

STATE OF UTAH

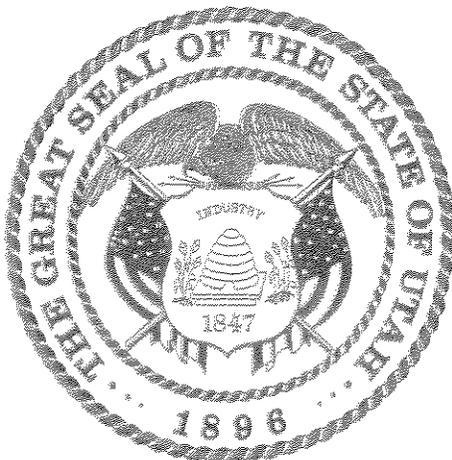


OFFICE OF THE LIEUTENANT GOVERNOR

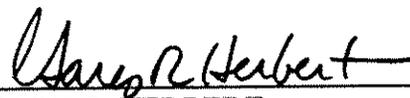
CERTIFICATE

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office amended articles of incorporation of the TOWN OF FRANCIS, dated January 22<sup>nd</sup>, 2007, complying with Section 10-1-117, 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 amended articles of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TOWN OF FRANCIS, 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 1<sup>st</sup> day of February, 2007 at Salt Lake City, Utah.



GARY R. HERBERT  
Lieutenant Governor

STATE OF UTAH

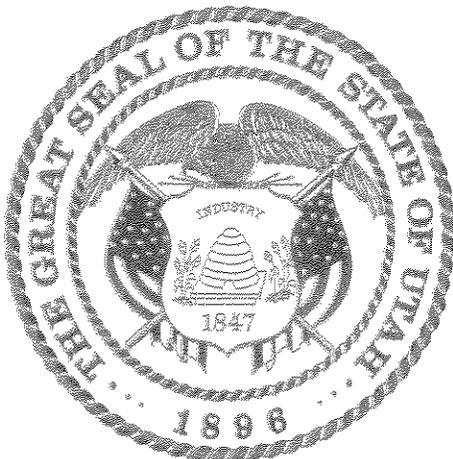


OFFICE OF THE LIEUTENANT GOVERNOR

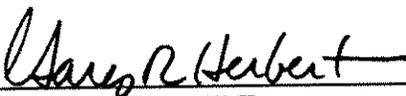
CERTIFICATE

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office amended articles of incorporation of the TOWN OF FRANCIS, dated January 22<sup>nd</sup>, 2007, complying with Section 10-1-117, 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 amended articles of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TOWN OF FRANCIS, 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 1<sup>st</sup> day of February, 2007 at Salt Lake City, Utah.

  
\_\_\_\_\_  
GARY R. HERBERT  
Lieutenant Governor

Received

JAN 24 2007

Gary R. Herbert  
Lieutenant Governor

**AMENDED ARTICLES OF INCORPORATION  
OF THE  
TOWN OF FRANCIS**

Pursuant to the provisions of the "Utah Municipal Code", the Town of Francis, Summit County, Utah, acting by its Mayor and approved by the Town Council during a Public Meeting held on December 20, 2006, hereby amends its Articles of Incorporation as follows:

1. The name of the municipality is the Town of Francis, also known as Francis Town.
2. The geographical description of the Town is hereby amended to include the described property attached hereto as Exhibit A.
3. The Town of Francis is a "Town" as defined in Utah Code Ann. § 10-2-301(2)(d), having a population under 1,000 inhabitants.

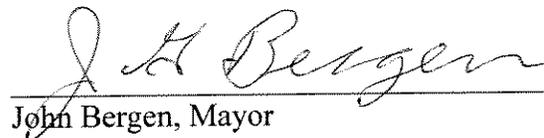
Dated this 22 day of January, 2007.

TOWN OF FRANCIS

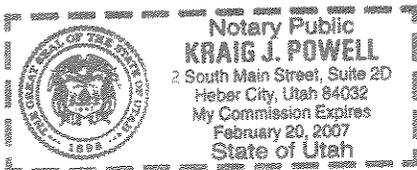
  
\_\_\_\_\_  
John Bergen, Mayor

State of Utah        )  
                          : ss.  
County of Summit )

John Bergen, being first duly sworn upon oath, deposes and states that I am the Mayor of the Town of Francis, and the foregoing Amended Articles of Incorporation of the Town of Francis are truthful and accurate to the best of my knowledge and information.

  
\_\_\_\_\_  
John Bergen, Mayor

Subscribed and sworn to before me this 22 day of January, 2007.



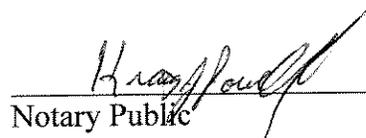
  
\_\_\_\_\_  
Notary Public

Exhibit A

Annexation Boundary Description

Beginning at a point on the East line of the Francis Town Limits, said point being East 660 feet along the Quarter Section line from the West Quarter Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Summit County, Utah and running thence East 1320 feet, more or less, along the Quarter Section Line to a 1/64th line; thence South 1980 feet, more or less, along said line to the North line of the Town of Francis; thence along said line West 1320 feet, more or less, to the East line of the Town of Francis; thence North 1980 feet, more or less, along said line to the point of beginning, containing 60 acres, more or less.

**FRANCIS TOWN**

**ORDINANCE NO. 06-05**

**AN ORDINANCE ANNEXING A PARCEL OF REAL  
PROPERTY INTO THE FRANCIS TOWN LIMITS  
KNOWN AS THE RUNAWAY RANCH ANNEXATION**

WHEREAS, the owners of certain real property, described below, have petitioned to annex such real property into the corporate limits of Francis Town, Summit County, Utah; and

WHEREAS, said real property is an unincorporated area contiguous to the boundaries of Francis Town and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, on March 21, 2006, the Francis Town Council accepted such petition for annexation for further consideration in accordance with Section 10-2-405(1)(a)(i)(A)(II) of the Utah Code; and

WHEREAS, on April 11, 2006, the Francis Town Clerk certified such petition for annexation in accordance with Section 10-2-405(2) of the Utah Code; and

WHEREAS, on April 11, 2006, a copy of the public notice of the certification of such petition for annexation was delivered to the Francis Town Council, and mailed to the contact sponsor on the petition for annexation, the Summit County Board of Commissioners and the Summit County Clerk in accordance with Section 10-2-405(2)(c)(i) of the Utah Code; and

WHEREAS, on April 11, 2006, a copy of the public notice of the certification of such petition for annexation was mailed to the South Summit Fire District and the South Summit School District; and

WHEREAS, the Francis Town Clerk did not receive any timely protests to such petition for annexation in accordance with Section 10-2-407(2) of the Utah Code;

WHEREAS, public notice of the certification of such petition for annexation was published in the Summit County Bee on April 14, 2006, April 21, 2006 and April 28, 2006; and

WHEREAS, public notice of a meeting of the Francis Town Planning Commission on June 28, 2006, in order to hold a public hearing regarding such petition for annexation, was published in the Summit County Bee on June 16, 2006 and June 23, 2006; and

WHEREAS, on June 28, 2006, the Francis Town Planning Commission held a public hearing regarding such petition for annexation and then made its recommendation to the Town Council; and

WHEREAS, public notice of a meeting of the Francis Town Council on July 18, 2006, in order to hold a public hearing regarding such petition for annexation, was published in the Summit County Bee on July 7, 2006 and July 14, 2006 and

WHEREAS, an agenda for the July 18, 2006 Francis Town Council meeting was posted in at least three public places at least twenty-four hours prior to such meeting, which agenda included the holding of a public hearing and consideration of such petition for annexation by the Francis Town Council; and

WHEREAS, on July 18, 2006, the Francis Town Council held a public hearing regarding such petition for annexation; and

WHEREAS, at a meeting of the Francis Town Council on December 20, 2006, the Francis Town Council affirmatively voted to enter into and execute an Annexation Agreement, which Annexation Agreement agrees to annex the proposed area subject to the Petitioner agreeing to the terms of the Annexation Agreement.

NOW THEREFORE, be it ordained by the Francis Town Council as follows:

Section 1: The real property, more particularly described in Section 2 below, is hereby annexed to Francis Town, Utah, and the corporate limits of Francis Town are hereby extended accordingly.

Section 2: The real property which is the subject of this Ordinance is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Section 3: The real property described in Section 2 above shall be classified as being in the R-1 Residential Zone as set forth in Section 5.2 of the Francis Town Development Code.

Section 4: A certified copy of this Ordinance and an original plat describing the real property so annexed shall be recorded in the office of the Summit County Recorder within thirty (30) days after the date this Ordinance is adopted.

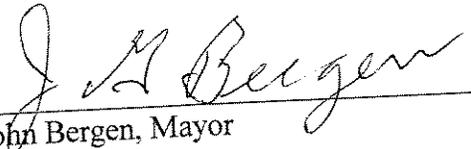
Section 5: This Ordinance is adopted in accordance with, and subject to, all of the terms and conditions set forth in the Annexation Agreement attached hereto as Exhibit B.

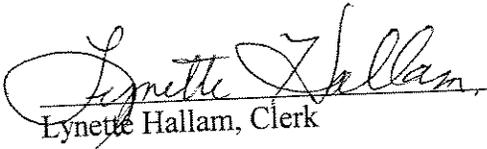
THIS ORDINANCE shall be effective upon posting, as permitted by the terms of Section 10-3-712 of the Utah Code.

PASSED AND ADOPTED by the Francis Town Council effective as of the 20<sup>th</sup> day of December, 2006.

FRANCIS TOWN:

ATTEST:

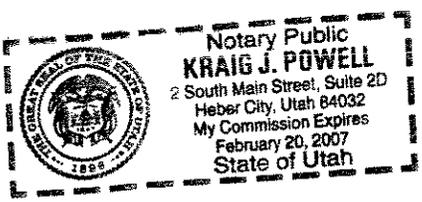
  
\_\_\_\_\_  
John Bergen, Mayor

  
\_\_\_\_\_  
Lynette Hallam, Clerk

**Acknowledgements**

State of Utah        )  
                          : ss  
County of Summit )

On this the 22 day of January, 2007, personally appeared before me JOHN BERGEN and LYNETTE HALLAM, whose identities are personally known to me or have been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that they were duly authorized to execute the foregoing Ordinance on behalf of Francis Town, and that they executed the foregoing Ordinance of their own voluntary act.



