



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 STANSBURY PARK IMPROVEMENT DISTRICT, dated October 16<sup>th</sup>, 2018, complying with Title 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 boundary correction and adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to STANSBURY PARK IMPROVEMENT DISTRICT located in Tooele County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 14<sup>th</sup> day of November, 2018 at Salt Lake City, Utah.

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

SPENCER J. COX  
Lieutenant Governor

## NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

Dear Sir:


**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the "Board"), of STANSBURY PARK IMPROVEMENT DISTRICT (the "District"), has, at a regular meeting of the Board, duly convened, pursuant to notice, on Tuesday, October 16, 2018, approved a *Resolution Annexing Certain Property into the Boundaries of Stansbury Park Improvement District (Pier Subdivision)*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the final District plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is submitted herewith. The Board hereby certifies that all requirements applicable to the annexation of the property more particularly described in the Annexation Resolution have been met.

**WHEREFORE**, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-414(2)(a).

**DATED** this 16 day of October, 2018.

**STANSBURY PARK IMPROVEMENT DISTRICT**

By:   
Brett Palmer, District Manager

### VERIFICATION

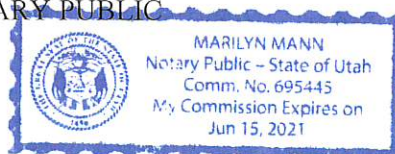
STATE OF UTAH       )  
                                  :SS.  
County of Tooele     )

The undersigned, being duly sworn upon oath, says that the facts set forth in the foregoing *Notice of Impending Boundary Action* are true, accurate, and complete to the best of the undersigned's knowledge and belief.

  
Brett Palmer, District Manager

SUBSCRIBED AND SWORN to before me this 29th day of October, 2018.

  
NOTARY PUBLIC



**STANSBURY PARK IMPROVEMENT DISTRICT**  
**RESOLUTION NO. 2018 – 8A**  
**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY**  
**INTO THE BOUNDARIES OF**  
**STANSBURY PARK IMPROVEMENT DISTRICT**  
(Pier Subdivision)

**WHEREAS**, Utah Code Ann. §17B-1-402 provides that an area outside the boundaries of a local district may be annexed into the local district as provided in Part 4, Chapter 1, Utah Code Ann. §17B (the “*Annexation Statute*”), in order to provide to the area the service that the local district provides; and

**WHEREAS**, Stansbury Park Improvement District (the “*District*”), is an improvement district as defined in Utah Code Ann. §17B-2a-401 et seq., as well as a local district as defined in Utah Code Ann. §17B-1-102(11), and is subject to the provisions of the Annexation Statute; and

**WHEREAS**, the Board of Trustees of the District (the “*Board*”), received a Petition for the Annexation of Property into the boundaries of the District, dated August 3, 2018 (the “*Petition*”), executed by Ironwood Real Estate, L.L.C. and Flying U Ranch, L.L.C. (the “*Petitioners*”), pursuant to which the Petitioners petitioned the Board to annex the real property described in the Petition (the “*Annexation Property*”), as more particularly described herein, into the boundaries of the District in order to receive municipal water, sanitary sewer and storm drain services from the District for the benefit of the Annexation Property; and

**WHEREAS**, the Petitioners are the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

**WHEREAS**, on August 21, 2018, the Board has adopted Resolution No. 2018- 8, A Resolution Certifying the Petition for Annexation and Providing Notice Thereof, pursuant to which, with respect to ownership of the Annexation Property, the Board has verified, with the assistance of the Tooele County Recorder’s Office, that the Petitioners are the current owners of the Annexation Property as more particularly described in the Petition; and with respect to the Petition, has found and determined that: (i)

the Petition has been duly filed in conformance with the provisions of Utah Code Ann. §17B-1-403(1)(a)(ii)(A); (ii) describes the area proposed to be annexed and is accompanied by a map of the boundaries of the area proposed to be annexed in conformance with the provisions of Utah Code Ann. § 17B-1-403(3); and (iii) is otherwise in conformance with all of the specific requirements of Utah Code Ann. §17B-1-404 of the Annexation Statute; and as such, has certified that the Petition is in compliance with all applicable requirements of State law and is a valid petition for the initiation of proceedings to annex the Annexation Property into the boundaries of the District; and

**WHEREAS**, the District has found and determined that notice of the certification of the Petition as required pursuant to Utah Code Ann. §17B-1-405(1)(b) has been given to the Petitioners; and

