

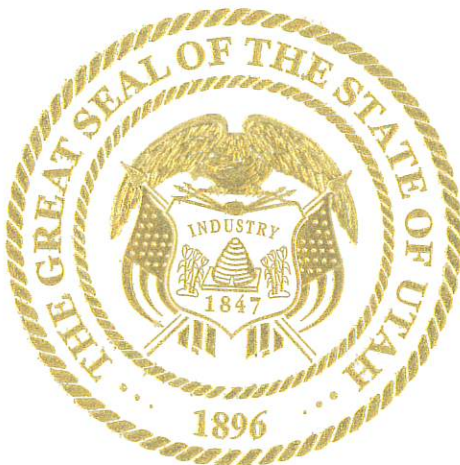


OFFICE OF THE LIEUTENANT GOVERNOR

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 WRE CV INFRASTRUCTURE FINANCING DISTRICT located in CACHE COUNTY, dated FEBRUARY 14, 2025, complying with §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 WRE CV INFRASTRUCTURE FINANCING DISTRICT, located in CACHE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 24th day of February, 2025 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

Certification of Petition

County of Cache

An

Certification of Petition

I Hereby certify the Petition for

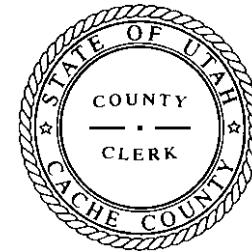
THE CREATION OF WRE CV INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN CACHE COUNTY, UTAH



Bryson J. Behm

Cache County Clerk



**PETITION REQUESTING THE CREATION OF
WRE CV INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN CACHE COUNTY, UTAH**

December 10, 2024

Bryson Behm
Cache County Clerk/Auditor
179 North Main Street, Suite 102
Logan, Utah 84321
(435) 755-1460
Email: Bryson.behm@cachecounty.gov

The undersigned (the “Petitioner”) believes that the “Responsible Clerk” and the “Responsible Body” (as defined in UCA §17B-1-201(12) and UCA §17B-1-201(13)) are the Cache County Clerk and Cache County and hereby request that the Clerk of Cache County, Utah (the “County Clerk”) certify this Petition for the WRE CV Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapters 1 and 2a, Part 13, Utah Code Annotated 1953 (the “Act”). The Petitioner requests the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District (collectively the “Development”).

I. Petitioner

Petitioner/Owner:

Woodsonia Cache Valley, LLC
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022

as the owner of property located at:
Logan City, Cache County, Utah, more particularly described on
Exhibit A

Contact Sponsor:

Mitch Hohlen
Woodsonia Cache Valley, LLC
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022
(402) 326-1033
Mitch@woodsonia.net

II. Property Owner(s) and Registered Voters

The Petitioner represents 100% of the surface property owners within the proposed District’s boundaries. The Petitioner further represents that all of the property within the proposed District’s boundaries is within Cache County, Utah. The Petitioner represents that there

are currently no registered voters within the boundary of the District.

III. Name of District

WRE CV Infrastructure Financing District.

IV. Proposed District Boundaries

The Petitioner requests that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"). The Original District Boundaries are further described and depicted in the Final Local Entity Plat, as shown in **Exhibit B** (the "Final Local Entity Plat").

V. Requested Service

The Petitioner requests the District be created in accordance with Chapter 2a, Part 13 of the Act for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

VI. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the "Governing Document").

VII. Engineer's Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is the certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VIII. Board of Trustees and Divisions

- a) The Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) members at large, who are agents or officers of the property owner, and are hereby appointed for the indicated initial terms as follows:

Trustee 1: Mitch Hohlen, for an initial term of six years
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022

Trustee 2: Andrew Snyder, for an initial term of six years
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022

Trustee 3: Natalie Wordekemper, for an initial term of four years
20010 Manderson Street, Suite 101
Elkhorn, Nebraska 68022

- c) Upon the date on which there are 100 registered voters whose “principal place of residence,” as that term is defined under Utah Code Section 20A-2-105(1)(a), as may be amended, is within the District (the “Board Transition”), the Board of the District shall be composed of two (2) additional Trustees who shall be elected from the registered voters of such District at the next election following the Board Transition. The initial terms of such additional Trustees shall ensure that the terms of three (3) Trustees are staggered from the terms of two (2) Trustees.
- d) Upon the expiration of a Trustee’s respective term, or any vacancy relating thereto, any seat which is not an elected seat shall be appointed by the remaining members of the Board and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. Any owner of land constituting more than 33.3% of the taxable value of commercial property within the District shall be entitled to appoint one seat to the Board of the District for each 33.3% taxable value of commercial property interest. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.
- e) No divisions will be established within the boundary of the District.

IX. Petitioner’s Consent and Acknowledgments

The Petitioner hereby consents to:

- i) The creation of the District within the Original District Boundaries;
- ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
- iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
- iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- v) The Petitioner hereby acknowledges and certifies that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

vi) The Petitioner hereby acknowledges and certifies to the best of its knowledge that all requirements applicable to the creation of the District have been met.

vii) The Petitioner acknowledges that the signature(s) below are grouped to comply with Section 17B-1-208(1)(a)(ii).

X. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

XI. Government Entities Involved

- a. Municipality. Logan City, Utah
- b. County. Cache County, Utah

XII. [Reserved]

XIII. Instructions for Clerk

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the Petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified Petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.
- b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above, file with the Lieutenant Governor's Office, in addition to a copy of the certified Petition (including the exhibits hereto):
 - i) a copy of the Notice of Impending Boundary Action signed by the County Clerk, attached hereto as **Exhibit E**; and
 - ii) a copy of the Final Local Entity Plat, signed by the County Clerk.
- c) Documents may be filed with the Lieutenant Governor's Office at <https://cs.utah.gov/s/annexations-request> with the Contact Sponsor cc'd on such email.
- d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

- e) In the event the County Clerk fails to certify or reject this Petition within 45 days, this Petition will be deemed certified and the Petitioner may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

(***INTENTIONALLY LEFT BLANK***)

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

WOODSONIA CACHE VALLEY, LLC,
a Utah limited liability company

By: 
Drew Snyder, Manager

STATE OF NEBRASKA)
 ss:
COUNTY OF DOUGLAS)

On this 10th day of December, 2024, personally appeared before me Drew Snyder, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the Manager of Woodsonia Cache Valley, LLC, who is the above-referenced Petitioner, that he is duly authorized by said company to sign this Petition, and that he acknowledged to me that said company executed the same for the uses and purposes set forth herein.


