



WHEN RECORDED, RETURN TO:
BETSY FOWLER-RUSSON
WHITE BEAR, ANKELE, TANAKA
& WALDRON
3200 E. 400 S. SUITE 2301
SALT LAKE CITY, UT 84111

ENT 35078:2025 PG 1 of 18
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 13 02:49 PM FEE 40.00 BY AC
RECORDED FOR GLH PUBLIC INFRASTRUCTURE

AFFIDAVIT OF CORRECTION (UCA 57-3-106(9))

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am (a) a resident of Utah County, State of Utah, (b) over the age of twenty-one (21) years, (c) an attorney with White Bear Ankele, Tanaka and Waldron, and (d) in all respects competent to testify to the matters contained in this Affidavit.
2. I am familiar with those certain instruments labeled: (i) Certificate of Incorporation for GLH Public Infrastructure Districts No. 1, which was prepared and issued by the Utah Office of the Lieutenant Governor dated June 10, 2024, which contained a minor clerical error in the title of the name of the District on the Certificate. The Certificate was recorded on June 26, 2024, as Entry No. 42038:2024, Certificate No. 202741 with the Utah County Recorder's Office. A copy of the recorded Certificate of Incorporation issued by the Lieutenant Governor is attached as **Exhibit A**.
3. The correct name of the District which was intended to be included on the Certificate is as follows:

GLH Public Infrastructure District No. 1

4. The Utah Office of the Lieutenant Governor will issue a revised Certificate of Incorporation for the District reflecting the correct name.
5. The Final Local Entity Plat for the District is attached as **Exhibit B**.
6. The Recorded Notice of Impending Boundary Action that accompanied the Original Request for Certificate is attached as **Exhibit C**.
7. I certify under penalty of perjury under the laws of the State of Utah that the information contained in this Affidavit of Correction is true and correct to the best of my knowledge.

(Signature Page to Affidavit of Correction)

31st
 SIGNED this 27th day of March, 2025.

By: Betsy Fowler-Russon, Attorney

STATE OF UTAH)
) ss.
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 18th day of March, 2025, by
 Betsy Fowler-Russon, as an attorney and individual.

WITNESS my hand and official seal.

My commission expires:

Dec. 14, 2025

(S E A L)



Melissa C. Platt
 Notary Public

Acknowledgment

State of Utah)

County of Utah)
§

On this 31st day of March, in the year 2025, before me, Melissa C. Platt a notary
date month year notary public name

public, personally appeared Betsy Fowler-Russon, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

Melissa C. Platt
(notary signature)



(seal)

Exhibit A
Certificate of Incorporation issued by the Lieutenant Governor

STATE OF UTAH



ENT 42038-2024 PG 1 of 2
~~ANDREA ALLEN~~
~~UTAH COUNTY RECORDER~~
2024 Jun 26 09:04 AM FEE 0.00 BY TM
RECORDED FOR SPANISH FORK CITY

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify
that there has been filed in my office a notice of incorporation for the GLH PUBLIC
INFRASTRUCTURE DISTRICTS NO. 1 located in SPANISH FORK CITY, dated MAY
21, 2024, complying with Section §17B-1-215, 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 incorporation, referred to above, on
file with the Office of the Lieutenant Governor pertaining to the GLH PUBLIC
INFRASTRUCTURE DISTRICTS NO. 1, located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have
hereunto set my hand, and affixed the Great
Seal of the State of Utah this 10th day of
June, 2024 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



GLH Industrial Park PID #1 Overall Boundary

An annexation into GLH Industrial Park Public Improvement District being all or part of five (5) parcels of land described as Parcels 5-9 in that Special Warranty Deed recorded June 14, 2022 as Entry No. 70562:2022 in the Office of the Utah County Recorder. Said entire tract is located in the Northwest Quarter of Section 12 and the Southwest Quarter Corner of Section 1, Township 8 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the West Quarter Corner of said Section 12; thence N. 00°25'12" W. 2,660.10 feet along the Section line to the Northwest Corner of said Section 12; thence N. 89°14'17" E. 512.25 feet along the Section line to a southerly extension of an existing wire fence; thence N. 00°13'34" W. 782.56 feet along said existing fence; thence S. 47°32'12" E. 1,142.59 feet along a line parallel and perpendicularly distant southwesterly 100.00 feet from an existing wire fence to said northerly line of said Section 12; thence N. 89°14'17" E. 79.95 feet along the Section Line; thence S. 00°45'43" E. 75.14 feet; thence S. 47°32'12" E. 948.37 feet; thence North 24.98 feet; thence S. 46°01'23" E. 10.80 feet; thence S. 00°11'13" E. 1,818.39 feet to an existing East West wire fence; thence along said existing wire fence the following three (3) courses: 1) N. 89°29'57" W. 130.00 feet; 2) N. 89°43'19" W. 357.16 feet; 3) N. 89°32'19" W. 599.90 feet; thence N. 89°34'02" W. 830.01 feet; thence S. 01°32'18" E. 174.57 feet to the Quarter Section line; thence S. 89°24'09" W. 214.48 feet along said Quarter Section line to the Point of Beginning.

