STATE OF UTAH

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 PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 ANNEXATION 1 located in WASHINGTON COUNTY, dated NOVEMBER 10, 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 PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 ANNEXATION 1 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 17th day of December, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203116

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation No. 1
by
Pine View Public Infrastructure District No. 2

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pine View Public Infrastructure District No. 2 (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 November 10, 2025, adopted a *Resolution to Annex Approximately 171.22 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. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington 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 11/10/25.

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2

Darcy Stewart
Chair

STATE OF UTAH)
:ss.
Washington COUNTY)

On 11/10/25, personally appeared before me Darcy Stewart, 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 Pine View Public Infrastructure District No. 2 pursuant to his authority by law as its duly appointed chair.

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

SHAWNEE CARDINAL
Notary Public, State of Utah
Commission # 736886
My Commission Expires
06/17/2028

Shawnee Cardinal
NOTARY PUBLIC

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)

Copy of the Annexation Resolution

(see following pages)

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Annexation No. 1)

Legal Description – Annexation No. 1

PA-6 Legal Description

Beginning at a point that lies thence North 87°32'51" West 396.99 feet along the Section Line, and South 1,423.00 feet; from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 18°27'09" West 297.99 feet; thence South 01°44'23" West 239.45 feet; thence South 16°21'51" West 181.97 feet; thence South 29°55'23" West 124.76 feet; thence South 31°05'25" West 424.51 feet; thence South 18°49'04" West 576.04 feet; thence South 45°27'35" West 191.88 feet; thence South 09°05'01" East 131.22 feet; thence South 03°58'00" East 78.73 feet; thence South 03°58'00" East 111.41 feet; thence South 00°55'28" West 125.41 feet; thence South 26°09'24" West 72.51 feet; thence South 55°25'48" West 76.46 feet; thence North 89°04'32" West 125.80 feet; thence North 53°18'47" West 424.68 feet; thence North 47°43'11" West 83.06 feet; thence North 17°43'11" West 83.06 feet; thence North 82°22'15" West 254.94 feet; thence South 68°41'09" West 137.34 feet; thence South 78°47'34" West 165.00 feet; thence South 11°23'11" East 76.77 feet; thence South 22°38'06" West 128.38 feet; thence South 68°02'28" West 116.98 feet; thence South 89°30'44" West 66.71 feet; thence North 60°13'15" West 100.00 feet; thence North 25°48'51" West 60.21 feet; thence North 00°02'47" East 3,143.78 feet; thence easterly along a 780.00 foot radius non-tangent curve to the left, (center point lies North 07°20'41" East) through a central angle of 19°35'04", a distance of 266.62 feet; thence North 77°45'36" East 125.01 feet; thence easterly along a 500.00 foot radius curve to the right, (center point lies South 12°14'24" East) through a central angle of 71°27'03", a distance of 623.53 feet; thence southeasterly along a 600.00 foot radius reverse curve to the left, (center point lies North 59°12'39" East) through a central angle of 34°10'57", a distance of 357.96 feet; thence South 64°58'17" East 192.45 feet; thence South 64°58'17" East 203.87 feet; thence southeasterly along a 1,461.00 foot radius curve to the right, (center point lies South 25°01'43" West) through a central angle of 06°56'36", a distance of 177.05 feet; thence South 58°01'42" East 165.80 feet; thence South 65°35'01" East 434.70 feet to the point of beginning.

Containing 5,369,921 Square Feet or 123.28 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:
Northing Diff: 0.006937
Easting Diff: 0.012301
Azimuth: 299°25'11"
Error Distance 0.014122
Total Distance 10099.710
Ratio: 1/715169

(LEGAL DESCRIPTION CONTINUES ON FOLLOWING PAGE)

