



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION 3 located in SALT LAKE COUNTY, dated JULY 1, 2025, complying with §67-1a-6.5, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION 3 located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 11th day of July, 2025 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 3

by

Auto Mall & Retail Public Infrastructure District

TO: The Lieutenant Governor, State of Utah

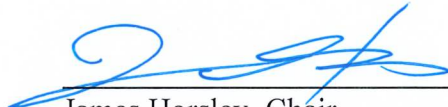
NOTICE IS HEREBY GIVEN that the Board of Trustees of Auto Mall & Retail Public Infrastructure District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective May 30, 2025, adopted a *Resolution to Annex Approximately 3.61 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation No. 3 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Salt Lake County Surveyor, as well as the legal description of the property depicted on the plat, are attached as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED: July 1
~~June 30~~, 2025

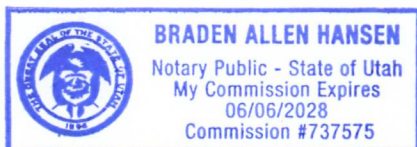
AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT


James Horsley, Chair

STATE OF UTAH)
)
) ss.
SALT LAKE COUNTY)

On July 1, 2025, personally appeared before me James Horsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Auto Mall Public Infrastructure District pursuant to his authority by law as its duly appointed chair.

[] Notarial act performed by audio-visual communication (if checked).




NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(Annexation No. 3)**

Copy of the Annexation Resolution

(see following pages)

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 3)

Legal Description – Annexation No. 3

A parcel of land situated within the East ½ of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point of intersection with the Northeasterly Right-of-Way line of Herriman Main Street, per Herriman Main Street Dedication Plat Recorded in Book 2022P, at Page 151 and the Northwesterly Right-of-Way line of Miller Crossing Drive, per Special Warranty Deed recorded May 30, 2024, as Entry No.: 14246489, in Book I 1494, at Page 7204, of official Salt Lake County Records, said point of intersection being South 89°36'57" East, along the section line, a distance of 147.69 feet and North 0°23'03" East, perpendicular to said section line, a distance of 2239.63 feet, from the South Quarter Comer of said Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence Northwesterly along said Right-of-Way line of Herriman Main Street the following two (2) courses: (1) Along the arc of a 5073.00-foot radius curve to the left, through a central angle of 0°31'08", a distance of 45.94 feet, subtended by a long chord bearing North 40°29'00" West, a distance of 45.94 feet; (2) North 40°44'34" West, a distance of 154.30 feet, to the Southeasterly line of that certain tract conveyed to MLM Holdings, LLC, by Quit-Claim Deed recorded as Entry No.: 14133224, in Book 11434, at Page 2683; thence North 50°24'24" East, (*N50°24'56"E, by record*) along said Southeasterly line, a distance of 623.54 feet; thence South 43°44'23" East, a distance of 420.59 feet, to a point in the Northerly Right-of-Way line of said Miller Crossing Drive; thence Southwesterly along said Northerly Right-of-Way line the following three (3) courses: (1) North 89°43'56" West, a distance of 146.29 feet; (2) Southwesterly along the arc of a 540.00-foot radius curve to the left, through a central angle of 39°51'08", a distance of 375.60 feet, subtended by a long chord bearing South 70°20'30" West, a distance of 368.07 feet; (4) South 50°24'56" West, a distance of 191.83 feet, to the point of beginning.

Containing 3.61 acres

Affecting a portion of Parcel No. 26-25-402-010

[illegible]

June 30, 2025

The Board of Trustees (the "Board") of the Auto Mall & Retail Public Infrastructure District, held a special meeting on June 30, 2025, at the hour of 10:30 am., with the following members of the Board being present:

James Horsley	Trustee
Larry Myler	Trustee
Heather McDougald	Trustee

Also present:

Matt J. Ence	General Counsel
J. Tyler King	General Counsel
Michael Jensen	Special District Manager
Kristi Barker	Administrative Assistant

Absent:

(ANY OR NONE)

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this June 30, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Heather McDougald and seconded by Larry Myler, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 3.61 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, a petition (the “Petition”) was filed with the District requesting and consenting to the annexation of approximately 3.61 acres pursuant to Utah Code §17D-4-201(3) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the “Property Owners”) within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District (hereafter the “Governing Document”) allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District’s creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plat to be attached to the Boundary Notice upon finalization as Exhibit B (the “Annexation Plat”).

