



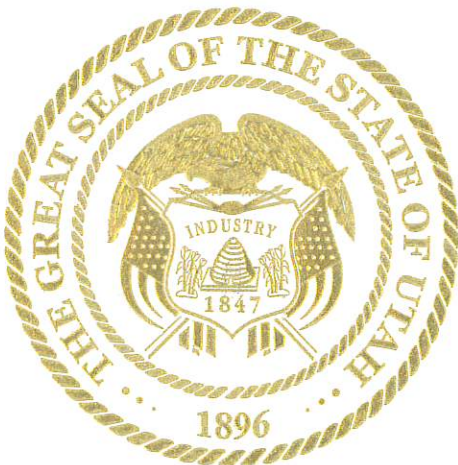
OFFICE OF THE LIEUTENANT GOVERNOR

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 BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT located in WASHINGTON COUNTY, dated JUNE 20, 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 BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT, located in WASHINGTON 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 July, 2025 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor



April 14, 2025

RE: PETITION REQUESTING THE CREATION OF BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT LOCATED IN WASHINGTON COUNTY, UTAH

I, Ryan Sullivan, Washington County Clerk-Auditor, hereby certify that the PETITION REQUESTING THE CREATION OF BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT LOCATED IN WASHINGTON COUNTY, UTAH complies with the requirements of Subsections 17B-1-203(1)(a), (b), (c), or (d), Subsections 17B-1-208(2), (3), and (4), Subsection 17B-1-205(1), and Section 17B-1-208.

Regards,

A handwritten signature in blue ink, appearing to read "RS", followed by a horizontal line.

Ryan Sullivan
Washington County Clerk-Auditor
ryan.sullivan@washco.utah.gov
435.301.7220

**Black Ridge Infrastructure Financing District
Incorporation**

NOTICE IS HEREBY GIVEN that a petition proposing the creation of the Black Ridge Infrastructure Financing District, affecting the property more particularly identified in Exhibit A hereto, has been certified by the County Clerk of Washington County, Utah. 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 Washington County, Utah, is submitted herewith and incorporated by this reference. The undersigned County Clerk hereby certifies that all requirements applicable to the creation of the District, have been met. The District is not anticipated to result in the employment of personnel.

DATED this 20 day of June 2025.

STATE OF UTAH)
 :SS.
COUNTY OF WASHINGTON)

 DALYLAH CHAVEZ
Notary Public, State of Utah
Commission # 729229
My Commission Expires
February 06, 2027

Danyel Chang
NOTARY PUBLIC

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 42, TOWNSHIP 42 SOUTH, RANGE 13 WEST

SALT LAKE BASE & MERIDIAN

HURRICANCE, WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE
I, David L. Smith, a Professional Engineer, State of Utah, License No. 12547, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Utah. I am the owner of the land described in the plat and I am the owner of the land described in the plat and I am the owner of the land described in the plat.

David L. Smith
PROFESSIONAL ENGINEER
STATE OF UTAH
LICENSE NO. 12547

DATE

08/20/2023

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THE 13th DAY OF August, A.D. 2023, BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES:
David L. Smith
BOARD MEMBER

CERTIFICATE OF ENGINEER

THE UNDERSIGNED hereby certifies that the proposed Black Ridge Infrastructure Financing District is a valid legal entity under the laws of the State of Utah. I am a Professional Engineer, License No. 12547, State of Utah. I am the owner of the land described in the plat and I am the owner of the land described in the plat and I am the owner of the land described in the plat.



DATE 08/20/2023

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 42, TOWNSHIP 42 SOUTH, RANGE 13 WEST, HURRICANCE, WASHINGTON COUNTY, UTAH

COUNTY CLERK, UTAH
I, David L. Smith, County Clerk, do hereby certify that the above described plat was recorded in the public records of the County of Washington, State of Utah, on the 13th day of August, A.D. 2023, and that the same is a true and correct copy of the original plat as filed with me.

David L. Smith
COUNTY CLERK
WASHINGTON COUNTY, UTAH

COUNTY ENGINEER, UTAH
I, David L. Smith, County Engineer, do hereby certify that the above described plat was recorded in the public records of the County of Washington, State of Utah, on the 13th day of August, A.D. 2023, and that the same is a true and correct copy of the original plat as filed with me.

David L. Smith
COUNTY ENGINEER
WASHINGTON COUNTY, UTAH

SHEET
1 OF 2

WASHINGTON COUNTY RECORDS

PREPARED BY
FOCUS
SURVEYING AND MAPPING, LLC
1000 N. 1000 E. SUITE 100
ST. GEORGE, UT 84770
(435) 633-1000
www.focus-surveying.com

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN

SALT LAKE BASE & MILITARY
HURRICANCE, WASHINGTON COUNTY, UTAH

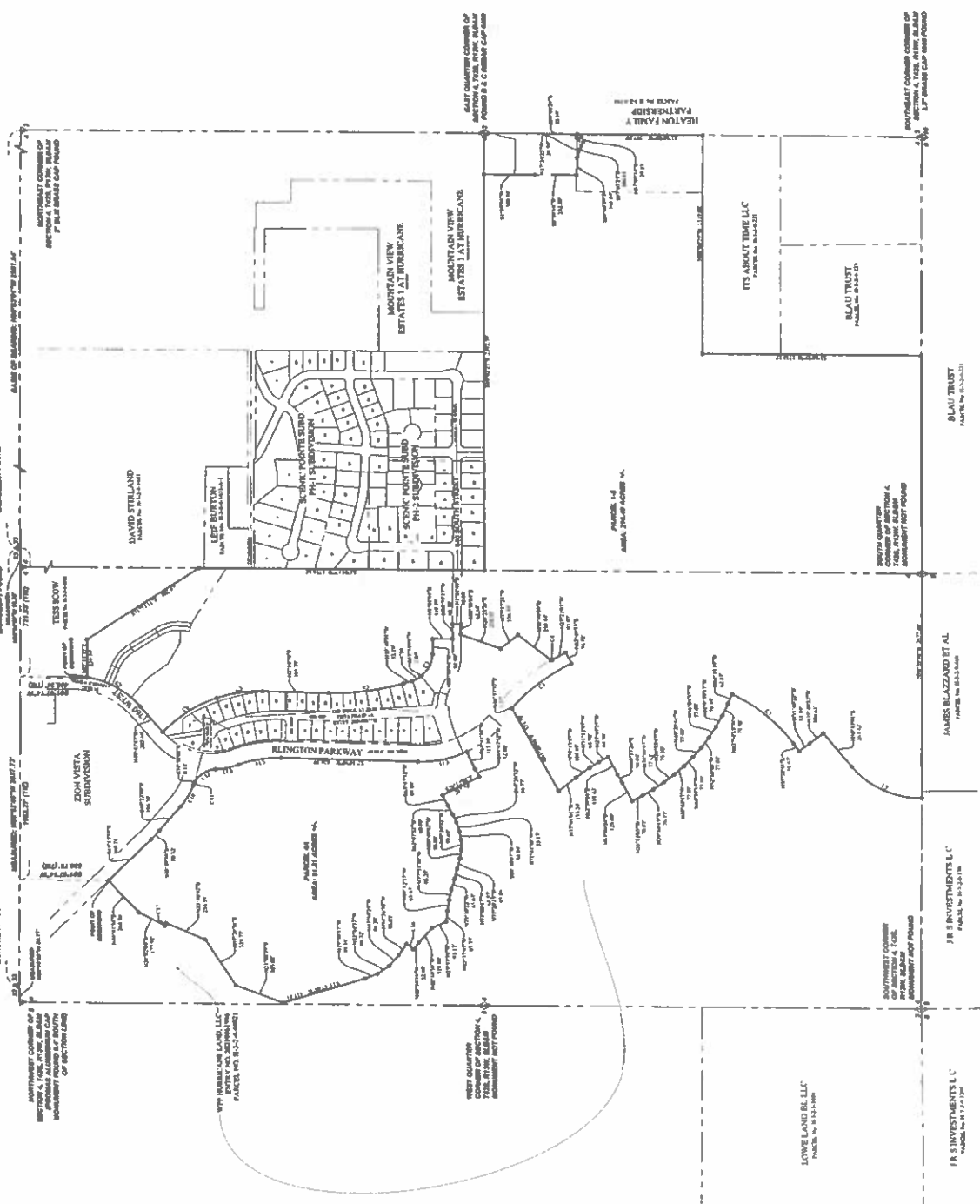


Caves Table			Cave #		Cave #	
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LEGEND

[illegible]

PREPARED BY



**PETITION REQUESTING THE CREATION OF
BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WASHINGTON COUNTY, UTAH**

March 5, 2025

Ryan Sullivan
Washington County Clerk/Auditor
111 East Tabernacle Street
St. George, UT 84770
(435) 301-7220

The undersigned (the “Petitioner”) hereby requests that the Clerk of Washington County, Utah (the “County Clerk”) certify this Petition for the Black Ridge Infrastructure Financing District (the “District”) pursuant to the Special District Act, Title 17B, Chapter 1, 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.