PA-11 first 100 lots Legal Description

Beginning at a point that lies North 00°59'47" East 190.22 feet along the Section Line, and East 1,002.70 feet, from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 89°56'08" East 322.78 feet to a point on the West Line of Almond Heights Park Subdivision Entry#148835 as on file with the Washington County Recorder's office, thence along said West Line the following three (3) Courses: 1) North 00°56'21" East 1,189.06 feet, 2) North 00°56'26" East 1,453.28 feet, and 3) South 67°52'00" West 4.58 feet; thence North 00°15'11" West 37.51 feet; thence North 45°20'53" West 96.46 feet; thence North 43°36'09" West 55.85 feet; thence North 25°00'57" West 126.24 feet; thence North 14°17'27" West 7.90 feet; thence North 89°02'33" West 706.27 feet; thence North 89°02'33" West 145.18 feet to a point on the East Right-of-Way Line of Mesa View Drive, thence along said Right-of-Way the following three (3) courses: 1) South 00°21'26" East 44.76 feet, 2) South 88°33'19" West 60.01 feet, and 3) North 00°08'15" West 46.73 feet; thence South 81°43'03" West 244.16 feet; thence South 00°51'04" West 161.63 feet; thence South 76°05'40" East 205.48 feet; thence South 59°51'18" East 60.34 feet; thence South 77°15'29" East 113.38 feet; thence South 89°02'33" East 395.01 feet; thence South 00°57'27" West 100.00 feet; thence South 00°57'27" West 50.00 feet; thence South 89°02'33" East 40.86 feet; thence South 00°58'22" West 475.42 feet; thence South 01°07'11" West 50.00 feet; thence South 00°55'53" West 732.60 feet; thence South 05°34'43" West 66.00 feet; thence easterly along a 2,757.99 foot radius non-tangent curve to the left, (center point lies North 05°34'43" East) through a central angle of 00°15'21", a distance of 12.32 feet; thence South 05°19'22" West 108.43 feet; thence North 85°48'50" West 3.65 feet; thence North 83°23'42" West 121.00 feet; thence North 80°58'35" West 121.00 feet; thence North 78°27'01" West 131.73 feet; thence North 74°54'09" West 50.01 feet; thence South 14°15'50" West 90.08 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 75°44'04" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence South 14°15'56" West 50.00 feet; thence southeasterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 14°15'56" West) through a central angle of 89°59'57", a distance of 31.42 feet; thence South 14°15'56" West 93.11 feet; thence South 78°34'54" West 114.48 feet; thence South 11°25'06" East 179.34 feet; thence South 20°59'29" East 60.09 feet; thence westerly along a 760.00 foot radius non-tangent curve to the left, (center point lies South 17°45'05" East) through a central angle of 03°48'28", a distance of 50.51 feet; thence South 11°34'53" East 133.88 feet; thence North 69°38'23" East 50.59 feet; thence North 80°05'33" East 206.81 feet; thence South 71°51'35" East 192.29 feet; thence South 42°25'54" East 196.78 feet; thence South 32°40'54" East 338.45 feet, to the point of beginning.

Containing 2,019,295 Square Feet or 46.36 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

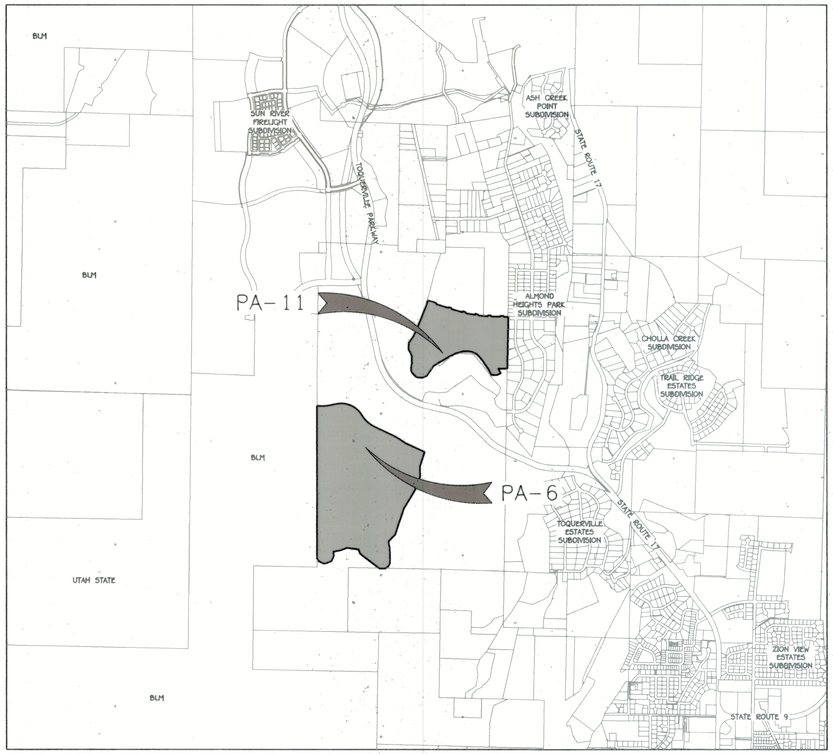
Closure:
Northing Diff: 0.016724
Easting Diff: 0.016468
Azimuth: 135°26'30"
Error Distance 0.023471

