

STATE OF UTAH

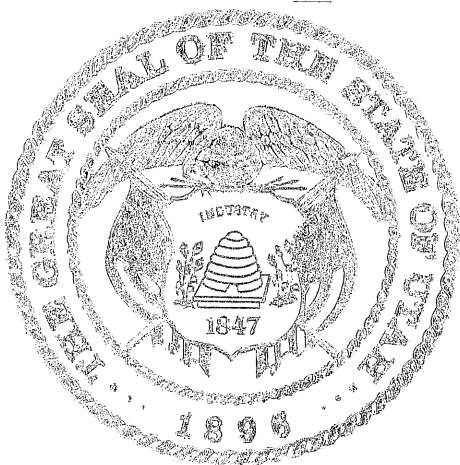


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GREG BELL, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation of the OWLS NEST SPECIAL SERVICE DISTRICT, dated June 19<sup>th</sup>, 2010, complying with Section 17D-1-403, 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 OWLS NEST SPECIAL SERVICE DISTRICT, located in Wasatch County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Great Seal of the State of Utah at Salt Lake City, this 28<sup>th</sup> day of October, 2010.

  
\_\_\_\_\_  
GREG BELL  
Lieutenant Governor

**A RESOLUTION ANNEXING CERTAIN LOT(S) OF CANYON MEADOWS  
SUBDIVISION INTO THE OWLS NEST SPECIAL SERVICE DISTRICT AND  
WITHDRAWING CERTIN PROPERTY FROM THE OWLS NEST SPECIAL SERCICE  
DISTRICT**

**RESOLUTION NO. 2010-04**

**WHEREAS**, the Owls Nest Special Service District is a county special service district established by the Board of County Commissioners of Wasatch County, Utah pursuant to the provisions of U.C.A.17A-2-1301 et. seq. as amended and,

**WHEREAS**, the Owls Nest Special Service District was created to provide sewerage and water services within the District; and

**WHEREAS**, the County Legislative Body of Wasatch County, has received petitions from certain property owners both requesting that certain property be annexed into the district and that certain property be withdrawn from the district; and

**WHEREAS**, all of the owners of the property proposed to be annexed into the district have signed the petition requesting that their property be annexed into the district which petition and legal description of land proposed to be annexed are attached hereto as Exhibit A to this resolution, and;

**WHEREAS**, pursuant to U. C. A. 17D-1-402 because all of the owners of the property proposed to be annexed into the district signed a petition requesting that their property be annexed, the County is not required to comply with the notice, public hearing, or protest requirements in order to proceed with the proposed annexation; and

**WHEREAS**, the County Legislative Body of Wasatch County, Utah has determined annexing the property described in Exhibit A attached hereto is in the best interest of the

**Received**

OCT 18 2010  
*mr. Bell 10/18*  
Greg Bell  
Lieutenant Governor

property owner(s) and in the best interest of the District and such annexation is lawful and appropriate; and

**WHEREAS**, the owner(s) of all of the property proposed to be withdrawn from the district have signed the petition requesting that such property be withdrawn which petition and legal description of land proposed to be withdrawn from the district are attached hereto as Exhibit B to this resolution; and

**WHEREAS**, the Owls Nest Special Service District does not have any bond, note, or other obligation of the district that is outstanding and unpaid; nor has the district entered into any contractual obligation to provide services which would limit the withdrawal of territory from the district; and

**WHEREAS**, The County Legislative Body had determined that the property proposed to be withdrawn from the district as described in Exhibit B attached hereto is not necessary for the proper functioning of the district and is unlikely to be benefitted from the services provided by the district.

**NOW, THEREFORE**, be it hereby resolved by the County Legislative Body of Wasatch County, as follows:

1. The Council finds that, pursuant to U.C.A. 17D-1-402, because all of the owners of the property proposed to be annexed into the district signed a petition, which is attached hereto as Exhibit A and incorporated herein as though fully set forth, requesting that their property be annexed to the district, the County was not required to comply with the notice, public hearing, or protest requirements of U.C.A. 17D-1-205 through 207.
2. The territory set forth specifically in Exhibit A to this resolution, which is incorporated herein as though fully set forth, is hereby annexed to the Owls Nest Special Service District.