I. Petitioner

Petitioners / Owners: WPP Hurricane Land, LLC
Attn: Dell Loy Hansen
2685 East Providence Court
Holladay, UT 84117

Contact Sponsor: Austin Overman
5679 West Hill Stone Drive
South Jordan, UT 84009
(801) 688-5400
austin.overman@wasatchcb.com

The Petitioner represents 100% of the surface property owners within the proposed District’s boundaries.

II. 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**”).

III. Requested Service

The Petitioner requests the District be created 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.

IV. 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”).

V. Engineer’s Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is 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.

VI. Board of Trustees

- a) The Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Act.
- b) The District will be governed by an appointed Board of Trustees with each Trustee’s term commencing on the date of the issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. The Petitioner proposes that the appointed Board of Trustees for the District be initially composed of three (3) appointed members who are agents, or officers of the property owner, as follows:

Trustee 1: Scott Overman, for an initial term of six (6) years
14653 Woods Point Cove
Draper, UT 84020

Trustee 2: Austin Overman, for an initial term of four (4) years
5679 West Hill Stone Drive
South Jordan, UT 84009

Trustee 3: Devin Brown, for an initial term of six (6) years
1076 North Mill Road
Heber City, UT 84032

- c) Transition to Elected Board. Respective board seats shall transition from appointed to elected seats according to the following milestones:
 - i) Trustee 1. Trustee 1 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 60% of units within the District.
 - ii) Trustee 2. Trustee 2 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 75% of units within the District.
 - iii) Trustee 3. Trustee 3 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 90% of units within the District.

No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then current term.

- d) Re-election, Re-appointment, Vacancy. Upon the expiration of a Trustee's respective term or any other vacancy relating thereto, any Trustee seat which has not transitioned to an elected seat shall be appointed by the remaining members of the Board, from owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District at the time of a Trustee's nomination shall be entitled to nominate one Trustee seat for each one-third value (provided that the Board retains discretion to reject any nominee and request a new nominee from such property owner). 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 appointed by the remaining members of the Board from registered voters residing within the District, owners of land, or agents and officers of an owner of land within the boundaries of the District.
- e) No Divisions. Divisions will NOT be established within the boundary of the District so that some or all Board members represent a division rather than the District at large.

VII. Petitioner Consents and Acknowledgements

- a) The Petitioners hereby consent 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.
- b) 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.

VIII. 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.

IX. Instructions for Clerk

- a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has forty-five (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 and within 10 days of certification, file with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**, signed by the County Clerk and notarized; and

ii) a copy of the Final Local Entity Plat, signed by the County Surveyor and County Clerk.

c) Documents may be filed with the Lieutenant Governor's Office by uploading them at <https://cs.utah.gov/s/annexations-request>.

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.

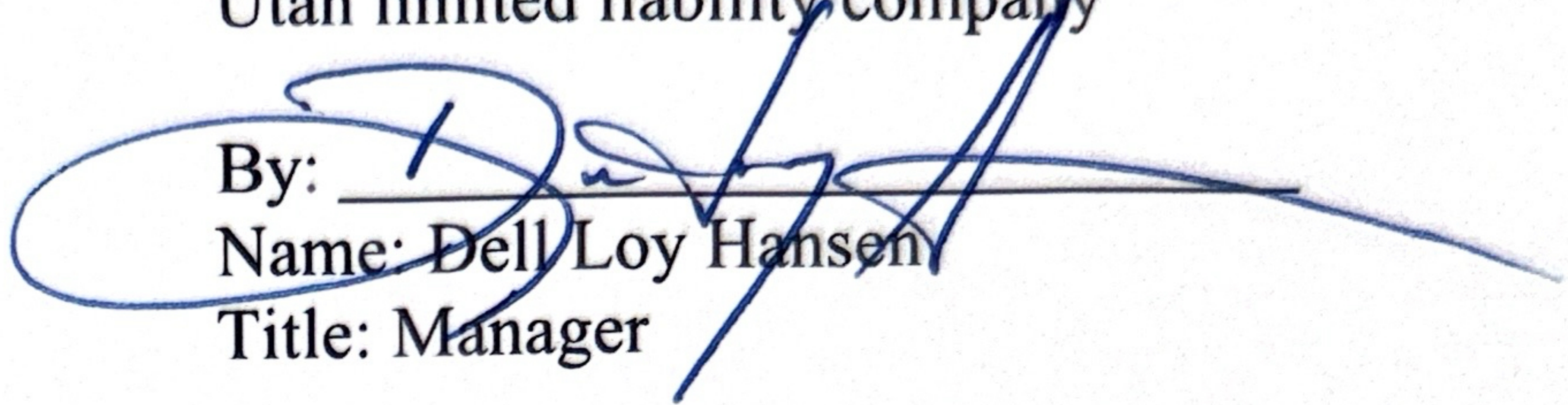
e) In the event the County Clerk fails to certify this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

[Signatures Follow on Next Page]

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

PETITIONER

WPP Hurricane Land, LLC, a
Utah limited liability company

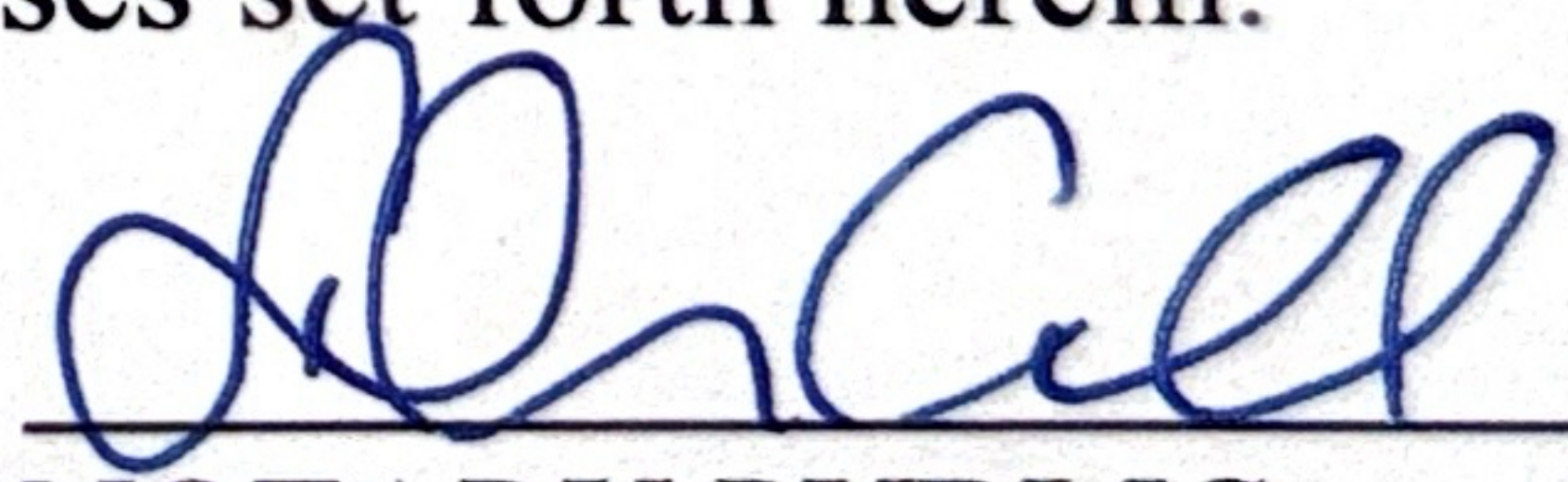
By: 
Name: Dell Loy Hansen
Title: Manager

STATE OF UTAH)

SS:

COUNTY OF)

On this 15th day of March, in the year 2025, before me, Sarah Call (Notary Name), a notary public, personally appeared, Dell Loy Hansen, as Manager of WPP Hurricane Land, LLC, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn, Dell Loy Hansen, did say that he is the Manager of WPP Hurricane Land, LLC, a Utah limited liability company, and that he was 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.

