

STATE OF UTAH



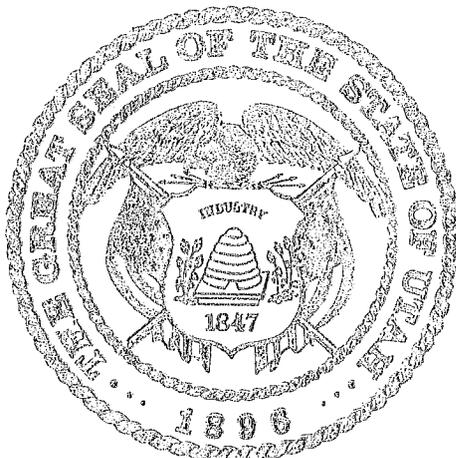
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from the MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, dated January 8th, 2014, complying with Section 17D-1-101, 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 MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, located in Summit County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 2<sup>nd</sup> day of May, 2014 at Salt Lake City, Utah.



A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX  
Lieutenant Governor

DAVID R. BRICKEY  
COUNTY ATTORNEY



Summit County Courthouse • 60 N. Main • P.O. Box 128 • Coalville, Utah 84017  
Telephone (435) 3363206 Facsimile (435) 3363287  
email: (first initial)(last name)@co.summit.ut.us

Criminal Division

JOY NATALE  
Prosecuting Attorney

MATTHEW D. BATES  
Prosecuting Attorney

RYAN P.C. STACK  
Prosecuting Attorney

MARIAH HORNOK  
Prosecuting Attorney

Civil Division

DAVID L. THOMAS  
Chief Deputy

JAMI R. BRACKIN  
Deputy County Attorney

HELEN E. STRACHAN  
Deputy County Attorney

Via Email

April 30, 2014

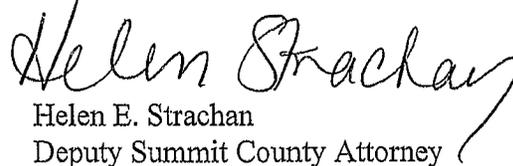
Utah Lieutenant Governor's Office  
Utah State Capitol Complex  
P.O. Box 142325  
Salt Lake City, Utah 84114

*Re: Certification of Annexation to the Mountain  
Regional Water Special Service District in  
Summit County, State of Utah*

To Whom It May Concern:

My name is Helen Strachan and I am a deputy attorney for Summit County. Pursuant to Utah's Special Service District Act, UCA §17D-1-101 et. seq., the Summit County Council recently annexed certain real property into the boundaries of the Mountain Regional Water Special Service District. Please find enclosed a copy of a notice of impending boundary action and approved final local entity plat that meets the requirements of UCA §67-1a-6.5. I understand that once these documents are received and assuming all requirements are met, your office will issue a certificate of annexation, at which point the new district boundaries will be official. Upon your issuance of a certificate of annexation, we shall file the necessary records with the Summit County Recorder. Please let me know if you have any questions or concerns, or if you need anything else. I appreciate your help.

Sincerely,

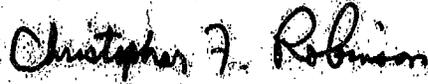
  
Helen E. Strachan  
Deputy Summit County Attorney

Enclosures

**Notice of Impending Boundary Action**

Pursuant to Utah Code Annotated §67-1a-6.5, the County Council of Summit County hereby provides the Lieutenant Governor's Office with written notice of an impending boundary action that effects Summit County and the Mountain Regional Water Special Service District. The Summit County Council seeks a certificate of annexation as it relates to the Mountain Regional Water Special Service District. The Summit County Council received a petition from Woodside Homes of Utah, LLC, who is the sole owner of Summit County Parcel Nos. SL-I-1-1 through 14, SL-I-2-2 thru 39, SL-I-4-6 through 12, SL-I-9, SL-I-9-A, SL-I-9-B, SL-I-9-C-1, SL-I-A, and SS-33-ESC. It is requesting that the property be annexed into the boundaries of the Mountain Regional Water Special Service District in order to receive water service from that District. Thereafter, on January 8, 2014, the Summit County Council adopted Resolution 2014-01MRW, to annex that property into the boundaries of the District.

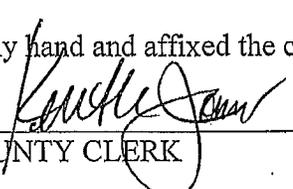
The Summit County Council hereby certifies that the attached constitutes a true and correct copy of the Resolution annexing territory into the boundaries of the Mountain Regional Water Special Service District as well as the final local entity plat. The Summit County Council further certifies that all the requirements for the annexation of territory into the boundaries of the Mountain Regional Water Special Service District have been complied with pursuant to Utah Code Annotated §17D-1-101 et. seq.