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on June 30, 2025, the Board of Trustees (the "Board") of Auto Mall & Retail Public Infrastructure District (the "District") adopted a resolution to annex the following particularly described property in Salt Lake County, State of Utah:

A parcel of land situated within the East ½ of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point of intersection with the Northeasterly Right-of-Way line of Herriman Main Street, per Herriman Main Street Dedication Plat Recorded in Book 2022P, at Page 151 and the Northwesterly Right-of-Way line of Miller Crossing Drive, per Special Warranty Deed recorded May 30, 2024, as Entry No.: 14246489, in Book I 1494, at Page 7204, of official Salt Lake County Records, said point of intersection being South 89°36'57" East, along the section line, a distance of 147.69 feet and North 0°23'03" East, perpendicular to said section line, a distance of 2239.63 feet, from the South Quarter Comer of said Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence Northwesterly along said Right-of-Way line of Herriman Main Street the following two (2) courses: (1) Along the arc of a 5073.00-foot radius curve to the left, through a central angle of 0°31'08", a distance of 45.94 feet, subtended by a long chord bearing North 40°29'00" West, a distance of 45.94 feet; (2) North 40°44'34" West, a distance of 154.30 feet, to the Southeasterly line of that certain tract conveyed to MLM Holdings, LLC, by Quit-Claim Deed recorded as Entry No.: 14133224, in Book 11434, at Page 2683; thence North 50°24'24" East, (*N50°24'56"E, by record*) along said Southeasterly line, a distance of 623.54 feet; thence South 43°44'23" East, a distance of 420.59 feet, to a point in the Northerly Right-of-Way line of said Miller Crossing Drive; thence Southwesterly along said Northerly Right-of-Way line the following three (3) courses: (1) North 89°43'56" West, a distance of 146.29 feet; (2) Southwesterly along the arc of a 540.00-foot radius curve to the left, through a central angle of 39°51'08", a distance of 375.60 feet, subtended by a long chord bearing South 70°20'30" West, a distance of 368.07 feet; (4) South 50°24'56" West, a distance of 191.83 feet, to the point of beginning.

Containing 3.61 acres

Affecting a portion of Parcel No. 26-25-402-010

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the “30-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District’s surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the “Effective Date”).

PASSED AND ADOPTED by the Board of Trustees of Auto Mall & Retail
Public Infrastructure District effective as of the Effective Date set forth above.

AUTO MALL & RETAIL PUBLIC
INFRASTRUCTURE DISTRICT

By: 
Chair

ATTEST:

By: 
Secretary/Clerk

k

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

I, Heather McDougald, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Auto Mall & Retail Public Infrastructure District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on June 30, 2025, commencing at the hour of 10:30 am., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of
the District, on ~~June 30~~, 2025.

July 1,

By: 
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Heather McDougald, the undersigned clerk (or assistant clerk) of Auto Mall & Retail Public Infrastructure District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on June 30, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this ~~June 30~~, 2025.

July 1,

By:  _____
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Auto Mall & Retail Public Infrastructure District
Board of Trustees
Public Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT WILL HOLD A MEETING ON JUNE 30, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770 AT 10:30 A.M.

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes held on May 5, 2025

D. Action Items

1. Consider approval of Resolution 2025-02, Annexation No 3 and associated documentation.

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.

Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/88288348302?pwd=HDBz3K0itkD9i7A4IJvSZejMbZxANw.1>

Meeting ID: 882 8834 8302

Passcode: 443060

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT**

TO: **AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT**, a Utah public infrastructure district

FROM: **Herriman 73 Partners, LLC**, a Utah limited liability company (“**Petitioner**”)

DATE: July 1, 2025

This Petition to Annex Property into Auto Mall & Retail Public Infrastructure District (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 3.61 acres of property in Herriman City, Salt Lake County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;
7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

8. Petitioner acknowledges that the District intends to issue bonds and may make special assessments on all property within the District, specifically including the Property.

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing of this Petition.