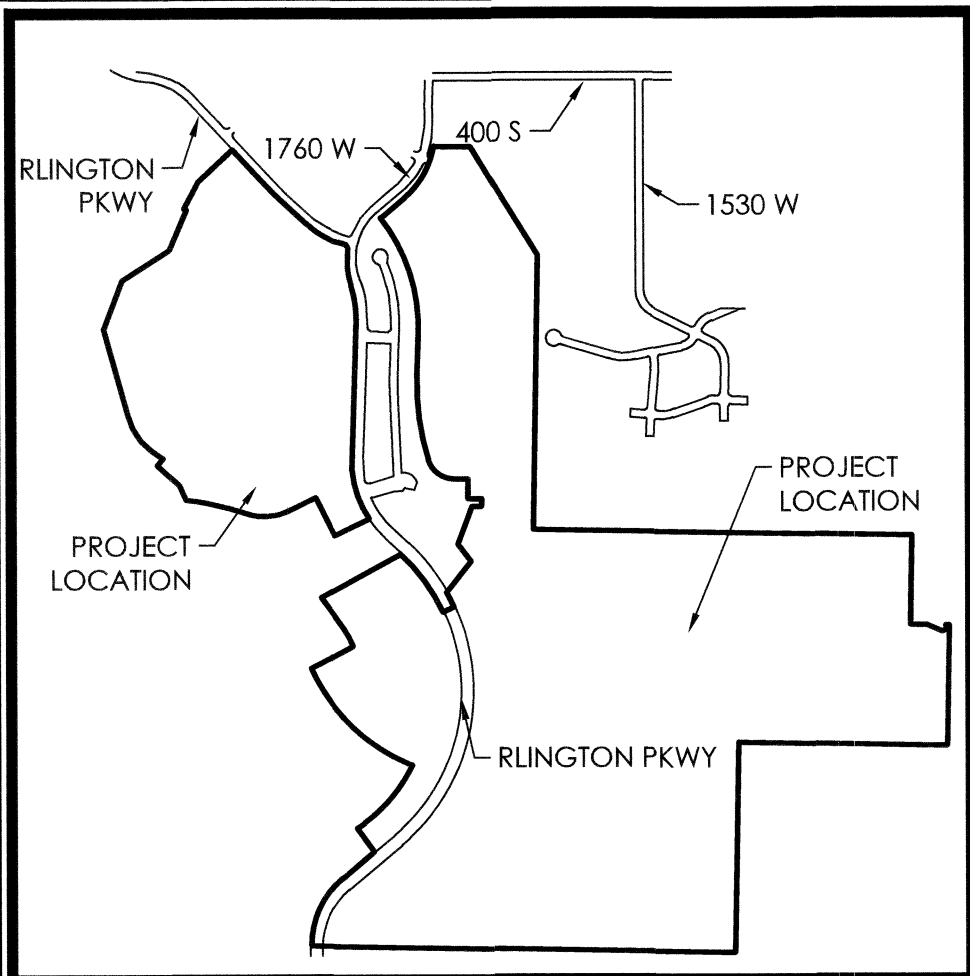

NOTARY PUBLIC



BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

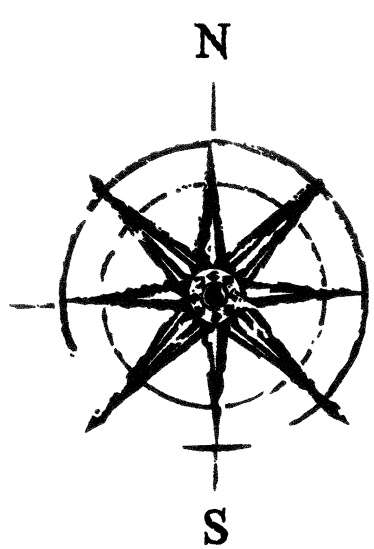
FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANCE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	540.42	50°40'59"	478.05	N24°54'32"E	462.62
C2	974.00	28°00'02"	475.99	N39°45'11"E	471.27
C3	1169.99	22°13'11"	453.73	S36°19'33"E	450.89
C4	4995.40	0°05'37"	8.15	N29°45'38"W	8.15
C5	169.91	52°01'47"	154.29	N62°26'57"W	149.04
C6	1480.00	17°55'30"	463.02	N06°47'15"W	461.13
C7	800.00	20°04'02"	280.19	N07°51'31"W	278.76
C8	800.00	27°47'37"	388.07	N31°47'20"W	384.28
C9	540.00	39°48'12"	375.14	N29°49'41"E	367.64
C10	459.00	19°11'49"	153.79	S57°57'55"E	153.07
C11	150.00	7°12'15"	18.86	S63°57'47"E	18.85
C12	150.00	57°54'25"	151.60	S11°11'19"E	145.23
C13	469.00	17°10'16"	140.56	S10°49'13"E	140.03
C14	700.00	21°34'50"	263.66	S08°36'56"E	262.10
C15	650.00	26°35'17"	301.63	S11°07'09"E	298.93
C16	474.00	6°20'14"	52.43	N38°33'37"E	52.40
C17	973.00	1°00'46"	17.20	N61°57'20"W	17.20
C18	170.00	21°11'19"	62.87	N28°20'43"W	62.51

LEGEND

SECTION LINE
RIGHT-OF-WAY LINE
EXISTING PROPERTY LINE
PROPOSED BOUNDARY LINE



SECTION MONUMENT (FOUND)

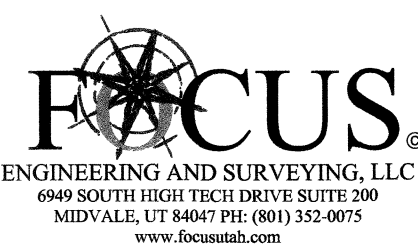


SECTION MONUMENT (CALCULATED)



BOUNDARY MARKERS

PREPARED BY



LOWE LAND BL LLC
PARCEL No. H-3-2-5-3101

J R S INVESTMENTS L C
PARCEL No. H-3-2-8-1201

J R S INVESTMENTS L C
PARCEL No. H-3-2-9-330

JAMES BLAZZARD ET AL
PARCEL No. H-3-2-9-410

BLAU TRUST
PARCEL No. H-3-2-4-223

SOUTHEAST CORNER CORNER OF
SECTION 4, T42S, R13W, SLB&M
2.5" BRASS CAP 1908 FOUND



BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13WEST

SALT LAKE BASE & MERIDIAN

HURRICANCE, WASHINGTON COUNTY, UTAH

Beginning at a point located in the Easterly right-of-way line of 1760 West, a public street, said point being located N88°52'46"W 721.93 feet along the Section line and S01°07'14"W 405.24 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence S 89°11'33" E 229.39 feet; thence S 31°53'11" E 802.47 feet to the Quarter Section line; thence along said Quarter Section line and the following subdivisions: (1) Scenic Pointe Subdivision Phase 1, plat thereof recorded on March 26, 2009 as Document No. 20090011079 in the Washington County Recorder's Office & (2) Scenic Pointe Subdivision Phase 2, plat thereof recorded on February 15, 2023 as Document No. 20230004107 in the Washington County Recorder's Office S 01°04'17" W 1,718.84 feet; thence along and beyond said Scenic Point Phase 2 subdivision S 89°02'25" E 2,392.63 feet; thence S 01°10'56" W 308.85 feet; thence S 00°59'14" W 252.00 feet; thence S 89°00'29" E 106.84 feet; thence S 67°03'23" E 104.61 feet; thence N 67°03'14" E 29.53 feet; thence N 17°24'25" W 28.59 feet; thence S 89°00'29" E 25.66 feet; thence S 01°08'09" W 757.99 feet; thence N 89°00'29" W 1,319.08 feet; thence S 01°06'03" W 1,318.25 feet; thence N 88°59'50" W 2,677.40 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: N 24°54'32" E 462.62 feet; thence N 50°15'01" E 263.42 feet; thence N 35°40'22" W 100.61 feet; thence N 35°40'22" W along said line 81.89 feet; thence N 55°28'41" E 58.63 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 974.00 feet a distance of 475.99 feet through a central angle of 28°00'02" Chord: N 39°45'11" E 471.27 feet; thence N 64°14'49" W 62.87 feet; thence N 63°54'15" W 78.58 feet; thence N 59°59'17" W 78.58 feet; thence N 56°06'35" W 77.08 feet; thence N 52°16'08" W 77.08 feet; thence N 48°25'41" W 77.08 feet; thence N 44°35'14" W 77.08 feet; thence N 40°44'47" W 77.08 feet; thence N 36°55'47" W 76.10 feet; thence N 33°06'43" W 77.12 feet; thence N 29°16'43" W 76.73 feet; thence N 26°13'03" W 70.83 feet; thence N 63°06'24" E 125.00 feet; thence N 60°37'26" E 58.05 feet; thence N 62°59'06" E 118.43 feet; thence N 27°09'25" W 64.96 feet; thence N 31°12'07" W 64.98 feet; thence N 35°13'47" W 103.89 feet; thence N 37°01'01" W 133.24 feet; thence N 61°28'46" E 573.79 feet; thence S 46°57'37" E 1.57 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 1,169.99 feet a distance of 453.73 feet through a central angle of 22°13'11" Chord: S 36°19'33" E 450.89 feet; thence N 63°40'53" E 74.72 feet; thence N 27°21'01" W 93.97 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 4,995.40 feet a distance of 8.15 feet through a central angle of 00°05'37" Chord: N 29°45'38" W 8.15 feet; thence N 38°40'00" E 250.44 feet; thence N 37°17'21" W 136.31 feet; thence N 20°25'28" E 252.12 feet to the southerly right-of-way line of 840 South Street; thence along said southerly right-of-way line the following three (3) courses: (1) S 88°56'04" E 62.18 feet; (2) thence N 01°01'46" E 50.00 feet; (3) thence N 88°55'17" W 88.30 feet; thence N 01°01'44" E 119.98 feet; thence N 88°56'04" W 92.90 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 169.91 feet a distance of 154.29 feet through a central angle of 52°01'47" Chord: N 62°26'57" W 149.04 feet; thence S 53°34'01" W 1.66 feet to the northeast corner of Lot 37 in The Ridge At Zion Vista Phase 1A Subdivision, plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office; thence along said Subdivision the following five (5) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 170.00 feet a distance of 62.87 feet through a central angle of 21°11'19" Chord: N 26°20'43" W 62.51 feet; (2) thence N 15°45'01" W 53.19 feet; (3) thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,480.00 feet a distance of 463.02 feet through a central angle of 17°55'30" Chord: N 06°47'15" W 461.13 feet; (4) thence N 02°10'30" E 395.75 feet; (5) thence along the arc of a curve to the left with a radius of 800.00 feet a distance of 280.19 feet through a central angle of 20°04'02" Chord: N 07°51'31" W 278.76 feet to the northeast corner of a common area in The Ridge At Zion Vista Phase 1B Subdivision, plat thereof recorded on December 20, 2023 as Document No. 20230037804 in the Washington County Recorder's Office; thence along said subdivision Northwesterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet a distance of 388.07 feet through a central angle of 27°47'37" Chord: N 31°47'20" W 384.28 feet to the easterly right-of-way line of 1760 West, a dedicated public street; thence along said easterly right-of-way the following two (2) courses: (1) N 49°43'47" E 203.44 feet; (2) thence along the arc of a curve to the left with a radius of 540.00 feet a distance of 375.14 feet through a central angle of 39°48'12" Chord: N 29°49'41" E 367.64 feet to the point of beginning.