\_\_\_\_\_  
CHAIRPERSON OF THE SUMMIT COUNTY COUNCIL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County this 30 day of April, 2014



  
\_\_\_\_\_  
COUNTY CLERK





Mountain Regional Water  
Resolution No. 2014-01 MRW

**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN  
REGIONAL WATER SPECIAL SERVICE DISTRICT**  
(Tax Parcel Numbers: SL-I-1-1 thru 14; SL-I-2-2 thru 39; SL-I-4-6 thru 12; SL-I-9;  
SL-I-9-A; SL-I-9-B; SL-I-9-C-1; SL-I-A; SS-33-ESC)

WHEREAS, the Board of Commissioners of Summit County, Utah, established a local district designated as the Mountain Regional Water Special Service District (the "District"), to provide water services within its boundaries; and,

WHEREAS, Utah Code Ann. ("UCA") §17D-1-401 provides that additional land from that specified in the resolution establishing a local district may be annexed to the district in conformance with the applicable procedures; and,

WHEREAS, UCA §17D-1-203 and UCA §17D-1-401(2) provide that the County Council of Summit County, Utah (the "Council"), may be petitioned to annex an area into the District; and,

WHEREAS, there have been numerous annexations into the District since its establishment in 1987; and,

WHEREAS, Woodside Homes of Utah, LLC, ("Woodside Homes") has petitioned the Council to annex its land (Tax Parcel Numbers: SL-I-1-1 thru 14; SL-I-2-2 thru 39; SL-I-4-6 thru 12; SL-I-9; SL-I-9-A; SL-I-9-B; SL-I-9-C-1; SL-I-A; SS-33-ESC, together, the "Woodside Parcels") into the District (the "Petition"): In the Petition, Woodside Homes represented that it is the sole owner of the Woodside Parcels; and,

WHEREAS, the Summit County Clerk has duly certified the Petition; and,

WHEREAS, UCA §17D-1-402 provides that the notice, hearing, and protest period do not apply if a petition for annexation of additional area is filed with the signatures of all of the

**ENTRY NO. 00987486**  
01/10/2014 10:48:37 AM B: 2223 P: 1984  
Resolution PAGE 1/22  
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER  
FEE 0.00 BY SUMMIT COUNTY

owners of taxable real property; and,

**WHEREAS**, Woodside Homes has signed the Petition for annexation; and,

**WHEREAS**, the Woodside Parcels are within the Summit County Service Area #3, which does provide water service; and,

**WHEREAS**, UCA § 17D-1-401(3)(a) provides that a “legislative body may not annex an area to an existing special service district if a local district provides to that area the same service that the special service district is proposed to provide to the area, unless the local district consents to the annexation;” and,

**WHEREAS**, the Summit County Service Area #3 has consented in writing to this annexation by letter dated October 30, 2013;

**NOW, THEREFORE, BE IT RESOLVED** by the Summit County Council as follows:

Section 1. **Findings.** The Council finds and determines that public health, convenience, and necessity requires that certain land situated in Summit County, State of Utah, being generally described as Tax Parcel Numbers SL-I-1-1 thru 14, SL-I-2-2 thru 39, SL-I-4-6 thru 12, SL-I-9, SL-I-9-A, SL-I-9-B, SL-I-9-C-1, SL-I-A, and SS-33-ESC located in Summit County, Utah, and more particularly described in Exhibit A hereto (the “Property”), be annexed into the District.

Section 2. **Annexation.** The Property is hereby annexed into the boundaries of the Mountain Regional Water Special Service District. The Property annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owners of the Property shall be entitled to receive the benefit of water services and facilities provided by the District, and shall be subject to the rights, powers and authority of the District, including, without limitation, the right, power and authority to promulgate rules and regulations for the operation of

the District, to levy ad valorem taxes on the Property, and to impose such fees and charges as shall be necessary to pay for all or part of the commodities, facilities and services to be provided by the District and for the payment of the District's bonds and other obligations.

Section 3. **Direction.** All officers and employees of the District are hereby directed to take such action as shall be necessary and appropriate to effectuate the provisions of this Resolution and the intent expressed herein.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon its approval and adoption by the Summit County Council.

APPROVED AND ADOPTED this 8 day of January, 2014.