This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

HERRIMAN 73 PARTNERS LLC
a Utah limited liability company
10771 S. Rippling Bay
South Jordan, UT 84009

DocuSigned by:

Larry Myler

By: Larry Myler

Its: Manager CT

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation No. 3

A parcel of land situated within the East ½ of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah and being more particularly described as follows:

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Containing 3.61 acres

Affecting a portion of Parcel No. 26-25-402-010

EXHIBIT B
MAP OF ANNEXATION PROPERTY

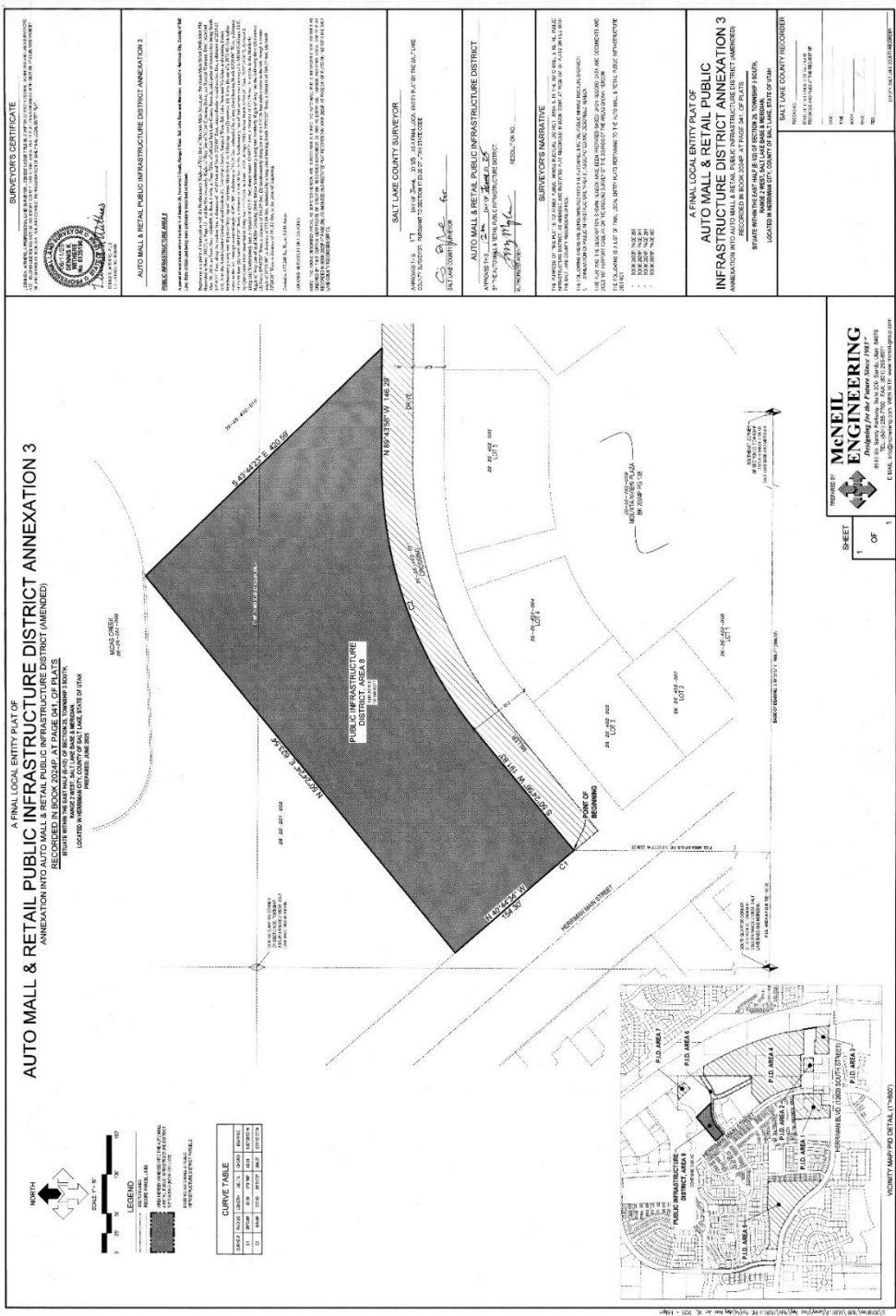


EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 3

by

Auto Mall & Retail Public Infrastructure District

TO: The Lieutenant Governor, State of Utah

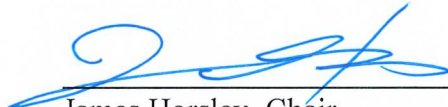
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DATED: July 1
~~June 30~~, 2025

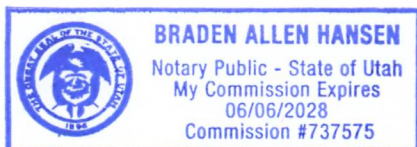
AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT


James Horsley, Chair

STATE OF UTAH)
)
:ss.
SALT LAKE COUNTY)

On July 1, 2025, personally appeared before me James Horsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Auto Mall Public Infrastructure District pursuant to his authority by law as its duly appointed chair.