3. The services which may be provided within the areas annexed herein to the service district are all of the services which may be provided to any other properties in the Owls Nest Special Service District.

4. The Council finds that the property proposed to be withdrawn from the district as described in Exhibit B and incorporated herein as though fully set forth is not necessary for the proper operation of the district and that it is unlikely that such property would be benefitted from the services provided in the district.

5. The Council further finds that the Owls Nest Special Service District does not have any bond, note, or other obligation of the district that is outstanding and unpaid; nor has the district entered into any contractual obligation to provide services which would limit the withdrawal of territory from the district.

6. The territory set forth specifically in Exhibit B to this resolution, which is incorporated herein as though fully set forth, is hereby withdrawn from the Owls Nest Special Service District.

7. That the County will file with the Lieutenant Governor within sixty (60) days of the adoption of this resolution a notification of the annexation and withdrawal the of these territories to and from the Owls Nest Special Service District.

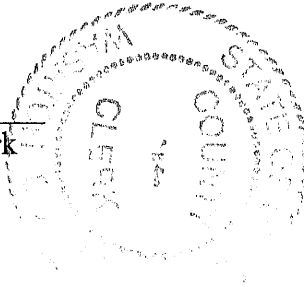
8. That all acts and resolutions in conflict with this resolution or any part thereof are hereby repealed.

9. That this resolution shall take immediate effect upon its adoption and approval.

ADOPTED AND APPROVED this 16th day June, 2010.

Kipp Bangerter  
Kipp Bangerter, Chairman

Brent R. Titcomb  
Brent R. Titcomb, Wasatch County Clerk  
Attest: s/



State of Utah }  
County of Wasatch } ss

I, the undersigned, Wasatch County Clerk, Utah, do hereby certify that the annexed and foregoing is a true and full copy of an original document on file in my office as such clerk.

Witness my hand and seal of said court this 18  
day of October 20 10

BRENT R. TITCOMB  
By: Brent R. Titcomb  
Deputy

EXHIBIT A

Summary of Lots to Be Annexed

Lot 8 Canyon Meadows Plat A  
Lot 14 Canyon Meadows Plat A  
Lot 15 Canyon Meadows Plat A  
Lot 16 Canyon Meadows Plat A  
Lot 17 Canyon Meadows Plat A  
Lot 19 Canyon Meadows Plat A  
Lot 23 Canyon Meadows Plat A  
Lot 24 Canyon Meadows Plat A  
Lot 25 Canyon Meadows Plat A  
Lot 26 Canyon Meadows Plat A  
Lot 27 Canyon Meadows Plat A  
Lot 28 Canyon Meadows Plat A  
Lot 41 Canyon Meadows Plat A  
Lot 43 Canyon Meadows Plat A  
Lot 44 Canyon Meadows Plat A  
Lot 1 Canyon Meadows Plat B  
Lot 5 Canyon Meadows Plat B  
Lot 6 Canyon Meadows Plat B  
Lot 7 Canyon Meadows Plat B  
Lot 8 Canyon Meadows Plat B  
Lot 9 Canyon Meadows Plat B  
Lot 12 Canyon Meadows Plat B  
Lot 15 Canyon Meadows Plat B  
Lot 16 Canyon Meadows Plat B  
Lot 18 Canyon Meadows Plat B  
Lot 19 Canyon Meadows Plat B  
Lot 26 Canyon Meadows Plat B  
Unit 1 The Glades at Canyon Meadows  
Unit 2 The Glades at Canyon Meadows  
Unit 3 The Glades at Canyon Meadows  
Unit 4 The Glades at Canyon Meadows  
Unit 5 The Glades at Canyon Meadows  
Unit 6 The Glades at Canyon Meadows  
Unit 7 The Glades at Canyon Meadows  
Unit 8 The Glades at Canyon Meadows  
Unit 9 The Glades at Canyon Meadows  
Unit 10 The Glades at Canyon Meadows

February 9, 2010

Kay Graham  
8406 Chokecherry Lane  
Provo, UT 84604

Owl's Nest Special Service District  
c/o Wasatch County Council  
25 North Main Street  
Heber City, UT 84032

Dear Director of Owl's Nest Special Service District:

**RE: ANNEXATION REQUEST**

I request that Lot 8 Plat A in the Canyon Meadows Subdivision be annexed into the Owl's Nest Special Service District.