SUMMIT COUNTY COUNCIL  
SUMMIT COUNTY, UTAH

Christopher F. Robinson  
Christopher Robinson  
Chair

ATTEST:

Kent Jones  
Kent Jones  
County Clerk

EXHIBIT A

PARCEL 1:

Parcel "A", BLOCK 1, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 2:

Lots 1 thru 14, inclusive, BLOCK 1, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 3:

Lots 2 thru 30, inclusive, BLOCK 2, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 4:

Beginning at the Southwest (Southernmost) Corner of Lot 14, Block 1, Unit "I", Silver Creek Estates Subdivision, according to the official plat thereof on file in the office of the Summit County Recorder; running thence North 59°00'03" East 708.93 feet along the Southerly boundary of Silver Creek Estates Unit "I" Subdivision; thence South 30°49'57" East 90.68 feet; thence South 58°57'18" West 459.95 feet along the Northerly right of way line of Interstate 1-80; thence South 58°55'36" West 1097.26 along said right of way line; thence South 89°53'16" West 180.13 feet to the Southeasterly Corner of said Parcel "A"; thence North 59°00'03" East 1002.87 feet along the Southeasterly boundary of said Parcel A to the point of beginning.

PARCEL 5:

Block 9, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

Less and excepting from Parcel 5 described above that portion conveyed to Charles B. Thornton by that certain Corrected Warranty Deed recorded May 22, 1967 as Entry No. 105155 in Book M11 at Page 142 of Official Records, and more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates Unit "I", according to the official plat thereof, in Section 16, Township 1 South,

Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37' East 178.0 feet; thence North 74°23' West 361.15 feet to the East side of Earl Street; thence South 0°19'24" West 691.99 feet to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to Silver Creek Corporation, a Utah Corporation by that certain Special Warranty Deed recorded August 9, 1971 as Entry No. 113710 in Book M32 at Page 451 of Official Records, and more particularly described as follows:

Beginning at a point on the West line of Silver Creek Road said point being Southeasterly along the Westerly line of said Silver Creek Road a distance of 121.09 feet from the North line of Block 9, Silver Creek Estates Unit "I", according to the official plat thereof on file in the office of the Summit County Recorder, and running thence Southeasterly along the Westerly line of said Silver Creek Road on a curve to the left, the radius point of which is North 71°03'32" East 3550 feet, a distance of 79.31 feet; thence South 58°37' West 227.78 feet; thence North 29°54'52" East 151.95 feet; thence Northeasterly on a curve to the right, the radius point of which is South 60°05'08" East 125 feet, a distance of 112.24 feet; thence North 81°21'42" East 2.50 feet to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to Charles B. Thornton by that certain Quit Claim Deed recorded August 9, 1971 as Entry No. 113714 in Book M32 at Page 460 of Official Records, and more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the official plat thereof in Section 16, Township 1 South, Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37' East 178.0 feet; and running thence South 74°23' West 125 feet, more or less, to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Southwesterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to State of Utah by and through its Road Commission by that certain Final Order of Condemnation recorded October 10, 1974 as Entry No. 124586 in Book M60 at Page 177 of Official Records, and more particularly described as follows:

A parcel of land in fee for a Freeway known as Project No. 80-4, being all of an entire tract of property, in Block 9, Unit "I", Silver Creek Estates and in the Northwest Quarter of the Southeast Quarter of Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the Westerly right of way line of Silver Creek Road, at a point 713.04 feet South 89°40'36" East and 158.40 feet, more or less, Southerly along said Westerly right of way line of Silver Creek Road, from the Northwest Corner of said Block 9, said point is 5.78 feet radially distant Westerly from the "M" Line of said project at Engineer Station 978+06; thence South 72°53' West 19.22 feet; thence Southerly 47 feet, more or less, to the Southwest Corner of said entire tract, said point is 25.0 feet radially distant Westerly from the center line of said "M" Line; thence Northeasterly 21 feet, more or less, along the Southerly boundary line of said entire tract to a point on said existing right of way line; thence Northerly 42 feet, more or less, along the said Westerly right of way line of Silver Creek Road to the point of beginning.

Also, less and excepting from Parcel 5 described above that portion conveyed to Silver Creek Associates, L.L.C., a Utah Limited Liability Company, by that certain Quit Claim Deed recorded November 28, 1997 as Entry No. 493538 in Book 1098 at Page 260 of Official Records, and more particularly described as follows:

Beginning at the Northwest Corner of Block 9, Silver Creek Estates, Unit "I"; thence South 89°40'36" East 477.64 feet to the Southwest Corner of Lot 1, Block 4, Silver Creek Estates, Unit "I"; thence North 05°59'18" West along the Westerly line of said Lot 1, a distance of 37.00 feet; thence North 80°04'13" East 220.23 feet to the West line of Silver Creek Road, said point being on 3550.00 foot radius curve to the left (center of which bears North 73°00'48" East 3550.00 feet of which the central angle is 03°14'04"); thence Southeasterly along the arc of said curve and Westline 200.40 feet; thence South 81°13'14" West 2.56 feet to a point on a 125.00 foot radius curve to the left (center of which bears South 08°38'19" West 125.00 feet of which the central angle is 51°26'45"); thence Southwesterly along the arc of said curve 112.24 feet; thence South 29°54'52" West 151.95 feet; thence South 58°37'00" West 72.22 feet; thence North 62°05'08" West 589.90 feet to the West line of said Block 9; thence North 00°19'24" East 74.00 feet to the point of beginning.