Total Distance 9352.590

Final Local Entity Plat – Annexation No. 1

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD **CERTIFICATE NO. 5633341**. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

AS SHOWN AND DESCRIBED HEREON.

10/14/2025
DATE:

PROFESSIONAL LAND SURVEYOR · No. 5633341 · ADAM S. ALLEN · 10/14/24 · STATE OF UTAH

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

PA-6:
BEGINNING AT A POINT THAT LIES THENCE NORTH 87°32'51" WEST 396.99 FEET ALONG THE SECTION LINE, AND SOUTH 1,423.00 FEET; FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 18°27'09" WEST 297.99 FEET; THENCE SOUTH 01°44'23" WEST 239.45 FEET; THENCE SOUTH 16°21'51" WEST 181.97 FEET; THENCE SOUTH 29°55'23" WEST 124.76 FEET; THENCE SOUTH 31°05'25" WEST 424.51 FEET; THENCE SOUTH 18°49'04" WEST 576.04 FEET; THENCE SOUTH 45°27'35" WEST 191.88 FEET; THENCE SOUTH 09°05'01" EAST 131.22 FEET; THENCE SOUTH 03°58'00" EAST 78.73 FEET; THENCE SOUTH 03°58'00" EAST 111.41 FEET; THENCE SOUTH 00°55'28" WEST 125.41 FEET; THENCE SOUTH 26°09'24" WEST 72.51 FEET; THENCE SOUTH 55°25'48" WEST 76.46 FEET; MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO.20220049860, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 89°04'32" WEST ALONG SAID NORTH LINE125.80 FEET; THENCE NORTH 53°18'47" WEST 424.68 FEET; THENCE NORTH 47°43'11" WEST 83.06 FEET; THENCE NORTH 17°43'11" WEST 83.06 FEET; THENCE NORTH 80°22'15" WEST 254.94 FEET; THENCE SOUTH 68°41'09" WEST 137.34 FEET; THENCE SOUTH 78°47'34" WEST 165.00 FEET; THENCE SOUTH 11°23'11" EAST 76.77 FEET; THENCE SOUTH 22°38'08" WEST 128.38 FEET; THENCE SOUTH 68°02'28" WEST 116.98 FEET; THENCE SOUTH 89°30'44" WEST 66.71 FEET; THENCE NORTH 60°13'15" WEST 100.00 FEET; THENCE NORTH 25°48'51" WEST 60.21 FEET; MORE OR LESS TO A POINT ON THE CENTER SECTION LINE OF SECTION 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M; THENCE NORTH 00°02'47" EAST ALONG SAID SECTION LINE 3,143.78 FEET; THENCE EASTERLY ALONG A 780.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 07°20'41" EAST) THROUGH A CENTRAL ANGLE OF 19°35'04", A DISTANCE OF 266.62 FEET; THENCE NORTH 77°45'36" EAST 125.01 FEET; THENCE EASTERLY ALONG A 500.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 12°14'24" EAST) THROUGH A CENTRAL ANGLE OF 71°27'03", A DISTANCE OF 623.53 FEET; THENCE SOUTHEASTERLY ALONG A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 59°12'39" EAST) THROUGH A CENTRAL ANGLE OF 34°10'57", A DISTANCE OF 357.96 FEET; THENCE SOUTH 64°58'17" EAST 192.45 FEET; THENCE SOUTH 64°58'17" EAST 203.87 FEET; THENCE SOUTHEASTERLY ALONG A 1,461.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 25°01'43" WEST) THROUGH A CENTRAL ANGLE OF 06°56'36", A DISTANCE OF 177.05 FEET; THENCE SOUTH 58°01'42" EAST 165.80 FEET; THENCE SOUTH 65°35'01" EAST 434.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,369,921 SQUARE FEET OR 123.28 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PA-11:
BEGINNING AT A POINT THAT LIES NORTH 87°32'51" WEST 443.80 FEET ALONG THE SECTION LINE, AND NORTH 111.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 66°16'18" EAST 98.45 FEET; THENCE NORTH 37°16'09" EAST 98.45 FEET; THENCE NORTH 34°25'22" EAST 149.93 FEET; THENCE NORTH 57°08'37" EAST 142.46 FEET; THENCE NORTH 62°57'22" EAST 92.57 FEET; THENCE NORTH 59°45'47" EAST 99.61 FEET; THENCE NORTH 63°14'45" EAST 102.00 FEET; THENCE NORTH 65°29'57" EAST 94.75 FEET; THENCE NORTH 69°38'23" EAST 50.60 FEET; THENCE NORTH 75°47'29" EAST 109.28 FEET; THENCE NORTH 84°52'52" EAST 98.18 FEET; THENCE SOUTH 79°54'43" EAST 97.57 FEET; THENCE SOUTH 63°43'48" EAST 96.65 FEET; THENCE SOUTH 47°46'25" EAST 94.90 FEET; THENCE SOUTH 37°29'45" EAST 102.68 FEET; THENCE SOUTH 34°57'38" EAST 211.69 FEET; THENCE SOUTH 28°53'14" EAST 127.20 FEET; THENCE NORTH 89°56'08" EAST 119.05 FEET; THENCE NORTH 64°32'54" EAST 69.97 FEET; THENCE NORTH 25°27'06" WEST 110.90 FEET; THENCE SOUTH 89°58'41" EAST 190.80 FEET TO A POINT ON THE WEST LINE OF ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED DOCUMENT NO.20180006748 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°54'51" EAST (RECORD NORTH 00°09'39" EAST) ALONG SAID WEST LINE 1,099.13 FEET; THENCE NORTH 89°05'20" WEST 86.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°54'39" EAST) THROUGH A CENTRAL ANGLE OF 90°01'45", A DISTANCE OF 31.43 FEET; THENCE NORTH 89°06'45" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'36" WEST) THROUGH A CENTRAL ANGLE OF 89°58'15", A DISTANCE OF 31.41 FEET; THENCE NORTH 88°58'51" WEST 170.39 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°47'50" EAST) THROUGH A CENTRAL ANGLE OF 90°17'26", A DISTANCE OF 31.52 FEET; THENCE NORTH 81°37'54" WEST 50.36 FEET; THENCE SOUTHWESTERLY ALONG A 20.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 81°17'06" WEST) THROUGH A CENTRAL ANGLE OF 101°38'05", A DISTANCE OF 36.52 FEET; THENCE WESTERLY ALONG A 2,692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 03°43'38" EAST) THROUGH A CENTRAL ANGLE OF 03°48'36", A DISTANCE OF 179.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 07°32'14" EAST) THROUGH A CENTRAL ANGLE OF 87°51'35", A DISTANCE OF 30.67 FEET; THENCE NORTH 69°46'10" WEST 52.25 FEET; THENCE SOUTHWESTERLY ALONG A 21.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 76°32'09" WEST) THROUGH A CENTRAL ANGLE OF 110°34'37", A DISTANCE OF 41.49 FEET; THENCE NORTH 79°38'59" WEST 82.54 FEET; THENCE NORTH 77°47'50" WEST 91.55 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 13°10'38" EAST) THROUGH A CENTRAL ANGLE OF 77°46'03", A DISTANCE OF 27.15 FEET; THENCE NORTH 66°07'42" WEST 54.29 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'20" WEST) THROUGH A CENTRAL ANGLE OF 104°12'54", A DISTANCE OF 36.38 FEET; THENCE NORTH 73°18'11" WEST 215.08 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 72°53'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 241.09 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 89°06'20", A DISTANCE OF 31.10 FEET; THENCE NORTH 63°41'11" WEST 60.96 FEET; THENCE NORTH 75°18'38" WEST 123.08 FEET; THENCE SOUTH 15°13'44" WEST 99.26 FEET; THENCE SOUTH 21°43'31" WEST 99.51 FEET; THENCE SOUTH 21°43'31" WEST 99.99 FEET; THENCE SOUTH 21°43'31" WEST 197.48 FEET; THENCE SOUTH 25°43'47" WEST 209.22 FEET; THENCE SOUTH 35°55'02" WEST 158.77 FEET; THENCE SOUTH 03°23'53" WEST 133.39 FEET; THENCE SOUTH 30°01'55" EAST 76.28 FEET; THENCE SOUTH 23°00'30" EAST 74.59 FEET; THENCE SOUTH 12°01'33" EAST 42.11 FEET; THENCE SOUTH 01°28'43" WEST 101.16 FEET; THENCE SOUTH 12°18'41" WEST 77.08 FEET; THENCE SOUTH 00°16'23" WEST 68.66 FEET; THENCE SOUTH 19°50'28" EAST 68.66 FEET; THENCE SOUTH 47°13'50" EAST 117.13 FEET; THENCE SOUTH 81°53'41" EAST 117.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,088,359 SQUARE FEET OR 47.94 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