Notary Public

State of Nebraska -- General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

EXHIBIT A

(ORIGINAL DISTRICT BOUNDARIES)

WRE CV INFRASTRUCTURE FINANCING DISTRICT – FINAL LOCAL ENTITY PLAT

ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 3 OF CACHE VALLEY MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT FILED MARCH 29, 2024, AS ENTRY NO. 1355389, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, LOCATED IN PART OF SECTIONS 27 AND 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 755506;

THENCE SOUTH 88°33'21" EAST 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION;

THENCE NORTH 1°30'32" EAST 40.00 FEET; THENCE NORTH 88°33'21" WEST 300.81 FEET; THENCE NORTH 01°05'17" EAST 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CACHE VALLEY BOULEVARD; AND RUNNING

THENCE NORTH 88°33'21" WEST 769.92 FEET ALONG SAID NORTH LINE;

THENCE NORTHWESTERLY 94.91 FEET ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°26'39" EAST AND THE CHORD BEARS NORTH 78°26'55" WEST 94.41 FEET WITH A CENTRAL ANGLE OF 20°12'52") ALONG SAID NORTH LINE;

THENCE SOUTH 88°51'41" EAST 146.01 FEET;

THENCE NORTH 1°07'20" EAST 334.11 FEET;

THENCE NORTH 37°05'41" WEST 95.56 FEET;

THENCE SOUTH 88°01'33" EAST 651.88 FEET;

THENCE NORTH 1°30'32" EAST 452.91 FEET;

THENCE SOUTH 88°29'28" EAST 8.91 FEET;

THENCE NORTH 10°04'19" EAST 65.31 FEET;

THENCE SOUTH 88°01'33" EAST 55.88 FEET;

THENCE NORTH 1°35'06" EAST 180.60 FEET TO THE SOUTH LINE OF 1400 NORTH STREET, UDOT PROJECT S-0053(1);

THENCE SOUTH 88°01'33" EAST 32.00 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 1°35'06" WEST 138.64 FEET;

THENCE SOUTH 88°58'26" EAST 197.32 FEET;

THENCE NORTH 1°35'37" EAST 13.12 FEET;

THENCE SOUTH 88°19'06" EAST 105.88 FEET TO THE WEST LINE OF 200 EAST STREET;

THENCE SOUTH 1°30'32" WEST 732.14 FEET ALONG SAID WEST LINE;

THENCE NORTH 88°52'23" WEST 303.52 FEET;

THENCE SOUTH 1°58'27" WEST 153.42 FEET;

THENCE SOUTHERLY 60.00 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°01'33" EAST AND THE CHORD BEARS SOUTH 11°46'37" EAST 59.43 FEET WITH A CENTRAL ANGLE OF 27°30'07");

THENCE SOUTH 25°31'40" EAST 6.90 FEET;

THENCE SOUTHERLY 20.90 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°28'20" WEST AND THE CHORD BEARS SOUTH 12°13'12" EAST 20.72 FEET WITH A CENTRAL ANGLE OF 26°36'57");

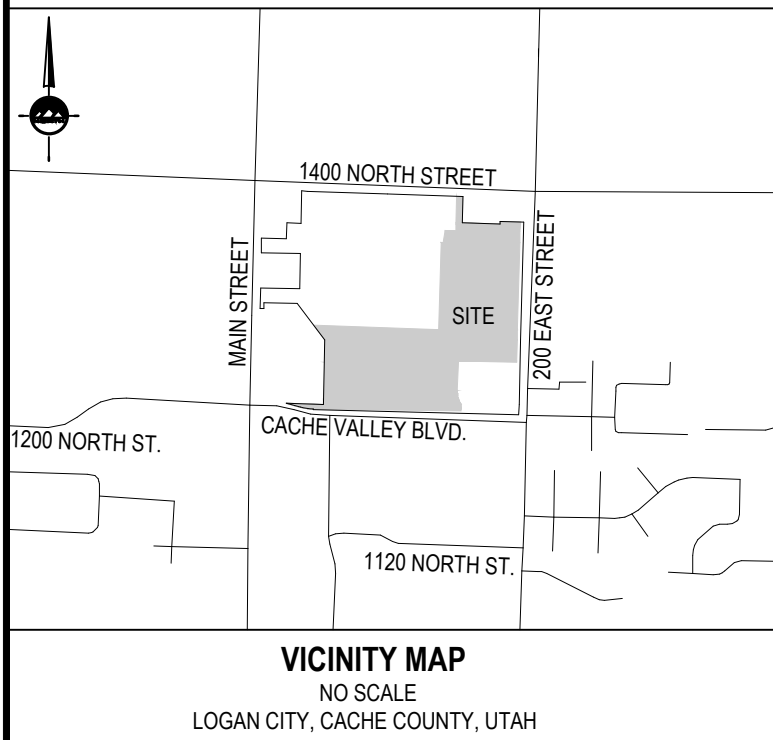
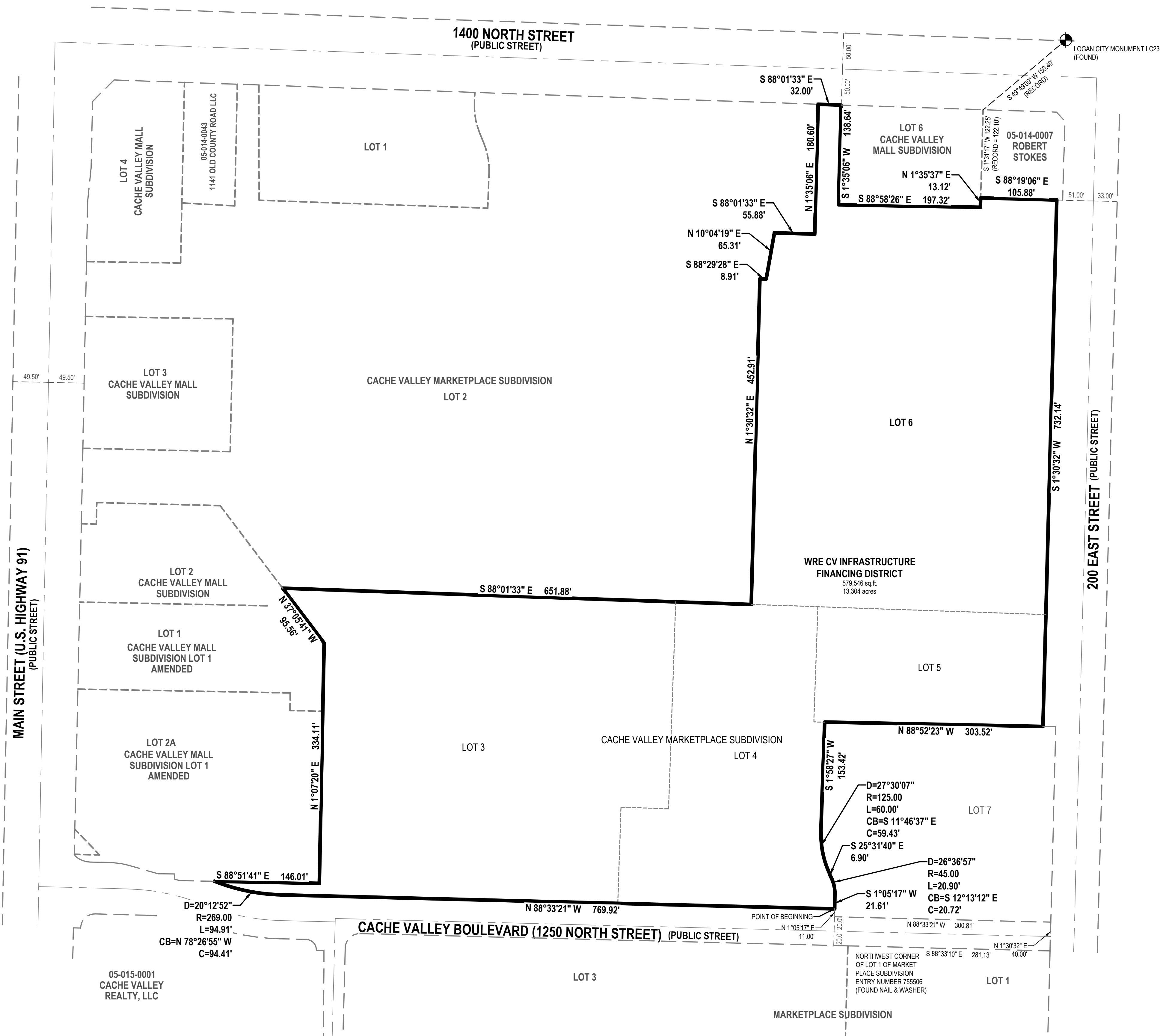
THENCE SOUTH 1°05'17" WEST 21.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 579,546 SQUARE FEET OR 13.304 ACRES