Also, less and excepting therefrom any portion lying within 1-80.

PARCEL 6:

Lots 31 thru 39, inclusive, Block 2, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 7:

Lots 6 thru 12, inclusive, Block 4, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

Less and excepting from Parcel 7 above that portion conveyed to Charles B. Thornton by that certain Corrected Warranty Deed recorded May 22, 1967 as Entry No. 105155 in Book M11 at Page 142 of Official Records, and, more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates Unit "I", according to the official plat thereof, in Section 16, Township 1 South, Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 361.15 feet to the East side of Earl Street; thence South 0°19'24" West 691.99 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 89°40'36" EAST 30 FEET AND SOUTH 0°19'24" WEST 151.37 FEET FROM THE NORTHWEST CORNER OF LOT 16, BLOCK 4, SILVER CREEK ESTATES, UNIT "I", ACCORDING TO THE OFFICIAL PLAT THEREOF; AND RUNNING THENCE NORTH 0°19'24" EAST 691.99 FEET; THENCE NORTH 74°23' WEST TO THE CENTER LINE OF EARL STREET (APPROXIMATELY 30 FEET); THENCE SOUTH 0°19'24" WEST TO A POINT ON THE WESTERLY NO-ACCESS LINE OF INTERSTATE ROUTE 80 OF THE UTAH STATE ROAD COMMISSION AND RUNNING THENCE NORTHEASTERLY ALONG SAID NO-ACCESS LINE OF SAID ROAD TO A POINT SOUTH 34°17'04" EAST FROM THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 34°17'04" WEST TO THE POINT OF BEGINNING.

PARCEL 8:

That portion of the Southwest Quarter of Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the Southeasterly line of Silver Creek Estates Unit "I", according to the official plat thereof, as recorded in the Office of the Summit County Recorders Office and the most Northerly point of that certain property deeded to JS Properties One, in that certain Special Warranty Deed, recorded July 1, 1983 as Entry No. 207946 in Book 263 at Page 536 of Official Records; and running thence Northeasterly along the said Silver Creek Estates Unit "I", to the Westerly line of that property deeded to John L. Gannon and Evelyn D. Gannon in that certain Warranty Deed recorded March 16, 1992 in Book 651 at Page 233 of Official Records; thence Southerly along the Westerly boundary of said Gannon property to a point on the Northwesterly no-access line of Interstate Route 80 of the Utah State Road Commission; thence Southwesterly along said no-access line of said road to a point which is South 30°49'57" East 90.68 feet

[legal description continues on next page]

from the point of beginning; thence North 30°49'57" West 90.68 feet to the point of beginning.

PARCEL 9:

Beginning at the Northwest Corner of Block 9, Silver Creek Estates, Unit "I"; thence South 89°40'36" East 477.64 feet to the Southwest Corner of Lot 1, Block 4, Silver Creek Estates, Unit "I"; thence North 05°59'18" West along the Westerly line of said Lot 1, a distance of 37.00 feet; thence North 80°04'13" East 220.23 feet to the West line of Silver Creek Road, said point being on a 3550.00 foot radius curve to the left (center of which bears North 73°00'48" East 3550.00 feet of which the central angle is 03°14'04"); thence Southeasterly along the arc of said curve and West line 200.40 feet; thence South 81°95'14" West 2.56 feet to a point on a 125.00 foot radius curve to the left (center of which bears South 08°38'19" West 125.00 feet of which the central angle is 51°26'49"); thence Southwesterly along the arc of said curve 112.24 feet; thence South 29°54'52" West 151.95 feet; thence South 58°37'00" West 72.22 feet; thence North 62°05'08" West 589.90 feet to the West line of said Block 9; thence North 00°19'24" East 74.00 feet to the point of beginning.

PARCEL 10:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat hereof; and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37' East 178.0 feet; thence North 74°23' West 361.15 feet to the East side of Earl Street; thence South 0°19'24" West 691.99 feet to the point of beginning.

PARCEL 11:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat thereof; and running thence Northeasterly on a 759.93 feet radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37" East 178.0 feet and running thence South 74°23' East 125 feet, more or less, to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Southwesterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

PARCEL 12:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat thereof; and running thence North 0°19'24" East 691.99 feet; thence North 74°23' West to the center line of Earl Street (approximately 30 feet); thence South 0°19'24" West to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Northeasterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

Less and excepting from the property first described above as Parcel 3, the following:

Beginning at a Easternmost Corner of said Lot 16; thence Southwesterly 18 feet, more or less, along the Southeasterly line of said Lot 16 to a point 70.0 feet radially distant Northwesterly from the "F" Line of said project; thence Northeasterly 20 feet, more or less, along the arc of a 884.93 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears approximately North 40°21' East) to the Northeasterly line of said Lot 16; thence Southeasterly 8 feet, more or less, along said Northeasterly line to the point of beginning.

