



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474

NOTICE OF PROPOSED ANNEXATION OF REAL PROPERTY INTO BONA VISTA WATER IMPROVEMENT DISTRICT

A petition has been filed by Craig Smith managing partner Hot Springs LC, owner of all the private real property, serial number 19-002-0008 in Weber County, Utah to annex that area into the Bona Vista Water District. The service provided by that District is culinary water which was requested by Weber County.

Additional information about the proposed annexation can be obtained from the District office at 2020 West 1300 North, Farr West, Utah. The District's telephone number is (801) 621-0474 ext. 204.

The petition for annexation is scheduled to be considered by the District's Board of Trustees at its regular meeting to be held October 27, 2025 at 2:00 pm at the District office at 2020 West 1300 North, Farr West, Utah. Please note the resolution may be delayed for not to exceed 60 days following the public hearing.

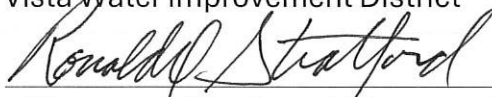
The area to be annexed is shown on the attached plat and is described as follows:

BASIS OF BEARINGS: AN ASSUMED BEARING OF NORTH 89°15'22" WEST BETWEEN THE SOUTH QUARTER CORNER (MONUMENTED BY A 3" WEBER COUNTY SURVEY BRASS CAP SET IN CONCRETE WITH A RIM AND LID, DATED 1981) AND SOUTHWEST CORNER (MONUMENTED BY A 3" WEBER COUNTY SURVEY BRASS CAP SET IN CONCRETE, DATED 1963) OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS PER THE RECORD OF SURVEY DRAWING NUMBER 1366 FILED IN THE WEBER COUNTY SURVEYORS OFFICE FILED MARCH 5, 1992 WAS USED. BOUNDARY DESCRIPTION BONA VISTA WATER IMPROVEMENT DISTRICT ANNEXATION A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 89°15'22" WEST, 13.75 FEET TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 38°14'48" WEST, 107.14 FEET; THENCE SOUTH 00°00'00" EAST, 61.23 FEET TO A POINT SOUTH 00°00'00" EAST 145.20 FEET AND NORTH 90°00'00" WEST 79.89 FEET FROM SAID NORTH QUARTER CORNER; THENCE NORTH 90°00'00" WEST, 556.03 FEET TO A FENCE LINE EXTENDED; THENCE ALONG A FENCE LINE AND FENCE LINE EXTENDED THE FOLLOWING FOUR (4) CALLS: 1) NORTH 12°05'29" WEST, 238.66 FEET, 2) NORTH 11°34'11" WEST, 53.35 FEET TO THE BEGINNING OF A 1,183.25 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 3) ALONG SAID CURVE 106.39 FEET, THROUGH A CENTRAL ANGLE OF 05°09'05" (CHORD BEARS NORTH 09°24'59" WEST, 106.35 FEET), 4) NORTH 08°24'28" WEST, 14.48 FEET; THENCE NORTH 89°50'07" EAST, 663.04 FEET TO THE WESTERLY INTERSTATE 15 RIGHT OF WAY FENCE; THENCE ALONG SAID RIGHT OF WAY FENCE SOUTH 18°10'30" EAST, 170.25 FEET; SOUTH 07°45'31" WEST, 100.57 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 261,547 SQ. FT. OR 6.004 ACRES

Dated: 29th Day of September 2025.

Bona Vista Water Improvement District

By: 
(Chairman of the Board of Trustees)