**WHEREAS**, notice of the proposed Annexation has been duly given in conformance with the requirements of Utah Code Ann. §17B-1-413(2) by: (i) posting written notice thereof at the District office and in one or more other locations within or proximate to the area proposed to be annexed; and (ii) by providing written notice to the *Tooele Transcript Bulletin*, a newspaper of local circulation within the District and to the Utah Public Notice Website; and

**WHEREAS**, the Board has found and determined that in conformance with the authority of Utah Code Ann. §17B-1-406(2), inasmuch as Tooele County does not provide municipal water service, sanitary sewer and storm drain services as provided by the District, written notice of the proposed annexation of the Annexation Property into the boundaries of the District is not required to be delivered to Tooele County; and

**WHEREAS**, pursuant to the provisions of Utah Code Ann. §17B-1-413, the public hearing, notice of hearing and protest provisions of the Annexation Statute are not required inasmuch as the Petition was signed by the owners of 100% of the private real property located within Annexation Property representing an assessed value equal to 100% of the assessed value of all private real property within the entire Annexation Property proposed to be annexed pursuant to the Petition; and

**WHEREAS**, the Board has found and determined that subject to the dedication of necessary water

rights and compliance with all other applicable requirements of the District's rules and regulations: (i) the District has system capacity sufficient to provide municipal water, sanitary sewer and storm drain services to the Annexation Property; (ii) the District is willing to provide municipal water, sanitary sewer and storm drain services to the Annexation Property, (iii) the Annexation Property will be benefitted by its inclusion into and receiving the services provided by the District; and (iv) the annexation of the Annexation Property into the boundaries of the District is in the best interest of the public served by the District;

**NOW, THEREFORE,** be it hereby resolved by the Board as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The Recitals hereinabove set forth are incorporated into this Resolution and made a part hereof as though fully set forth herein.

**SECTION 2. ANNEXATION.** The annexation of the real property referred to herein as the Annexation Property, being hereinafter more particularly described, is approved and, subject to all proper filings with the office of the Lt. Governor as required by the Annexation Statute, said property is hereby annexed into the boundaries of Stansbury Park Improvement District. The Annexation Property is described as follows:

Affecting Tooele County Parcel Numbers:

05-036-0-0055

05-036-0-0058

A parcel of land, situate in the Southwest Quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and in Stansbury Park, Tooele County, Utah more particularly described as follows:

Beginning at a point on the Quarter Section line, which is located North 89°23'02" East 441.63 feet along the Quarter Section line from the found 3" brass Tooele County Survey monument, dated 1983, at the West Quarter Corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running: thence North 89°23'02" East 439.87 feet along said Quarter Section line; thence South 0°20'28" East 688.24 feet; thence South 89°27'26" West 440.43 feet; thence North 0°17'39" West 687.68 feet, to the point of beginning.

Parcel contains 302,802 square feet, or 6.95 acres.



An Annexation Final Local Entity Plat for the above-described Property is attached as EXHIBIT "A" hereto and incorporated by reference herein.

**SECTION 3. EFFECT OF ANNEXATION.** The Annexation Property hereby annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owners of the Annexation Property shall be entitled to receive all of the benefits of commodities, facilities and services provided by the District, and shall be subject to all rights, powers and authority vested in the District as set forth in the Utah Local Districts Act, Utah Code Ann. §17B-1-101 *et seq.*, and the Improvement District Act, Utah Code Ann. §17B-2a-401 *et seq.*; including, without limitation, the right, power and authority of the District to promulgate rules and regulations for the operation of the District; to levy ad valorem property taxes on the Annexation Property; to provide municipal water, sanitary sewer and storm drain services and impose fees and charges for the commodities, facilities and services to be provided to the Annexation Property by the District and for payment of the District's bonds and other obligations, all subject to compliance with the District's rules, regulations and policies.

**SECTION 4. DIRECTION.** All officers and employees of the District are hereby directed to take such action as shall be required pursuant to the Annexation Statute and otherwise, as necessary and appropriate, to effectuate the provisions of this Resolution and the intent expressed herein.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its approval and adoption by the Board.

**APPROVED AND ADOPTED** this 16 day of October, 2018.

**STANSBURY PARK IMPROVEMENT DISTRICT**

  
\_\_\_\_\_  
Chair, Board of Trustees

Attest:

  
\_\_\_\_\_  
Manager

# THE PIER AT STANSBURY PARK ANNEXATION PLAT

(ANNEXATION TO STANSBURY PARK IMPROVEMENT DISTRICT  
AND TO THE STANSBURY PARK SERVICE AGENCY)  
(FINAL LOCAL ENTITY PLAT)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
20, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN,  
TOOELE COUNTY, UTAH

## LEGEND

- SECTION CORNER
- EXISTING SERVICE AREA BOUNDARY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE

## SURVEYOR'S CERTIFICATE

I, DOUGLAS J. KINSMAN, do hereby certify that I am a Professional Land Surveyor, and that I hold license No. 334575, as prescribed under laws of the State of Utah. I further certify that this is a true and accurate map of the tract of land to be annexed to the Stansbury Park Improvement District and to the Stansbury Park Service Agency, both of Tooele County, Utah.