Contains 124.490 acres, more or less.

Exhibit B
Final Local Entity Plat

UTAH COUNTY PLAT SHEET

Plat Name: GLH PUBLIC INFRASTRUCTURE DISTRICT NO 1

Request of: SPANISH FORK CITY

Entry #: 42039-2024

Map Filing #: 19266

Map Book: **Map Page:**

Date Recorded: Jun 26, 2024 9:04:26 AM

Description: SEC 12,1-8-2E

Fee: \$0.00

Deputy: Talia Malbica

Subdivision, Annexation and other large plats are not available in this format due to resolution constraints.

View map online at:
[https://www.utahcounty.gov/landrecords/
DevelopmentSearchForm.asp](https://www.utahcounty.gov/landrecords/DevelopmentSearchForm.asp)



Exhibit C
Notice of Impending Boundary Action

2

ENT 42037:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 26 09:04 AM FEE 0.00 BY TH
RECORDED FOR SPANISH FORK CITY

NOTICE OF IMPENDING BOUNDARY ACTION

(GLH Public Infrastructure District No. 1)

ENT 35078:2025 PG 11 of 18

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Spanish Fork City, Utah (the "Council"), acting in its capacity as the creating entity for GLH Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on May 21, 2024 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Utah County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this May 21, 2024.

**CITY COUNCIL OF SPANISH FORK CITY,
UTAH, acting in its capacity as the creating
authority for GLH PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**

By: 

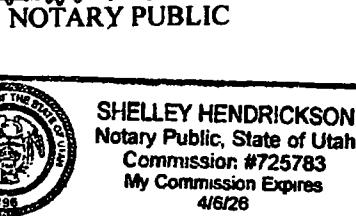
AUTHORIZED REPRESENTATIVE

Mike Mendenhall

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

SUBSCRIBED AND SWORN to before me this 21st day of May, 2024.



GLH Industrial Park PID #1 Overall Boundary

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Contains 124.490 acres, more or less.

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ANDREW ALLEN
UTAH COUNTY RECORDER
2024 JUN 26 09:04 AM FEE 0.00 BY TM
RECORDED FOR SPANISH FORK CITY

RESOLUTION CR-2024-10

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF SPANISH FORK CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF GLH PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 AND 2 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution the approval of the creation of three Public Infrastructure Districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the Districts therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

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WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure Districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the Districts (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Council building because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Council building was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; 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 for each of the Districts a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notices") and Final Entity Plat attached to each as Boundary Notices Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Trustees of each Board of the Districts shall be initially composed of the same members. The initial Boards of the Districts are hereby appointed as follows:

(a) Trustee 1 – Paul Ritchie, for an initial 6-year term;

- (b) Trustee 2 – Corey Berg, for an initial 4-year term;
- (c) Trustee 3 – Dave Hennefer, for an initial 6-year term;
- (d) Trustee 4 – Chad Lewis, for an initial 4-year term; and
- (e) Trustee 5 – Whitt Hill, for an initial 6-year term.

(f) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of certificates of creation for all Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document and the Boundary Notices 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Boards of Trustees of the Districts (the “District Boards”) are hereby authorized and directed to record such Governing Document with the recorder of the Utah County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. 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.

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

13. This resolution shall take effect immediately provided that, in the event that the Plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than thirty (30) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Plat is finalized, as certified in writing by any one of the Mayor, a Councilperson, or the City Attorney.

PASSED AND ADOPTED by the City Council of Spanish Fork City, Utah, this May 21, 2024.

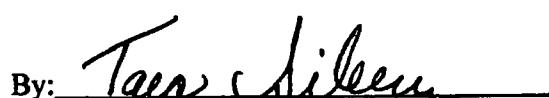
SPANISH FORK, UTAH

By:


Mike Mendenhall

Mayer

ATTEST:

By: 
Tessa Sibley
City Recorder



(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By: 
Mayor
Mike Mendenhall

ATTEST:

By: 
City Recorder



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

I, Tara Silver, the undersigned duly qualified and acting City Recorder of Spanish Fork City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on May 21, 2024, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my 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 Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this May 21, 2024.

By: Tara Silver
City Recorder