[] Notarial act performed by audio-visual communication (if checked).




NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(Annexation No. 3)**

Copy of the Annexation Resolution

(see following pages)

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 3)

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Containing 3.61 acres

Affecting a portion of Parcel No. 26-25-402-010

**FINAL LOCAL ENTITY PLAT OF
AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION 3**
ANNEXATION INTO AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT (ANNEXED)

RECORDED IN BOOK 204P, AT PAGE 0-1 OF PLATS
SHEETS BEARING THE LAND TRUST BOARD OF PUBLIC UTILITIES / MARIETTA
LOCATED IN NEARBY CITY QUARTY OF BALTIMORE STATE OF MARYLAND

PLAT NO. 204P
PAGE 0-1

LEGEND

SHADED AREA
PUBLIC INFRASTRUCTURE DISTRICT AREA 3

BOUNDARY LINE
EASEMENT

TABLE

NO.	NAME	ADDRESS
1	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
2	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
3	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
4	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
5	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
6	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
7	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
8	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
9	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213
10	JOHN J. & MARY K. HARRIS	10000 W. 100th St., Suite 100, Overland Park, KS 66213

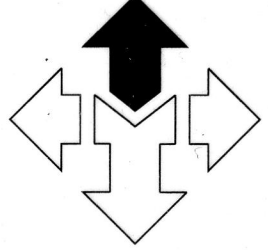
A FINAL LOCAL ENTITY PLAT OF
AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION 3
ANNEXATION INTO AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT (AMENDED)

RECORDED IN BOOK 2024P, AT PAGE 041, OF PLATS

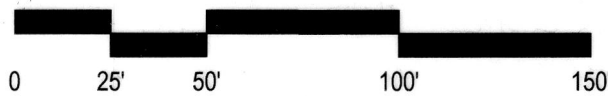
SITUATE WITHIN THE EAST HALF (E-1/2) OF SECTION 25, TOWNSHIP 3 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

LOCATED IN HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH
PREPARED: JUNE 2025

NORTH



SCALE: 1" = 50'