EXHIBIT B

(FINAL LOCAL ENTITY PLAT)

WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT
DECEMBER 2024

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH



- LEGEND
- BOUNDARY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE

DEVELOPER
WOODSONIA
20010 MANDERSON STREET, STE: 101
ELKHORN, NE 68022
402.513.9003

THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.898.2883

SHEET 1 OF 1

PROJECT NUMBER : 12315

MANAGER : BDM

DRAWN BY : KFW

CHECKED BY : TRW

DATE : 2024-12-10

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 8034679, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Salt Lake County to be annexed into the South Valley Sewer District.

BOUNDARY DESCRIPTION

ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 3 OF CACHE VALLEY MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT FILED MARCH 29, 2024, AS ENTRY NO. 1355389, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, LOCATED IN PART OF SECTIONS 27 AND 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

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THENCE SOUTH 88°33'21" EAST 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION;
THENCE NORTH 1°30'32" EAST 40.00 FEET; THENCE NORTH 88°33'21" WEST 300.81 FEET; THENCE NORTH 01°05'17" EAST 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CACHE VALLEY BOULEVARD, AND RUNNING

THENCE NORTH 88°33'21" WEST 769.92 FEET ALONG SAID NORTH LINE;
THENCE NORTHWESTERLY 94.91 FEET ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°20'35" EAST AND THE CHORD BEARS NORTH 78°26'55" WEST 94.41 FEET WITH A CENTRAL ANGLE OF 20°12'52") ALONG SAID NORTH LINE;
THENCE SOUTH 88°51'41" EAST 146.01 FEET;
THENCE NORTH 1°07'20" EAST 334.11 FEET;
THENCE NORTH 37°05'41" WEST 95.56 FEET;
THENCE SOUTH 88°01'33" EAST 651.88 FEET;
THENCE NORTH 1°30'32" EAST 452.91 FEET;
THENCE SOUTH 88°29'28" EAST 8.91 FEET;
THENCE NORTH 10°04'19" EAST 65.31 FEET;
THENCE SOUTH 88°01'33" EAST 55.88 FEET;
THENCE NORTH 1°35'06" EAST 180.60 FEET TO THE SOUTH LINE OF 1400 NORTH STREET, UDOT PROJECT S-0053(1);
THENCE SOUTH 88°01'33" EAST 32.00 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 1°35'06" WEST 138.64 FEET;
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THENCE NORTH 88°52'23" WEST 303.52 FEET;
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THENCE SOUTHERLY 20.90 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°28'20" WEST AND THE CHORD BEARS SOUTH 12°13'12" EAST 20.72 FEET WITH A CENTRAL ANGLE OF 26°36'57");
THENCE SOUTH 1°05'17" WEST 21.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 579,546 SQUARE FEET OR 13.304 ACRES

DATE

TRENT R. WILLIAMS, PLS
P.L.S. 8034679

CACHE COUNTY CLERK

APPROVED THIS _____ DAY OF _____, 20____, BY THE CACHE COUNTY CLERK.

CACHE COUNTY CLERK

CACHE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE CACHE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

CACHE COUNTY SURVEYOR

WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH

CACHE COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE

REQUEST OF :

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

CACHE COUNTY RECORDER

EXHIBIT C
(GOVERNING DOCUMENT)

**GOVERNING DOCUMENT
FOR
WRE CV INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN CACHE COUNTY, UTAH**

Prepared

by

York Howell, LLC
South Jordan, Utah

December 10, 2024

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LIST OF EXHIBITS

EXHIBIT 1	Original District Boundaries
EXHIBIT 2	Copy of Development Agreement

I. INTRODUCTION

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act and to finance or reimburse the construction of C-PACE Improvements.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

“Assessment Act” means Title 11, Chapter 42, Utah Code as may be amended from time to time.

“Board” means the board of trustees of the District.

“C-PACE Act” means Title 11, Chapter 42a, Utah Code as may be amended from time to time.

“C-PACE Improvements” means any improvements within an energy assessment area pursuant to the C-PACE Act.

“District” means the WRE CV Infrastructure Financing District.

“Governing Document” means this Governing Document for the District.

“Improvements” means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

“Original District Boundaries” means the boundaries of the District, as described in **Exhibit 1** hereto.

“Petitioner” means Woodsonia Cache Valley, LLC, a Utah limited liability company, as the petitioner requesting the creation of the District.

“Special District Act” means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

“State” means the State of Utah.

“Trustee” means a member of the Board.