Containing 216.49 acres +/-.

LEGAL DESCRIPTION
(parcel 4a)

Located in the Northwest Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Rlington Parkway a public street, said point being N88°52'46"W 1952.27 feet along the Section line and S01°07'14"W 536.76 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following five (5) courses: (1) S 43°15'53" E 360.71 feet; (2) thence S 45°48'56" E 70.32 feet; (3) thence S 48°22'00" E 194.74 feet; (4) thence along the arc of a curve to the left with a radius of 459.00 feet a distance of 153.79 feet through a central angle of 19°11'49" Chord: S 57°57'55" E 153.07 feet; (5) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 18.86 feet through a central angle of 07°12'15" Chord: S 63°57'47" E 18.85 feet to the Northwest corner of The Ridge At Zion Vista Phase 1A plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office ; thence along said Subdivision the following six (6) courses: (1) S 74°50'08" E 0.18 feet; (2) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 151.60 feet through a central angle of 57°54'25" Chord: S 31°11'19" E 145.23 feet; (3) thence Southerly along the arc of a non-tangent curve to the left having a radius of 469.00 feet a distance of 140.56 feet through a central angle of 17°10'16" Chord: S 10°49'13" E 140.03 feet to a point of reverse curvature; (4) thence along the arc of a curve to the right having a radius of 700.00 feet a distance of 263.66 feet through a central angle of 21°34'50" Chord: S 08°36'56" E 262.10 feet;(5) thence S 02°10'30" W 826.39 feet; (6) thence Southerly along the arc of a non-tangent curve to the left having a radius of 650.00 feet a distance of 301.63 feet through a central angle of 26°35'17" Chord: S 11°07'09" E 298.93 feet; thence S 65°41'35" W 117.39 feet; thence S 63°47'52" W 52.00 feet; thence N 26°12'08" W 247.74 feet; thence S 63°47'52" W 69.00 feet; thence S 63°47'52" W along said line 60.00 feet; thence S 64°26'32" W 56.77 feet; thence S 71°41'30" W 55.17 feet; thence S 80°30'47" W 54.04 feet; thence S 89°24'32" W 59.65 feet; thence N 80°49'42" W 50.00 feet; thence N 73°20'23" W 65.86 feet; thence N 73°08'47" W 65.57 feet; thence N 75°30'22" W 65.63 feet; thence N 77°51'36" W 65.25 feet; thence N 80°12'37" W 65.43 feet; thence N 82°33'45" W 65.35 feet; thence N 23°53'59" W 93.11 feet; thence N 48°16'16" W 119.00 feet; thence N 48°16'16" W along said line 52.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 474.00 feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: N 38°33'37" E 52.40 feet; thence N 54°36'30" W 83.03 feet; thence N 47°56'29" W 86.28 feet; thence N 33°34'17" W 86.32 feet; thence N 19°56'17" W 81.34 feet; thence N 15°47'46" W 517.81 feet; thence N 21°02'29" E 303.08 feet; thence N 57°28'38" E 329.73 feet; thence N 23°48'42" E 254.55 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 973.00 feet a distance of 17.20 feet through a central angle of 01°00'46" Chord: N 61°57'20" W 17.20 feet; thence N 28°02'03" E 177.91 feet; thence N 46°41'56" E 264.96 feet to the point of beginning.

Containing 51.51 acres +/-.

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 12554439 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 the authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Utah County to be annexed into Black Ridge Infrastructure Financing District.

Justin Lundberg

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

05/28/25

DATE

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

APPROVED THIS 19th DAY OF June, 2025, BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

Andrew C. ...
BOARD MEMBER

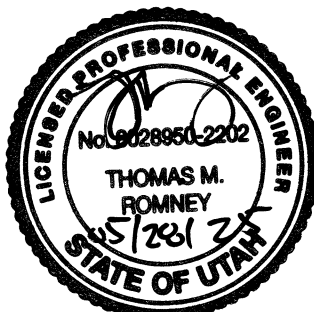
Scott ...
BOARD MEMBER

CERTIFICATE OF ENGINEER

THE UNDERSIGNED PROJECT ENGINEER FOR THE PROPOSED BLACK RIDGE 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:

Thomas Romney, P.E.

DATE: 05/28, 2025

BLACK RIDGE INFRASTRUCTURE
FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 04, T42S, R13W
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY CLERK APPROVAL

I, WASHINGTON COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1)(a), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LT. GOVERNOR UNDER 17B-1-209(3)(b)(iv), HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT CERTIFIED ON THIS 19 DAY OF JUNE 2025

Michael W. ...

COUNTY CLERK
WASHINGTON COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

I, THE WASHINGTON COUNTY CLERK, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-20(4), AND I HAVE GIVEN THIS PLAT AS A FINAL LOCAL ENTITY PLAT

THIS 19 DAY OF JUNE 2025

Michael W. ...
SURVEYOR

WASHINGTON COUNTY, UTAH

SURVEYORS SEAL

DISTRICT SEAL



SHEET
1 OF 2

WASHINGTON COUNTY RECORDER

PREPARED BY



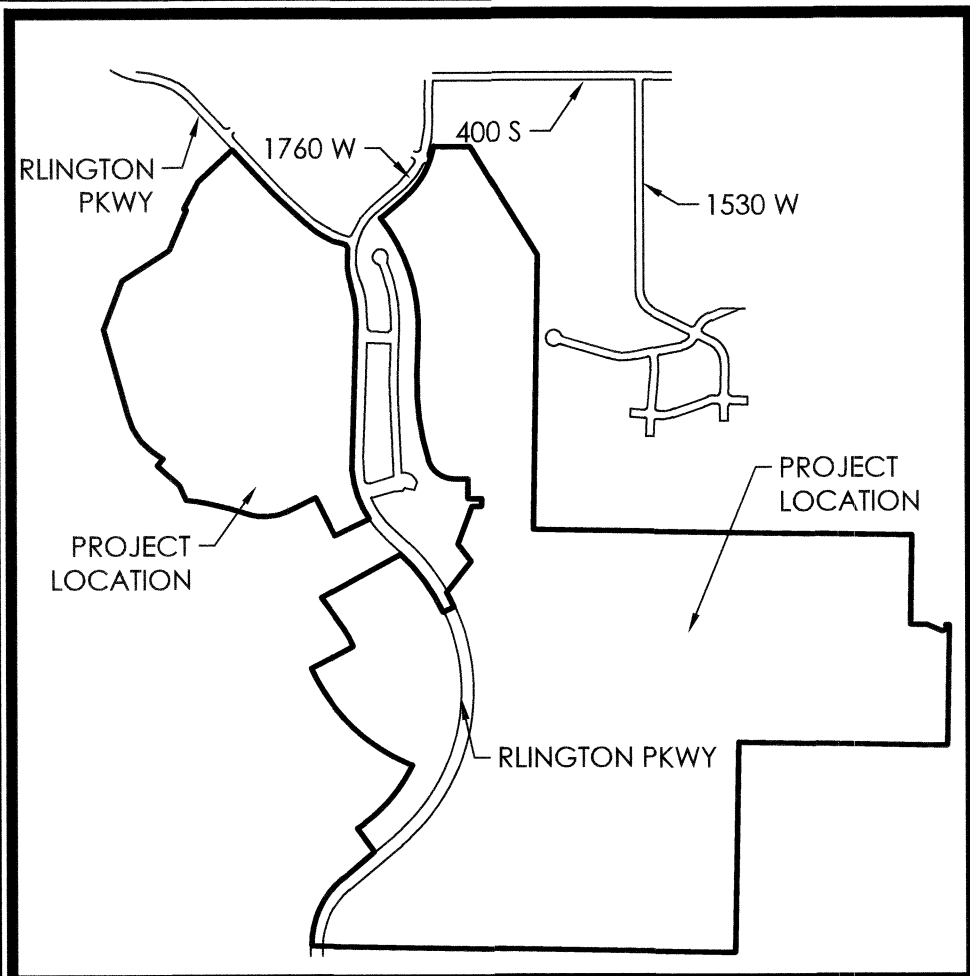
6949 SOUTH HIGH TECH DRIVE SUITE 300
MIDVALE, UT 84047 PH: (801) 352-6075
www.Focusutah.com