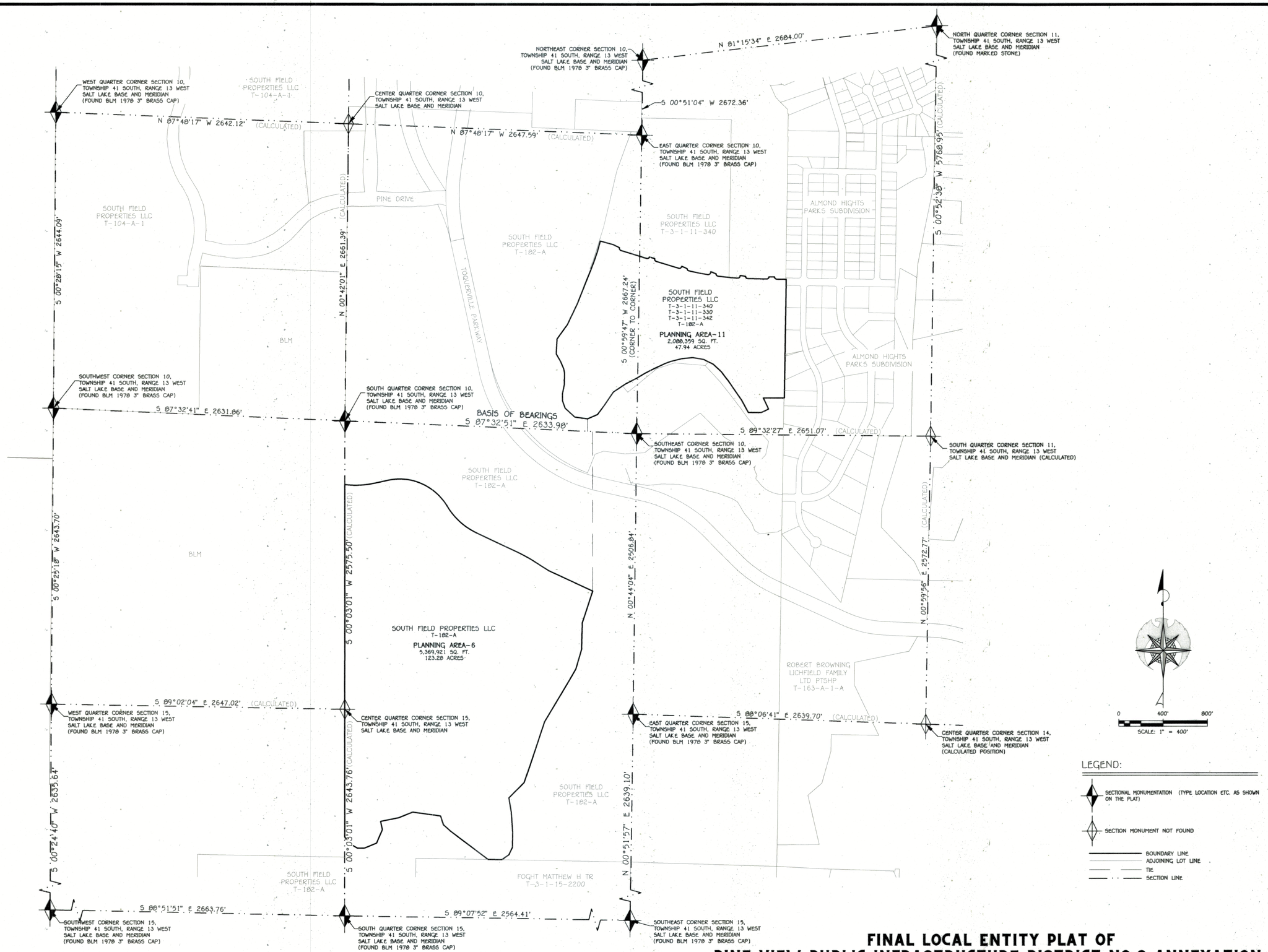
FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