Thank you for considering this request.

Sincerely,

*Kaylene J. Graham*  
*Manager*

Kay Graham  
Owner

*River Ranch Utah LLC*



James Engebretsen  
920 Osmond Lane  
Provo, UT 84604

June 11, 2009

Owl's Nest Special Service District  
c/o Wasatch County Council  
25 North Main Street  
Heber City, UT 84032

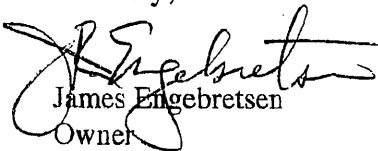
Dear Director of Owl's Nest Special Service District:

**RE: ANNEXATION REQUEST**

I request that Lot 43 Plat A and Lot 44 Plat A all in the Canyon Meadows Subdivision,  
Provo Canyon be annexed into the Owl's Nest Special Service District.

Thank you for considering this request.

Sincerely,

  
James Engebretsen  
Owner

SJL CANYON MEADOWS, LLC  
2839 W KENNEWICK AVE #396  
KENNEWICK WA 99336  
TELEPHONE (509) 582-7829 FAX (866) 746-4884

June 10, 2010

Owl's Nest Special Service District  
c/o Wasatch County Council  
25 North Main Street  
Heber City, UT 84032

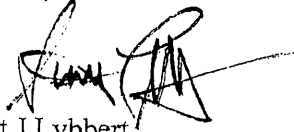
Dear Director of Owl's Nest Special Service District:

**RE: ANNEXATION REQUEST**

I request that Lot 14 Plat A, Lot 15 Plat A, Lot 16 Plat A, Lot 17 Plat A, Lot 23 Plat A, Lot 24 Plat A, Lot 25 Plat A, Lot 26 Plat A, Lot 27 Plat A, Lot 28 Plat A, Lot 41 Plat A, Lot 1 Plat B, Lot 5 Plat B, Lot 6 Plat B, Lot 15 Plat B, Lot 16 Plat B, Lot 18 Plat B, Lot 19 Plat B and Lot 26 Plat B, all in the Canyon Meadows Subdivision, Provo Canyon be annexed into the Owl's Nest Special Service District.

Thank you for considering this request.

Sincerely,



Scott J Lybbert  
SJL Canyon Meadows, LLC

June 10, 2010

Reserve Properties  
86 N University Avenue, Suite 700  
Provo, UT 84604

Owl's Nest Special Service District  
c/o Wasatch County Council  
25 North Main Street  
Heber City, UT 84032

Dear Director of Owl's Nest Special Service District:

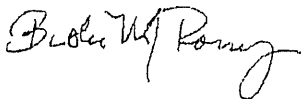
**RE: ANNEXATION / DE-ANNEXATION REQUEST**

I request that Lot 19 Plat A; Lot 7 Plat B; Lot 8 Plat B; Lot 9 Plat B; Lot 12 Plat B; The Junipers at Canyon Meadows, Unit 1, Unit 2, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10; and The Glades at Canyon Meadows, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10; all in the Canyon Meadows Subdivision, Provo Canyon be annexed into the Owl's Nest Special Service District.

I also request that certain property outside of the Canyon Meadows Subdivision that I own be removed or de-annexed from the Owl's Nest Special Service District. See attachments Westerly and Easterly.

Thank you for considering this request.

Sincerely,



Blake M. Roney  
Reserve Properties

Enclosures

EXHIBIT B

June 10, 2010

Reserve Properties  
86 N University Avenue, Suite 700  
Provo, UT 84604

Owl's Nest Special Service District  
c/o Wasatch County Council  
25 North Main Street  
Heber City, UT 84032

Dear Director of Owl's Nest Special Service District:

**RE: ANNEXATION / DE-ANNEXATION REQUEST**

I request that Lot 19 Plat A; Lot 7 Plat B; Lot 8 Plat B; Lot 9 Plat B; Lot 12 Plat B; The Junipers at Canyon Meadows, Unit 1, Unit 2, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10; and The Glades at Canyon Meadows, Unit 3, Unit 4, Unit 5, Unit 6, Unit 7, Unit 8, Unit 9, Unit 10; all in the Canyon Meadows Subdivision, Provo Canyon be annexed into the Owl's Nest Special Service District.

