

STATE OF UTAH



ENT 75759:2023 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 20 01:17 PM FEE 0.00 BY CS
RECORDED FOR SALEM CITY

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 2 located in SALEM CITY, dated SEPTEMBER 20, 2023, 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 creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 2, 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 20th day of October, 2023 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Salem City – Viridian Farm Public Infrastructure District #2 – Salem City
 State of Utah Certificate of Creation
 (Certificate # 202576, dated October 17, 2023).

Property Legal Description

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #2

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 625.51 FEET AND SOUTH 16.50 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S00°35'14"E 193.77 FEET; THENCE N89°24'46"E 25.07 FEET; THENCE S00°35'14"E 58.00 FEET; THENCE S00°39'04"E 312.89 FEET; THENCE S05°36'11"E 215.26 FEET; THENCE N89°24'46"E 16.29 FEET; THENCE S00°35'14"E 178.09 FEET; THENCE N89°25'04"E 20.75 FEET; THENCE S00°35'14"E 120.21 FEET; THENCE N89°23'48"E 12.05 FEET; THENCE S00°21'28"E 284.60 FEET; THENCE S89°38'32"W 113.91 FEET; THENCE N00°35'14"W 106.71 FEET; THENCE S89°08'50"W 63.00 FEET; THENCE S89°25'01"W 418.00 FEET; THENCE S89°24'46"W 129.62 FEET; THENCE S00°35'14"E 107.00 FEET; THENCE S89°24'46"W 378.00 FEET; THENCE N00°35'14"W 44.87 FEET; THENCE S89°24'46"W 58.00 FEET; THENCE S89°23'48"W 280.01 FEET TO THE EAST LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 285.40 FEET; THENCE N89°24'46"E 360.97 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: S00°30'39"E 273.00 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET (BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6); THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 691.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±34.83 ACRES
 ±1,517,030 SQ. FT.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°08'08"E ALONG THE SECTION LINE 1388.56 FEET AND SOUTH 0.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 1206.80 FEET ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 119489:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: THENCE S40°05'30"W 411.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 199.94 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 29°38'01", CHORD: S25°16'30"W 197.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.69 FEET WITH A RADIUS OF 105.49 FEET THROUGH A CENTRAL ANGLE OF 25°54'01", CHORD: S23°24'30"W 47.28 FEET; THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 0.77 FEET WITH A RADIUS OF 2.57 FEET THROUGH A CENTRAL ANGLE OF 17°16'00", CHORD: S44°59'30"W 0.77 FEET; THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 93.84 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 13°54'30", CHORD: S46°40'15"W 93.61 FEET; THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 49.48 FEET; THENCE S31°10'29"W 641.96 FEET; THENCE S39°19'38"W 224.08 FEET; THENCE N42°42'08"W 423.05 FEET; THENCE S47°19'17"W 115.24 FEET; THENCE N42°18'16"W 179.88 FEET; THENCE S48°22'16"W 167.73 FEET; THENCE S51°53'47"W 58.17 FEET; THENCE S36°08'57"W 393.23 FEET; THENCE N30°09'46"W 312.81 FEET; THENCE S59°50'14"W 40.68 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE S59°50'14"W 411.20 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE N59°50'14"E 23.70 FEET; THENCE N30°09'46"W 614.03 FEET; THENCE S59°26'56"W 12.57 FEET; THENCE N30°33'04"W 159.00 FEET; THENCE N59°26'56"E 726.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 361.88 FEET WITH A RADIUS OF 2519.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: N63°33'49"E 361.57 FEET; THENCE N67°40'42"E 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 669.92 FEET WITH A RADIUS OF 5005.50 FEET THROUGH A CENTRAL ANGLE OF 07°40'06", CHORD: N63°50'39"E 669.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.26 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°26'06", CHORD: S70°52'50"E 3.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 171.91 FEET WITH A RADIUS OF 88.50 FEET THROUGH A CENTRAL ANGLE OF 111°17'38", CHORD: N59°41'24"E 146.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 3.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°44'57", CHORD: N10°25'04"E 3.33 FEET; THENCE N59°37'32"E 264.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 95.05 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: N63°17'34"E 94.98 FEET; THENCE N66°57'36"E 213.03 FEET; THENCE ALONG THE ARC OF A

CURVE TO THE LEFT 105.22 FEET WITH A RADIUS OF 757.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'30", CHORD: N62°58'51"E 105.13 FEET; THENCE N59°00'06"E 21.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±90.96 ACRES
±3,962,066 SQ. FT.

PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 332.27 FEET; THENCE N00°48'47"W 391.09 FEET; THENCE N89°11'13"E 151.18 FEET; THENCE N00°48'47"W 96.08 FEET; THENCE N89°11'13"E 185.55 FEET; THENCE N00°48'47"W 84.61 FEET; THENCE N88°54'25"E 40.16 FEET; THENCE N00°35'32"W 86.40 FEET; THENCE N89°24'43"E 243.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: N88°40'46"E 30.59 FEET; THENCE N02°03'10"W 48.00 FEET; THENCE N03°03'06"W 101.68 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: N73°11'55"E 497.94 FEET; THENCE N59°26'56"E 164.47 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE S59°26'56"W 47.05 FEET; THENCE S30°09'46"E 550.16 FEET; THENCE S40°40'09"E 57.49 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 165.00 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 12°03'30", CHORD: S43°18'06"W 164.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 22.37 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 85°26'22", CHORD: N05°26'50"W 20.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 33.31 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'05", CHORD: N45°15'58"W 33.30 FEET; THENCE S47°38'04"W 23.51 FEET; THENCE S63°05'56"W 99.03 FEET; THENCE S67°13'09"W 129.23 FEET; THENCE S71°15'01"W 118.02 FEET; THENCE S74°47'41"W 99.39 FEET; THENCE S78°01'47"W 99.05 FEET; THENCE S81°15'33"W 99.05 FEET; THENCE S84°29'19"W 99.05 FEET; THENCE S87°45'20"W 101.35 FEET; THENCE S89°24'28"W 107.29 FEET; THENCE S00°18'48"E 19.43 FEET; THENCE S89°41'12"W 63.00 FEET; THENCE S00°18'48"E 78.97 FEET; THENCE S89°41'12"W 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.99 ACRES
±914,391 SQ. FT.

PARCEL D

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°22'15"W ALONG THE QUARTER SECTION LINE 1799.75 FEET AND EAST 1016.39 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N00°35'14"W 242.00 FEET; THENCE N89°24'46"E 967.16 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT IN DEED ENTRY NO. 101395:2015; THENCE S00°34'16"E ALONG SAID FENCE LINE AGREEMENT 242.00 FEET; THENCE S89°24'46"W 967.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.37 ACRES
±234,043 SQ. FT.

COMBINED AREA CONTAINS: ±152.15 ACRES