

WHEN RECORDED, RETURN TO:

Sun Sage Terrace Public Infrastructure District
c/o York Howell
Attn: M. Thomas Jolley
10610 South Jordan, Gateway, Suite 200
South Jordan, Utah 84095

Parcel Nos. 01-065-0-0072, 01-065-0-0073, and 01-065-0-0081

NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT

Notice is hereby given that Sun Sage Terrace Public Infrastructure District (the "District") was created with the boundaries described in Exhibit A hereto.

The District may finance and repay infrastructure and other improvements through the levy of a property tax in a maximum amount of 0.005 per dollar of taxable value.

Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District's Bonds.

Such debt may be converted from limited tax debt to general obligation debt of the District if the principal amount of the related limited tax bond together with the principal amount of other related outstanding general obligation bonds if the District does not exceed 15% of the fair market value of taxable property in the District, determined by (i) an appraisal from an appraiser who is a member of the Appraisal Institute that is addressed to the public infrastructure district or a financial institution; or (ii) the most recent market value of the property from the Tooele County Assessor.

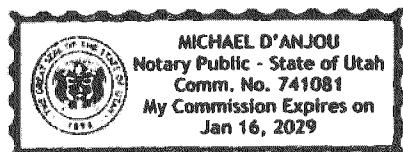
A copy of the Governing Document for the District is on file at the offices of Grantsville City, Utah.

DATED this 5th day of March, 2025.

Larry Jackson
Larry Jackson, Trustee

STATE OF UTAH)
:ss.
COUNTY OF Tooele)

On this 5th day of March, 2025 personally appeared before me
Larry Jackson, who duly acknowledged to me that he/she executed the foregoing
instrument on behalf of Sun Sage Terrace Public Infrastructure District in the capacity of
Trustee.



Michael D'Anjou
Notary Public

Residing at: Somersby Park, Utah

My Commission Expires: Jan. 16, 2029

EXHIBIT A**(Legal Description)**

A parcel of land situated in the North half of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Grantsville City, Utah, more particularly described as follows:

Beginning at a point on the Quarter Section line located South 89°42'29" West 2636.04 feet along the Quarter Section line from the found Dependent Resurvey monument representing the East Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (the basis of bearing being South 0°22'33" East 2644.01 feet, which is the measured line between the found monuments representing the Northeast corner and East Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian) and running;

thence South 89°42'29" West 2,652.74 feet along said Quarter Section line to the found Dependent Resurvey monument representing the West Quarter corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence North 0°20'16" West 1,321.32 feet along the Section line to a point on the 40-acre line;

thence North 89°41'45" East 2,605.93 feet along said 40-acre line to a point on the West line of a parcel having the Entry No. 451002 as recorded in the office of the Tooele County Recorder;

thence South 0°19'14" East 330.51 feet along said West parcel line to the South line of said parcel;

thence along said South parcel line the following five (5) courses;

- (1) thence North 89°42'23" East 152.46 feet;
- (2) thence Northeasterly 23.55 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 0°24'02" West and the long chord bears North 44°37'12" East 21.21 feet through a central angle of 89°57'32");
- (3) thence North 89°43'24" East 66.00 feet
- (4) thence Southeasterly 23.54 feet along the arc of a 15.00 feet radius non-tangent curve to the left (center bears North 89°38'26" East and the long chord bears South 45°19'36" East 21.20 feet through a central angle of 89°56'04");
- (5) thence North 89°42'23" East 450.94 feet to and a long the South line of a parcel

having the Entry No. 33078 as recorded in the office of the Tooele County Recorder; thence North 0°21'50" West 165.23 feet along said South parcel line; thence North 89°42'32" East 287.08 feet along said South parcel line to a point on the Westerly line of Sun Sage Terrace Subdivision, Phase 2, recorded under Book 22, Page 36 in the office of the Tooele County Recorder; thence along said Westerly subdivision line the following twenty (20) courses;

- (1) thence South 49°56'58" West 65.47 feet;
- (2) thence South 89°38'13" West 37.98 feet;
- (3) thence South 0°17'38" East 123.31 feet;
- (4) thence South 10°55'01" West 67.28 feet;
- (5) thence South 0°21'34" East 175.50 feet;
- (6) thence South 89°42'23" West 124.19 feet;
- (7) thence South 31°19'17" East 132.53 feet;
- (8) thence South 0°08'45" West 219.96 feet;
- (9) thence South 89°35'00" West 174.15 feet;
- (10) thence South 88°46'21" West 66.01 feet;
- (11) thence South 89°41'53" West 173.15 feet;
- (12) thence South 0°21'34" East 124.99 feet to a point on the Northerly right-of-way line of Apple Mill Road;
- (13) thence South 89°41'53" West 165.02 feet;
- (14) thence Northwesterly 23.55 feet along the arc of a 15.00 feet radius tangent curve to the right (center bears North 0°18'07" West and the long chord bears North 45°19'50" West 21.20 feet through a central angle of 89°56'33");
- (15) thence South 89°38'26" West 33.00 feet
- (16) thence North 0°21'34" West 0.09 feet;

- (17) thence South 89°38'26" West 33.00 feet;
- (18) thence Southwesterly 23.58 feet along the arc of a 15.00 feet radius non-tangent curve to the right (center bears South 89°38'26" West and the long chord bears South 44°40'10" West 21.22 feet through a central angle of 90°03'27");
- (19) thence South 89°41'53" West 105.98 feet;
- (20) thence South 0°21'34" East 289.82 feet, to the Point of Beginning.

Contains 4,032,106 square feet or 92.56 acres.