I also request that certain property outside of the Canyon Meadows Subdivision that I own be removed or de-annexed from the Owl's Nest Special Service District. See attachments Westerly and Easterly.

Thank you for considering this request.

Sincerely,



Blake M. Roney  
Reserve Properties

Enclosures

## CM II – SJL LEGAL DESCRIPTIONS January 11, 2010

### Parcels to be excluded from Owls Nest Special Service District

#### Easterly “not a part”

That portion of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian lying within Government Lot 2 more particularly described as follows:

Beginning at the easterly terminus of that certain course described as having a bearing and distance of “North 89 degrees 24 minutes, 47 seconds East 475.02” on Record of Survey Map filed December 9, 1993 with Wasatch County Recorder’s Office as OWC-054-007-0-0156; thence along the boundary of said Record of Survey Map South 89 degrees 24 minutes, 47 seconds West a distance of 56.46 feet to the true point of beginning of this description;  
THENCE along the boundary of said Record of Survey Map “North 89 degrees 24 minutes, 47 seconds East a distance of 56.46 feet;  
THENCE continuing along the boundary of said Record of Survey Map North 86 degrees 07 minutes 10 seconds East a distance of 355.06 feet;  
THENCE continuing along the boundary of said Record of Survey Map North 86 degrees 00 minutes 06 seconds East a distance of 489.50 feet;  
THENCE continuing along the boundary of said Record of Survey Map South 00 degrees 07 minutes 18 seconds West a distance of 895.08 feet;  
THENCE leaving the boundary of said Record of Survey Map North 61 degrees 41 minutes 57 seconds West a distance of 243.15 feet;  
THENCE North 76 degrees 46 minutes 17 seconds West a distance of 264.74 feet;  
THENCE North 42 degrees 15 minutes 06 seconds West a distance of 139.87 feet;  
THENCE North 30 degrees 44 minutes 36 seconds West a distance of 646.02 feet to the true point of beginning of this description.

## CM II – SJL LEGAL DESCRIPTIONS January 11, 2010

### Parcels to be excluded from Owls Nest Special Service District

#### Westerly “not a part”

That portion of the Southeast Quarter of Section 12, Township 5 South, Range 3 East, Salt Lake Base and Meridian described as follows:

Beginning at the easterly terminus of that certain course described as having a bearing and distance of “South 90 degrees 00 minutes, 00 seconds West 659.45 feet” on Record of Survey Map filed December 9, 1993 with Wasatch County Recorder’s Office as OWC-054-007-0-0156,

THENCE along said course South 90 degrees 00 minutes, 00 seconds West a distance of 659.45 feet;  
THENCE along the boundary of said Record of Survey Map North 00 degrees 00 minutes 00 seconds West a distance of 1385.63 feet;

THENCE along the boundary of said Record of Survey Map South 83 degrees 30 minutes 59 seconds East a distance 674.43 feet;

THENCE leaving the boundary of said Record of Survey Map South 00 degrees 29 minutes 16 seconds West 1311.82 feet to the point of beginning of this description.