  
\_\_\_\_\_  
Notary Public

## Exhibit A

### Annexation Boundary Description

Beginning at a point on the East line of the Francis Town Limits, said point being East 660 feet along the Quarter Section line from the West Quarter Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Summit County, Utah and running thence East 1320 feet, more or less, along the Quarter Section Line to a 1/64th line; thence South 1980 feet, more or less, along said line to the North line of the Town of Francis; thence along said line West 1320 feet, more or less, to the East line of the Town of Francis; thence North 1980 feet, more or less, along said line to the point of beginning, containing 60 acres, more or less.

STATE OF UTAH

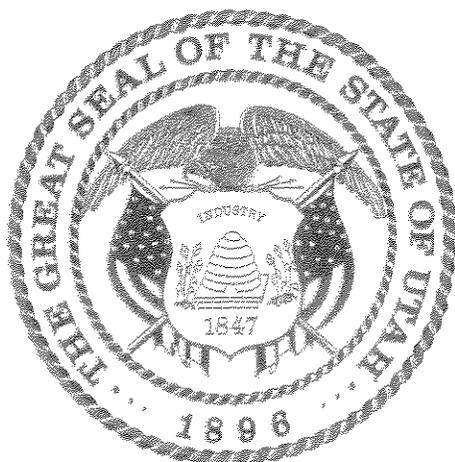


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office amended articles of incorporation of the TOWN OF FRANCIS, dated January 22<sup>nd</sup>, 2007, complying with Section 10-1-117, 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 amended articles of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the TOWN OF FRANCIS, 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 1<sup>st</sup> day of February, 2007 at Salt Lake City, Utah.

*Gary R. Herbert*

GARY R. HERBERT  
Lieutenant Governor

STATE OF UTAH

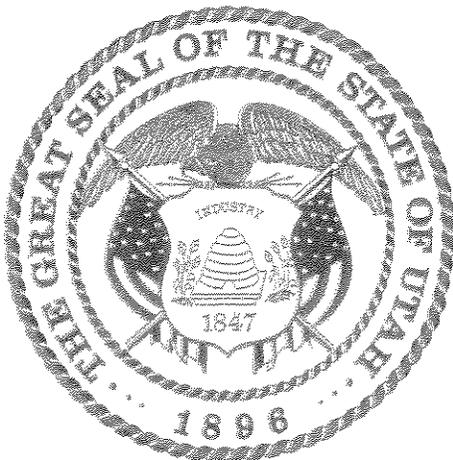


OFFICE OF THE LIEUTENANT GOVERNOR

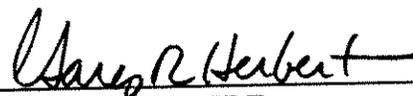
CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from the TOWN OF FRANCIS, dated January 22<sup>nd</sup>, 2007, complying with Section 10-2-425, 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 TOWN OF FRANCIS, 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 1<sup>st</sup> day of February, 2007 at Salt Lake City, Utah.



GARY R. HERBERT  
Lieutenant Governor

Received

JAN 24 2007

Jary H. Herbert  
Lieutenant Governor

**AMENDED ARTICLES OF INCORPORATION  
OF THE  
TOWN OF FRANCIS**

Pursuant to the provisions of the "Utah Municipal Code", the Town of Francis, Summit County, Utah, acting by its Mayor and approved by the Town Council during a Public Meeting held on December 20, 2006, hereby amends its Articles of Incorporation as follows:

1. The name of the municipality is the Town of Francis, also known as Francis Town.
2. The geographical description of the Town is hereby amended to include the described property attached hereto as Exhibit A.
3. The Town of Francis is a "Town" as defined in Utah Code Ann. § 10-2-301(2)(d), having a population under 1,000 inhabitants.

Dated this 22 day of January, 2007.

TOWN OF FRANCIS

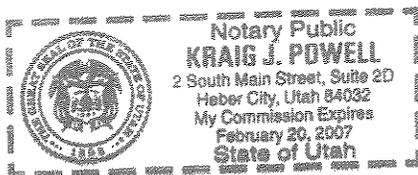
J. H. Bergen  
John Bergen, Mayor

State of Utah        )  
                              : ss.  
County of Summit )

John Bergen, being first duly sworn upon oath, deposes and states that I am the Mayor of the Town of Francis, and the foregoing Amended Articles of Incorporation of the Town of Francis are truthful and accurate to the best of my knowledge and information.

J. H. Bergen  
John Bergen, Mayor

Subscribed and sworn to before me this 22 day of January, 2007.



Kraig Powell  
Notary Public

## Exhibit A

### Annexation Boundary Description

Beginning at fence corner which point lies North 89 41'51" East 1301.62 along section line from the Southwest Corner of Section 27, Township 2 South, Range 6 East, SLB&M, thence North 00 30'24" West, along a fence a distance of 237.20 feet to a fence corner, thence South 89 29'36" West, along said fence a distance of 21.51 feet to the easterly bounds of Max Prescott's property tax ID # of CD-2001-A, thence North 00 10'42" West, along said property a distance of 240.75 feet to an existing wire fence line as called out in previous deeds, thence South 88 53'53" West, along said wire fence a distance of 607.94 feet to the easterly bounds of the existing Francis town's boundary; thence along said easterly bounds the following 9 courses and along the easterly bounds of the 2002 Kirkham Estates subdivision the following 4 courses: North, a distance of 844.38 feet, thence East, a distance of 230.00 feet, thence North, a distance of 700.00 feet, thence West, a distance of 579.40 feet, thence along the easterly bounds of existing parcels with the County Tax ID #s of FT-A-3, FT-A-5, FT-A-6, FT-A-2, FT-A-4 the following 5 courses:  
North 24 06'59" East, a distance of 90.74 feet, thence  
North 02 48'50" West, a distance of 110.40 feet, thence  
North 13 32'06" West, a distance of 111.00 feet, thence  
North 20 40'50" West, a distance of 115.33 feet, thence  
North 06 31'06" West, a distance of 220.82 feet to the 1/4 section line closely coincides with excising wire fence, thence  
North 89 28'11" East, along 1/4 section line a distance of 2,383.37 feet to an existing rebar and cap represented as the Center of said section, thence  
South 00°00'52" West along center of section a distance of 2653.72' feet to the south quarter corner of said section 27, thence  
South 89 41'51" West, along southerly bounds of said section 27, a distance of 1,340.92 feet to the Point of Beginning.

Containing 114.7 acres, more or less.

**FRANCIS TOWN**

**ORDINANCE NO. 06-06**

**AN ORDINANCE ANNEXING A PARCEL OF REAL  
PROPERTY INTO THE FRANCIS TOWN LIMITS  
KNOWN AS THE BUTTERS ANNEXATION**

WHEREAS, the owners of certain real property, described below, have petitioned to annex such real property into the corporate limits of Francis Town, Summit County, Utah; and

WHEREAS, said real property is an unincorporated area contiguous to the boundaries of Francis Town and the annexation thereof will not leave or create an unincorporated island or peninsula; and

WHEREAS, on April 25, 2006, the Francis Town Council accepted such petition for annexation for further consideration in accordance with Section 10-2-405(1)(a)(i)(A)(II) of the Utah Code; and

WHEREAS, on May 23, 2006, the Francis Town Clerk certified such petition for annexation in accordance with Section 10-2-405(2) of the Utah Code; and

WHEREAS, on May 23, 2006, a copy of the public notice of the certification of such petition for annexation was delivered to the Francis Town Council, and mailed to the contact sponsor on the petition for annexation, the Summit County Board of Commissioners and the Summit County Clerk in accordance with Section 10-2-405(2)(c)(i) of the Utah Code; and

WHEREAS, on May 23, 2006, a copy of the public notice of the certification of such petition for annexation was mailed to the South Summit Fire District and the South Summit School District; and

WHEREAS, the Francis Town Clerk did not receive any timely protests to such petition for annexation in accordance with Section 10-2-407(2) of the Utah Code;

WHEREAS, public notice of the certification of such petition for annexation was published in the Summit County Bee on May 26, 2006, June 2, 2006 and June 9, 2006; and

WHEREAS, public notice of a meeting of the Francis Town Planning Commission on July 26, 2006, in order to hold a public hearing regarding such petition for annexation, was published in the Summit County Bee on July 14, 2006 and July 21, 2006; and

WHEREAS, on July 26, 2006, the Francis Town Planning Commission held a public hearing regarding such petition for annexation and then made its recommendation to the Town Council; and

WHEREAS, public notice of a meeting of the Francis Town Council on August 15, 2006, in order to hold a public hearing regarding such petition for annexation, was published in the Summit County Bee on August 4, 2006 and August 11, 2006; and

WHEREAS, an agenda for the August 15, 2006 Francis Town Council meeting was posted in at least three public places at least twenty-four hours prior to such meeting, which agenda included the holding of a public hearing and consideration of such petition for annexation by the Francis Town Council; and

WHEREAS, on August 15, 2006, the Francis Town Council held a public hearing regarding such petition for annexation; and

WHEREAS, at a meeting of the Francis Town Council on December 20, 2006, the Francis Town Council affirmatively voted to enter into and execute an Annexation Agreement, which Annexation Agreement agrees to annex the proposed area subject to the Petitioner agreeing to the terms of the Annexation Agreement.

NOW THEREFORE, be it ordained by the Francis Town Council as follows:

Section 1: The real property, more particularly described in Section 2 below, is hereby annexed to Francis Town, Utah, and the corporate limits of Francis Town are hereby extended accordingly.

Section 2: The real property which is the subject of this Ordinance is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Section 3: The real property described in Section 2 above shall be classified as being in the R-1 Residential Zone as set forth in Section 5.2 of the Francis Town Development Code.

Section 4: A certified copy of this Ordinance and an original plat describing the real property so annexed shall be recorded in the office of the Summit County Recorder within thirty (30) days after the date this Ordinance is adopted.

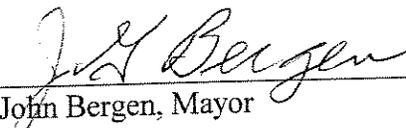
Section 5: This Ordinance is adopted in accordance with, and subject to, all of the terms and conditions set forth in the Annexation Agreement attached hereto as Exhibit B.