Z:\2023\22--0118 BLACK RIDGE MASTER PLAN DESIGN 22-0118 UMG\VD 22--0118 BLACK RIDGE (ED).DWG

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

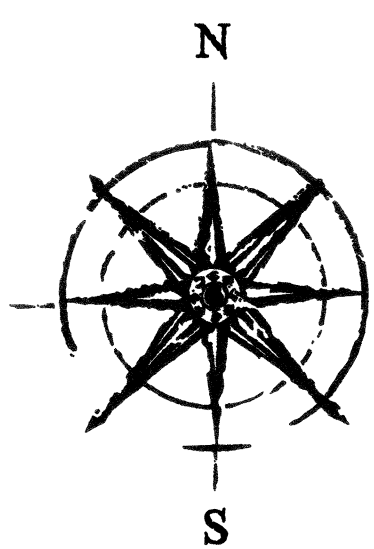
FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANCE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	540.42	50°40'59"	478.05	N24°54'32"E	462.62
C2	974.00	28°00'02"	475.99	N39°45'11"E	471.27
C3	1169.99	22°13'11"	453.73	S36°19'33"E	450.89
C4	4995.40	0°05'37"	8.15	N29°45'38"W	8.15
C5	169.91	52°01'47"	154.29	N62°26'57"W	149.04
C6	1480.00	17°55'30"	463.02	N06°47'15"W	461.13
C7	800.00	20°04'02"	280.19	N07°51'31"W	278.76
C8	800.00	27°47'37"	388.07	N31°47'20"W	384.28
C9	540.00	39°48'12"	375.14	N29°49'41"E	367.64
C10	459.00	19°11'49"	153.79	S57°57'55"E	153.07
C11	150.00	7°12'15"	18.86	S63°57'47"E	18.85
C12	150.00	57°54'25"	151.60	S11°11'19"E	145.23
C13	469.00	17°10'16"	140.56	S10°49'13"E	140.03
C14	700.00	21°34'50"	263.66	S08°36'56"E	262.10
C15	650.00	26°35'17"	301.63	S11°07'09"E	298.93
C16	474.00	6°20'14"	52.43	N38°33'37"E	52.40
C17	973.00	1°00'46"	17.20	N61°57'20"W	17.20
C18	170.00	21°11'19"	62.87	N28°20'43"W	62.51

LEGEND

--- SECTION LINE
--- RIGHT-OF-WAY LINE
--- EXISTING PROPERTY LINE
--- PROPOSED BOUNDARY LINE

◆ SECTION MONUMENT (FOUND)
◆ SECTION MONUMENT (CALCULATED)
● BOUNDARY MARKERS

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PHE (801) 352-0075
www.focusutah.com

LOWE LAND BL LLC
PARCEL No. H-3-2-5-3101

J R S INVESTMENTS L C
PARCEL No. H-3-2-8-1201

SOUTHWEST CORNER
OF SECTION 4, T42S,
R13W, SLB&M
MONUMENT NOT FOUND

J R S INVESTMENTS L C
PARCEL No. H-3-2-9-330

JAMES BLAZZARD ET AL
PARCEL No. H-3-2-9-410

SOUTH QUARTER
CORNER OF SECTION 4,
T42S, R13W, SLB&M
MONUMENT NOT FOUND

BLAU TRUST
PARCEL No. H-3-2-4-223

ITS ABOUT TIME LLC
PARCEL No. H-3-2-4-221

BLAU TRUST
PARCEL No. H-3-2-4-223

SOUTHEAST CORNER OF
SECTION 4, T42S, R13W, SLB&M
2.5" BRASS CAP 1908 FOUND

HEATON FAMILY
PARTNERSHIP
PARCEL No. H-3-2-4-344

EAST QUARTER CORNER OF
SECTION 4, T42S, R13W, SLB&M
FOUND B & C REBAR CAP 4490

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE

PARCEL 1-5
AREA: 216.49 ACRES +/-

LEIF BURTON
PARCEL No. H-3-2-4-1431-A-1

DAVID STIRLAND
PARCEL No. H-3-2-4-1443

SOUTH QUARTER CORNER OF
SECTION 33, T41S, R13W, SLB&M
1 INCH DOME PLS 111815
MONUMENT FOUND

NORTH QUARTER CORNER OF
SECTION 4, T42S, R13W, SLB&M
1 INCH DOME PLS 111815
MONUMENT FOUND

SOUTHWEST CORNER OF
SECTION 33, T41S, R13W, SLB&M
BLM BRASS CAP 1978
MONUMENT FOUND

NORTHWEST CORNER OF
SECTION 4, T42S, R13W, SLB&M
(PSOMAS ALUMINIUM CAP
MONUMENT FOUND 0.4' SOUTH
OF SECTION LINE)

WPP HURRICANE LAND, LLC
ENTRY NO. 20210061996
PARCEL NO. H-3-2-4-44021

WEST QUARTER
CORNER OF SECTION 4,
T42S, R13W, SLB&M
MONUMENT NOT FOUND

PARCEL 4A
AREA: 51.51 ACRES +/-

ZION VISTA
SUBDIVISION

RINGTON PARKWAY

TESS SCOW
PARCEL No. H-3-2-4-4101

LEIF BURTON
PARCEL No. H-3-2-4-1431-A-1

SCENIC POINTE SUBD.
PH-1 SUBDIVISION

SCENIC POINTE SUBD.
PH-2 SUBDIVISION

840 SOUTH STREET

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE



BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13WEST

SALT LAKE BASE & MERIDIAN

HURRICANCE, WASHINGTON COUNTY, UTAH

Beginning at a point located in the Easterly right-of-way line of 1760 West, a public street, said point being located N88°52'46"W 721.93 feet along the Section line and S01°07'14"W 405.24 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence S 89°11'33" E 229.39 feet; thence S 31°53'11" E 802.47 feet to the Quarter Section line; thence along said Quarter Section line and the following subdivisions: (1) Scenic Pointe Subdivision Phase 1, plat thereof recorded on March 26, 2009 as Document No. 20090011079 in the Washington County Recorder's Office & (2) Scenic Pointe Subdivision Phase 2, plat thereof recorded on February 15, 2023 as Document No. 20230004107 in the Washington County Recorder's Office S 01°04'17" W 1,718.84 feet; thence along and beyond said Scenic Point Phase 2 subdivision S 89°02'25" E 2,392.63 feet; thence S 01°10'56" W 308.85 feet; thence S 00°59'14" W 252.00 feet; thence S 89°00'29" E 106.84 feet; thence S 67°03'23" E 104.61 feet; thence N 67°03'14" E 29.53 feet; thence N 17°24'25" W 28.59 feet; thence S 89°00'29" E 25.66 feet; thence S 01°08'09" W 757.99 feet; thence N 89°00'29" W 1,319.08 feet; thence S 01°06'03" W 1,318.25 feet; thence N 88°59'50" W 2,677.40 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: N 24°54'32" E 462.62 feet; thence N 50°15'01" E 263.42 feet; thence N 35°40'22" W 100.61 feet; thence N 35°40'22" W along said line 81.89 feet; thence N 55°28'41" E 58.63 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 974.00 feet a distance of 475.99 feet through a central angle of 28°00'02" Chord: N 39°45'11" E 471.27 feet; thence N 64°14'49" W 62.87 feet; thence N 63°54'15" W 78.58 feet; thence N 59°59'17" W 78.58 feet; thence N 56°06'35" W 77.08 feet; thence N 52°16'08" W 77.08 feet; thence N 48°25'41" W 77.08 feet; thence N 44°35'14" W 77.08 feet; thence N 40°44'47" W 77.08 feet; thence N 36°55'47" W 76.10 feet; thence N 33°06'43" W 77.12 feet; thence N 29°16'43" W 76.73 feet; thence N 26°13'03" W 70.83 feet; thence N 63°06'24" E 125.00 feet; thence N 60°37'26" E 58.05 feet; thence N 62°59'06" E 118.43 feet; thence N 27°09'25" W 64.96 feet; thence N 31°12'07" W 64.98 feet; thence N 35°13'47" W 103.89 feet; thence N 37°01'01" W 133.24 feet; thence N 61°28'46" E 573.79 feet; thence S 46°57'37" E 1.57 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 1,169.99 feet a distance of 453.73 feet through a central angle of 22°13'11" Chord: S 36°19'33" E 450.89 feet; thence N 63°40'53" E 74.72 feet; thence N 27°21'01" W 93.97 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 4,995.40 feet a distance of 8.15 feet through a central angle of 00°05'37" Chord: N 29°45'38" W 8.15 feet; thence N 38°40'00" E 250.44 feet; thence N 37°17'21" W 136.31 feet; thence N 20°25'28" E 252.12 feet to the southerly right-of-way line of 840 South Street; thence along said southerly right-of-way line the following three (3) courses: (1) S 88°56'04" E 62.18 feet; (2) thence N 01°01'46" E 50.00 feet; (3) thence N 88°55'17" W 88.30 feet; thence N 01°01'44" E 119.98 feet; thence N 88°56'04" W 92.90 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 169.91 feet a distance of 154.29 feet through a central angle of 52°01'47" Chord: N 62°26'57" W 149.04 feet; thence S 53°34'01" W 1.66 feet to the northeast corner of Lot 37 in The Ridge At Zion Vista Phase 1A Subdivision, plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office; thence along said Subdivision the following five (5) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 170.00 feet a distance of 62.87 feet through a central angle of 21°11'19" Chord: N 26°20'43" W 62.51 feet; (2) thence N 15°45'01" W 53.19 feet; (3) thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,480.00 feet a distance of 463.02 feet through a central angle of 17°55'30" Chord: N 06°47'15" W 461.13 feet; (4) thence N 02°10'30" E 395.75 feet; (5) thence along the arc of a curve to the left with a radius of 800.00 feet a distance of 280.19 feet through a central angle of 20°04'02" Chord: N 07°51'31" W 278.76 feet to the northeast corner of a common area in The Ridge At Zion Vista Phase 1B Subdivision, plat thereof recorded on December 20, 2023 as Document No. 20230037804 in the Washington County Recorder's Office; thence along said subdivision Northwesterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet a distance of 388.07 feet through a central angle of 27°47'37" Chord: N 31°47'20" W 384.28 feet to the easterly right-of-way line of 1760 West, a dedicated public street; thence along said easterly right-of-way the following two (2) courses: (1) N 49°43'47" E 203.44 feet; (2) thence along the arc of a curve to the left with a radius of 540.00 feet a distance of 375.14 feet through a central angle of 39°48'12" Chord: N 29°49'41" E 367.64 feet to the point of beginning.