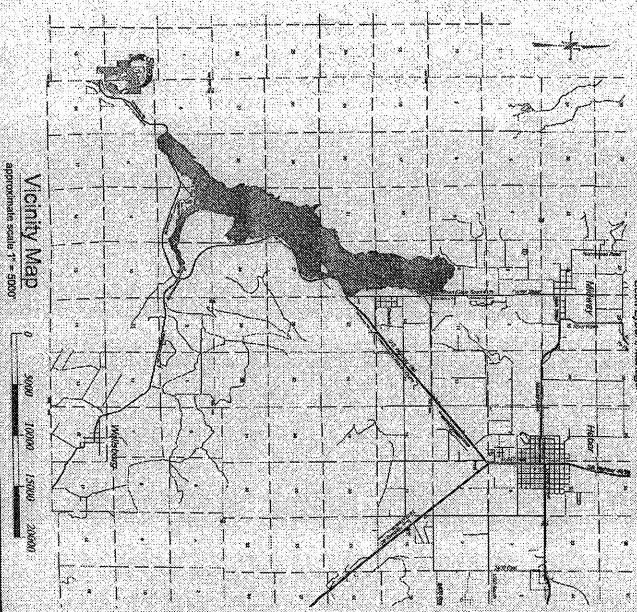
# Owls Nest SSD - SJL Canyon Meadows

## Final Local Entity Plat

(per 17-23-20 Utah Code)  
 Canyon Meadows Plat A, Canyon Meadows Plat B  
 The Junipers at Canyon Meadows  
 The Glades at Canyon Meadows

Being a portion of the East half of Section 12 and The Northeast Quarter of  
 Section 13, T35S, R32E  
 and The West Half of Section 7, T35S, R4E,  
 Salt Lake Base and Meridian, Wasatch County Utah

S.L. Canyon Meadows  
 Special User Manager



Vicinity Map  
 approximate scale 1" = 5000'

Acceptance by Legislative Body:  
 Ordinal Date: 15th Day of Sep. 2010  
 Date: 9-15-10

8-18-10  
 Date

### Index to Sheets:

1. This Sheet - Albany Map - Index to Sheets
2. Legal Descriptions
3. District Boundaries and Annotations