“Utah Code” means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 13.304 acres, as further described in **Exhibit 1**. There is no “Designated Expansion Area” for the District.

B. Corrections to Legal Descriptions. Prior to recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto 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.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the following Improvements, provided the District may finance any improvements permitted under the Special District Act, or the Assessment Act: Site Work, Secondary Water, Sewer, Culinary Water, Gas, Power, Storm Drain, Roads, Sidewalk, Curb and Gutter, Landscape, and related improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be initially composed of three (3) Trustees. All Trustees shall hold at large seats. The owners of surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of a Certificate of Incorporation by the Lieutenant Governor’s Office of the State of Utah:

1. Trustee 1. MITCH HOHLEN is hereby appointed to the Board with an initial term of six years.

2. Trustee 2. ANDREW SNYDER is hereby appointed to the Board with an initial term of six years.

3. Trustee 3. NATALIE WORDEKEMPER is hereby appointed to the Board with an initial term of four years.

4. Additional Trustees. Upon the date on which there are 100 registered voters whose “principal place of residence,” as that term is defined under Utah Code Section 20A-2-105(1)(a), as may be amended, is within the District (the “Board

Transition”), the Board of the District shall be composed of two (2) additional Trustees who shall be elected from the registered voters of such District at the next election following the Board Transition. The initial terms of such additional Trustees shall ensure that the terms of three (3) Trustees are staggered from the terms of two (2) Trustees.

B. [Reserved].

C. Re-Election, Re-Appointment, Vacancy. Upon the expiration of a Trustee’s respective term, or any vacancy relating thereto, any seat which is not an elected seat shall be appointed by the remaining members of the Board and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. Any owner of land constituting more than 33.3% of the taxable value of commercial property within the District shall be entitled to appoint one seat to the Board of the District for each 33.3% taxable value of commercial property interest. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

D. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with the Special District Act, shall be entitled to vote on such matters.

VI. DEVELOPMENT AGREEMENT

In accordance with the requirements of the Special District Act, attached hereto as **Exhibit 2** is a copy of the Development Agreement relating to infrastructure to be developed within the boundary of the District and for which the District anticipates providing funding. The Development Agreement is subject to amendment and revision and is not a limitation on the Improvements that may be financed by the District.

VII. RESERVED

VIII. GOVERNING DOCUMENT AMENDMENT

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

EXHIBIT 1

(ORIGINAL DISTRICT BOUNDARIES)

WRE CV INFRASTRUCTURE FINANCING DISTRICT – FINAL LOCAL ENTITY PLAT

ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 3 OF CACHE VALLEY MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT FILED MARCH 29, 2024, AS ENTRY NO. 1355389, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, LOCATED IN PART OF SECTIONS 27 AND 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 755506;

THENCE SOUTH 88°33'21" EAST 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION;

THENCE NORTH 1°30'32" EAST 40.00 FEET; THENCE NORTH 88°33'21" WEST 300.81 FEET; THENCE NORTH 01°05'17" EAST 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CACHE VALLEY BOULEVARD; AND RUNNING

THENCE NORTH 88°33'21" WEST 769.92 FEET ALONG SAID NORTH LINE;

THENCE NORTHWESTERLY 94.91 FEET ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°26'39" EAST AND THE CHORD BEARS NORTH 78°26'55" WEST 94.41 FEET WITH A CENTRAL ANGLE OF 20°12'52") ALONG SAID NORTH LINE;

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THENCE NORTH 37°05'41" WEST 95.56 FEET;

THENCE SOUTH 88°01'33" EAST 651.88 FEET;

THENCE NORTH 1°30'32" EAST 452.91 FEET;

THENCE SOUTH 88°29'28" EAST 8.91 FEET;

THENCE NORTH 10°04'19" EAST 65.31 FEET;

THENCE SOUTH 88°01'33" EAST 55.88 FEET;

THENCE NORTH 1°35'06" EAST 180.60 FEET TO THE SOUTH LINE OF 1400 NORTH STREET, UDOT PROJECT S-0053(1);

THENCE SOUTH 88°01'33" EAST 32.00 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 1°35'06" WEST 138.64 FEET;

THENCE SOUTH 88°58'26" EAST 197.32 FEET;

THENCE NORTH 1°35'37" EAST 13.12 FEET;

THENCE SOUTH 88°19'06" EAST 105.88 FEET TO THE WEST LINE OF 200 EAST STREET;

THENCE SOUTH 1°30'32" WEST 732.14 FEET ALONG SAID WEST LINE;

THENCE NORTH 88°52'23" WEST 303.52 FEET;

THENCE SOUTH 1°58'27" WEST 153.42 FEET;

THENCE SOUTHERLY 60.00 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°01'33" EAST AND THE CHORD BEARS SOUTH 11°46'37" EAST 59.43 FEET WITH A CENTRAL ANGLE OF 27°30'07");