Containing 216.49 acres +/-.

LEGAL DESCRIPTION
(parcel 4a)

Located in the Northwest Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Rlington Parkway a public street, said point being N88°52'46"W 1952.27 feet along the Section line and S01°07'14"W 536.76 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following five (5) courses: (1) S 43°15'53" E 360.71 feet; (2) thence S 45°48'56" E 70.32 feet; (3) thence S 48°22'00" E 194.74 feet; (4) thence along the arc of a curve to the left with a radius of 459.00 feet a distance of 153.79 feet through a central angle of 19°11'49" Chord: S 57°57'55" E 153.07 feet; (5) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 18.86 feet through a central angle of 07°12'15" Chord: S 63°57'47" E 18.85 feet to the Northwest corner of The Ridge At Zion Vista Phase 1A plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office ; thence along said Subdivision the following six (6) courses: (1) S 74°50'08" E 0.18 feet; (2) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 151.60 feet through a central angle of 57°54'25" Chord: S 31°11'19" E 145.23 feet; (3) thence Southerly along the arc of a non-tangent curve to the left having a radius of 469.00 feet a distance of 140.56 feet through a central angle of 17°10'16" Chord: S 10°49'13" E 140.03 feet to a point of reverse curvature; (4) thence along the arc of a curve to the right having a radius of 700.00 feet a distance of 263.66 feet through a central angle of 21°34'50" Chord: S 08°36'56" E 262.10 feet;(5) thence S 02°10'30" W 826.39 feet; (6) thence Southerly along the arc of a non-tangent curve to the left having a radius of 650.00 feet a distance of 301.63 feet through a central angle of 26°35'17" Chord: S 11°07'09" E 298.93 feet; thence S 65°41'35" W 117.39 feet; thence S 63°47'52" W 52.00 feet; thence N 26°12'08" W 247.74 feet; thence S 63°47'52" W 69.00 feet; thence S 63°47'52" W along said line 60.00 feet; thence S 64°26'32" W 56.77 feet; thence S 71°41'30" W 55.17 feet; thence S 80°30'47" W 54.04 feet; thence S 89°24'32" W 59.65 feet; thence N 80°49'42" W 50.00 feet; thence N 73°20'23" W 65.86 feet; thence N 73°08'47" W 65.57 feet; thence N 75°30'22" W 65.63 feet; thence N 77°51'36" W 65.25 feet; thence N 80°12'37" W 65.43 feet; thence N 82°33'45" W 65.35 feet; thence N 23°53'59" W 93.11 feet; thence N 48°16'16" W 119.00 feet; thence N 48°16'16" W along said line 52.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 474.00 feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: N 38°33'37" E 52.40 feet; thence N 54°36'30" W 83.03 feet; thence N 47°56'29" W 86.28 feet; thence N 33°34'17" W 86.32 feet; thence N 19°56'17" W 81.34 feet; thence N 15°47'46" W 517.81 feet; thence N 21°02'29" E 303.08 feet; thence N 57°28'38" E 329.73 feet; thence N 23°48'42" E 254.55 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 973.00 feet a distance of 17.20 feet through a central angle of 01°00'46" Chord: N 61°57'20" W 17.20 feet; thence N 28°02'03" E 177.91 feet; thence N 46°41'56" E 264.96 feet to the point of beginning.

Containing 51.51 acres +/-.

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 12554439 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 the authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Utah County to be annexed into Black Ridge Infrastructure Financing District.

Justin Lundberg

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

05/28/25

DATE

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT
BOARD OF TRUSTEES

APPROVED THIS 19th DAY OF June, 2025, BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

Andrew C. ...
BOARD MEMBER

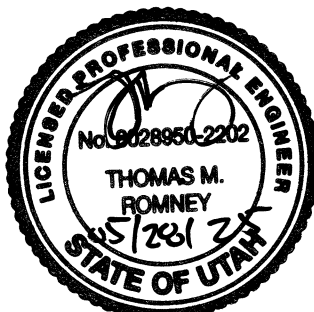
Scott ...
BOARD MEMBER

CERTIFICATE OF ENGINEER

THE UNDERSIGNED PROJECT ENGINEER FOR THE PROPOSED BLACK RIDGE 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:

Thomas Romney, P.E.

DATE: 05/28, 2025

BLACK RIDGE INFRASTRUCTURE
FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 04, T42S, R13W
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY CLERK APPROVAL

I, WASHINGTON COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1)(a), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LT. GOVERNOR UNDER 17B-1-209(3)(b)(iv), HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT CERTIFIED ON THIS 19 DAY OF JUNE 2025

Michael W. ...

COUNTY CLERK
WASHINGTON COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-20(4), AND I HAVE GIVEN THIS PLAT AS A FINAL LOCAL ENTITY PLAT