### Surveyors Certificate:

I, Francis E. Smith, do hereby certify that I am a Professional Land Surveyor and that I hold certificate No. 161034-4201 as provided under laws of the State of Utah. I am the owner and the map was created in accordance with 1967, Chapter 23, Section 26, of the Utah State Code.

FRANCIS SMITH ENGINEERING, INC.  
 Francis Smith, President  
 Utah Professional Engineer 181894-2200  
 Utah Professional Land Surveyor 161034-4201



*This is a copy of the original plat*  
 Department of Community Planning

DATE: 08/15/10  
 Final Local Entity Plat  
 Sheet 1 of 3

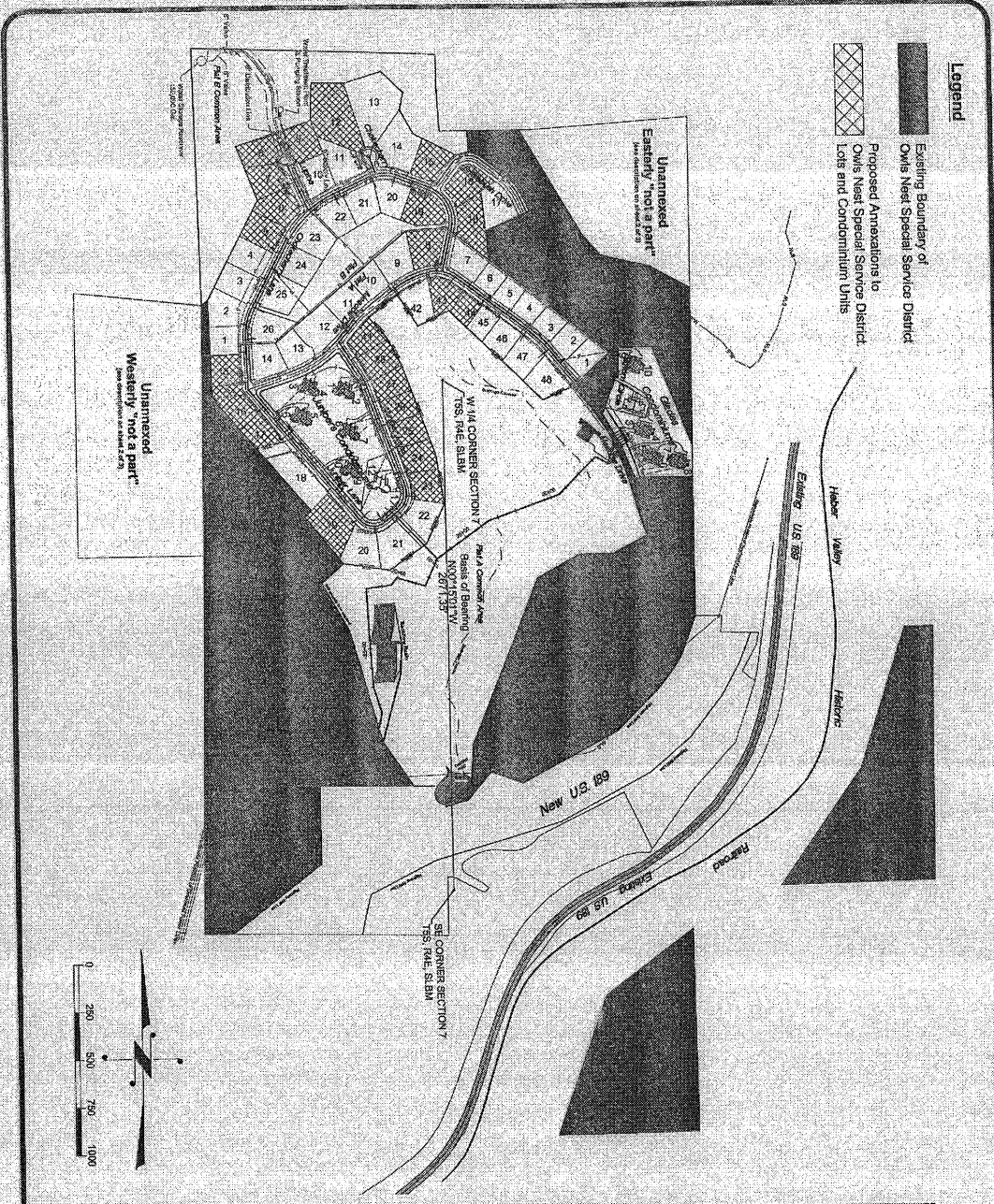
Title Sheet - Vicinity Map - Index to Sheets  
**Owls Nest Special Service District**  
**SJL Canyon Meadows**  
 Being a portion of Section 12 & 13, T35S, R32E,  
 and Section 7, T35S, R4E,  
 Salt Lake Base and Meridian, Wasatch County Utah