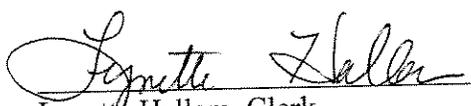
THIS ORDINANCE shall be effective upon posting, as permitted by the terms of Section 10-3-712 of the Utah Code.

PASSED AND ADOPTED by the Francis Town Council effective as of the 20<sup>th</sup> day of December, 2006.

FRANCIS TOWN:

ATTEST:

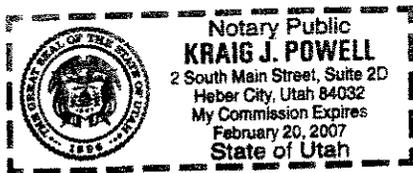
  
\_\_\_\_\_  
John Bergen, Mayor

  
\_\_\_\_\_  
Lynette Hallam, Clerk

#### Acknowledgements

State of Utah        )  
                              : ss  
County of Summit )

On this the 22 day of January, 2007, personally appeared before me JOHN BERGEN and LYNETTE HALLAM, whose identities are personally known to me or have been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that they were duly authorized to execute the foregoing Ordinance on behalf of Francis Town, and that they executed the foregoing Ordinance of their own voluntary act.



  
\_\_\_\_\_  
Notary Public

## Exhibit A

### Annexation Boundary Description

Beginning at fence corner which point lies North 89 41'51" East 1301.62 along section line from the Southwest Corner of Section 27, Township 2 South, Range 6 East, SLB&M, thence North 00 30'24" West, along a fence a distance of 237.20 feet to a fence corner, thence South 89 29'36" West, along said fence a distance of 21.51 feet to the easterly bounds of Max Prescott's property tax ID # of CD-2001-A, thence North 00 10'42" West, along said property a distance of 240.75 feet to an existing wire fence line as called out in previous deeds, thence South 88 53'53" West, along said wire fence a distance of 607.94 feet to the easterly bounds of the existing Francis town's boundary; thence along said easterly bounds the following 9 courses and along the easterly bounds of the 2002 Kirkham Estates subdivision the following 4 courses: North, a distance of 844.36 feet, thence East, a distance of 230.00 feet, thence North, a distance of 700.00 feet, thence West, a distance of 519.40 feet, thence along the easterly bounds of existing parcels with the County Tax ID #s of FT-A-3, FT-A-5, FT-A-6, FT-A-2, FT-A-4 the following 5 courses:  
North 24 06'59" East, a distance of 90.74 feet, thence  
North 02 48'50" West, a distance of 110.40 feet, thence  
North 13 32'06" West, a distance of 111.00 feet, thence  
North 20 40'50" West, a distance of 115.33 feet, thence  
North 06 31'06" West, a distance of 220.82 feet to the 1/4 section line closely coincides with excising wire fence, thence  
North 89 28'11" East, along 1/4 section line a distance of 2,383.37 feet to an existing rebar and cap represented as the Center of said section, thence  
South 00°00'52" West along center of section a distance of 2653.72' feet to the south quarter corner of said section 27, thence  
South 89 41'51" West, along southerly bounds of said section 27, a distance of 1,340.92 feet to the Point of Beginning.

Containing 114.7 acres, more or less.

STATE OF UTAH

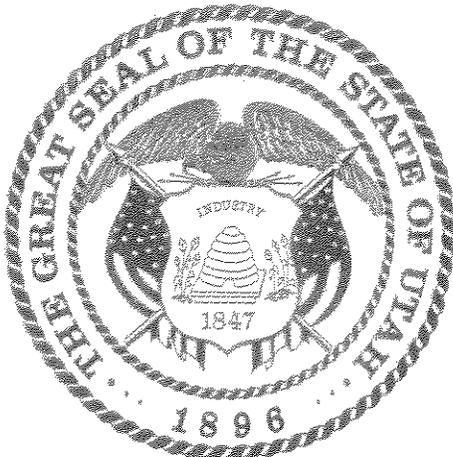


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from PARK CITY, dated December 7<sup>th</sup>, 2006, complying with Section 10-2-425, 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 PARK CITY, 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 16<sup>th</sup> day of March, 2007 at Salt Lake City, Utah.

A handwritten signature in cursive script, reading "Gary R. Herbert".

GARY R. HERBERT  
Lieutenant Governor

Recorded at the request of and return  
to: Park City Municipal Corp.  
Attn: City Recorder  
P. O. Box 1480, Park City, UT 84060

Fee Exempt per Utah Code  
Annotated 1953 21-7-2

3

Ordinance No. 06-84

**AN ORDINANCE ANNEXING APPROXIMATELY 157 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE STATE ROUTE 248/US-40 INTERCHANGE IN THE QUINNS JUNCTION AREA KNOWN AS THE INTERMOUNTAIN HEALTHCARE/USSA/BURBIDGE ANNEXATION, INTO THE CORPORATE LIMITS OF PARK CITY, UTAH.**

WHEREAS, on November 3, 2004, Intermountain Healthcare, United States Ski and Snowboard Association (USSA), and Burbs, LLC filed an annexation petition, as shown on the attached Annexation Plat, Exhibit A (Property), requesting Park City to annex the Property to the City subject to the Master Planned Development review process as outlined in the Land Management Code;

WHEREAS, the Property is included within the Park City Annexation Expansion Area; and

WHEREAS, the requested zoning, Community Transition (CT-MPD) is consistent with the Park City General Plan and Quinns Junction Joint Planning Principles; and

WHEREAS, an application for a Master Planned Development was submitted with the annexation petition, that includes a proposal for community hospital and support medical offices; USSA headquarters and training facility; one 15 acre lot deeded to the City upon which the City would contemplate future expansion of its recreation complex; and one 5 acre lot deeded to the City upon which the applicant will construct affordable/employee housing units.

WHEREAS, the proposed maximum density in the Community Transition District is 3 units/acre; and

WHEREAS, the proposed total density at build-out for the annexation area is 535,000 square feet; and

WHEREAS, the proposed maximum density for the annexation area is 2.64 units/acre; and

WHEREAS, the proposed annexation provides over 80% open space; and

WHEREAS, the City Council established the IHC/USSA/Burbidge Annexation Task Force (Resolution No. 21-05) on July 14, 2005 for purposes of formulating specific recommendations to the Planning Commission and City Council relating to the annexation's proposed zoning, land uses, affordable housing, transportation, and community economic/fiscal impacts.

WHEREAS, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on a new zoning district to apply to the annexation area, the Community Transition (CT) District which includes specific provisions addressing affordable housing on October 27, 2005; and

**ENTRY NO. 00802748**

01/23/2007 04:38:11 PM B: 1843 P: 0348

Ordinance PAGE 1 / 37

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE \$ 0.00 BY PARK CITY MUNICIPAL CORPORATION



WHEREAS, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on the annexation's economic impact/fiscal analysis on November 10, 2005; and

WHEREAS, the Task Force forwarded a unanimous positive recommendation to the Planning Commission on traffic and transportation impacts and mitigation on December 8, 2005; and

WHEREAS, the Planning Commission, after proper notice, conducted a public hearing on May 10, 2006, following which the Planning Commission voted to forward a positive recommendation on the proposed annexation and zoning designation to the City Council; and

WHEREAS, the Park City Council accepted the Intermountain Healthcare/USSA/Burbidge petition for annexation on November 18, 2004; and

WHEREAS, the City reviewed the petition against the criteria stated in Sections 10-2-403 (2), (3), and (4) of the Utah Code, annotated 1953 as amended, and finds that the petition complies with all applicable criteria of the Utah Code; and

WHEREAS, On December 6, 2004, the City Recorder certified the annexation petition and delivered notice letters to the "affected entities" required by Utah Code, Section 10-2-405, giving notice that the petition had been certified and the required 30-day protest period had begun; and

WHEREAS, no protests have been filed by any "affected entities" or other jurisdictions; and

WHEREAS, an Annexation Agreement has been negotiated before the City and Petitioner pursuant to the Land Management Code, Section 15-8-5C setting forth further terms and conditions; and

WHEREAS, on December 7, 2006 after proper notice, the City Council conducted public hearings and took public testimony on the matter, as required by law; and

WHEREAS, the Property is not included within any other municipal jurisdiction;

NOW, THEREFORE BE IT RESOLVED by the City Council of Park City as follows:

**SECTION 1. ANNEXATION.** The Property is hereby annexed to the corporate limits of Park City, Utah and zoned Community Transition (CT-MPD) according to the Annexation Plat executed in substantially the same form as it attached hereto as Exhibit A. The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement attached as Exhibit B and shall be subject to all City levies and assessments as described in the terms of the Annexation Agreement. The Property shall be subject to all City laws, rules and regulations upon the effective date of this Ordinance. The property is not yet, however, annexed into the Park City Water Service District.

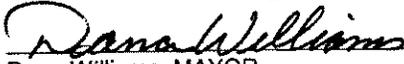
SECTION 2. ANNEXATION AGREEMENT. Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto as Exhibit B and as approved by the City Attorney.

SECTION 3. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code, the Park City General Plan, and Land Management Code--Chapter 8: Annexation. The zoning is consistent with Ordinance 06-46.

SECTION 4. EFFECTIVE DATE. Pursuant to Utah Code Section 10-3-712, the City Council hereby provides that this Ordinance shall be deemed enacted as of January 1, 2007. This Ordinance shall be effective upon publication and the Annexation shall be effective upon recordation and filing of this Ordinance and annexation plat pursuant to the Utah Code Annotated Section 10-2-425, but in no event shall the Ordinance be deemed "enacted" nor effective prior to January 1, 2007. Ordinance 06-47 is hereby repealed.

DATED this 7th day of December 2006.