THIS 19 DAY OF JUNE 2025

Michael W. ...
SURVEYOR

WASHINGTON COUNTY, UTAH

SURVEYORS SEAL

DISTRICT SEAL



SHEET
1 OF 2

WASHINGTON COUNTY RECORDER

PREPARED BY



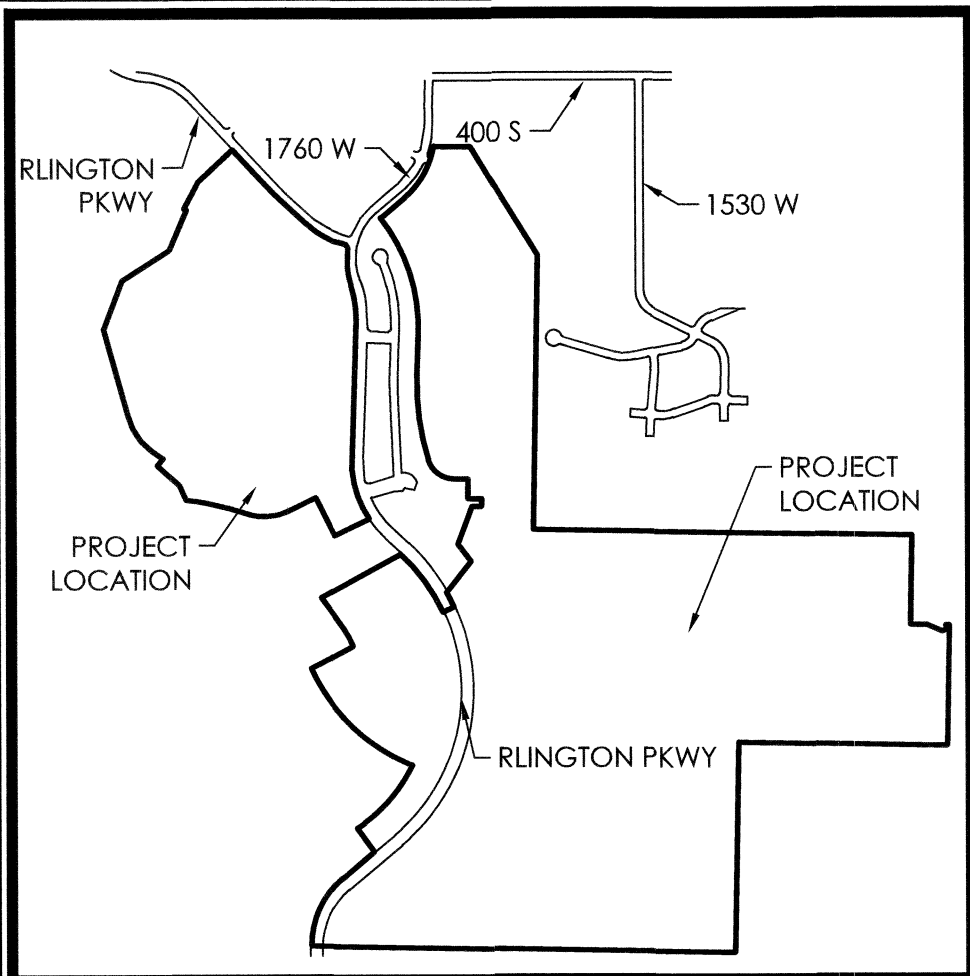
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 300
MIDVALE, UT 84047-7001 (801) 352-6075
www.focusutah.com

Z:\2023\22--0118 BLACK RIDGE MASTER PLAN DESIGN 22-0118 UMG\VD 22--0118 BLACK RIDGE (ED.DWG)

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

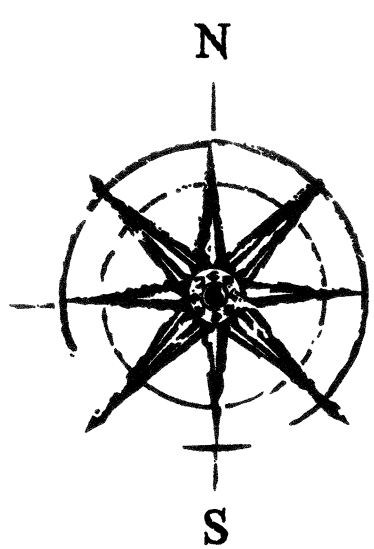
FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANCE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	540.42	50°40'59"	478.05	N24°54'32"E	462.62
C2	974.00	28°00'02"	475.99	N39°45'11"E	471.27
C3	1169.99	22°13'11"	453.73	S36°19'33"E	450.89
C4	4995.40	0°05'37"	8.15	N29°45'38"W	8.15
C5	169.91	52°01'47"	154.29	N62°26'57"W	149.04
C6	1480.00	17°55'30"	463.02	N06°47'15"W	461.13
C7	800.00	20°04'02"	280.19	N07°51'31"W	278.76
C8	800.00	27°47'37"	388.07	N31°47'20"W	384.28
C9	540.00	39°48'12"	375.14	N29°49'41"E	367.64
C10	459.00	19°11'49"	153.79	S57°57'55"E	153.07
C11	150.00	7°12'15"	18.86	S63°57'47"E	18.85
C12	150.00	57°54'25"	151.60	S11°11'19"E	145.23
C13	469.00	17°10'16"	140.56	S10°49'13"E	140.03
C14	700.00	21°34'50"	263.66	S08°36'56"E	262.10
C15	650.00	26°35'17"	301.63	S11°07'09"E	298.93
C16	474.00	6°20'14"	52.43	N38°33'37"E	52.40
C17	973.00	1°00'46"	17.20	N61°57'20"W	17.20
C18	170.00	21°11'19"	62.87	N28°20'43"W	62.51

LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PHE (801) 352-0075
www.focusut.com

LOWE LAND BL LLC
PARCEL No. H-3-2-5-3101

J R S INVESTMENTS L C
PARCEL No. H-3-2-8-1201

SOUTHWEST CORNER
OF SECTION 4, T42S,
R13W, SLB&M
MONUMENT NOT FOUND

J R S INVESTMENTS L C
PARCEL No. H-3-2-9-330

JAMES BLAZZARD ET AL
PARCEL No. H-3-2-9-410

SOUTH QUARTER
CORNER OF SECTION 4,
T42S, R13W, SLB&M
MONUMENT NOT FOUND

BLAU TRUST
PARCEL No. H-3-2-4-223

ITS ABOUT TIME LLC
PARCEL No. H-3-2-4-221

BLAU TRUST
PARCEL No. H-3-2-4-223

SOUTHEAST CORNER OF
SECTION 4, T42S, R13W, SLB&M
2.5" BRASS CAP 1908 FOUND

HEATON FAMILY
PARTNERSHIP
PARCEL No. H-3-2-4-344

EAST QUARTER CORNER OF
SECTION 4, T42S, R13W, SLB&M
FOUND B & C REBAR CAP 4490

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE

PARCEL 1-5
AREA: 216.49 ACRES +/-

LEIF BURTON
PARCEL No. H-3-2-4-1431-A-1

DAVID STIRLAND
PARCEL No. H-3-2-4-1443

SOUTH QUARTER CORNER OF
SECTION 33, T41S, R13W, SLB&M
1 INCH DOME PLS 111815
MONUMENT FOUND

NORTH QUARTER CORNER OF
SECTION 4, T42S, R13W, SLB&M
1 INCH DOME PLS 111815
MONUMENT FOUND

SOUTHWEST CORNER OF
SECTION 33, T41S, R13W, SLB&M
BLM BRASS CAP 1978
MONUMENT FOUND

NORTHWEST CORNER OF
SECTION 4, T42S, R13W, SLB&M
(PSOMAS ALUMINIUM CAP
MONUMENT FOUND 0.4' SOUTH
OF SECTION LINE)