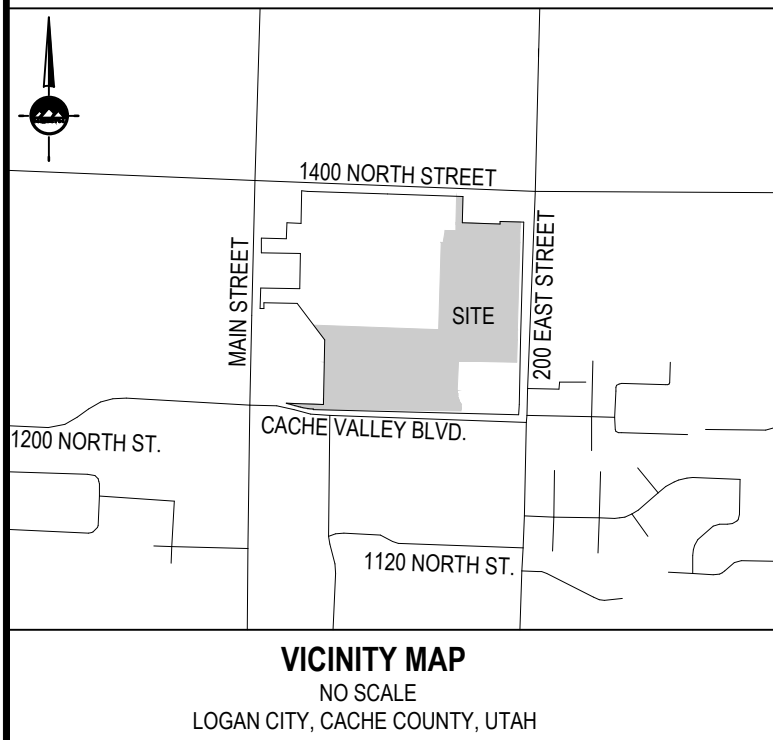
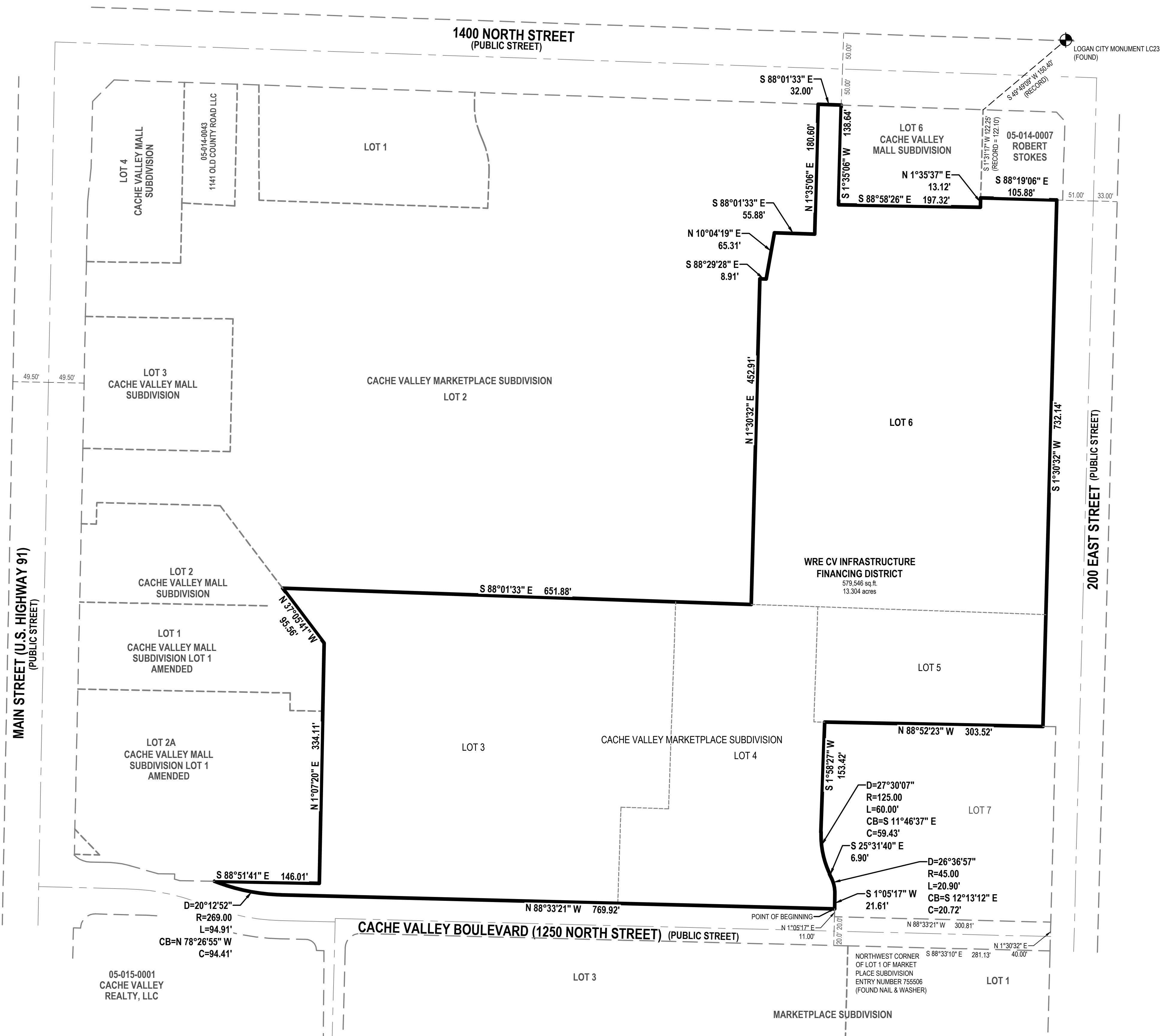
THENCE SOUTH 25°31'40" EAST 6.90 FEET;

THENCE SOUTHERLY 20.90 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°28'20" WEST AND THE CHORD BEARS SOUTH 12°13'12" EAST 20.72 FEET WITH A CENTRAL ANGLE OF 26°36'57");

THENCE SOUTH 1°05'17" WEST 21.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 579,546 SQUARE FEET OR 13.304 ACRES

WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT
DECEMBER 2024

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH



- LEGEND
- BOUNDARY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE

DEVELOPER
WOODSONIA
20010 MANDERSON STREET, STE: 101
ELKHORN, NE 68022
402.513.9003

THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.898.2883

SHEET 1 OF 1

PROJECT NUMBER : 12315

MANAGER : BDM

DRAWN BY : KFW

CHECKED BY : TRW

DATE : 2024-12-10

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 8034679, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Salt Lake County to be annexed into the South Valley Sewer District.

BOUNDARY DESCRIPTION

ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 3 OF CACHE VALLEY MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT FILED MARCH 29, 2024, AS ENTRY NO. 1355389, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, LOCATED IN PART OF SECTIONS 27 AND 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 755506;
THENCE SOUTH 88°33'21" EAST 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION;
THENCE NORTH 1°30'32" EAST 40.00 FEET; THENCE NORTH 88°33'21" WEST 300.81 FEET; THENCE NORTH 01°05'17" EAST 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CACHE VALLEY BOULEVARD, AND RUNNING

THENCE NORTH 88°33'21" WEST 769.92 FEET ALONG SAID NORTH LINE;
THENCE NORTHWESTERLY 94.91 FEET ALONG THE ARC OF A 269.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°20'35" EAST AND THE CHORD BEARS NORTH 78°26'55" WEST 94.41 FEET WITH A CENTRAL ANGLE OF 20°12'52") ALONG SAID NORTH LINE;
THENCE SOUTH 88°51'41" EAST 146.01 FEET;
THENCE NORTH 1°07'20" EAST 334.11 FEET;
THENCE NORTH 37°05'41" WEST 95.56 FEET;
THENCE SOUTH 88°01'33" EAST 651.88 FEET;
THENCE NORTH 1°30'32" EAST 452.91 FEET;
THENCE SOUTH 88°29'28" EAST 8.91 FEET;
THENCE NORTH 10°04'19" EAST 65.31 FEET;
THENCE SOUTH 88°01'33" EAST 55.88 FEET;
THENCE NORTH 1°35'06" EAST 180.60 FEET TO THE SOUTH LINE OF 1400 NORTH STREET, UDOT PROJECT S-0053(1);
THENCE SOUTH 88°01'33" EAST 32.00 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 1°35'06" WEST 138.64 FEET;
THENCE SOUTH 88°58'26" EAST 197.32 FEET;
THENCE NORTH 1°35'37" EAST 13.12 FEET;
THENCE SOUTH 88°19'06" EAST 105.88 FEET TO THE WEST LINE OF 200 EAST STREET;
THENCE SOUTH 1°30'32" WEST 732.14 FEET ALONG SAID WEST LINE;
THENCE NORTH 88°52'23" WEST 303.52 FEET;
THENCE SOUTH 1°58'27" WEST 153.42 FEET;
THENCE SOUTHERLY 60.00 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°01'33" EAST AND THE CHORD BEARS SOUTH 11°46'37" EAST 59.43 FEET WITH A CENTRAL ANGLE OF 27°30'07");
THENCE SOUTH 25°31'40" EAST 6.90 FEET;
THENCE SOUTHERLY 20.90 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°28'20" WEST AND THE CHORD BEARS SOUTH 12°13'12" EAST 20.72 FEET WITH A CENTRAL ANGLE OF 26°36'57");
THENCE SOUTH 1°05'17" WEST 21.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 579,546 SQUARE FEET OR 13.304 ACRES