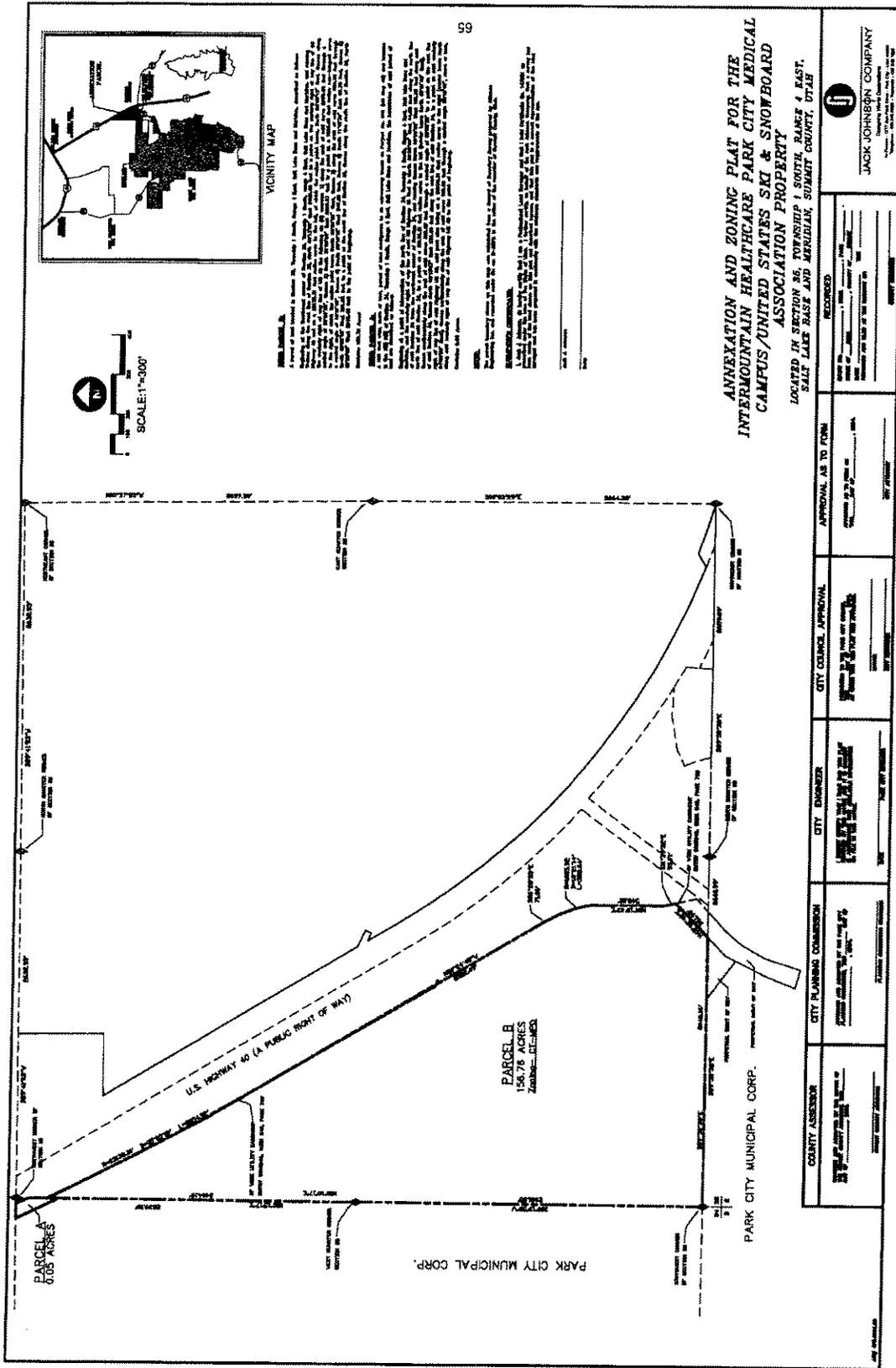
PARK CITY MUNICIPAL CORPORATION

  
Dana Williams, MAYOR

ATTEST:  
  
Janet M. Scott, CITY RECORDER

APPROVED AS TO FORM:  
  
Mark D. Harrington, CITY ATTORNEY





99

**GENERAL NOTES:**

1. The boundaries of the subject property are shown by a dashed line. The boundaries of the subject property are shown by a dashed line.

2. The subject property is shown by a dashed line.

3. The subject property is shown by a dashed line.

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10. The subject property is shown by a dashed line.

**ANNEXATION AND ZONING PLAT FOR THE  
INTERMOUNTAIN HEALTHCARE PARK CITY MEDICAL  
CAMPUS/UNITED STATES SKI & SNOWBOARD  
ASSOCIATION PROPERTY**

LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 EAST,  
SALT LAKE BASIN AND MOUNTAIN, SUMMIT COUNTY, UTAH

<b>COUNTY ASSESSOR</b> COUNTY ASSESSOR'S OFFICE 100 WEST CENTER STREET, SUITE 200 SALT LAKE CITY, UTAH 84143	<b>CITY PLANNING COMMISSION</b> CITY PLANNING COMMISSION 100 WEST CENTER STREET, SUITE 200 SALT LAKE CITY, UTAH 84143	<b>CITY ENGINEER</b> CITY ENGINEER'S OFFICE 100 WEST CENTER STREET, SUITE 200 SALT LAKE CITY, UTAH 84143	<b>CITY COUNCIL APPROVAL</b> CITY COUNCIL APPROVAL 100 WEST CENTER STREET, SUITE 200 SALT LAKE CITY, UTAH 84143	<b>APPROVAL AS TO FORM</b> APPROVAL AS TO FORM 100 WEST CENTER STREET, SUITE 200 SALT LAKE CITY, UTAH 84143
<b>RECORDED</b>	<b>RECORDED</b>	<b>RECORDED</b>	<b>RECORDED</b>	<b>RECORDED</b>

**JACK JOHNSON COMPANY**  
Surveyors, Planners, Engineers  
100 WEST CENTER STREET, SUITE 200  
SALT LAKE CITY, UTAH 84143



STATE OF UTAH

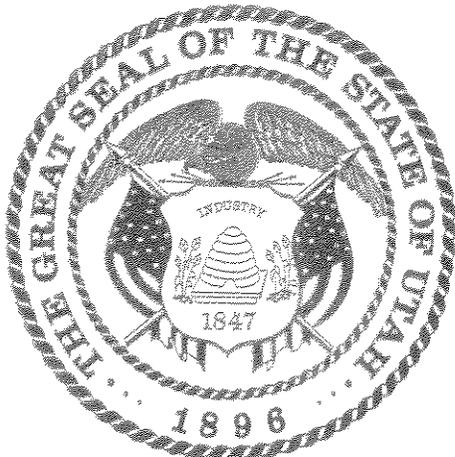


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from PARK CITY, dated February 1<sup>st</sup>, 2007, complying with Section 10-2-425, 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 PARK CITY, 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 16<sup>th</sup> day of March, 2007 at Salt Lake City, Utah.

Handwritten signature of Gary R. Herbert in black ink.

GARY R. HERBERT  
Lieutenant Governor



**Building • Engineering • Planning**

March 2, 2007

Gary R. Herbert,  
Lieutenant Governor  
Utah State Capitol Complex  
E 325  
Salt Lake City, Utah 84114

**VIA HAND DELIVERY**

Re: Notice of Adoption of Annexation Ordinance No. 07-10

The Honorable Gary R. Herbert:

Please be advised that on February 1, 2007, Park City Municipal Corporation adopted Ordinance No. 07-10 titled: "An Ordinance Approving the United Park City Mines Company and Royal Street Land Company Annexation of Lands at PCMR and Approving an Amendment to the Park City Zoning Map to Place the Lands at PCMR into the Recreation Open Space (ROS) Zoning District and Approving Amendments to the Flagstaff Mountain Development Agreement, Park City, Utah." I certify that all necessary legal requirements relating to this Annexation have been completed. The effective date of this Annexation is the date of the Lieutenant Governor's issuance of a certificate of annexation under §10-2-425(1)(b) Utah Code Ann.

Pursuant to the Utah Municipal Code, enclosed please find the following for filing:

1. A certified copy of Ordinance No. 07-10
2. Annexation Agreement for the United Park City Company Lands at Park City Mountain Resort; and
3. A copy of the Annexation Lands at PCMR Plat.

Thank you for your attention to this matter.

Sincerely,

  
Brooks T. Robinson,  
Principal Planner

maps sent to E. Love  
3-5-07

**Received**

MAR 02 2007

**Gary R. Herbert  
Lieutenant Governor**



follows:

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact. The Annexation of Lands at PCMR and amendment to the Park City Zoning Map as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The property is located within unincorporated Summit County and contains approximately 2,800 acres to be annexed into Park City.
2. Royal Street Land Company owns a 236 acre parcel within the annexation area known as the Shadow Lake parcel. The rest of the annexation area is owned by United Park City Mines Company.
3. The current county zoning is Mountain Remote.
4. As part of the annexation petition the petitioner has requested Recreation Open Space (ROS) zoning for the entire 2,800 acre parcel and an additional 139 acre parcel currently within the City Limits and zoned Estate (E).
5. The proposed land uses are consistent with the purpose statements of the proposed zoning district. The applicants have volunteered to restrict all residential and commercial lodging by transferring all potential density to an existing development area within the Flagstaff Mountain annexation area. These restrictions are reflected in the annexation agreement.
6. Preliminary site analysis demonstrates existence of sensitive lands on the property. Therefore, the proposed SLO zoning is appropriate.
7. The proposed annexation meets the purposes stated in the Annexation Policy Plan, in that this annexation contributes to the achievement of the goals and policies of the Park City General Plan and further protects the general interests and character of Park City by including several historic mining era structures within the Park City boundary, and provides 2,800 acres of open space and ski resort related uses.
8. The annexation will bring the property into the Park City Municipal Corporation boundary and enable services to be provided to the Property, such as police and water, which are more easily accessible from the City than the County.
9. Annexation of this parcel will not create an island, peninsula, or irregular city boundary. The annexation is a logical extension of the City Boundary.
10. This property is located within the Park City Annexation Expansion Area, adopted by the City Council in 2003.
11. Provision of municipal services for this property is more efficiently provided by Park City than by Summit County.
12. Areas of wetlands, visible ridges, and steep slopes have been identified on the property. It is reasonable to include this property within the Sensitive Lands Overlay Zone.
13. It is reasonable and logical to provide municipal level services to this property adjacent to the western boundary of Park City. The annexation provides an open space buffer between Park City and the proposed boundary to the west.
14. The application is subject to the City's Affordable Housing Resolution 17-99 in

that residential density is being transferred to another location in the City. Affordable Housing is being provided under the current requirements of the Flagstaff Mountain Development Agreement, as amended.

