee is due and payable within 30 days of the final adoption by the Board of Directors and prior to sending the documents to the Lieutenant Governor's Office. ***

Board of Directors
Ronald Stratford – Chairman – Unincorporated Weber County
Ken Phippen – Vice Chairman – Farr West
Scott Van Leeuwen – Marriott-Slaterville
Michelle Tait -- Harrisville
Jon Beesley – Plain City

Management
Matt Fox, Manager
Kenny Hefflefinger, Assistant Manager
Shauna Gilchrist, Administrative Manager

FINAL LOCAL ENTITY PLAT OF ANNEXATION TO
BONA VISTA WATER IMPROVEMENT DISTRICT RESOLUTION NO. 09-2026

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLEASANT VIEW, WEBER COUNTY, UTAH
JULY, 2026



VICINITY MAP
NO SCALE

LEGEND

- = SECTION CORNER
- = AREA TO BE ANNEXED
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = SECTION TIE LINE
- = BONA VISTA WATER IMPROVEMENT DISTRICT BOUNDARY

40 0 40 80 120
Scale: 1" = 40'

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 BONA VISTA WATER IMPROVEMENT DISTRICT AND THAT IT IS IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH STATE CODE.

SIGNED THIS 7 DAY OF July, 20 26.

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH

9239283
UTAH LICENSE NUMBER

AREA TO BE ANNEXED

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SIGNED THIS 7th DAY OF July, 20 26.

WEBER COUNTY SURVEYOR

BONA VISTA WATER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THIS ANNEXATION PLAT WAS DULY APPROVED BY THE BONA VISTA WATER IMPROVEMENT DISTRICT.

APPROVED THIS 29th DAY OF June, 20 26

Ronald A Stafford CHAIRMAN

NARRATIVE

THE PURPOSE OF THIS PLAT IS ANNEX THE SUBJECT PROPERTY DESCRIBED HERON TO BONA VISTA WATER IMPROVEMENT DISTRICT.

BASIS OF BEARINGS

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Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

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Weber County Recorder
_____ Deputy.

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