DATE

TRENT R. WILLIAMS, PLS
P.L.S. 8034679

CACHE COUNTY CLERK

APPROVED THIS _____ DAY OF _____, 20____, BY THE CACHE COUNTY CLERK.

CACHE COUNTY CLERK

CACHE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____, BY THE CACHE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

CACHE COUNTY SURVEYOR

WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH

CACHE COUNTY RECORDER

RECORDED #

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE

REQUEST OF :

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

CACHE COUNTY RECORDER

EXHIBIT 2

(COPY OF DEVELOPMENT AGREEMENT)



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is entered into this 9th day of July, 2024, between Woodsonia Cache Valley, LLC, a Utah limited liability company (the “**Developer**”), and the City of Logan, a political subdivision of the State of Utah (the “**City**”).

WHEREAS, the City is ready to approve construction plans for improvements and infrastructure associated with certain real property located in Cache County, Utah, more particularly described as Lots 2 through 6, inclusive, Cache Valley Marketplace, according to the official plat thereof, filed March 29, 2024, as Entry No. 1355389, in the office of the Recorder of Cache County, Utah, and identified as tax parcel numbers 05-140-0002, 05-140-0003, 05-140-0004, 05-140-0005, 05-140-0006, and 05-140-0008 by the Cache County Assessor, which development will be known as Cache Valley Marketplace and will contain commercial and residential uses (the “**Development**”), and once approved, construction plans detailing the Development will be kept on file in the office of the Logan City Engineering Division (Public Works Department) and is hereby incorporated by reference herein; and

WHEREAS, the Development construction plans identify improvements that are required to be made to or to connect to City streets, water, sewer, stormwater, and/or other utilities; and

WHEREAS, it is necessary, in the interest of public welfare, that improvements made in connection with the Development are constructed in accordance with the specifications set forth in the approved construction plans, the Logan City Code and standards, and land use permits; and

WHEREAS, in accordance with said regulations of the City, the Developer is required to furnish financial security to guarantee the completion of the required improvements for the Development.

NOW, THEREFORE, to induce the City to approve the commencement of construction activities for the Development improvements and allow use of City-owned streets, utilities, and other improvements, the Developer does hereby unconditionally promise and agree to the following:

1. Upon approval of the construction plans and approval to commence construction activities, the Developer will construct in a timely manner all improvements as identified on the approved construction plans and as required by Logan City Code. All improvements identified on the construction plans and as required by Logan City Code will be completed within 24 months of the date of this Agreement, unless a qualified extension of time and funds is provided and agreed upon by all parties.

2. Developer shall have all property corners staked, power-related fees paid, construction plans approved, and utility easements dedicated and brought to grade before permanent power will be supplied.

3. No permanent or temporary occupancy or use of a structure will be permitted until completion of all life safety improvements are inspected and accepted by the City per Utah Code Ann. Section 10-9a-802 and applicable Logan City Code.

4. In accordance with Logan City Code, the Developer tenders to the City a financial security in the form of a letter of credit in the amount of \$3,021,276.00 (the “**Initial Letter of Credit**”), which amount constitutes 110% of the estimated cost of the proposed improvements, as agreed upon and calculated on the Improvements Cost Estimate attached hereto. The City understands that the Initial Letter of Credit will expire on March 25, 2025. The Developer agrees to issue and deliver to the City a new letter of credit (or provide some other form of financial security) in the amount then required pursuant to Section 5 below by or before the date on which the Initial Letter of Credit expires.

5. In accordance with Logan City Code, a portion of the financial security constituting 100% of the estimated cost of the proposed improvements (i.e., \$2,719,148) shall be released after a final inspection is performed by City Public Works staff and the City issues a final approval. Notwithstanding the foregoing, as portions of the proposed improvements (each, a “**Component**”) are completed, Developer may request an early release of a portion of the financial security constituting the estimated cost of such Component, which released amount shall not be less than the greater of (a) \$250,000.00 or (b) 10% of the estimated cost of such Component. A release (whether for a Component of the proposed improvements or the total proposed improvements) shall be requested by submitting a written request from the Developer to the City Engineer at the address specified in Section 10 below. In the event the City denies the release request, the City will provide an explanation for the denial in the form of a Punch List Letter that identifies missing or substandard improvements that are required to be fixed or corrected prior to issuing final approval. The City shall provide the Punch List Letter to the Developer at the address specified in Section 10 below within 10 business days after the date on which the written release request was submitted to the City. Notwithstanding anything contained herein to the contrary, in no event shall the financial security be released less than 10% of the estimated cost of the proposed improvements (i.e., \$274,661.00) until the conditions of Section 6 below have been satisfied.

6. The remaining 10% of the estimated cost of the proposed improvements (i.e., \$274,661.00) shall not be released upon final approval of the work under Section 5 above, but instead shall be held for a 1-year warranty period that starts on the date of the final approval. At the completion of the 11th month of the warranty period, the Developer may request in writing a warranty inspection to be conducted by the City Public Works staff. City Public Works staff shall inspect the Development to ensure all improvements are in compliance with the approved construction plans and Logan City Code. A Warranty Punch List Letter will be provided to the Developer to identify missing or substandard improvements that are required to be fixed or corrected prior to releasing the Development from the warranty period. Upon satisfactory completion of the warranty inspection and any punch list items, if any, the City will release the remaining financial security in full.