Parcel Nos. SL-I-A, SL-I-1 through SL-I-1-14, inclusive, SL-I-2-2 through SL-I-2-30, inclusive, SL-I-9-C-1, SL-I-9, SL-I-2-31 through SL-I-2-39, inclusive, SL-I-4-6 through SL-I-4-11, inclusive and part of SL-I-4-12, SL-I-9-A, and SL-I-9-B.

August 15, 2013

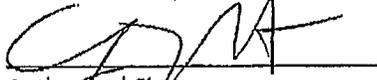
The Board of County Council  
Summit County, Utah  
60 N. Main Street  
Coalville, UT 84017

**PETITION FOR ANNEXATION TO THE MOUNTAIN REGIONAL WATER SPECIAL  
SERVICE DISTRICT**

1. Pursuant to the provisions of Utah Code Annotated (UCA), Section 17D-1-401, as amended, the undersigned petitioner requests that the Board of County Council of Summit County, Utah, annex the property ("Property") described in Exhibit A, which is attached hereto and incorporated by reference, into the boundaries of Mountain Regional Water Special Service District (District).
2. The undersigned petitioner own one hundred percent of the Property to be annexed. Therefore, the notice, hearing, and protest requirements of Sections UCA 17D-1-1205, 17D-1-206, and 17D-1-207 do not apply.
3. The undersigned petitioner is desirous of receiving water service from the District for the Property and is willing to abide by all lawful adopted rules and regulations of the District as a condition of receiving water service from the District.

The undersigned petitioner has read and knows the contents of the foregoing Petition, and the fact set forth are true, accurate, and complete to the best of the undersigned petitioner's knowledge and belief.

Woodside Homes of Utah, LLC  
39 East Eagleridge Drive Ste 100  
North Salt Lake, UT 84054

  
\_\_\_\_\_  
Authorized Signer

8/15/13  
\_\_\_\_\_  
Date

Attach Exhibit A that includes the property's TAX ID numbers, and legal property description, and map of the boundaries satisfactory to the County Recorder

**Parcel Nos.** SL-I-1-1; SL-I-1-10; SL-I-1-11; SL-I-1-12; SL-I-1-13; SL-I-1-14; SL-I-1-2; SL-I-1-3; SL-I-1-4; SL-I-1-5; SL-I-1-6; SL-I-1-7; SL-I-1-8; SL-I-1-9; SL-I-2-10; SL-I-2-11; SL-I-2-12; SL-I-2-13; SL-I-2-14; SL-I-2-15; SL-I-2-16; SL-I-2-17; SL-I-2-18; SL-I-2-19; SL-I-2-2; SL-I-2-20; SL-I-2-21; SL-I-2-22; SL-I-2-23; SL-I-2-24; SL-I-2-25; SL-I-2-26; SL-I-2-27; SL-I-2-28; SL-I-2-29; SL-I-2-3; SL-I-2-30; SL-I-2-31; SL-I-2-32; SL-I-2-33; SL-I-2-34; SL-I-2-35; SL-I-2-36; SL-I-2-37; SL-I-2-38; SL-I-2-39; SL-I-2-4; SL-I-2-5; SL-I-2-6; SL-I-2-7; SL-I-2-8; SL-I-2-9; SL-I-4-10; SL-I-4-11; SL-I-4-12; SL-I-4-6; SL-I-4-7; SL-I-4-8; SL-I-4-9; SL-I-9; SL-I-9-A; SL-I-9-B; SL-I-9-C-1; SL-I-A and SS-33-ESC



EXHIBIT A

PARCEL 1:

Parcel "A", BLOCK 1, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 2:

Lots 1 thru 14, inclusive, BLOCK 1, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 3:

Lots 2 thru 30, inclusive, BLOCK 2, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 4:

Beginning at the Southwest (Southernmost) Corner of Lot 14, Block 1, Unit "I", Silver Creek Estates Subdivision, according to the official plat thereof on file in the office of the Summit County Recorder; running thence North 59°00'03" East 708.93 feet along the Southerly boundary of Silver Creek Estates Unit "I" Subdivision; thence South 30°49'57" East 90.68 feet; thence South 58°57'18" West 459.95 feet along the Northerly right of way line of Interstate 1-80; thence South 58°55'36" West 1097.26 along said right of way line; thence South 89°53'16" West 180.13 feet to the Southeasterly Corner of said Parcel "A"; thence North 59°00'03" East 1002.87 feet along the Southeasterly boundary of said Parcel A to the point of beginning.