PINE VIEW PUBLIC INFRASTRUCTURE DIRSTICT NO. 2:	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS 20TH DAY OF October 2025 BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 PURSUANT TO RESOLUTION NO. 2025-01	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23 AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS 20TH DAY OF OCTOBER 2025	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELIGHT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: N/A



FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

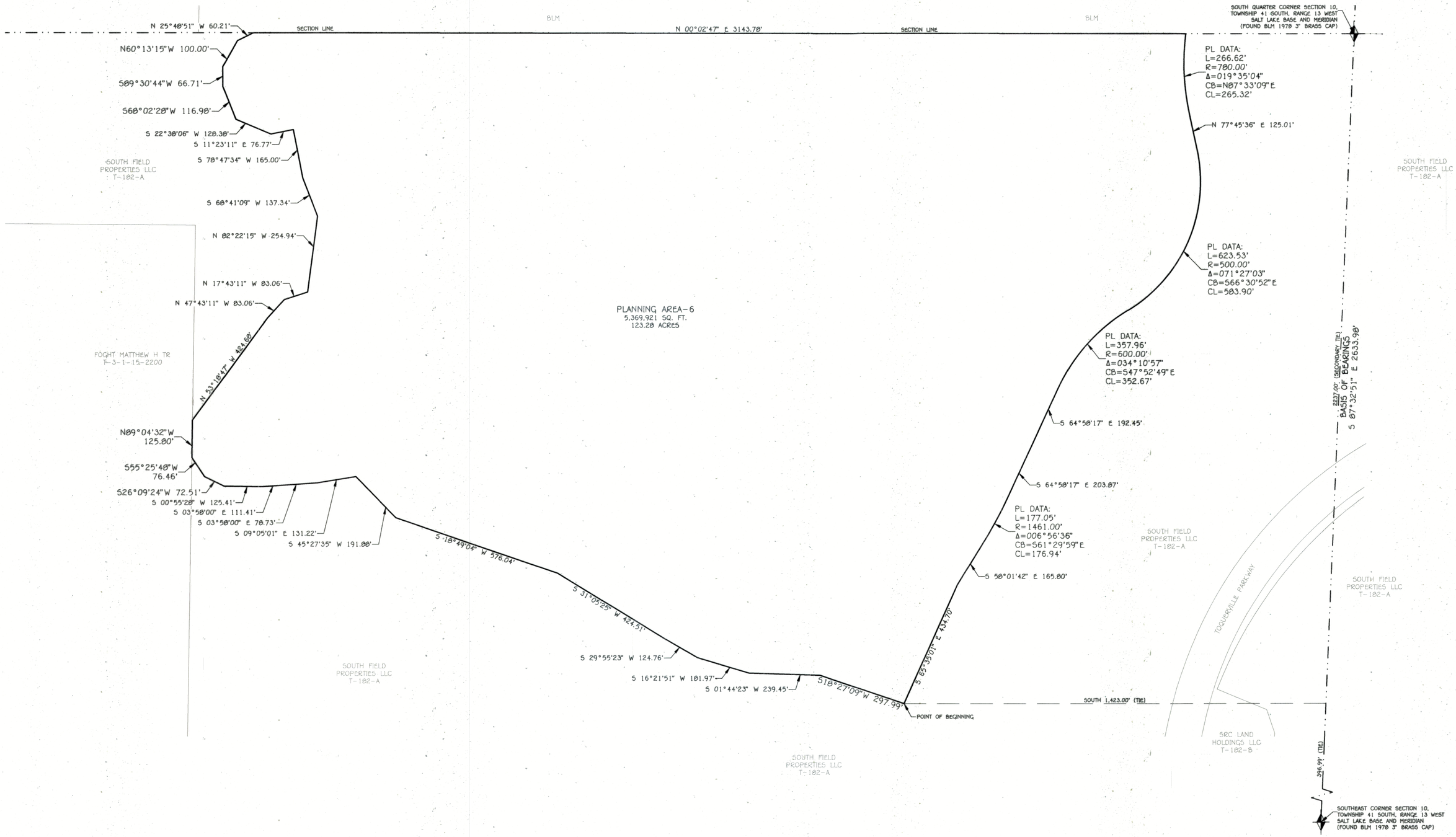
SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 2 OF 4