## SURVEYORS NARRATIVE

The surveyed boundary is based on the measured Quarter Section line along the north, and includes portions of several existing parcels. There are two positions for this Quarter Section line, based on two different monument locations. One monument was set in 1983, and another was set in 2012, when the original stone corner was found about 31 feet northeasterly from the 1983 monument. Surrounding property owners have agreed to hold the 1983 line, since fences have been built along this line, and have been established for a fairly long period of time.

The basis of bearing for this survey is the measured line between the found 1983 monuments at the West Quarter Corner and the Southwest Corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which bears South 0°13'30" East 2647.91 feet.

## BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and in Stansbury Park, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Quarter Section line, which is located North 89°23'02" East 441.63 feet along the Quarter Section line from the found 1983 Tooele County Surveyor's monument, dated 1983, at the West Quarter Corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

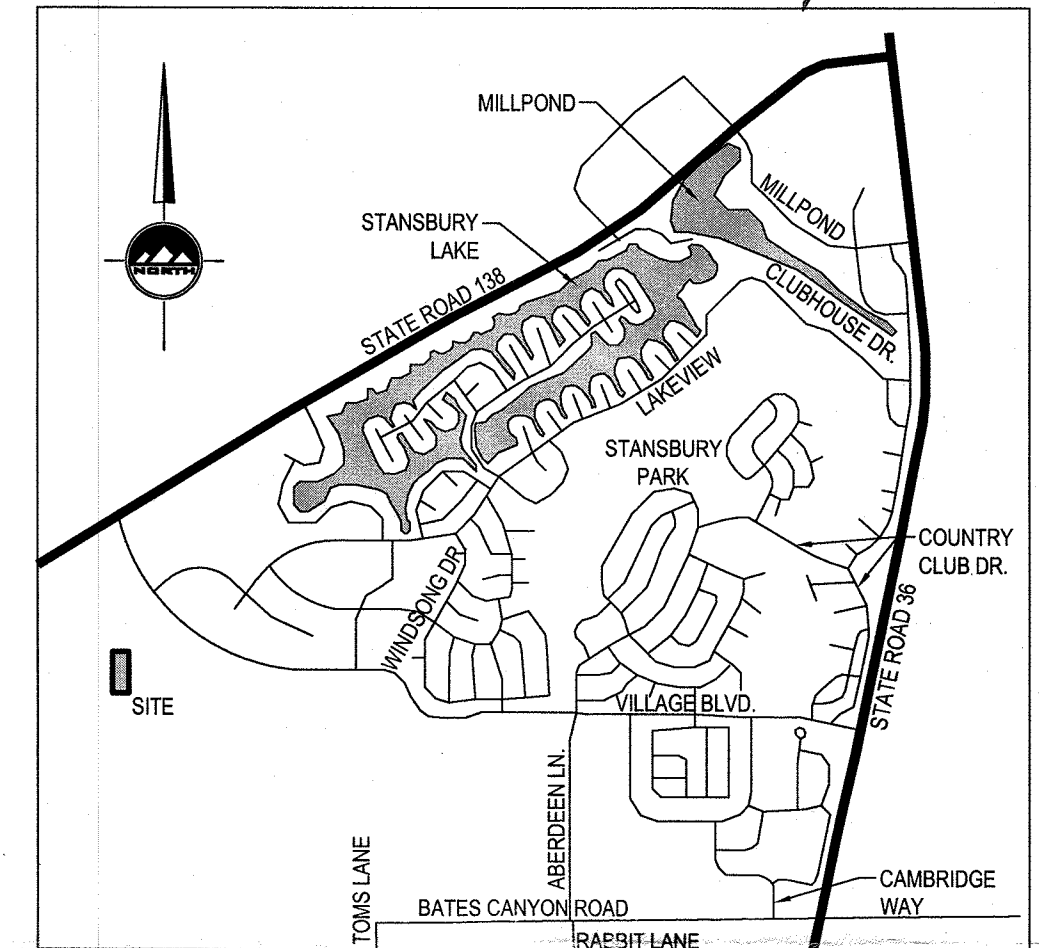
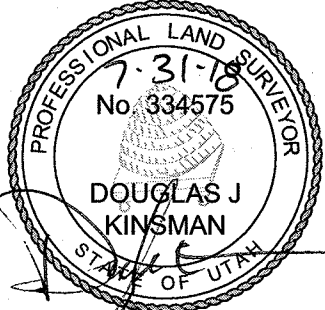
thence North 89°23'02" East 439.87 feet along said Quarter Section line;

thence South 0°20'28" East 688.24 feet;

thence South 89°27'26" West 440.43 feet;

thence North 0°17'39" West 687.68 feet, to the Point of Beginning.