PARCEL 5:

Block 9, SILVER CREEK ESTATES, UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

Less and excepting from Parcel 5 described above that portion conveyed to Charles B. Thornton by that certain Corrected Warranty Deed recorded May 22, 1967 as Entry No. 105155 in Book M11 at Page 142 of Official Records, and more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates Unit "I", according to the official plat thereof, in Section 16, Township 1 South,

Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37' East 178.0 feet; thence North 74°23' West 361.15 feet to the East side of Earl Street; thence South 0°19'24" West 691.99 feet to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to Silver Creek Corporation, a Utah Corporation by that certain Special Warranty Deed recorded August 9, 1971 as Entry No. 113710 in Book M32 at Page 451 of Official Records, and more particularly described as follows:

Beginning at a point on the West line of Silver Creek Road said point being Southeasterly along the Westerly line of said Silver Creek Road a distance of 121.09 feet from the North line of Block 9, Silver Creek Estates Unit "I", according to the official plat thereof on file in the office of the Summit County Recorder, and running thence Southeasterly along the Westerly line of said Silver Creek Road on a curve to the left, the radius point of which is North 71°03'32" East 3550 feet, a distance of 79.31 feet; thence South 58°37' West 227.78 feet; thence North 29°54'52" East 151.95 feet; thence Northeasterly on a curve to the right, the radius point of which is South 60°05'08" East 125 feet, a distance of 112.24 feet; thence North 81°21'42" East 2.50 feet to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to Charles B. Thornton by that certain Quit Claim Deed recorded August 9, 1971 as Entry No. 113714 in Book M32 at Page 460 of Official Records, and more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the official plat thereof in Section 16, Township 1 South, Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37' East 178.0 feet; and running thence South 74°23' West 125 feet, more or less, to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Southwesterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

Also less and excepting from Parcel 5 described above that portion conveyed to State of Utah by and through its Road Commission by that certain Final Order of Condemnation recorded October 10, 1974 as Entry No. 124586 in Book M60 at Page 177 of Official Records, and more particularly described as follows:

A parcel of land in fee for a Freeway known as Project No. 80-4, being all of an entire tract of property, in Block 9, Unit "I", Silver Creek Estates and in the Northwest Quarter of the Southeast Quarter of Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the Westerly right of way line of Silver Creek Road, at a point 713.04 feet South 89°40'36" East and 158.40 feet, more or less, Southerly along said Westerly right of way line of Silver Creek Road, from the Northwest Corner of said Block 9, said point is 5.78 feet radially distant Westerly from the "M" Line of said project at Engineer Station 978+06; thence South 72°53' West 19.22 feet; thence Southerly 47 feet, more or less, to the Southwest Corner of said entire tract, said point is 25.0 feet radially distant Westerly from the center line of said "M" Line; thence Northeasterly 21 feet, more or less, along the Southerly boundary line of said entire tract to a point on said existing right of way line; thence Northerly 42 feet, more or less, along the said Westerly right of way line of Silver Creek Road to the point of beginning.

Also, less and excepting from Parcel 5 described above that portion conveyed to Silver Creek Associates, L.L.C., a Utah Limited Liability Company, by that certain Quit Claim Deed recorded November 28, 1997 as Entry No. 493538 in Book 1098 at Page 260 of Official Records, and more particularly described as follows:

Beginning at the Northwest Corner of Block 9, Silver Creek Estates, Unit "I"; thence South 89°40'36" East 477.64 feet to the Southwest Corner of Lot 1, Block 4, Silver Creek Estates, Unit "I"; thence North 05°59'18" West along the Westerly line of said Lot 1, a distance of 37.00 feet; thence North 80°04'13" East 220.23 feet to the West line of Silver Creek Road, said point being on 3550.00 foot radius curve to the left (center of which bears North 73°00'48" East 3550.00 feet of which the central angle is 03°14'04"); thence Southeasterly along the arc of said curve and Westline 200.40 feet; thence South 81°15'14" West 2.56 feet to a point on a 125.00 foot radius curve to the left (center of which bears South 08°38'19" West 125.00 feet of which the central angle is 51°26'45"); thence Southwesterly along the arc of said curve 112.24 feet; thence South 29°54'52" West 151.95 feet; thence South 58°37'00" West 72.22 feet; thence North 62°05'08" West 589.90 feet to the West line of said Block 9; thence North 00°19'24" East 74.00 feet to the point of beginning.

Also, less and excepting therefrom any portion lying within 1-80.