WPP HURRICANE LAND, LLC
ENTRY NO. 20210061996
PARCEL NO. H-3-2-4-44021

WEST QUARTER
CORNER OF SECTION 4,
T42S, R13W, SLB&M
MONUMENT NOT FOUND

PARCEL 4A
AREA: 51.51 ACRES +/-

ZION VISTA
SUBDIVISION

RINGTON PARKWAY

TESS SCOW
PARCEL No. H-3-2-4-4101

LEIF BURTON
PARCEL No. H-3-2-4-1431-A-1

SCENIC POINTE SUBD.
PH-1 SUBDIVISION

SCENIC POINTE SUBD.
PH-2 SUBDIVISION

840 SOUTH STREET

MOUNTAIN VIEW
ESTATES 1 AT HURRICANE

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13WEST

SALT LAKE BASE & MERIDIAN

HURRICANCE, WASHINGTON COUNTY, UTAH

Beginning at a point located in the Easterly right-of-way line of 1760 West, a public street, said point being located N88°52'46"W 721.93 feet along the Section line and S01°07'14"W 405.24 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence S 89°11'33" E 229.39 feet; thence S 31°53'11" E 802.47 feet to the Quarter Section line; thence along said Quarter Section line and the following subdivisions: (1) Scenic Pointe Subdivision Phase 1, plat thereof recorded on March 26, 2009 as Document No. 20090011079 in the Washington County Recorder's Office & (2) Scenic Pointe Subdivision Phase 2, plat thereof recorded on February 15, 2023 as Document No. 20230004107 in the Washington County Recorder's Office S 01°04'17" W 1,718.84 feet; thence along and beyond said Scenic Point Phase 2 subdivision S 89°02'25" E 2,392.63 feet; thence S 01°10'56" W 308.85 feet; thence S 00°59'14" W 252.00 feet; thence S 89°00'29" E 106.84 feet; thence S 67°03'23" E 104.61 feet; thence N 67°03'14" E 29.53 feet; thence N 17°24'25" W 28.59 feet; thence S 89°00'29" E 25.66 feet; thence S 01°08'09" W 757.99 feet; thence N 89°00'29" W 1,319.08 feet; thence S 01°06'03" W 1,318.25 feet; thence N 88°59'50" W 2,677.40 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: N 24°54'32" E 462.62 feet; thence N 50°15'01" E 263.42 feet; thence N 35°40'22" W 100.61 feet; thence N 35°40'22" W along said line 81.89 feet; thence N 55°28'41" E 58.63 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 974.00 feet a distance of 475.99 feet through a central angle of 28°00'02" Chord: N 39°45'11" E 471.27 feet; thence N 64°14'49" W 62.87 feet; thence N 63°54'15" W 78.58 feet; thence N 59°59'17" W 78.58 feet; thence N 56°06'35" W 77.08 feet; thence N 52°16'08" W 77.08 feet; thence N 48°25'41" W 77.08 feet; thence N 44°35'14" W 77.08 feet; thence N 40°44'47" W 77.08 feet; thence N 36°55'47" W 76.10 feet; thence N 33°06'43" W 77.12 feet; thence N 29°16'43" W 76.73 feet; thence N 26°13'03" W 70.83 feet; thence N 63°06'24" E 125.00 feet; thence N 60°37'26" E 58.05 feet; thence N 62°59'06" E 118.43 feet; thence N 27°09'25" W 64.96 feet; thence N 31°12'07" W 64.98 feet; thence N 35°13'47" W 103.89 feet; thence N 37°01'01" W 133.24 feet; thence N 61°28'46" E 573.79 feet; thence S 46°57'37" E 1.57 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 1,169.99 feet a distance of 453.73 feet through a central angle of 22°13'11" Chord: S 36°19'33" E 450.89 feet; thence N 63°40'53" E 74.72 feet; thence N 27°21'01" W 93.97 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 4,995.40 feet a distance of 8.15 feet through a central angle of 00°05'37" Chord: N 29°45'38" W 8.15 feet; thence N 38°40'00" E 250.44 feet; thence N 37°17'21" W 136.31 feet; thence N 20°25'28" E 252.12 feet to the southerly right-of-way line of 840 South Street; thence along said southerly right-of-way line the following three (3) courses: (1) S 88°56'04" E 62.18 feet; (2) thence N 01°01'46" E 50.00 feet; (3) thence N 88°55'17" W 88.30 feet; thence N 01°01'44" E 119.98 feet; thence N 88°56'04" W 92.90 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 169.91 feet a distance of 154.29 feet through a central angle of 52°01'47" Chord: N 62°26'57" W 149.04 feet; thence S 53°34'01" W 1.66 feet to the northeast corner of Lot 37 in The Ridge At Zion Vista Phase 1A Subdivision, plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office; thence along said Subdivision the following five (5) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 170.00 feet a distance of 62.87 feet through a central angle of 21°11'19" Chord: N 26°20'43" W 62.51 feet; (2) thence N 15°45'01" W 53.19 feet; (3) thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,480.00 feet a distance of 463.02 feet through a central angle of 17°55'30" Chord: N 06°47'15" W 461.13 feet; (4) thence N 02°10'30" E 395.75 feet; (5) thence along the arc of a curve to the left with a radius of 800.00 feet a distance of 280.19 feet through a central angle of 20°04'02" Chord: N 07°51'31" W 278.76 feet to the northeast corner of a common area in The Ridge At Zion Vista Phase 1B Subdivision, plat thereof recorded on December 20, 2023 as Document No. 20230037804 in the Washington County Recorder's Office; thence along said subdivision Northwesterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet a distance of 388.07 feet through a central angle of 27°47'37" Chord: N 31°47'20" W 384.28 feet to the easterly right-of-way line of 1760 West, a dedicated public street; thence along said easterly right-of-way the following two (2) courses: (1) N 49°43'47" E 203.44 feet; (2) thence along the arc of a curve to the left with a radius of 540.00 feet a distance of 375.14 feet through a central angle of 39°48'12" Chord: N 29°49'41" E 367.64 feet to the point of beginning.

Containing 216.49 acres +/-.

LEGAL DESCRIPTION (parcel 4a)

Located in the Northwest Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Rlington Parkway a public street, said point being N88°52'46"W 1952.27 feet along the Section line and S01°07'14"W 536.76 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following five (5) courses: (1) S 43°15'53" E 360.71 feet; (2) thence S 45°48'56" E 70.32 feet; (3) thence S 48°22'00" E 194.74 feet; (4) thence along the arc of a curve to the left with a radius of 459.00 feet a distance of 153.79 feet through a central angle of 19°11'49" Chord: S 57°57'55" E 153.07 feet; (5) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 18.86 feet through a central angle of 07°12'15" Chord: S 63°57'47" E 18.85 feet to the Northwest corner of The Ridge At Zion Vista Phase 1A plat thereof recorded on October 19, 2021 as Document No. 20210067752 in the Washington County Recorder's Office ; thence along said Subdivision the following six (6) courses: (1) S 74°50'08" E 0.18 feet; (2) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 150.00 feet a distance of 151.60 feet through a central angle of 57°54'25" Chord: S 31°11'19" E 145.23 feet; (3) thence Southerly along the arc of a non-tangent curve to the left having a radius of 469.00 feet a distance of 140.56 feet through a central angle of 17°10'16" Chord: S 10°49'13" E 140.03 feet to a point of reverse curvature; (4) thence along the arc of a curve to the right having a radius of 700.00 feet a distance of 263.66 feet through a central angle of 21°34'50" Chord: S 08°36'56" E 262.10 feet;(5) thence S 02°10'30" W 826.39 feet; (6) thence Southerly along the arc of a non-tangent curve to the left having a radius of 650.00 feet a distance of 301.63 feet through a central angle of 26°35'17" Chord: S 11°07'09" E 298.93 feet; thence S 65°41'35" W 117.39 feet; thence S 63°47'52" W 52.00 feet; thence N 26°12'08" W 247.74 feet; thence S 63°47'52" W 69.00 feet; thence S 63°47'52" W along said line 60.00 feet; thence S 64°26'32" W 56.77 feet; thence S 71°41'30" W 55.17 feet; thence S 80°30'47" W 54.04 feet; thence S 89°24'32" W 59.65 feet; thence N 80°49'42" W 50.00 feet; thence N 73°20'23" W 65.86 feet; thence N 73°08'47" W 65.57 feet; thence N 75°30'22" W 65.63 feet; thence N 77°51'36" W 65.25 feet; thence N 80°12'37" W 65.43 feet; thence N 82°33'45" W 65.35 feet; thence N 23°53'59" W 93.11 feet; thence N 48°16'16" W 119.00 feet; thence N 48°16'16" W along said line 52.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 474.00 feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: N 38°33'37" E 52.40 feet; thence N 54°36'30" W 83.03 feet; thence N 47°56'29" W 86.28 feet; thence N 33°34'17" W 86.32 feet; thence N 19°56'17" W 81.34 feet; thence N 15°47'46" W 517.81 feet; thence N 21°02'29" E 303.08 feet; thence N 57°28'38" E 329.73 feet; thence N 23°48'42" E 254.55 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 973.00 feet a distance of 17.20 feet through a central angle of 01°00'46" Chord: N 61°57'20" W 17.20 feet; thence N 28°02'03" E 177.91 feet; thence N 46°41'56" E 264.96 feet to the point of beginning.

Containing 51.51 acres +/-.

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 12554439 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 the authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Utah County to be annexed into Black Ridge Infrastructure Financing District.



JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

05/28/25

DATE

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS 19th DAY OF June, 2025, BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.


BOARD MEMBER

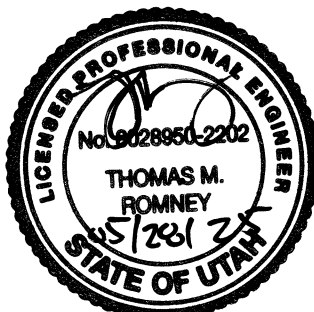

BOARD MEMBER

CERTIFICATE OF ENGINEER

THE UNDERSIGNED PROJECT ENGINEER FOR THE PROPOSED BLACK RIDGE 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:


Thomas Romney, P.E.

DATE: 05/28, 2025

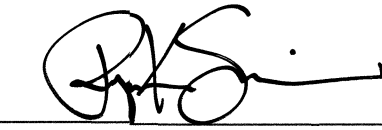
BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 AND THE SOUTHEAST 1/4 OF SECTION 04, T42S, R13W
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY CLERK APPROVAL

I, WASHINGTON COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-20(1)(a), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LT. GOVERNOR UNDER 17B-1-209(3)(b)(iv), HEREBY APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT CERTIFIED ON THIS 19 DAY OF JUNE 2025

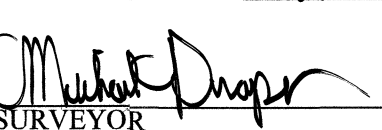


COUNTY CLERK
WASHINGTON COUNTY, UTAH

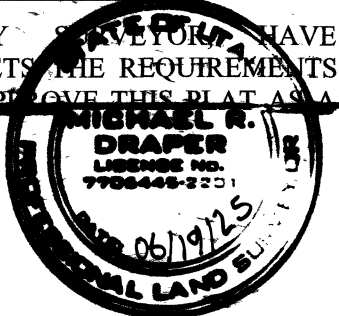
COUNTY SURVEYOR APPROVAL

I, THE WASHINGTON COUNTY CLERK, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-20(4), AND I HAVE GIVEN THIS PLAT AS A FINAL LOCAL ENTITY PLAT

THIS 19 DAY OF JUNE 2025



SURVEYOR
WASHINGTON COUNTY, UTAH



SHEET
1 OF 2

WASHINGTON COUNTY RECORDER

PREPARED BY



Z:\2023\22--0118 BLACK RIDGE MASTER PLAN DESIGN\22-0118 UWG\FD\22--0118 BLACK RIDGE.FED.DWG