Parcel contains: 302,802 square feet, or 6.95 acres.



VICINITY MAP  
NOT TO SCALE

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of \_\_\_\_\_

On the 3 day of Aug, A.D. 2018, Joseph White in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Flying U Ranch, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 6/19/2022 NOTARY # 700922  
Erica L. Johnson RESIDING IN TOOELE STATE OF UTAH  
NOTARY PUBLIC

## OWNER'S WITNESS

In witness hereof we have hereunto set our hands this 3 day of Aug, A.D. 2018.  
Joseph White Judy Warr  
Flying U Ranch, LLC Flying U Ranch, LLC

## STANSBURY SERVICE AGENCY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED BOARD OF TRUSTEES OF THE STANSBURY SERVICE AGENCY HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO THE STANSBURY SERVICE AGENCY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 17B-1-403 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID LOCAL DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE: STANSBURY SERVICE AGENCY

SIGNED CHAIR, STANSBURY SERVICE AGENCY BOARD OF TRUSTEES  
AGENCY SECRETARY DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## THE PIER AT STANSBURY PARK ANNEXATION PLAT

(ANNEXATION TO STANSBURY PARK IMPROVEMENT DISTRICT  
AND TO THE STANSBURY SERVICE AGENCY)  
(FINAL LOCAL ENTITY PLAT)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION  
20, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
SALT LAKE BASE AND MERIDIAN,  
TOOELE COUNTY, UTAH

## TOOELE COUNTY RECORDER

RECORDED # \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_

FEE\$ \_\_\_\_\_ TOOELE COUNTY RECORDER

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of \_\_\_\_\_

On the 3rd day of August, A.D. 2018, Judy Warr in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Flying U Ranch, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 6/19/2022 NOTARY # 700922  
Erica L. Johnson RESIDING IN TOOELE STATE OF UTAH  
NOTARY PUBLIC

DEVELOPER / CLIENT  
IRONWOOD  
REAL ESTATE LLC  
1392 PASS CANYON ROAD  
ERDA, UTAH 84074  
PHONE: 435-830-3642

## SHEET 1 OF 1

PROJECT NUMBER: T1893  
MANAGER: D. KINSMAN  
DRAWN BY: J. SHAW  
CHECKED BY: D. BISHOP  
DATE: JAN. 2017

## COUNTY SURVEYOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE TOOELE COUNTY SURVEYOR.

TOOELE COUNTY SURVEYOR

## TOOELE COUNTY COMMISSION

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me Wade B. Bliner, Commission Chair, who signed the foregoing Final Local Entity Plat on behalf of Tooele County, and who did acknowledge to me that Tooele County has executed the same.

Wade B. Bliner  
CHAIR, TOOELE COUNTY COMMISSION

## STANSBURY PARK IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED BOARD OF DIRECTORS OF THE STANSBURY PARK IMPROVEMENT DISTRICT HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO THE STANSBURY PARK IMPROVEMENT DISTRICT, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERE WITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 17B-1-403 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID LOCAL DISTRICT AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE: STANSBURY PARK IMPROVEMENT DISTRICT

SIGNED CHAIR, STANSBURY PARK IMPROVEMENT DISTRICT BOARD OF DIRECTORS  
Wade B. Bliner DATED THIS 29th DAY OF Aug, 2018  
ATTEST DISTRICT CLERK



TOOELE  
168 North Main Street Unit 1  
Tooele, Utah 84074  
Phone: 435.843.3590  
Fax: 435.578.0108  
WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.222.0029  
LAYTON  
Phone: 801.542.1190  
CEDAR CITY  
Phone: 435.865.1463  
RICHFIELD  
Phone: 435.868.2663

FUTURE 1200 WEST STREET

SOUTHWEST CORNER OF  
SECTION 20, T2S, R4W,  
SLB&M (FOUND 1983  
MONUMENT)

BOYER-PLUMB STANSBURY  
PROPERTIES LC  
ENTRY #429593

WALTERS RANCH LLC  
ENTRY #71458

FLYING U RANCH LLC  
ENTRY #378950

ANNEXATION PARCEL  
302,802 sq. ft.  
6.95 acres