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=400

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

0 150' 300'
SCALE: 1" = 150'

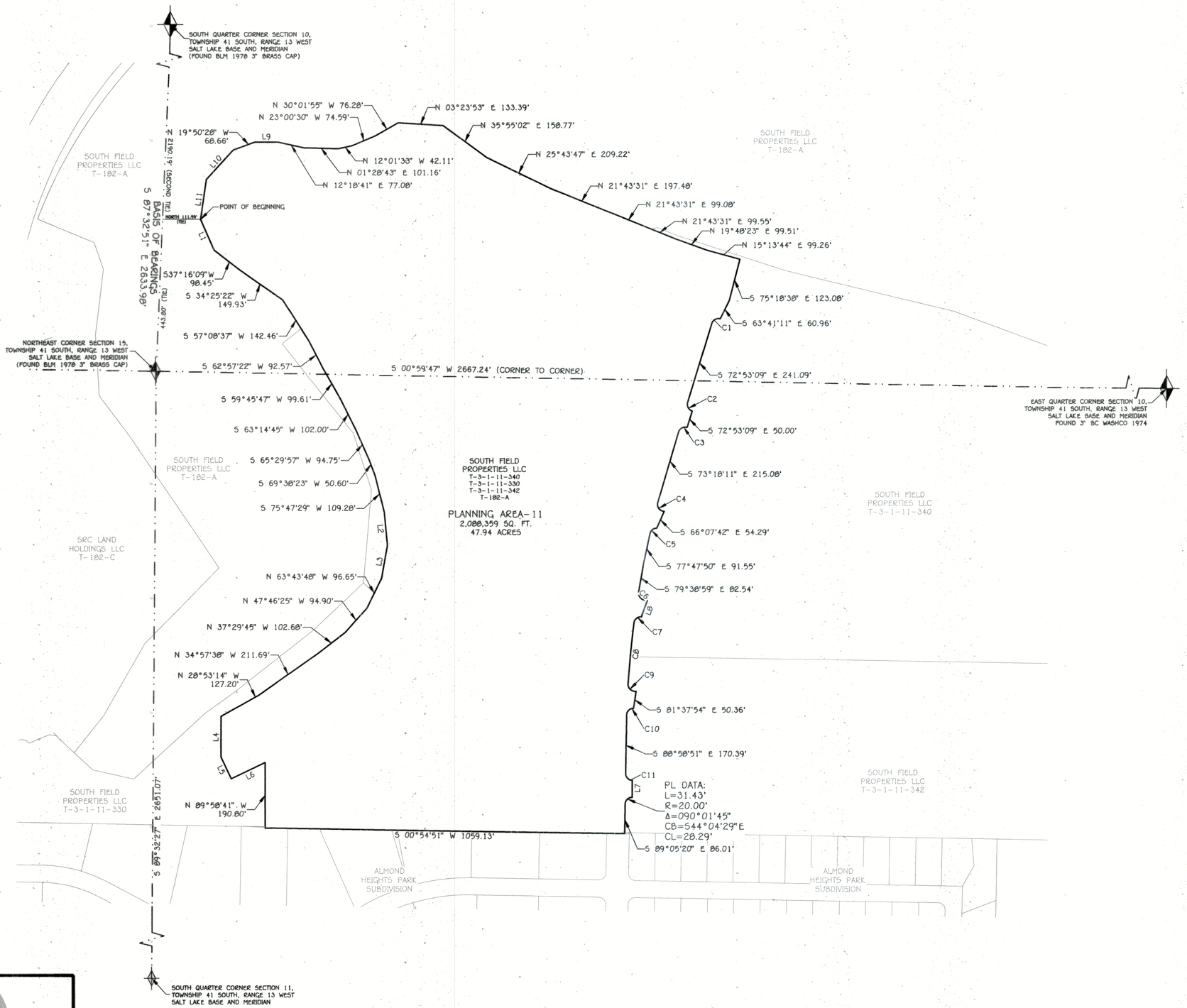
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=150