15. The findings in the Analysis section of the staff report dated February 1, 2007, are incorporated herein.

Conclusions of Law:

1. The Zoning Map amendment is consistent with the Park City Land Management Code and General Plan.
2. Approval of the Annexation and Zoning Map amendment does not adversely affect the health, safety and welfare of the citizens of Park City.
3. This annexation meets the standards for annexation set forth in Title 10, Chapter 2 of the Utah Code, the Park City General Plan, and Land Management Code--Chapter 8: Annexation.

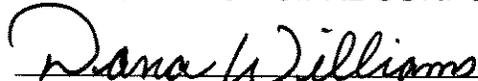
Conditions of Approval:

1. The Official Zoning Map shall be amended to include the UPCM Annexation of Lands at PCMR property within the Recreation Open Space (ROS) District and within the Sensitive Lands Overlay (SLO) Zone.
2. The Official Zoning Map shall be amended to change the 139 acre parcel within the Park City limits currently zoned Estate (E) to Recreation Open Space (ROS).
3. The annexation agreement shall be substantially the same as Exhibit B, in a form approved by the City Attorney, and fully executed and recorded with the Annexation Plat.
4. The Flagstaff Mountain Development Agreement shall be substantially the same as Exhibit C, in a form approved by the City Attorney, and fully executed and recorded with the Annexation Plat.
5. The Deed Restriction and Conservation Easement for the Annexed Lands shall be substantially the same as Exhibit D, in a form approved by the City Attorney, and fully executed and recorded with the Annexation Plat.

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall be effective upon publication and the Annexation shall be effective upon recordation and filing of this Ordinance and annexation plat pursuant to the Utah Code Annotated Section 10-2-425, and with the execution of the Amended Flagstaff Development Agreement and UPCM Lands at PCMR Annexation Agreement.

PASSED AND ADOPTED this 1<sup>st</sup> day of February, 2007.

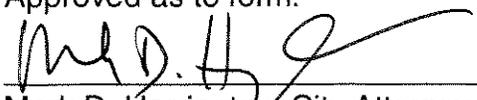
PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest

  
\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney









STATE OF UTAH

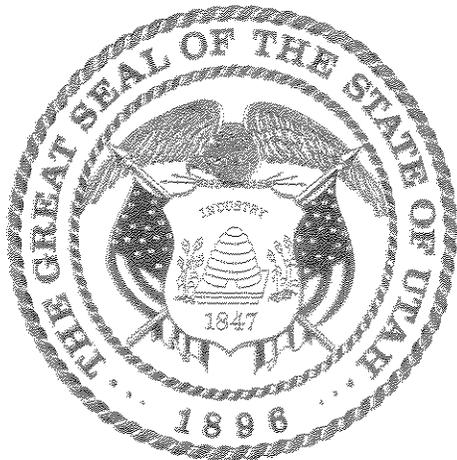


OFFICE OF THE LIEUTENANT GOVERNOR

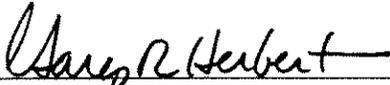
CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, 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 December 20<sup>th</sup>, 2006, complying with Section 17B-2-514, 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 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 at Salt Lake City, this 19<sup>th</sup> day of February, 2007.

  
GARY R. HERBERT  
Lieutenant Governor



MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

February 7, 2007

Miles Hansen  
Lieutenant Governor's Office  
Utah State Capitol Complex  
PO Box 142220  
Salt Lake City, Utah 84114-2220

Dear Miles:

Mountain Regional Water Special Service District recently annexed a parcel into its boundaries. The parcel is in Summit County and its Tax ID # is PP-87-6.

Per state law, I am sending this information to the Lieutenant Governor's Office for certification. I understand that your office also notifies the Utah State Tax Commission and county recorder of the annexation. If this is not the case, could you please give me a call at 435-940-1916, ext 306.

I have attached a copy of the Summit County resolution (2006-22) that finalized the annexation of this parcel into Mountain Regional Water, along with a map showing its location.

Let me know if you have any questions.

Thank you,

Scott Green  
Chief Financial Officer

RESOLUTION NO. 2006- 22

**A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN  
REGIONAL WATER SPECIAL SERVICE DISTRICT  
(PP-87-6, 4746 N. 300 W.)**

WHEREAS, pursuant to the Utah Special Service District Act (the "Act"), Utah Code Ann. Title 17A, Chapter 2, Part 13, the Board of Commissioners of Summit County, Utah, has established a special service district designated as the Mountain Regional Water Special Service District (the "District"), to provide water services within its boundaries; and

WHEREAS, §17A-2-1327 of the Act provides that additional land from that specified in the resolution establishing a special service district may be annexed to the district in conformance with the applicable procedures set forth in the Act; and

WHEREAS, §17A-2-1305 of the Act provides that the Board of Commissioners of Summit County, Utah (the "Commission"), 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;

WHEREAS, William and Karen Olsen have petitioned the Commission to annex their land into Mountain Regional Water Special Service District. In the petition, William and Karen Olsen represented that they are the sole owners of the property;

WHEREAS, §17A-2-1327(3)(a) of the Act 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 owners of taxable real property.

WHEREAS, William and Karen Olsen have signed the petition for annexation.

The Board of County Commissioners makes the following Resolution:

Section 1. The Commission finds and determines that public health, convenience, and necessity requires that certain land situated in Summit County, State of Utah, being generally described as parcel PP-87-6.

Section 2. The boundaries of the District shall include all previously established boundaries and the additional annexed parcel PP-87-6, 4746 N. 300 W, Park City.

Section 3. The District was established to provide water services within its boundaries.

Section 4. The name of the District, subsequent to the annexation, shall continue to be designated as "Mountain Regional Water Special Service District."

Section 5. The property, more particularly described as PP-87-6, 4746 N. 300 W., is hereby annexed into the boundaries of the 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 commodities, facilities and services provided by the District, and shall be subject to the rights, powers and authority of the District as set forth in the Act, 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 for the payment of the District's bonds and other obligations.

Section 6. All officers and employees of Summit County 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.

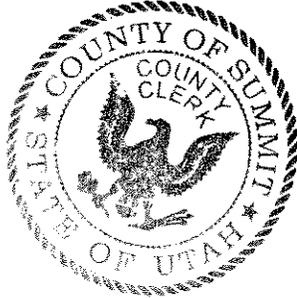
Section 7. This Resolution shall take effect immediately upon its approval and

adoption by the Commission.

APPROVED AND ADOPTED this 20 day of December, 2006.

BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, UTAH

Robert Fisher  
Robert Fisher, Chair



ATTEST:

Kurtis [Signature]  
County Clerk



STATE OF UTAH

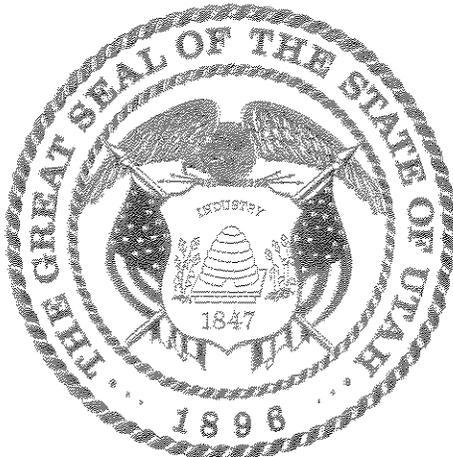


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of amended annexation from the MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT dated April 25<sup>th</sup>, 2007, complying with Section 17B-2-514, 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 amended annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the 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 at Salt Lake City, this 13<sup>th</sup> day of July, 2007.



GARY R. HERBERT  
Lieutenant Governor



MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

June 29, 2007

Miles Hansen  
Lieutenant Governor's Office  
Utah State Capitol Complex  
PO Box 142220  
Salt Lake City, Utah 84114-2220

Dear Miles:

Mountain Regional Water Special Service District recently annexed a parcel into its boundaries. The parcel is in Summit County and its Tax ID # is PP-87-5A.

Per state law, I am sending this information to the Lieutenant Governor's Office for certification. I understand that your office also notifies the Utah State Tax Commission and county recorder of the annexation. If this is not the case, could you please give me a call at 435-940-1916, ext 306.

I have attached a copy of the Summit County resolution (2007-09 MRW) that finalized the annexation of this parcel into Mountain Regional Water, along with a map showing its location.

Let me know if you have any questions.

Thank you,

Scott Green  
Chief Financial Officer

**Received**

JUL - 2 2007

Gary R. Herbert  
Lieutenant Governor

RESOLUTION NO. 2007-09 MRW  
A RESOLUTION ANNEXING CERTAIN REAL PROPERTY TO THE MOUNTAIN  
REGIONAL WATER SPECIAL SERVICE DISTRICT  
(PP-87-5A)

WHEREAS, pursuant to the Utah Special Service District Act (the "Act"), Utah Code Ann. Title 17A, Chapter 2, Part 13, the Board of Commissioners of Summit County, Utah, has established a special service district designated as the Mountain Regional Water Special Service District (the "District"), to provide water services within its boundaries;

WHEREAS, §17A-2-1327 of the Act provides that additional land from that specified in the resolution establishing a special service district may be annexed to the district in conformance with the applicable procedures set forth in the Act;

WHEREAS, §17A-2-1305 of the Act provides that the Board of Commissioners of Summit County, Utah (the "Commission"), may be petitioned to annex an area into the District;

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

WHEREAS, Christopher Retzer has petitioned the Commission to annex their land into Mountain Regional Water Special Service District. In the petition, Christopher Retzer represented that he is the sole owner of the property; and

WHEREAS, §17A-2-1327(3)(a) of the Act 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 owners of taxable real property.

WHEREAS, Christopher Retzer signed the petition for annexation.

The Board of County Commissioners makes the following Resolution:

Section I. The Commission finds and determines that public health, convenience, and necessity requires that certain land situated in Summit County, State of Utah, being generally described as parcel PP-87-5A.

**ENTRY NO. 00811132**

04/27/2007 09:55:55 AM B: 1861 P: 1316

Resolution PAGE 1 / 5

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE \$ 0.00 BY SUMMIT COUNTY CLERK



Section 2. The boundaries of the District shall include all previously established boundaries and the additional annexed parcel PP-87-5A.