7. If the Developer fails to fulfill its obligations under this Agreement, the City shall have the right, but shall not be required, to construct and/or complete all or some of the improvements identified in the approved construction plans and other improvements required by the Logan City Code. The Developer, as the financial security holder and initiator per this Agreement, shall be liable to pay the City for the documented cost incurred by the City to construct and manage the construction of all improvements performed by the City, including, but not limited

to, construction, engineering, legal, and contingent costs, as well as any damages which the City may sustain during the completion of the Development. The Developer agrees that the City may use multiple mechanisms to secure repayment for costs incurred, including, but not limited to, the use of the financial security, issuing liens on the real property comprising the Development, retraction and or denial of permits for the Development, or other means of legal recourse as may be available.

8. At the sole discretion of the City, the City may accept a negotiated payment from the Developer in lieu of requiring the Developer to replace or repair sub-standard work that is to be dedicated to the City, as identified in any Punch List Letter, if, in the determination of the City, the sub-standard work is functional and accepting it in its sub-standard condition, together with the additional payment, will be more economical for the City when considering the potential negative impacts replacement or repair of sub-standard work may have on the surrounding infrastructure.

9. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Furthermore, in accordance with the Uniform Electronic Transactions Act and the Electronic Signatures in Global and National Commerce Act, or E-Sign, regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing this Agreement and any amendments, addenda, or exhibits related hereto. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service and any counterpart that is signed and returned by facsimile or electronic transmission shall be deemed properly signed and delivered.

10. Any notice, consent, request, demand, approval, or other communication required or permitted to be given hereunder (each, a “**Notice**”) shall be in writing and may be given by (a) personal delivery, which shall be deemed received on the date of delivery as evidenced by a written receipt signed on behalf of the receiving party, (b) by recognized overnight carrier, which shall be deemed delivered 1 business day after depositing the Notice with such overnight carrier with all delivery charges prepaid, (c) by certified or registered mail, postage prepaid and return receipt requested, which shall be deemed delivered the earlier of the date receipt is acknowledged on the return receipt for such Notice or 4 business days after the date of depositing such Notice with the United States Post Office, or (d) by electronic mail, which shall be deemed delivered on the date of transmittal if sent during the hours of 8:00 AM and 6:00 PM Mountain Time on a business day or otherwise on the next occurring business day. Notices shall be addressed as set forth below, or at such other address as either party shall designate in writing and delivered to the other party in accordance with the provisions of this Section 10. Either party may, by written Notice to the other, specify a different address for notice purposes. All Notices shall be deemed effective as provided for in this Section 10. Rejection or other refusal to accept a Notice or the inability to deliver the same because of a changed address of which no Notice was given shall be deemed to be receipt of the Notice sent.

If to Developer: Woodsonia Cache Valley, LLC
 20010 Manderson Street, Suite 101
 Elkhorn, NE 68022
 Attention: Drew Snyder
 Email: drew@woodsonia.net

With a copy to: Woodsonia Real Estate, Inc.
20010 Manderson Street, Suite 101
Elkhorn, NE 68022
Attention: Natalie Wordekemper, General Counsel
Email: natalie@woodsonia.net

If to the City: Logan City Hall
290 N 100 W
Logan, UT 84321
Attention: Darren Farar, City Engineer
Email: darren.farar@loganutah.gov

With a copy to: Logan City Hall
290 N 100 W
Logan, UT 84321
Attention: Kymber Housley, Senior Attorney
Email: kymber.housley@loganutah.org

[Remainder of page left blank intentionally. Signatures on following page.]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY:

CITY OF LOGAN,
a political subdivision of the State of Utah

By: 

Name: Darren Farar

Title: City Engineer

DEVELOPER:

WOODSONIA CACHE VALLEY, LLC,
a Utah limited liability company

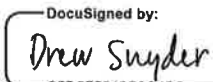
By: 
65B675642C9C4B3...
Drew Snyder, Manager

EXHIBIT D

(CERTIFICATE OF ENGINEER)

CERTIFICATE OF ENGINEER

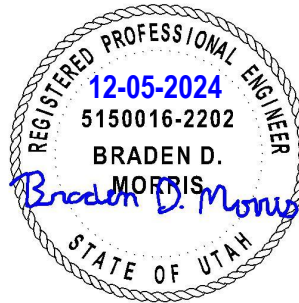
The undersigned project engineer for the proposed WRE CV Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

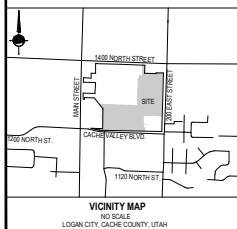
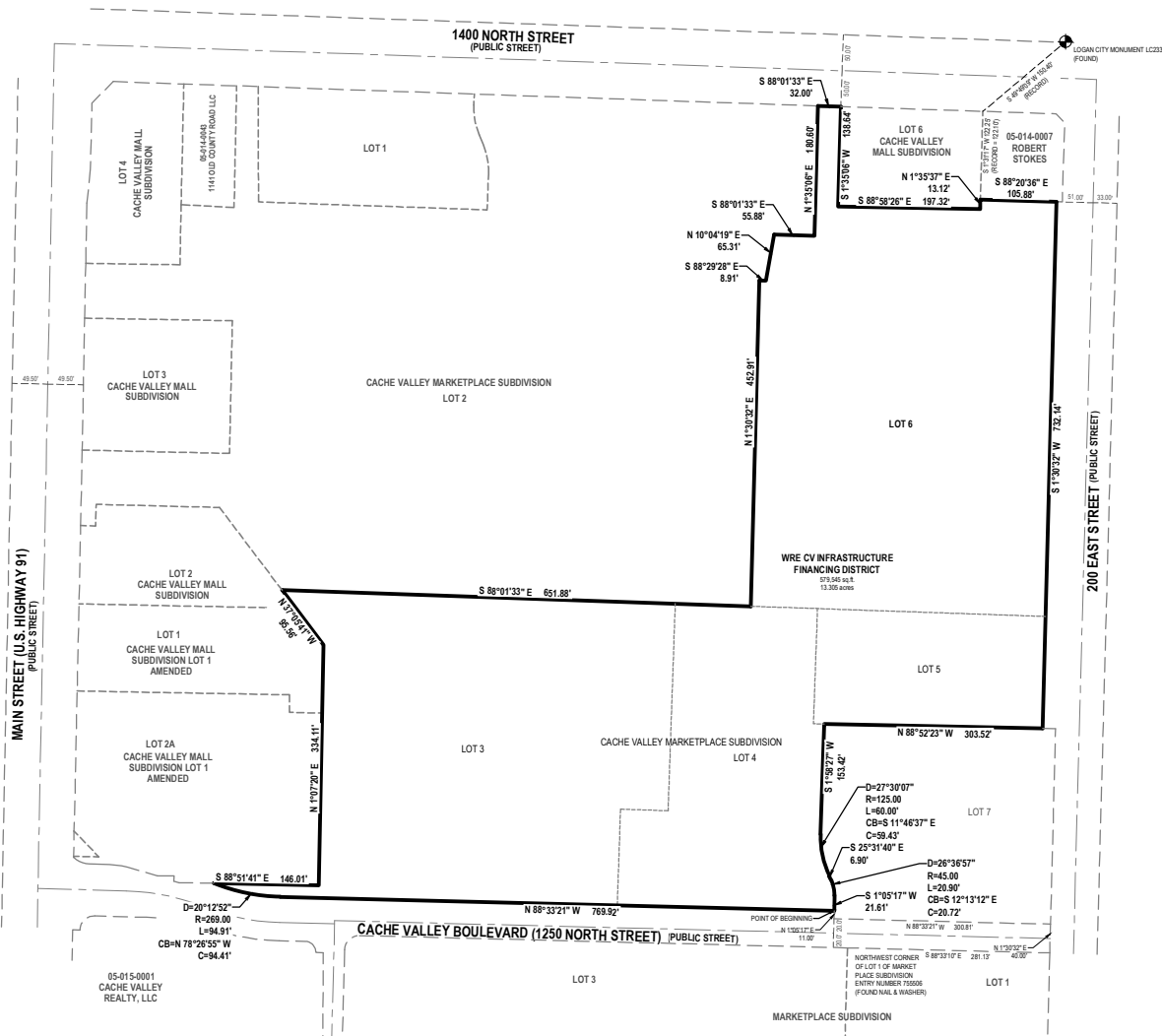
By: Braden Morris

