

PETITION FOR ANNEXATION OF TERRITORY
TO THE WEST WARREN – WARREN WATER IMPROVEMENT DISTRICT,
WEBER COUNTY, UTAH

TO THE BOARD OF THE WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT:

The undersigned real property owners respectfully petition and pray that the following described lands and territory in Weber County, Utah, be immediately annexed to the West Warren-Warren Water Improvement District, Weber County, to wit:

A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street and the True Point of Beginning:

Thence South 89°52'15" East 680.87 feet coincident with said south right of way to a number five rebar and cap stamped "PLS 356548"; Thence departing said right of way southerly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the west and south boundaries of that particular parcel of land described in that certain Warranty Deed recorded as Entry 3243095 of the Weber County Records and corrected in that certain Surveyor's Affidavit of Correction filed as Entry 3278176 of the Weber County Records, 1) South 00°51'05" West 641.00 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 89°29'19" East 431.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°49'42" West 1236.86 feet to a number five rebar and cap stamped "INTERMOUNTAIN SURVEY" and a point on the north right of way of the Southern Pacific Railroad Right of Way; Thence North 89°14'04" West 1097.89 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 00°51'05" East 1883.36 feet to the point of beginning.

Contains 41.10 acres, ±1,790,285 sq. ft., 6 Lots, and a Public Road

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the corporate limits of Weber County, Utah.

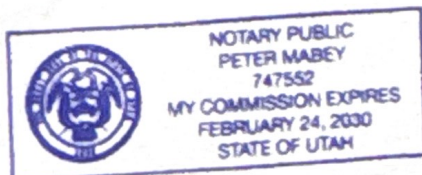
The petitioners further file herewith the original mylar and three (3) counterparts of an accurate map or plat of the territory sought to be annexed which the petitioners have caused to be made by and under the supervision of David E. Hawkes, a competent surveyor licensed under the State of Utah. License number 356548-2201.

* Contact Sponsor:

Scott Carlson
Name: S. Scott Carlson
Company: Twin Peaks, PC
Address: 2264 N 1450 E, Lehi, UT 84043
Phone: 801-450-3511

State of UTAH)
) ss
County of UTAH)

On the 1 day of July, 2026, personally appeared before me Peter Mabey, the undersigned Notary, in and for said County of UTAH in said State of UTAH, S. Scott Carlson, of Twin Peaks, PC, the signer of the above Petition, who duly acknowledged to me that he executed the same freely and voluntarily for the purposes therein mentioned.

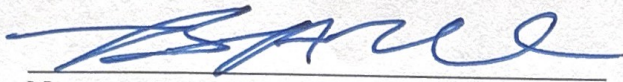


Peter Mabey
Notary Public

Commission Number: 747552

Commission expires: 2-24-2030

*Other Petitioners:



Name: Ben Powell

Company: **MLC Ogden II, LLC**

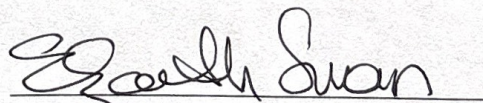
Address: 15800 Woodinville Redmond Road, Woodinville, WA 98072

Phone: **425-489-3000**

Acknowledgement

State of WA)
County of KING) ss

On the 30 day of JUNE, 20 26, personally appeared before me ELIZABETH SWAN the undersigned Notary, in and for said County of KING in said State of WA, **Ben Powell**, who duly acknowledged to me that he is the authorized signatory for **MLC Ogden II, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.



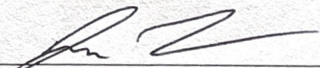
Notary Public

Commission Number: 23010398

Commission expires: 4/24/27

*Other Petitioners:

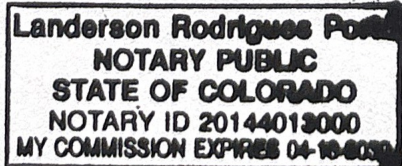

Name: Jason Larson
Company: **900 South Ogden, LLC**
Address: 6135 Bobcat Blf, Lone Tree CO 80124-9400
Phone: 720-352-4454

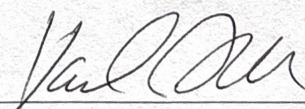

Name: Jason Larson
Company: **902 South Ogden, LLC**
Address: 6135 Bobcat Blf, Lone Tree CO 80124*9400
Phone: 720-352-4454

Acknowledgement

State of Colorado,
County of Douglas) ss

On the 25th day of July, 2026, personally appeared before me Jason Larson, the undersigned Notary, in and for said County of Douglas in said State of Colorado, **Jason Larson**, who duly acknowledged to me that he is the authorized signatory for **900 South Ogden, LLC** and **902 South Ogden, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.




Notary Public
Commission Number: 20144013000
Commission expires: 04/16/2030

*Sponsor:

[Signature]

Name: Rob Howard
Company: **905 West, LLC**
Address: 7995 W Garden Creek Rd, Arimo ID 83214-7746
Phone: 801-721-3556

*Other Petitioners:

[Signature]

Name: Rob Howard
Company: **9175 West, LLC**
Address: 7995 W Garden Creek Rd, Arimo ID 83214-7746
Phone: 801-721-3556

Acknowledgement

State of ID)
) ss
County of Bannock)

On the 22nd day of June, 2026, personally appeared before me Tiana Metteer, the undersigned Notary, in and for said County of Bannock in said State of ID, **Rob Howard**, who duly acknowledged to me that he is the authorized signatory for **905 West, LLC** and for **9175 West, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.