Section 3. The District was established to provide water services within its boundaries.

Section 4. The name of the District, subsequent to the annexation, shall continue to be designated as "Mountain Regional Water Special Service District."

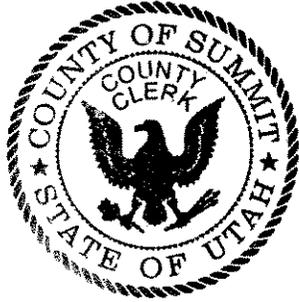
Section 5. The property, more particularly described as PP-87-5A, Summit County, Utah, is hereby annexed into the boundaries of the District. The property annexed shall be governed by and become an integral part of the District. Pursuant to this annexation, the owners of the Property shall be entitled to receive the benefit of commodities, facilities and services provided by the District, and shall be subject to the rights, powers and authority of the District as set forth in the Act, 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 for the payment of the District's bonds and other obligations.

Section 6. All officers and employees of Summit County 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 7. This Resolution shall take effect immediately upon its approval and adoption by the Commission.

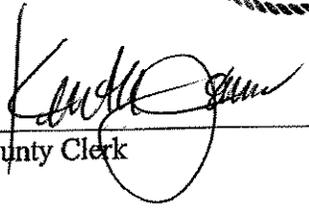
APPROVED AND ADOPTED this 25 day of April, 2007.

BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, UTAH



  
\_\_\_\_\_  
Sally Elliott, Chair

ATTEST:

  
\_\_\_\_\_  
County Clerk

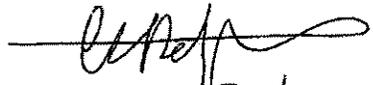
To: The Board of County Commissioners  
Summit County, Utah  
60 N. Main Street  
Coalville, Utah 84017

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

This petition for annexation is filed by the undersigned property owner who states that:

1. Pursuant to the provisions of Utah Code Ann. Section 17A-2-1327, as amended, the undersigned petitioner requests that the Board of County Commissioners of Summit County, Utah, to 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 is the owner of one hundred percent of the Property to be annexed. Therefore, the notice, hearing, and protest requirements of Sections 17A-2-1307, 17A-2-1308, and 17A-2-1309 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 to receiving water service from the District.

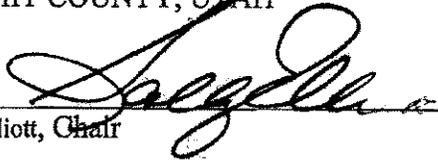
The undersigned petitioner has read and knows the contents of the foregoing Petition, and the facts set forth are true, accurate, and complete to the best of the undersigned petitioner's knowledge and belief.

  
Christopher Retzer 6/16/06  
Property Owner  
Property Tax ID PP-87-5A  
Address  
on 300 West  
Park City, UT 84098

APPROVED AND ADOPTED this 25 day of April, 2007.

BOARD OF COUNTY COMMISSIONERS  
SUMMIT COUNTY, UTAH



  
Sally Elliott, Chair

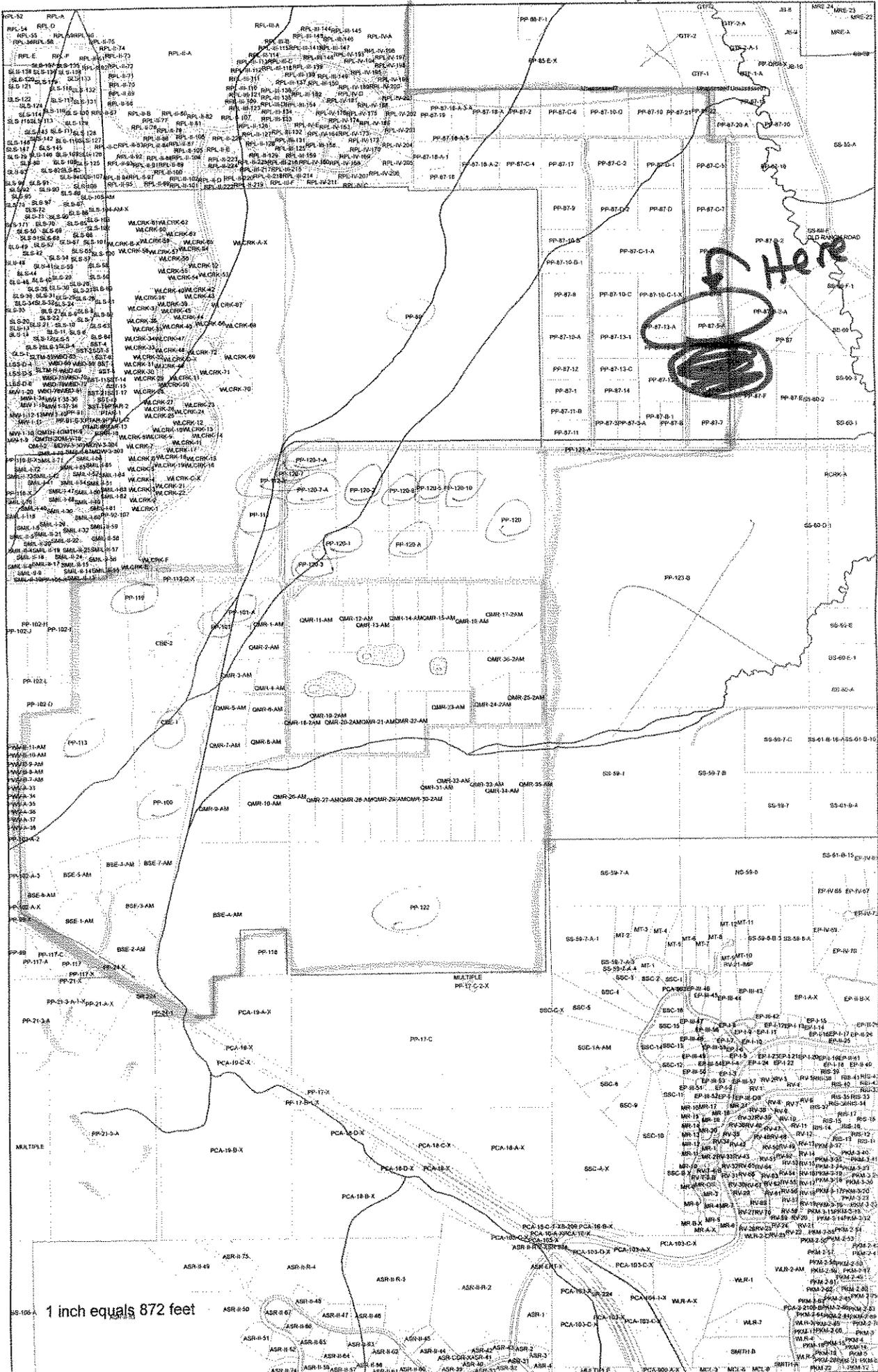
ATTEST:

  
County Clerk

Parcel: PP-87-5-A      Property Legal Description

S 29 T 1S R 4E BEG AT A PT WH IS W ALONG THE SEC LINE 737.72 FT & S  
PERPENDICULAR TO SD SEC LINE 4,417.87 FT & N 0\*45' W 220 FT FROM THE  
NE COR OF SEC 29 T1SR4E SLBM; & RUN TH N 89\*46' W 455 FT TO THE E LINE  
OF A 60 FT RD; TH N 0\*45' W 220FT; TH S 89\*46'E 455 FT; TH S 0\*45' W 220 FT  
TO PT OF BEG CONT 2.20 AC  
1648-1181

Done G.P. Sand 11/24/94



1 inch equals 872 feet



MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

July 11, 2007

Miles Hansen  
Lieutenant Governor's Office  
Utah State Capitol Complex  
PO Box 142220  
Salt Lake City, Utah 84114-2220

Dear Miles:

In a letter dated June 29, 2007 I sent you information regarding our annexation of a parcel in Summit County (Tax ID # PP-87-5A). I received a follow-up letter from your office indicating that the map of the annexed parcel provided to you at that time did not meet statutory requirements.

I have enclosed a new map of the annexed property that was provided to us electronically by Summit County. It shows the official recorded boundaries of the annexed property (which is actually a platted lot and not a parcel) and the surrounding properties per current official Summit County Recorder records.

Thus, this map shows the most accurate official legal boundaries of the annexed property.

Our engineer has certified on the map that this is the actual boundaries per the Summit County Recorder's Office.

Let me know if you have any questions.

Thank you,

Scott Green  
Chief Financial Officer

**Received**

JUL 16 2007

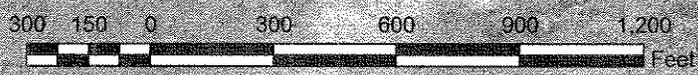
Gary R. Herbert  
Lieutenant Governor

# Mountain Regional Water Special Service District Annexation of Parcel PP-87-5A Certification Map

ANNEXATION  
Of  
Parcel PP-87-5A  
On 4-25-2007

### Legend

- Parcels
- MRW Boundary 02 28 07



1 inch equals 300 feet

*[Signature]*  
7/11/07

By D. W. Evans  
7/13/07

STATE OF UTAH

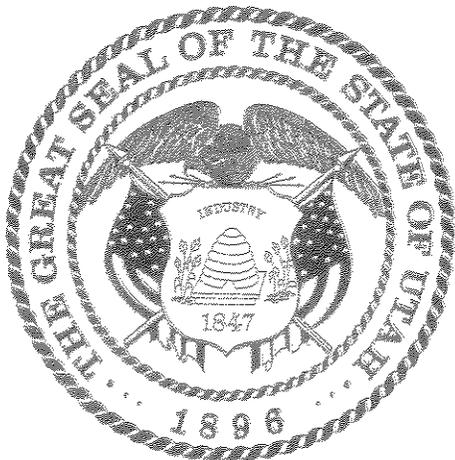


OFFICE OF THE LIEUTENANT GOVERNOR

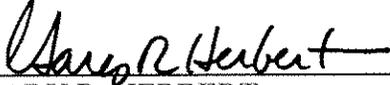
CERTIFICATE OF ANNEXATION

I, GARY R. HERBERT, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from the SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, dated November 20<sup>th</sup>, 2007, complying with Section 17B-2-514, 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 SNYDERVILLE BASIN WATER RECLAMATION 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 at Salt Lake City, this 30<sup>th</sup> day of November, 2007.