Date: Dec 5, 2024



WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT
FEBRUARY 2025

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH



LEGEND
--- BOUNDARY LINE
--- CENTER LINE
--- ADJACENT PROPERTY LINE

DEVELOPER
WOODSONIA
20010 MANDERSON STREET, STE 101
ELKHORN, NE 68022
402.513.9003



SANDY
45 W 10000 S, Suite 300
Sandy, UT 84070
Phone: 801.255.9829
WWW.ENSIGNENGINEERS.COM

LATITE
Phone: 801.541.1500
NABE
Phone: 435.643.1800
STARR
Phone: 435.643.1483
HARRIS
Phone: 435.643.1483

SHEET 1 OF 1

PROJECT NUMBER: 12315
MANAGER: SOM
DRAWN BY: KFW
CHECKED BY: TRW
DATE: 2025-02-04

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, a Professional Land Surveyor licensed under Title 88, Chapter 22, Professional Engineers and Land Surveyors Act, holding license No. 8024679, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Salt Lake County to be annexed into the South Valley Sewer District.

BOUNDARY DESCRIPTION

ALL OF LOTS 4, 5, AND 6, AND A PORTION OF LOT 3 OF CACHE VALLEY MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT FILED MARCH 28, 2024, AS ENTRY NO. 130508, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, LOCATED IN PART OF SECTIONS 27 AND 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 10508,
THENCE SOUTH 87°31'07" EAST 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION;
THENCE NORTH 1°30'32" EAST 40.02 FEET; THENCE NORTH 88°33'21" WEST 300.81 FEET; THENCE NORTH 91°10'11" EAST 11.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF CACHE VALLEY BOULEVARD, AND RUNNING
THENCE NORTH 88°33'21" WEST 769.92 FEET ALONG SAID NORTH LINE;
THENCE NORTHWEST 1/4 81 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°00'39" EAST AND THE CHORD BEARS NORTH 78°26'55" WEST 94.41 FEET WITH A CENTRAL ANGLE OF 20°12'52"); ALONG SAID NORTH LINE;
THENCE SOUTH 88°11'41" EAST 146.01 FEET;
THENCE NORTH 1°02'27" EAST 334.11 FEET;
THENCE NORTH 1°30'32" WEST 85.88 FEET;
THENCE SOUTH 88°11'41" EAST 81.88 FEET;
THENCE NORTH 1°30'32" EAST 40.02 FEET;
THENCE SOUTH 88°29'26" EAST 8.91 FEET;
THENCE NORTH 1°02'27" EAST 85.88 FEET;
THENCE SOUTH 88°11'41" EAST 81.88 FEET;
THENCE NORTH 1°30'32" EAST 188.65 FEET TO THE SOUTHLINE OF 1400 NORTH STREET, LDDOT PROJECT S-050310;
THENCE SOUTH 88°11'41" EAST 32.00 FEET ALONG SAID SOUTHLINE;
THENCE SOUTH 1°30'32" WEST 138.64 FEET;
THENCE SOUTH 88°11'41" EAST 10.00 FEET;
THENCE NORTH 1°30'32" EAST 13.12 FEET;
THENCE SOUTH 88°29'26" EAST 100.88 FEET TO THE WEST LINE OF 200 EAST STREET;
THENCE SOUTH 1°30'32" WEST 7.25 FEET ALONG SAID WEST LINE;
THENCE SOUTH 1°02'27" WEST 154.42 FEET;
THENCE SOUTHERLY 60.00 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 88°11'41" EAST AND THE CHORD BEARS SOUTH 11°46'37" EAST 80.63 FEET WITH A CENTRAL ANGLE OF 27°00'17");
THENCE SOUTH 25°31'40" EAST 6.90 FEET;
THENCE SOUTHERLY 76.92 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°28'20" WEST AND THE CHORD BEARS SOUTH 12°13'12" EAST 20.72 FEET WITH A CENTRAL ANGLE OF 20°30'17");
THENCE SOUTH 1°02'27" WEST 21.81 FEET TO THE POINT OF BEGINNING.
CONTAINS 578.645 SQUARE FEET OR 13.04 ACRES



February 4, 2025
DATE

CACHE COUNTY CLERK
APPROVED THIS 14 DAY OF February 2025, BY THE CACHE COUNTY CLERK.

Brian J. Behm
CACHE COUNTY CLERK

CACHE COUNTY SURVEYOR
APPROVED THIS 13 DAY OF February 2025, BY THE CACHE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

Dan S. Williams
CACHE COUNTY SURVEYOR

WRE CV INFRASTRUCTURE FINANCING DISTRICT
FINAL LOCAL ENTITY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER
OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LOGAN CITY, CACHE COUNTY, UTAH

CACHE COUNTY RECORDER

RECORDED #
STATE OF UTAH COUNTY OF CACHE (RECORDED AND FILED) AT THE
REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE: CACHE COUNTY RECORDER