[Signature]

Notary Public

Commission Number: 20211393

Commission expires: 3-22-27

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2026

Scale: 1" = 100'

(Note: In Parentheses is Answer)

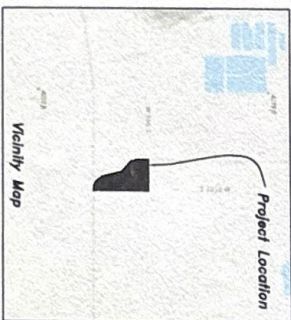


Urgent

 ADDITION BOLDTYPE
 ADDING PRIORITY LINE
 CONTINUOUS
 RAILROAD
 PENCE LINE
 FOUND READS SET BY H41
 SET 5/8"24" REMAIN WITH CAP
 SECTION CORNER


SURVEYOR'S NOTE

THE BOUNDARY OF THIS ADDITION PLAT FOLLOWS THE BOUNDARY LINE OF THE SEVENTH INDUSTRIAL PARK SUBDIVISION FILED AS ENTRY NO. 3305748 IN THE FILES OF THE WELDER COUNTY RECORDERS OFFICE.



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Open Logon
Brigham City (435) 723-3481
Ogden (801) 393-4665 (435) 724-6378

PARCEL CURVE DATA

STATION	LENGTH	MASS	DELTA	CROSS SECTION	CHARGE MASS
C1	16.80	479.77	17.8535	342.87	101.5507 %
C2	16.80	724.11	17.8535	116.67	101.5507 %
C4	16.80	638.07	79.141	662.18	102.1721 %
C5	64.40	638.07	48.615	64.35	102.1721 %
C6	64.40	489.59	48.615	428.15	102.1721 %
C7	16.80	555.07	18.7705	18.71	101.5416 %
C8	16.80	555.07	18.7705	18.71	101.5416 %
C9	48.80	30.00	68.1077	42.11	103.9530 %
C9	48.80	30.00	68.1077	42.11	103.9530 %
C10	47.14	489.15	48.615	398.13	102.1721 %
C11	47.14	30.00	48.615	42.11	102.1721 %
C12	460.80	318.15	597.13	448.80	103.9774 %
C13	18.81	350.07	37.3248	19.527	101.5529 %
C14	18.81	30.00	37.3248	42.41	103.9530 %

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L24	N08°32'45"E	64.17
L25	N07°04'11"E	166.41
L26	N05°41'12"E	121.56
L27	S05°35'46"E	44.31
L28	S04°04'14"W	35.00
L29	S05°35'46"E	43.24
L30	N05°41'12"E	115.65
L31	N07°04'11"E	161.12
L32	N08°32'45"E	76.44

PARCEL LINE DATA

PACER, LINE DATA			
STATION	DIRECTION	LENGTH	
L1	202.1' 43" W	12.6	44.79
L2	304.40' 21" E	7.8	38.80
L3	339.41' 18" E	7.8	38.80
L4	207.18' 41" W	44.79	207.18
L8	400.7' 43" E	12.6	44.79
L9	302.1' 43" E	12.6	44.79
L10	304.49' 21" E	7.8	38.80
L11	400.22' 31" W	33.5	158.00
L12	408.1' 31" W	30.0	144.00
L13	408.1' 31" W	75.7	348.00
L14	307.18' 42" W	44.79	207.18
L15	408.1' 31" W	30.0	144.00
L16	408.1' 31" W	75.7	348.00
L17	400.7' 43" E	12.6	44.79
L18	400.7' 43" E	12.6	44.79
L19	302.1' 43" E	12.6	44.79
L20	400.7' 43" E	12.6	44.79
L21	339.41' 18" E	7.8	38.80
L22	304.40' 21" E	7.8	38.80
L23	207.18' 42" W	44.79	207.18

ACCEPTANCE BY LEGISLATIVE BODY

IT IS TO BE CERTAIN THAT THE WEST NARROW WATER ASSOCIATION HAVE RECEIVED THE FOLLOWING LETTER FROM THE OWNERS AND THE OWNERS OF AT LEAST ONE FIFTEEN SHEDS AT A MAJORITY OF THE SHEDS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID LANDS BE RANDED TO THE WEST NARROW WATER DISTRICT AND THAT A COPY OF THE ORDINANCE ON RESOLUTION BE BEEN PREPARED FOR FILING HEREIN IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE AND THAT THE CASE EXAMINED AND SO DEEPLY APPROVED AND ACCEPT THE AMENDATION OF THE LANDS AS SHOWN AND DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2008.

WEST WARREN WATER ASSOCIATION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WHEELER 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 WHEELER 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 _____, 2018.

WEEDER COUNTY SURVEYOR

ANNEXATION PARCEL BOUNDARY DESCRIPTION

[illegible]

SURVEYORS' CERTIFICATE

I, K. OMER HAKMA, DO HEREBY CERTIFY THAT I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE CONDUCTED A REASONABLE INVESTIGATION OF THE MATTER SET FORTH IN THE ABOVE CAPTIONED INSTRUMENT, AND I HAVE CONCLUDED THAT THE INSTRUMENT IS A TRUE AND ACCURATE REPRESENTATION OF THE ACTS AND INTENTS OF THE PARTIES TO THE SAME, AND THAT THE SAME IS IN ACCORDANCE WITH SECTION 17-27-52 AND HAVE REVIEWED ALL RELEVANT RECORDS, HAVE PLACED INFORMATION AS REPRESENTED ON THIS PLAN AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ADJUDICATED INTO WEST BAYLAND WATER DISTRICT.

SIGNED THIS 25TH DAY OF NOVEMBER, 2014.

CHECK THIS

CHECK THIS



COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
GIVEN AT THE REQUEST OF

DATE _____

INDEX _____

FILED IN _____ FILE OF PLAIN

COUNTY RECORDS