

25

DOC # 20260001385

Notice Page 1 of 25
 Gary Christensen Washington County Recorder
 01/13/2026 09:25:53 AM Fee \$ 40.00
 By SNOW JENSEN & REECE



NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 1

by

Pine View Public Infrastructure District No. 2

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pine View Public Infrastructure District No. 2 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective November 10, 2025, adopted a *Resolution to Annex Approximately 171.22 Acres*, 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 Local Entity Plat – Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington County Surveyor, as well as the legal description of the property depicted on the plat, are attached as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

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. § 67-1a-6.5.

DATED 11/10/25

PINE VIEW PUBLIC
INFRASTRUCTURE DISTRICT NO. 2

Chair Darcy Stewart

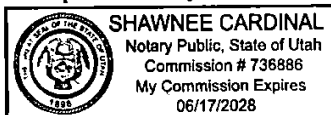
STATE OF UTAH)

:ss.

Washington COUNTY)

On 11/10/25, personally appeared before me Darcy Stewart, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Pine View Public Infrastructure District No. 2 pursuant to his authority by law as its duly appointed chair.

[] Notarial act performed by audio-visual communication (if checked).



NOTARY PUBLIC

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)

Copy of the Annexation Resolution

(see following pages)

November 10, 2025

The Board of Trustees (the "Board") of the Pine View Public Infrastructure District No. 2, held a special meeting on November 10, 2025, at the hour of 11:00 a.m., with the following members of the Board being present:

Colleen Stewart	Trustee
Neal Marchant	Trustee
Darcy Stewart	Trustee

Also present:

Matt J. Ence	General Counsel
J. Tyler King	General Counsel
Michael Jensen	Special District Manager

Absent:

NONE

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this November 10, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Colleen Stewart and seconded by Neal Marchant, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-01B

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 171.23 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, the District anticipates that a petition (the "Petition") will be filed with the District requesting and consenting to the annexation of approximately 171.23 acres pursuant to Utah Code §17D-4-201(3) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

WHEREAS, the Petition shall contain the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District (hereafter the "Governing Document") allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District's creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Local Entity Plat to be attached to the Boundary Notice upon finalization as Exhibit B (the "Annexation Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this

Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on October 3, 2025, the Board of Trustees (the "Board") of Pine View Public Infrastructure District No. 2 (the "District") adopted a resolution to annex the following particularly described property in Washington County, State of Utah:

Legal Description – Annexation No. 1

PA-6 Legal Description

Parcel No. T-182-A

Beginning at a point that lies thence North 87°32'51" West 396.99 feet along the Section Line, and South 1,423.00 feet; from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 18°27'09" West 297.99 feet; thence South 01°44'23" West 239.45 feet; thence South 16°21'51" West 181.97 feet; thence South 29°55'23" West 124.76 feet; thence South 31°05'25" West 424.51 feet; thence South 18°49'04" West 576.04 feet; thence South 45°27'35" West 191.88 feet; thence South 09°05'01" East 131.22 feet; thence South 03°58'00" East 78.73 feet; thence South 03°58'00" East 111.41 feet; thence South 00°55'28" West 125.41 feet; thence South 26°09'24" West 72.51 feet; thence South 55°25'48" West 76.46 feet; thence North 89°04'32" West 125.80 feet; thence North 53°18'47" West 424.68 feet; thence North 47°43'11" West 83.06 feet; thence North 17°43'11" West 83.06 feet; thence North 82°22'15" West 254.94 feet; thence South 68°41'09" West 137.34 feet; thence South 78°47'34" West 165.00 feet; thence South 11°23'11" East 76.77 feet; thence South 22°38'06" West 128.38 feet; thence South 68°02'28" West 116.98 feet; thence South 89°30'44" West 66.71 feet; thence North 60°13'15" West 100.00 feet; thence North 25°48'51" West 60.21 feet; thence North 00°02'47" East 3,143.78 feet; thence easterly along a 780.00 foot radius non-tangent curve to the left, (center point lies North 07°20'41" East) through a central angle of 19°35'04", a distance of 266.62 feet; thence North 77°45'36" East 125.01 feet; thence easterly along a 500.00 foot radius curve to the right, (center point lies South 12°14'24" East) through a central angle of 71°27'03", a distance of 623.53 feet; thence southeasterly along a 600.00 foot radius reverse curve to the left, (center point lies North 59°12'39" East) through a central angle of 34°10'57", a distance of 357.96 feet; thence South 64°58'17" East 192.45 feet; thence South 64°58'17" East 203.87 feet; thence southeasterly along a 1,461.00 foot radius curve to the right, (center point lies South 25°01'43" West) through a central angle of 06°56'36", a distance

of 177.05 feet; thence South 58°01'42" East 165.80 feet; thence South 65°35'01" East 434.70 feet to the point of beginning.