  
GARY R. HERBERT  
Lieutenant Governor



SNYDERVILLE BASIN

**WATER RECLAMATION DISTRICT**

2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

November 20, 2007

Office of the Lieutenant Governor  
Utah State Capitol Complex  
PO Box 142220  
Salt Lake City, Utah 84114-2220

Re: Notice of Annexation to Snyderville Basin Water Reclamation District

Snyderville Basin Water Reclamation District has passed a resolution approving the annexation of 141 acres to the District. In accordance with Utah Code Ann. § 17B-1-414(2)(a), please find enclosed the following: (1) a copy of the board resolution approving the annexation, (2) an accurate map depicting the area to be annexed and a legal description of the area, and (3) a certification by the local district board that the District has complied with requirements.

If you have any questions or concerns, please feel free to call.

Sincerely,

Michael D. Luers  
General Manager

Attachments

Cc: Parsons Kinghorn Harris  
Project File

Received

NOV 27 2007

Gary R. Herbert  
Lieutenant Governor



**Resolution No. 107**

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

**A RESOLUTION OF THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVING THE ANNEXATION OF 141 ACRES DESCRIBED IN THE PETITION FOR ANNEXATION BY PIVOTAL PROMONTORY, LLC AND PIVOTAL PROMONTORY DEVELOPMENT, LLC**

**WHEREAS**, Pivotal Promontory, LLC and Pivotal Promontory Development, LLC filed a Petition for Annexation to the District on October 27, 2005, which was accepted as amended as a complete Petition for Annexation on December 19, 2005; and

**WHEREAS**, the Petitioners are 100% of the property owners within the area described in the Petition for Annexation; and

**WHEREAS**, there are no registered voters residing in the area proposed for annexation in the Petition for Annexation; and

**WHEREAS**, the Board of Trustees of the Snyderville Basin Water Reclamation District has completed all required notices and a public hearing on the subject of the Petition for Annexation; and

**WHEREAS**, the Board of Trustees believes that it is in the public interest to include the area described in the Petition for Annexation within the boundaries of the District to provide wastewater collection and treatment services.

**NOW THEREFORE**, be it resolved by the Board of Trustees of the Snyderville Basin Water Reclamation District that:

liability company, is hereby approved.

2. The area described in the Petition for Annexation is hereby included within the territory and boundaries of the Snyderville Basin Water Reclamation District.

3. The General Manager is hereby directed to file a notice with the Lieutenant Governor of Utah of the adoption of this Resolution, together with an accurate map depicting the boundaries of the area annexed hereby adequate for purposes of the County Assessor and Recorder.

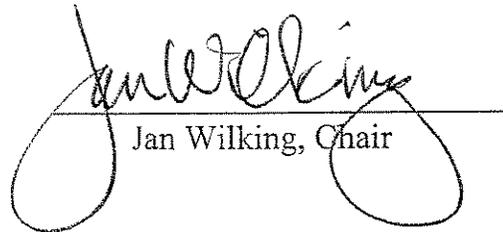
4. This Resolution shall take effect upon execution by the Chair of the Board of Trustees.

Dated this 20<sup>th</sup> day of August, 2007.

SNYDERVILLE BASIN  
WATER  
RECLAMATION DISTRICT

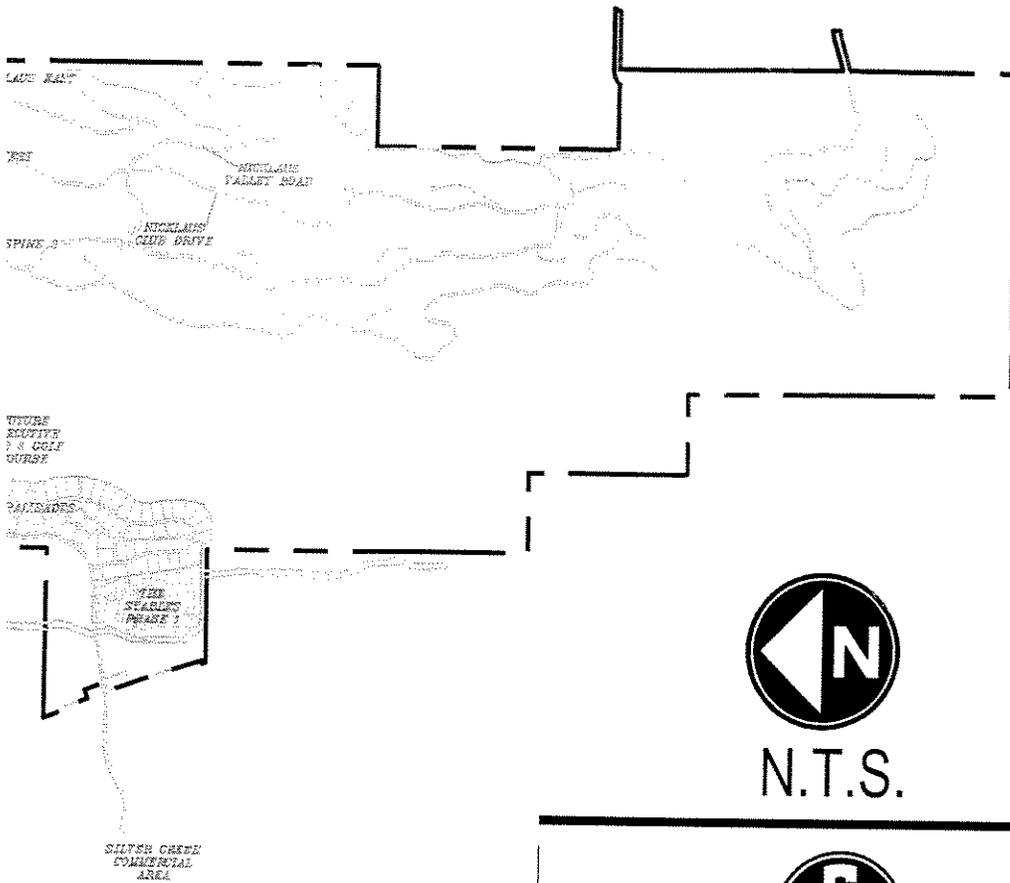
ATTEST

  
Clerk

  
Jan Wilking, Chair



PROPOSED SBWRD  
- ANNEXATION  
BOUNDARY



N.T.S.



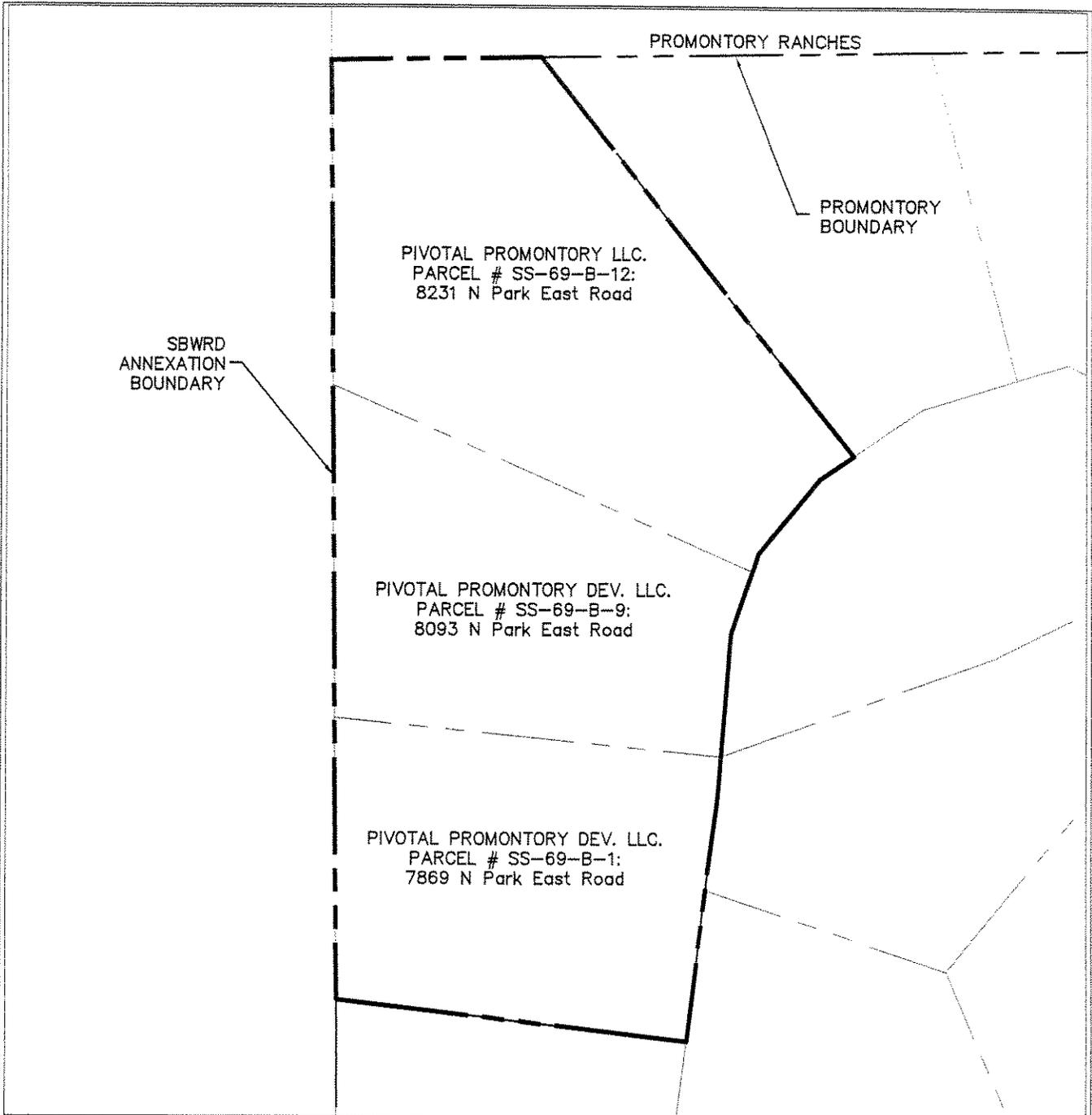
JACK JOHNSON COMPANY

Designing World Destinations

SBWRD ANNEXATION  
PROMONTORY

SUMMIT COUNTY, UTAH





JACK JOHNSON COMPANY

Designing World Destinations



SCALE: 1"=600'

SBWRD ANNEXATION  
PROMONTORY

SUMMIT COUNTY, UTAH

path: X:\453 Promontory\Planning-Engineering\EXHIBITS\SBWRD-ANNEX-Boundary.dwg  
plot date: November 15, 2005 | plotted by: SPW

ISSUE DATE: NOV. 14, 2005



JACK JOHNSON COMPANY  
Designing World Destinations

**EXHIBIT A**

**SBWRD ANNEXATION BOUNDARY**

A parcel of land located in Section 18 Township 1 South, Range 5 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point which bears South 89°00'11" West along the South Section Line 4431.43 feet from the Southeast Corner of Section 7, Township 1 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°00'11" West 5291.05 feet between Southwest Corner and Southeast Corner of said Section 7, both corners being found monuments); and running thence South 38°28'53" East 2076.54 feet; thence South 55°34'21" West 167.15 feet; thence South 39°45'20" West 387.33 feet; thence South 18°57'11" West 347.87 feet; thence South 04°26'54" West 656.61 feet; thence South 07°09'19" West 992.64 feet; thence North 83°28'55" West 1448.17 feet; thence North 00°35'51" West 3807.23; thence North 89°00'11" East 859.63 feet to the POINT OF BEGINNING.