PARCEL 6:

Lots 31 thru 39, inclusive, Block 2, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

PARCEL 7:

Lots 6 thru 12, inclusive, Block 4, SILVER CREEK ESTATES UNIT "I", according to the plat thereof as recorded in the office of the Summit County Recorder.

Less and excepting from Parcel 7 above that portion conveyed to Charles B. Thornton by that certain Corrected Warranty Deed recorded May 22, 1967 as Entry No. 105155 in Book M11 at Page 142 of Official Records, and, more particularly described as follows:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates Unit "I", according to the official plat thereof, in Section 16, Township 1 South, Range 4 East, Salt Lake Meridian, and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North 34°17'04" West 361.15 feet to the East side of Earl Street; thence South 0°19'24" West 691.99 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 89°40'36" EAST 30 FEET AND SOUTH 0°19'24" WEST 151.37 FEET FROM THE NORTHWEST CORNER OF LOT 16, BLOCK 4, SILVER CREEK ESTATES, UNIT "I", ACCORDING TO THE OFFICIAL PLAT THEREOF; AND RUNNING THENCE NORTH 0°19'24" EAST 691.99 FEET; THENCE NORTH 74°23' WEST TO THE CENTER LINE OF EARL STREET (APPROXIMATELY 30 FEET); THENCE SOUTH 0°19'24" WEST TO A POINT ON THE WESTERLY NO-ACCESS LINE OF INTERSTATE ROUTE 80 OF THE UTAH STATE ROAD COMMISSION AND RUNNING THENCE NORTHEASTERLY ALONG SAID NO-ACCESS LINE OF SAID ROAD TO A POINT SOUTH 34°17'04" EAST FROM THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 34°17'04" WEST TO THE POINT OF BEGINNING.

PARCEL 8:

That portion of the Southwest Quarter of Section 16, Township 1 South, Range 4 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the Southeasterly line of Silver Creek Estates Unit "I", according to the official plat thereof, as recorded in the Office of the Summit County Recorders Office and the most Northerly point of that certain property deeded to JS Properties One, in that certain Special Warranty Deed, recorded July 1, 1983 as Entry No. 207946 in Book 265 at Page 336 of Official Records; and running thence Northeasterly along the said Silver Creek Estates Unit "I", to the Westerly line of that property deeded to John L. Gannon and Evelyn D. Gannon in that certain Warranty Deed recorded March 16, 1992 in Book 651 at Page 233 of Official Records; thence Southerly along the Westerly boundary of said Gannon property to a point on the Northwesterly no-access line of Interstate Route 80 of the Utah State Road Commission; thence Southwesterly along said no-access line of said road to a point which is South 30°49'57" East 90.68 feet

[legal description continues on next page]

from the point of beginning; thence North  $30^{\circ}49'57''$  West 90.68 feet to the point of beginning.

PARCEL 9:

Beginning at the Northwest Corner of Block 9, Silver Creek Estates, Unit "I"; thence South  $89^{\circ}40'36''$  East 477.64 feet to the Southwest Corner of Lot 1, Block 4, Silver Creek Estates, Unit "I"; thence North  $05^{\circ}59'18''$  West along the Westerly line of said Lot 1, a distance of 37.00 feet; thence North  $80^{\circ}04'13''$  East 220.23 feet to the West line of Silver Creek Road, said point being on a 3550.00 foot radius curve to the left (center of which bears North  $73^{\circ}00'48''$  East 3550.00 feet of which the central angle is  $03^{\circ}14'04''$ ); thence Southeasterly along the arc of said curve and West line 200.40 feet; thence South  $81^{\circ}95'14''$  West 2.56 feet to a point on a 125.00 foot radius curve to the left (center of which bears South  $08^{\circ}38'19''$  West 125.00 feet of which the central angle is  $51^{\circ}26'49''$ ); thence Southwesterly along the arc of said curve 112.24 feet; thence South  $29^{\circ}54'52''$  West 151.95 feet; thence South  $58^{\circ}37'00''$  West 72.22 feet; thence North  $62^{\circ}05'08''$  West 589.90 feet to the West line of said Block 9; thence North  $00^{\circ}19'24''$  East 74.00 feet to the point of beginning.

PARCEL 10:

Beginning at a point South  $89^{\circ}40'36''$  East 30 feet and South  $0^{\circ}19'24''$  West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat hereof; and running thence Northeasterly on a 759.93 foot radius curve to the left (the radius point of which is North  $34^{\circ}17'04''$  West 759.93 feet) a distance of 531.84 feet; thence North  $15^{\circ}37'$  East 178.0 feet; thence North  $74^{\circ}23'$  West 361.15 feet to the East side of Earl Street; thence South  $0^{\circ}19'24''$  West 691.99 feet to the point of beginning.