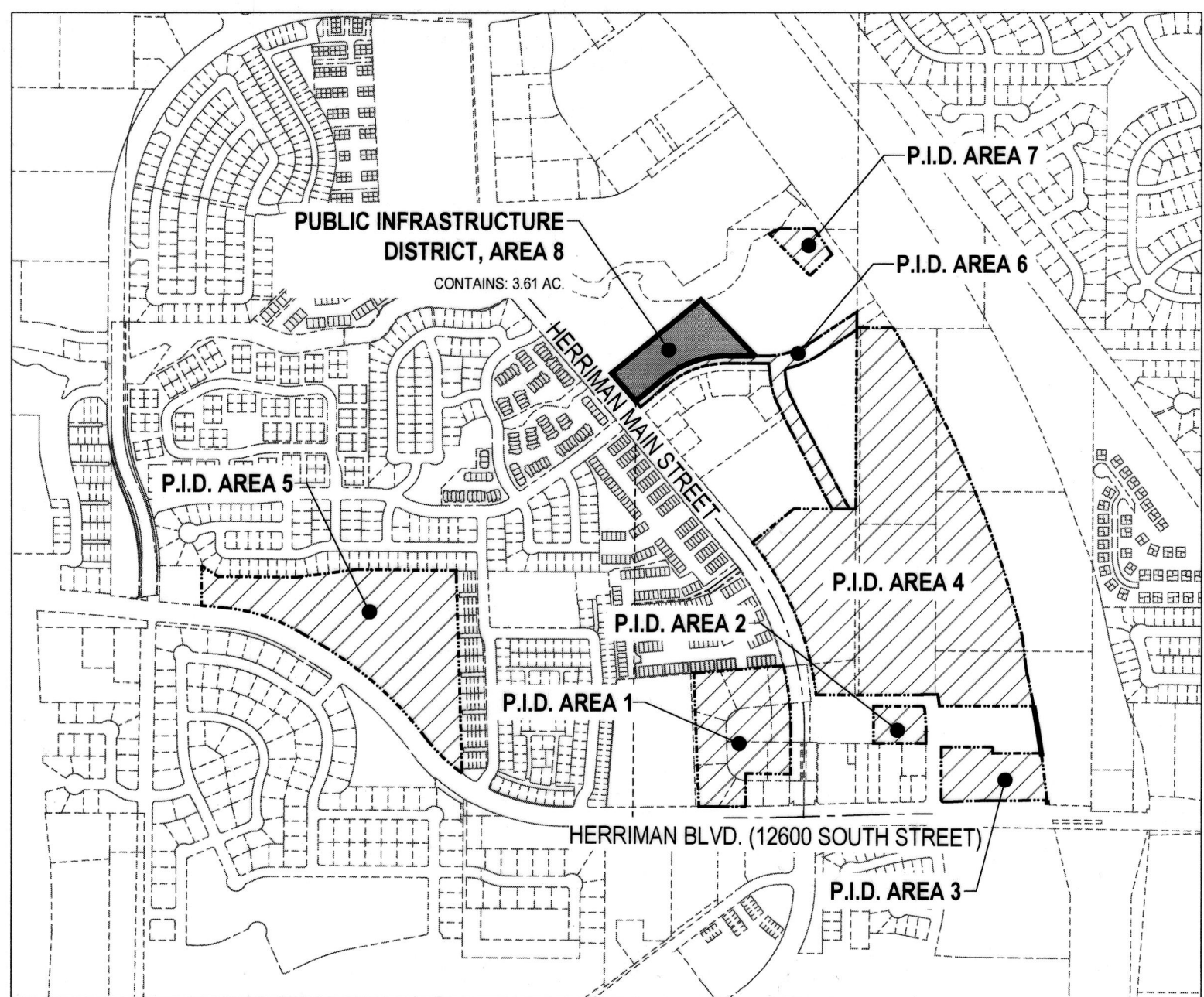


LEGEND

- SECTION LINES
RECORD PARCEL LINES
- AREA HEREBY ANNEXED INTO THE AUTO MALL
& RETAIL PUBLIC INFRASTRUCTURE DISTRICT
3.610 ACRES (MORE OR LESS)
- EXISTING AUTO MALL & PUBLIC
INFRASTRUCTURE DISTRICT PARCELS

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	5073.00'	45.94'	0°31'08"	45.94'	N40°29'00"W
C2	540.00'	375.60'	38°51'08"	368.07'	S70°20'30"W



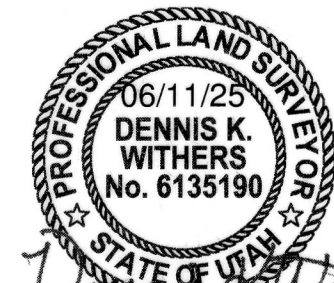
VICINITY MAP/ PID DETAIL (1"=800')

MIDAS CREEK
26-26-261-008



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 6135190, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.



DENNIS K. WITHERS, P.L.S.
L.S. LICENSE NO. 6135190

AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION 3

PUBLIC INFRASTRUCTURE AREA 8

A parcel of land situate within the East 1/2 of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah and being more particularly described as follows:

Beginning at a point of intersection with the Northeastly Right-of-Way line of Herriman Main Street, per Herriman Main Street Dedication Plat Recorded in Book 2022P, at Page 151 and the Northwestly Right-of-Way line of Miller Crossing Drive, per Special Warranty Deed recorded May 30, 2024, as Entry No.: 14246489, in Book 11494, at Page 7204, of official Salt Lake County Records, said point of intersection being South 89°36'57" East, along the section line, a distance of 147.69 feet and North 0°23'03" East, perpendicular to said section line, a distance of 2239.63 feet, from the South Quarter Corner of said Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence Northwestly along said Right-of-Way line of Herriman Main Street the following two (2) courses: (1) Along the arc of a 5073.00-foot radius curve to the left, through a central angle of 0°31'08", a distance of 45.94 feet, subtended by a long chord bearing North 40°29'00" West, a distance of 45.94 feet; (2) North 40°44'34" West, a distance of 154.30 feet, to the Southeastly line of that certain tract conveyed to MLM Holdings, LLC, by Quit-Claim Deed recorded as Entry No.: 14133224, in Book 11434, at Page 2683; thence North 50°24'24" East, (N50°24'24" E, by record) along said Southeastly line, a distance of 623.54 feet; thence South 43°44'23" East, a distance of 420.59 feet, to a point in the Northerly Right-of-Way line of said Miller Crossing Drive; thence Southwestly along said Northerly Right-of-Way line the following three (3) courses: (1) North 89°43'56" West, a distance of 146.29 feet; (2) Southwestly along the arc of a 540.00-foot radius curve to the left, through a central angle of 38°51'08", a distance of 375.60 feet, subtended by a long chord bearing South 70°20'30" West, a distance of 368.07 feet; (4) South 50°24'56" West, a distance of 191.83 feet, to the point of beginning.

Contains: 157,248 Sq. Ft., or 3.610 Acres

CONTAINS: 46,809 SQ.FT. OR 1.075 ACRES

NOTE: THE ABOVE DESCRIBED AREAS, AS DEPICTED HEREON ARE HEREBY ANNEXED INTO THE AUTO MALL PUBLIC INFRASTRUCTURE DISTRICT AS CREATED BY THAT CERTAIN CERTIFICATE OF CREATION RECORDED NOVEMBER 23, 2022 AS ENTRY NO.: 14045816 AND FINAL LOCAL ENTITY PLAT RECORDED IN BOOK 2022P AT PAGE 286, AS AMENDED AND RE-STATE PLAT RECORDED IN BOOK 2024P, AT PAGE 041 OF PLATS ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE.

SALT LAKE COUNTY SURVEYOR

APPROVED THIS 17 DAY OF June, 2025, AS A FINAL LOCAL ENTITY PLAT BY THE SALT LAKE COUNTY SURVEYOR, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE

[Signature]
SALT LAKE COUNTY SURVEYOR

AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS 2nd DAY OF June, 2025
BY THE AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT.

[Signature]
AUTHORIZED AGENT

RESOLUTION NO.: _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO ANNEX PUBLIC INFRASTRUCTURE DISTRICT, AREA 8, IN THE AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT, AS AMENDED AND RE-STATE PLAT RECORDED IN BOOK 2024P, AT PAGE 041 OF PLATS ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE.

THE FOLLOWING ARE BEING ANNEXED INTO THE AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT:
1. ANNEXATION OF PUBLIC INFRASTRUCTURE 'AREA 8', AS DEPICTED AND DESCRIBED HEREON.

THIS PLAT AND THE DESCRIPTION SHOWN HEREON HAVE BEEN PREPARED BASED UPON RECORD DATA AND DOCUMENTS AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY OF THE BOUNDS OF THE AREAS SHOWN HEREON.

THE FOLLOWING IS A LIST OF FINAL LOCAL ENTITY PLATS PERTAINING TO THE AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT:

- BOOK 2022P, PAGE 286
- BOOK 2024P, PAGE 041
- BOOK 2024P, PAGE 281
- BOOK 2025P, PAGE 050

A FINAL LOCAL ENTITY PLAT OF
**AUTO MALL & RETAIL PUBLIC
INFRASTRUCTURE DISTRICT ANNEXATION 3**
ANNEXATION INTO AUTO MALL & RETAIL PUBLIC INFRASTRUCTURE DISTRICT (AMENDED)
RECORDED IN BOOK 2024P, AT PAGE 041, OF PLATS

SITUATE WITHIN THE EAST HALF (E-1/2) OF SECTION 25, TOWNSHIP 3 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
LOCATED IN HERRIMAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH

SALT LAKE COUNTY RECORDER

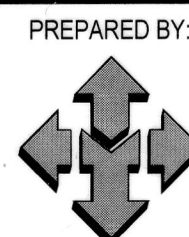
RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE,
RECORDED AND FILED AT THE REQUEST OF _____

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

DEPUTY, SALT LAKE COUNTY RECORDER

SHEET

1
OF
1



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