Containing 5,369,921 Square Feet or 123.28 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

PA-11 Legal Description

Parcel Nos.

T-3-11-330

T-3-11-340

T-3-11-342

Beginning at a point that lies North 87°32'51" West 443.80 feet along the Section Line, and North 111.59 feet from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 66°16'18" East 98.45 feet; thence North 37°16'09" East 98.45 feet; thence North 34°25'22" East 149.93 feet; thence North 57°08'37" East 142.46 feet; thence North 62°57'22" East 92.57 feet; thence North 59°45'47" East 99.61 feet; thence North 63°14'45" East 102.00 feet; thence North 65°29'57" East 94.75 feet; thence North 69°38'23" East 50.60 feet; thence North 75°47'29" East 109.28 feet; thence North 84°52'52" East 98.18 feet; thence South 79°54'43" East 97.57 feet; thence South 63°43'48" East 96.65 feet; thence South 47°46'25" East 94.90 feet; thence South 37°29'45" East 102.68 feet; thence South 34°57'38" East 211.69 feet; thence South 28°53'14" East 127.20 feet; thence North 89°56'08" East 119.05 feet; thence North 64°32'54" East 69.97 feet; thence North 25°27'06" West 110.90 feet; thence South 89°58'41" East 190.80 feet to a point on the West Line of Almond Heights Park Subdivision 4914-2410-5825, v. 2 A-3 Entry#148835 as on file with the Washington County Recorder's office; thence North 00°54'51" East along Said West Line 1,059.13 feet; thence North 89°05'20" West 86.01 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 00°54'39" East) through a central angle of 90°01'45", a distance of 31.43 feet; thence North 89°06'45" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'36" West) through a central angle of 89°58'15", a distance of 31.41 feet; thence North 88°58'51" West 170.39 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 01°47'50" East) through a central angle of 90°17'26", a distance of 31.52 feet; thence North 81°37'54" West 50.36 feet; thence southwesterly along a 20.59 foot radius non-tangent curve to the right, (center point lies South 81°17'06" West) through a central angle of 101°38'05", a distance of 36.52 feet; thence westerly along a 2,692.00 foot radius non-tangent curve to the right, (center point lies North 03°43'38" East) through a central angle of 03°48'36", a distance of 179.01 feet; thence northwesterly along a 20.00 foot radius compound curve to the right, (center point lies North 07°32'14" East) through a central angle of 87°51'35", a distance of 30.67 feet; thence North 69°46'10" West 52.25 feet; thence southwesterly along a 21.50 foot radius non-tangent curve to the right, (center point lies South 76°32'09" West) through a central angle of

110°34'37", a distance of 41.49 feet; thence North 79°38'59" West 82.54 feet; thence North 77°47'50" West 91.55 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 13°10'38" East) through a central angle of 77°46'03", a distance of 27.15 feet; thence North 66°07'42" West 54.29 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'20" West) through a central angle of 104°12'54", a distance of 36.38 feet; thence North 73°18'11" West 215.08 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 17°06'51" East) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 72°53'09" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 241.09 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 17°06'51" East) through a central angle of 89°06'20", a distance of 31.10 feet; thence North 63°41'11" West 60.96 feet; thence North 75°18'38" West 123.08 feet; thence South 15°13'44" West 99.26 feet; thence South 19°48'23" West 99.51 feet; thence South 21°43'31" West 99.55 feet; thence South 21°43'31" West 99.08 feet; thence South 21°43'31" West 197.48 feet; thence South 25°43'47" West 209.22 feet; thence South 35°55'02" West 158.77 feet; thence South 03°23'53" West 133.39 feet; thence South 30°01'55" East 76.28 feet; thence South 23°00'30" East 74.59 feet; thence South 12°01'33" East 42.11 feet; thence South 01°28'43" West 101.16 feet; thence South 12°18'41" West 77.08 feet; thence South 00°16'23" West 68.66 feet; thence South 19°50'28" East 68.66 feet; thence South 47°13'50" East 117.13 feet; thence South 81°53'41" East 117.13 feet to the point of beginning.

Containing 2,088,359 Square Feet or 47.94 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District's surveyor, to make any corrections,

deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

7. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

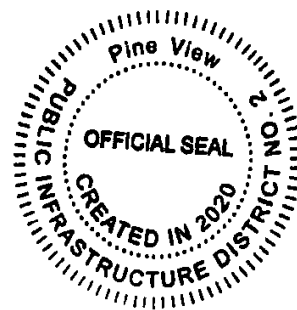
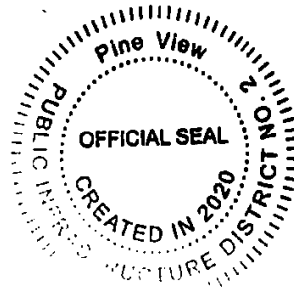
PASSED AND ADOPTED by the Board of Trustees of Pine View Public Infrastructure District No. 2 effective as of the Effective Date set forth above.