PARCEL 11:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat thereof; and running thence Northeasterly, on a 739.93 feet radius curve to the left (the radius point of which is North 34°17'04" West 759.93 feet) a distance of 531.84 feet; thence North 15°37" East 178.0 feet and running thence South 74°23' East 125 feet, more or less, to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Southwesterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

PARCEL 12:

Beginning at a point South 89°40'36" East 30 feet and South 0°19'24" West 151.37 feet from the Northwest Corner of Lot 16, Block 4, Silver Creek Estates, Unit "I", according to the Official Plat thereof; and running thence North 0°19'24" East 691.99 feet; thence North 74°23' West to the center line of Earl Street (approximately 30 feet); thence South 0°19'24" West to a point on the Westerly no-access line of Interstate Route 80 of the Utah State Road Commission and running thence Northeasterly along said no-access line of said road to a point South 34°17'04" East from the point of beginning; and running thence North 34°17'04" West to the point of beginning.

Less and excepting from the property first described above as Parcel 3, the following:

Beginning at a Easternmost Corner of said Lot 16; thence Southwesterly 18 feet, more or less, along the Southeasterly line of said Lot 16 to a point 70.0 feet radially distant Northwesterly from the "F" Line of said project; thence Northeasterly 20 feet, more or less, along the arc of a 884.93 foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears approximately North 40°21' East) to the Northeasterly line of said Lot 16; thence Southeasterly 8 feet, more or less, along said Northeasterly line to the point of beginning.

Parcel Nos. SL-I-A, SL-I-1 through SL-I-1-14, inclusive, SL-I-2-2 through SL-I-2-30, inclusive, SL-I-9-C-1, SL-I-9, SL-I-2-31 through SL-I-2-39, inclusive, SL-I-4-6 through SL-I-4-11, inclusive and part of SL-I-4-12, SL-I-9-A, and SL-I-9-B.

SUMMIT COUNTY SERVICE AREA NO. 3  
7215 NORTH SILVER CREEK ROAD  
PARK CITY, UTAH 84098

October 30, 2013

Garrett Seely  
Woodside Homes of Utah, LLC  
39 East Eagleridge Drive, Ste 100  
North Salt Lake City, UT 84054

Mountain Regional Special Service District  
The Board of County Council  
60 N. Main Street  
Coalville, UT 84017

**RE: Water Service to Certain Property Within Silver Creek Estates, Unit I**

To Whom It May Concern:

On or about August 15, 2013, Woodside Homes of Utah, LLC ("Woodside") submitted a petition for annexation to the Mountain Water Special Service District (Mountain Regional) to annex certain parcels within Unit I of the Silver Creek Estates Subdivision (the "Property") into Mountain Regional's service area for the purpose of Mountain Regional providing water service to the Property. A legal description for the Property is attached hereto as Exhibit A. The Property is currently located within the service area of Summit County Service Area No. 3 (SA#3), which also provides water service within its service area.

In accordance with Utah Code Ann. § 17B-1-202(4)(a), in order for Mountain Regional to provide water service to the Property, SA#3 must give its written consent to Mountain Regional. Woodside and Mountain Regional have requested that SA#3 give its written consent for Mountain Regional to water service to the Property. SA#3 agrees to provide its written consent for Mountain Regional to provide water service to the Property, subject to the following terms and conditions:

1. In order to provide future emergency backup water for the SA#3 system, Mountain Regional and/or Woodside will construct, or cause to be constructed, at least a 10" water line to the Property and meter trains, each containing two isolation valves, pressure reducing valves, meters, and other appurtenances (the "Interconnect") near the northeast corner of the Property which shall serve as an emergency interconnect between the Mountain Regional water system and the SA#3 water system. Mountain Regional and/or Woodside shall be responsible for all costs and engineering associated

with the Interconnect, and shall provide SA#3 with any easement across the Property necessary for SA#3 to extend a line to the Interconnect.

2. Mountain Regional and SA#3 mutually agree to negotiate in good faith an Emergency Water Agreement whereby Mountain Regional and SA#3 would provide water to each other through the Interconnect in the event that either system suffers an emergency water shortage (the "Emergency Agreement"). The parties agree that an emergency water shortage will be more specifically defined in the Emergency Agreement, but will generally be a situation in which a short-term unexpected failure results in one of the parties not being able to provide sufficient culinary water for in-door use to its customers.

3. Woodside agrees to waive and release SA#3 from any and all claims for standby fees or other charges previously paid to SA#3 related to water service for the Property.

4. Woodside agrees that the Property will remain within SA#3 for all services provided by SA#3 except water service, and that the Property shall remain subject to all taxes, fees and charges levied by SA#3, except those specifically related to water service.

**Summit County Service Area #3**

*Kenneth J. Naylor*

Kenneth Naylor, Chairman