Containing 141.08 Acres Net, more or less.



SNYDERVILLE BASIN

# WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

## CERTIFICATION OF COMPLETION OF REQUIREMENTS FOR ANNEXATION OF CERTAIN PROPERTY

The Snyderville Basin Water Reclamation District, referred to in this certification as “the District” is a local district of the State of Utah with responsibility to collect and treat wastewater originating within the boundaries of the District. On October 27, 2005, Pivotal Promotory, LLC and Pivotal Promotory Development, LLC filed a Petition for Annexation to the District to annex 141 acres, as described in Exhibit 1. The Petitioners are 100% of the property owners within the area of the annexation and there are no registered voters residing in the area of the annexation.

Based on the foregoing, in accordance with UTAH CODE ANN. § 17B-1-414(2)(a), the Board of Trustees of the District hereby certifies that to the best of their knowledge, the District has complied with all the requirements for annexation of the property to the District.

Dated this 20<sup>th</sup> day of November, 2007.

SNYDERVILLE BASIN  
WATER RECLAMATION DISTRICT

ATTEST:

  
Clerk

  
Vice Chair



**PETITION FOR ANNEXATION  
TO  
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

**Promontory Property Annexation**

This annexation petition is filed by the undersigned Property owners pursuant to the provisions of *Section 17B-2-504, Utah Code Annotated (2005)*. The undersigned petitioners hereby petition the Snyderville Basin Water Reclamation District, a special district, of the State of Utah, to annex the property of the petitioners described on Exhibit A to this petition to the Snyderville Basin Water Reclamation District.

Pivotal Promontory Development, L.L.C. is hereby designated as the contact sponsor for the petitioners.

The undersigned owners certify that collectively the undersigned represent one hundred percent (100%) of the owners of private property within the property described on Exhibit A and one hundred percent (100%) of the assessed valuation of the property described on Exhibit A.

DATED this 27<sup>th</sup> day of October, 2005.

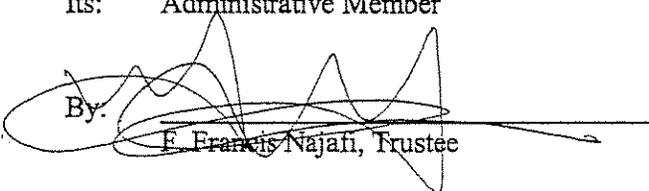
**PROMONTORY PROPERTY OWNERS**

**PIVOTAL PROMONTORY, L.L.C.**, an Arizona limited liability company

By: Pivotal Group X, LLC, an Arizona limited liability company  
Its: Administrative Member

By: F. Francis Najafi as Trustee of the F. Francis Najafi Family Trust  
Its: Administrative Member

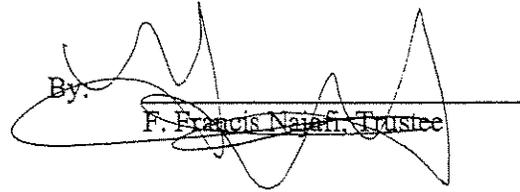
By:

  
F. Francis Najafi, Trustee

**PIVOTAL PROMONTORY DEVELOPMENT,  
L.L.C.**, An Arizona limited liability company  
(435) 333-4025

By: F. Francis Najafi; as trustee of the F. Francis Najafi Family Trust  
Its: Administrative Member

By:

  
F. Francis Najafi, Trustee



JACK JOHNSON COMPANY

Designing World Destinations

**EXHIBIT A**

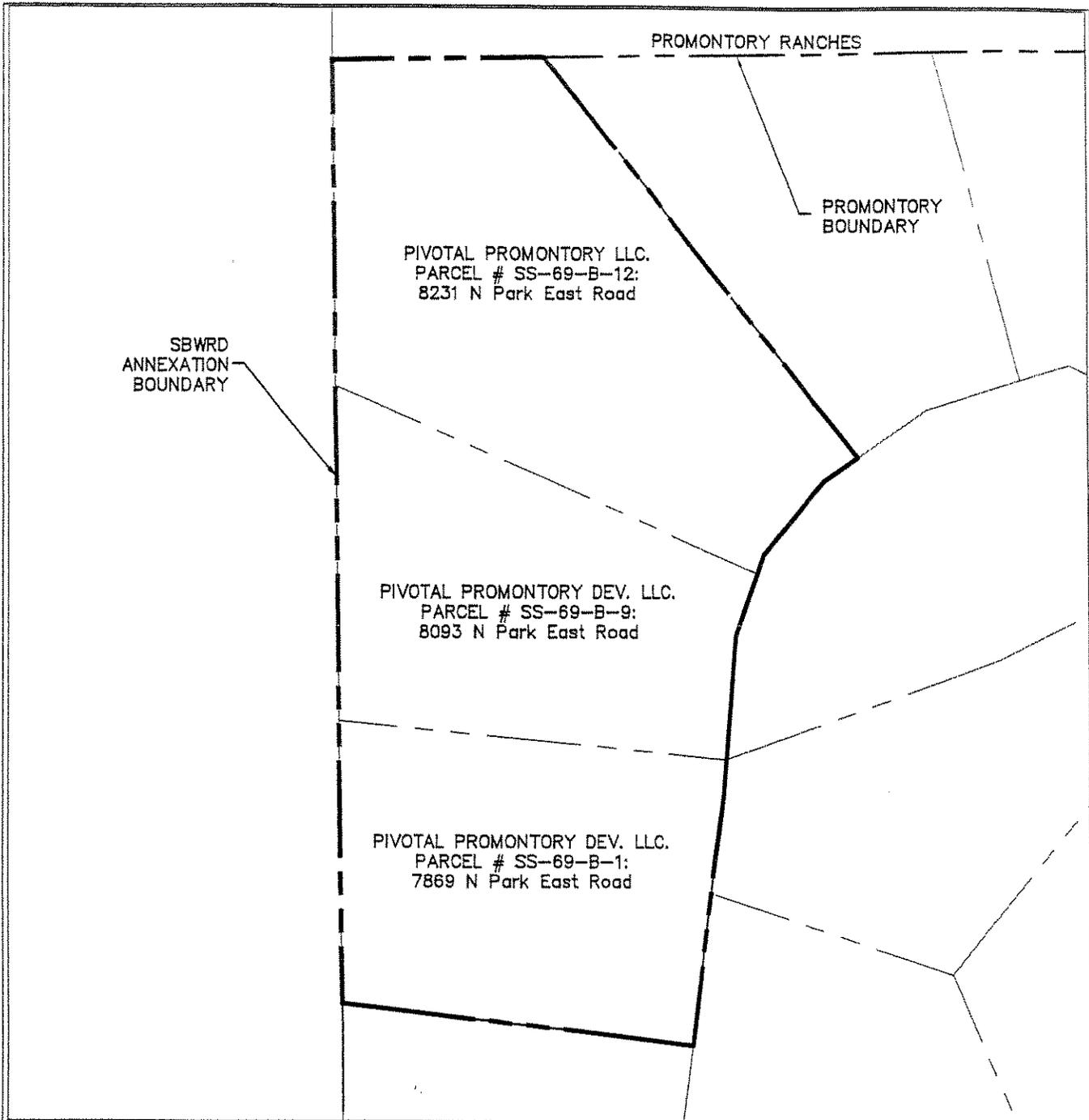
**SBWRD ANNEXATION BOUNDARY**

A parcel of land located in Section 18 Township 1 South, Range 5 East, Salt Lake Base and Meridian; and being more particularly described as follows:

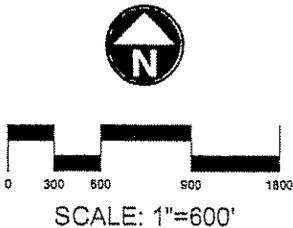
Beginning at a point which bears South 89°00'11" West along the South Section Line 4431.43 feet from the Southeast Corner of Section 7, Township 1 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°00'11" West 5291.05 feet between Southwest Corner and Southeast Corner of said Section 7, both corners being found monuments); and running thence South 38°28'53" East 2076.54 feet; thence South 55°34'21" West 167.15 feet; thence South 39°45'20" West 387.33 feet; thence South 18°57'11" West 347.87 feet; thence South 04°26'54" West 656.61 feet; thence South 07°09'19" West 992.64 feet; thence North 83°28'55" West 1448.17 feet; thence North 00°35'51" West 3807.23; thence North 89°00'11" East 859.63 feet to the POINT OF BEGINNING.

Containing 141.08 Acres Net, more or less.





ISSUE DATE: NOV. 14, 2005



JACK JOHNSON COMPANY  
Designing World Destinations

SBWRD ANNEXATION  
PROMONTORY

SUMMIT COUNTY, UTAH

path: X:\453 Promontory\Planning-Engineering\EXHIBITS\SBWRD-ANNEX-Boundary.dwg  
plot date: November 15, 2005 | plotted by: SPW