PINE VIEW PUBLIC INFRASTRUCTURE
DISTRICT NO. 2

By: *Wesley Stewart*
Chair

ATTEST:

By: *Colleen Stewart*
Secretary/Clerk



STATE OF UTAH)
 : ss.
County of Washington)

I, Colleen Stewart, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Pine View Public Infrastructure District No. 2 ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on November 10, 2025, commencing at the hour of 11:00 a.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on November 10, 2025.

By: Colleen Stewart
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Colleen Stewart, the undersigned clerk (or assistant clerk) of Pine View Public Infrastructure District No. 2 (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on November 10, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this November 10, 2025.

By: Colleen Stewart
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Pine View Public Infrastructure District No. 2
Board of Trustees
Special Meeting

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PINE VIEW
PUBLIC INFRASTRUCTURE DISTRICT NO. 2 WILL HOLD A MEETING ON
NOVEMBER 10, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200,
ST. GEORGE, UTAH 84770
AT 11:00 A.M.**

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes for October 3, 2025

D. Action Items

1. Consider approval of Resolution 2025-01b, Annexation No 1 and associated documentation

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting. This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically. Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting:

<https://us06web.zoom.us/j/81327884492?pwd=U1prncy39jJ5XDzm30CSbtFT6QG3Kh.1>

Meeting ID: 813 2788 4492

Passcode: 030118

EXHIBIT B

ANNEXATION PETITION

Intentionally Omitted

EXHIBIT C

NOTICE OF BOUNDARY ACTION

Intentionally Omitted

**EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
ANNEXATION NO. 1 - LEGAL DESCRIPTION**

PA-6 Legal Description

Parcel No. T-182-A

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(LEGAL DESCRIPTION CONTINUES ON FOLLOWING PAGE)

PA-11 Legal Description

Parcel Nos.

T-3-11-330

T-3-11-340

T-3-11-342

Beginning at a point that lies North 87°32'51" West 443.80 feet along the Section Line, and North 111.59 feet from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 66°16'18" East 98.45 feet; thence North 37°16'09" East 98.45 feet; thence North 34°25'22" East 149.93 feet; thence North 57°08'37" East 142.46 feet; thence North 62°57'22" East 92.57 feet; thence North 59°45'47" East 99.61 feet; thence North 63°14'45" East 102.00 feet; thence North 65°29'57" East 94.75 feet; thence North 69°38'23" East 50.60 feet; thence North 75°47'29" East 109.28 feet; thence North 84°52'52" East 98.18 feet; thence South 79°54'43" East 97.57 feet; thence South 63°43'48" East 96.65 feet; thence South 47°46'25" East 94.90 feet; thence South 37°29'45" East 102.68 feet; thence South 34°57'38" East 211.69 feet; thence South 28°53'14" East 127.20 feet; thence North 89°56'08" East 119.05 feet; thence North 64°32'54" East 69.97 feet; thence North 25°27'06" West 110.90 feet; thence South 89°58'41" East 190.80 feet to a point on the West Line of Almond Heights Park Subdivision 4914-2410-5825, v. 2 A-3 Entry#148835 as on file with the Washington County Recorder's office; thence North 00°54'51" East along Said West Line 1,059.13 feet; thence North 89°05'20" West 86.01 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 00°54'39" East) through a central angle of 90°01'45", a distance of 31.43 feet; thence North 89°06'45" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'36" West) through a central angle of 89°58'15", a distance of 31.41 feet; thence North 88°58'51" West 170.39 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 01°47'50" East) through a central angle of 90°17'26", a distance of 31.52 feet; thence North 81°37'54" West 50.36 feet; thence southwesterly along a 20.59 foot radius non-tangent curve to the right, (center point lies South 81°17'06" West) through a central angle of 101°38'05", a distance of 36.52 feet; thence westerly along a 2,692.00 foot radius non-tangent curve to the right, (center point lies North 03°43'38" East) through a central angle of 03°48'36", a distance of 179.01 feet; thence northwesterly along a 20.00 foot radius compound curve to the right, (center point lies North 07°32'14" East) through a central angle of 87°51'35", a distance of 30.67 feet; thence North 69°46'10" West 52.25 feet; thence southwesterly along a 21.50 foot radius non-tangent curve to the right, (center point lies South 76°32'09" West) through a central angle of 110°34'37", a distance of 41.49 feet; thence North 79°38'59" West 82.54 feet; thence North 77°47'50" West 91.55 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 13°10'38" East) through a central angle of 77°46'03", a distance of 27.15 feet; thence North 66°07'42" West 54.29 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'20" West) through a central angle of 104°12'54", a distance of 36.38 feet; thence North 73°18'11" West 215.08 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 17°06'51" East) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 72°53'09" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 241.09 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 17°06'51" East) through a central angle of 89°06'20", a distance of 31.10 feet; thence North 63°41'11" West 60.96 feet; thence North 75°18'38" West 123.08 feet; thence South 15°13'44" West 99.26 feet; thence South 19°48'23" West 99.51 feet; thence South 21°43'31" West 99.55 feet; thence South 21°43'31"