Prepared by  
**SJL Canyon Meadows, LLC**  
 2821 West 43rd Avenue  
 Murray, Utah 84053  
 Tel: 801-257-7322  
 Fax: 801-257-6923  
 Email: info@sjlmeadows.com

**FRANCIS SMITH ENGINEERING, INC.**  
 152 South Main, Heber City, Utah 84055-0491  
 P.O. Box 882  
 Fax: 435-864-1154  
 Telephone: 435-864-1500







- Legend**
- Existing Boundary of Owls Nest Special Service District
  - Proposed Annexations to Owls Nest Special Service District
  - Lots and Condominium Units

Unannexed  
Westerly "not a part"  
Annexation on West 4.25'

Parcels to be  
Annexed to District

Lot	Parcel	Annexation
Lot 8	Canyon Meadows	Parcel A
Lot 14	Canyon Meadows	Parcel A
Lot 15	Canyon Meadows	Parcel A
Lot 16	Canyon Meadows	Parcel A
Lot 17	Canyon Meadows	Parcel A
Lot 18	Canyon Meadows	Parcel A
Lot 19	Canyon Meadows	Parcel A
Lot 20	Canyon Meadows	Parcel A
Lot 21	Canyon Meadows	Parcel A
Lot 22	Canyon Meadows	Parcel A
Lot 23	Canyon Meadows	Parcel A
Lot 24	Canyon Meadows	Parcel A
Lot 25	Canyon Meadows	Parcel A
Lot 26	Canyon Meadows	Parcel A
Lot 27	Canyon Meadows	Parcel A
Lot 28	Canyon Meadows	Parcel A
Lot 29	Canyon Meadows	Parcel A
Lot 30	Canyon Meadows	Parcel A
Lot 31	Canyon Meadows	Parcel A
Lot 32	Canyon Meadows	Parcel A
Lot 33	Canyon Meadows	Parcel A
Lot 34	Canyon Meadows	Parcel A
Lot 35	Canyon Meadows	Parcel A
Lot 36	Canyon Meadows	Parcel A
Lot 37	Canyon Meadows	Parcel A
Lot 38	Canyon Meadows	Parcel A
Lot 39	Canyon Meadows	Parcel A
Lot 40	Canyon Meadows	Parcel A
Lot 41	Canyon Meadows	Parcel A
Lot 42	Canyon Meadows	Parcel A
Lot 43	Canyon Meadows	Parcel A
Lot 44	Canyon Meadows	Parcel A
Lot 45	Canyon Meadows	Parcel A
Lot 46	Canyon Meadows	Parcel A
Lot 47	Canyon Meadows	Parcel A
Lot 48	Canyon Meadows	Parcel A
Lot 49	Canyon Meadows	Parcel A
Lot 50	Canyon Meadows	Parcel A
Lot 51	Canyon Meadows	Parcel A
Lot 52	Canyon Meadows	Parcel A
Lot 53	Canyon Meadows	Parcel A
Lot 54	Canyon Meadows	Parcel A
Lot 55	Canyon Meadows	Parcel A
Lot 56	Canyon Meadows	Parcel A
Lot 57	Canyon Meadows	Parcel A
Lot 58	Canyon Meadows	Parcel A
Lot 59	Canyon Meadows	Parcel A
Lot 60	Canyon Meadows	Parcel A
Lot 61	Canyon Meadows	Parcel A
Lot 62	Canyon Meadows	Parcel A
Lot 63	Canyon Meadows	Parcel A
Lot 64	Canyon Meadows	Parcel A
Lot 65	Canyon Meadows	Parcel A
Lot 66	Canyon Meadows	Parcel A
Lot 67	Canyon Meadows	Parcel A
Lot 68	Canyon Meadows	Parcel A
Lot 69	Canyon Meadows	Parcel A
Lot 70	Canyon Meadows	Parcel A
Lot 71	Canyon Meadows	Parcel A
Lot 72	Canyon Meadows	Parcel A
Lot 73	Canyon Meadows	Parcel A
Lot 74	Canyon Meadows	Parcel A
Lot 75	Canyon Meadows	Parcel A
Lot 76	Canyon Meadows	Parcel A
Lot 77	Canyon Meadows	Parcel A
Lot 78	Canyon Meadows	Parcel A
Lot 79	Canyon Meadows	Parcel A
Lot 80	Canyon Meadows	Parcel A
Lot 81	Canyon Meadows	Parcel A
Lot 82	Canyon Meadows	Parcel A
Lot 83	Canyon Meadows	Parcel A
Lot 84	Canyon Meadows	Parcel A
Lot 85	Canyon Meadows	Parcel A
Lot 86	Canyon Meadows	Parcel A
Lot 87	Canyon Meadows	Parcel A
Lot 88	Canyon Meadows	Parcel A
Lot 89	Canyon Meadows	Parcel A
Lot 90	Canyon Meadows	Parcel A
Lot 91	Canyon Meadows	Parcel A
Lot 92	Canyon Meadows	Parcel A
Lot 93	Canyon Meadows	Parcel A
Lot 94	Canyon Meadows	Parcel A
Lot 95	Canyon Meadows	Parcel A
Lot 96	Canyon Meadows	Parcel A
Lot 97	Canyon Meadows	Parcel A
Lot 98	Canyon Meadows	Parcel A
Lot 99	Canyon Meadows	Parcel A
Lot 100	Canyon Meadows	Parcel A

\*.45 homes and individual  
condominium units total



DATE: 08.13.10  
SHEET 3 OF 3

District Boundaries and Annexations (250 Scale) to  
**Owls Nest Special Service District**  
**S.J.L Canyon Meadows**  
Being a portion of Sections 12 & 13, T8S, 18E,  
and the SW/4 of Section 17, T8S, 18E,  
Salt Lake Base and Meridian, Wasatch County Utah

Prepared by  
**S.J.L Canyon Meadows, LLC**  
Scott Lebeck, Manager  
2001 West Lake Avenue  
Westwood, Washington 98127  
Tel: 206-882-1222  
Fax: 206-882-4675  
Email: Annex@SjLmeadows.com

**FRANCIS SMITH ENGINEERING, INC.**  
1000 South Main, Heber City, Utah 84020-0400  
P.O. Box 400  
Heber City, Utah 84020-0400  
Telephone: 435-864-1800  
Mobile: 801-336-0400