West 99.08 feet; thence South $21^{\circ}43'31''$ West 197.48 feet; thence South $25^{\circ}43'47''$ West 209.22 feet; thence South $35^{\circ}55'02''$ West 158.77 feet; thence South $03^{\circ}23'53''$ West 133.39 feet; thence South $30^{\circ}01'55''$ East 76.28 feet; thence South $23^{\circ}00'30''$ East 74.59 feet; thence South $12^{\circ}01'33''$ East 42.11 feet; thence South $01^{\circ}28'43''$ West 101.16 feet; thence South $12^{\circ}18'41''$ West 77.08 feet; thence South $00^{\circ}16'23''$ West 68.66 feet; thence South $19^{\circ}50'28''$ East 68.66 feet; thence South $47^{\circ}13'50''$ East 117.13 feet; thence South $81^{\circ}53'41''$ East 117.13 feet to the point of beginning.

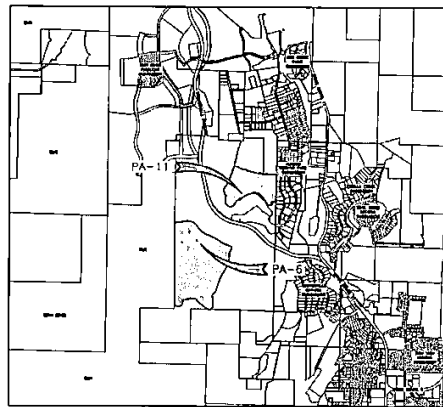
Containing 2,088,359 Square Feet or 47.94 Acres.

Basis of bearings for this description is South $87^{\circ}32'51''$ East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Final Local Entity Plat – Annexation No. 1

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1 MILE



SURVEYOR'S CERTIFICATE

I, **DAVID A. HARRIS**, a duly qualified and licensed Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat of the Pine View Public Infrastructure District No. 2 Annexation 1, as shown and recorded herein.

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

AS SHOWN AND RECORDED HEREIN.

DATE: 01/13/2026

SIGNATURE: DAVID A. HARRIS



LEGAL DESCRIPTION

ALL:

That certain land, to-wit: the land described in the plat of the Pine View Public Infrastructure District No. 2 Annexation 1, as shown and recorded herein, is situated in Section 10, 11, & 15, Township 41 South, Range 13 West, Salt Lake Base and Meridian, Toquerville City, Washington County, Utah, and is subject to the same.

That certain land, to-wit: the land described in the plat of the Pine View Public Infrastructure District No. 2 Annexation 1, as shown and recorded herein, is situated in Section 10, 11, & 15, Township 41 South, Range 13 West, Salt Lake Base and Meridian, Toquerville City, Washington County, Utah, and is subject to the same.

That certain land, to-wit: the land described in the plat of the Pine View Public Infrastructure District No. 2 Annexation 1, as shown and recorded herein, is situated in Section 10, 11, & 15, Township 41 South, Range 13 West, Salt Lake Base and Meridian, Toquerville City, Washington County, Utah, and is subject to the same.

That certain land, to-wit: the land described in the plat of the Pine View Public Infrastructure District No. 2 Annexation 1, as shown and recorded herein, is situated in Section 10, 11, & 15, Township 41 South, Range 13 West, Salt Lake Base and Meridian, Toquerville City, Washington County, Utah, and is subject to the same.

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 4



DATE: 01/13/2026
BY: DAVID A. HARRIS
TITLE: SURVEYOR

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2:	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON 01/13/2026 BY: DAVID A. HARRIS, SURVEYOR, STATE OF UTAH, NO. 12345, EXPIRING 12/31/2026.	THE WASHINGTON COUNTY SURVEYOR, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OF THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 ANNEXATION 1, AS SHOWN AND RECORDED HEREIN.	
	DATE: 01/13/2026	
	SIGNATURE: DAVID A. HARRIS	DATE: 01/13/2026