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.10'	20.00'	089°06'20"
C2	31.42'	20.00'	090°00'00"
C3	31.42'	20.00'	090°00'00"
C4	36.38'	20.00'	104°12'54"
C5	27.15'	20.00'	077°46'03"
C6	41.49'	21.50'	110°34'37"
C7	30.67'	20.00'	087°51'35"
C8	179.01'	2692.00'	003°48'36"
C9	36.52'	20.59'	101°38'05"
C10	31.52'	20.00'	090°17'26"
C11	31.41'	20.00'	089°58'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°16'18" W	98.45'
L2	S 84°52'52" W	98.18'
L3	N 79°54'43" W	97.57'
L4	S 89°56'08" W	119.05'
L5	S 64°32'54" W	69.97'
L6	S 25°27'06" E	110.90'
L7	S 89°06'45" E	50.00'
L8	S 69°46'10" E	52.25'
L9	N 00°16'23" E	68.66'
L10	N 47°13'50" W	117.13'
L11	N 81°53'41" W	117.13'

0 150' 300'
SCALE: 1" = 150'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=100'

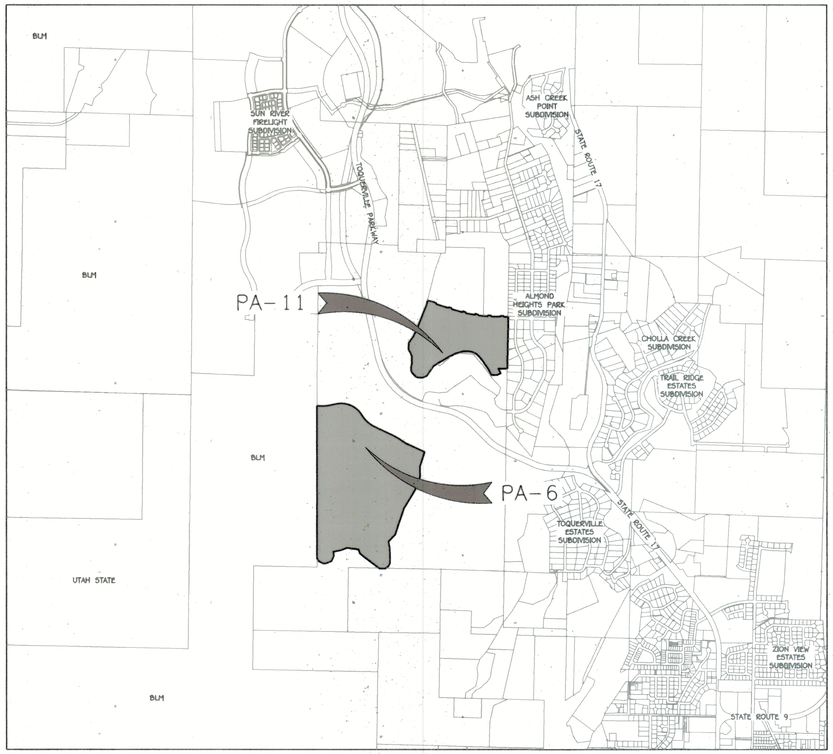
FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD **CERTIFICATE NO. 5633341**. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

AS SHOWN AND DESCRIBED HEREON.

10/14/2025
DATE:

PROFESSIONAL LAND SURVEYOR · No. 5633341 · ADAM S. ALLEN · 10/14/24 · STATE OF UTAH

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

PA-6:
BEGINNING AT A POINT THAT LIES THENCE NORTH 87°32'51" WEST 396.99 FEET ALONG THE SECTION LINE, AND SOUTH 1,423.00 FEET; FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 18°27'09" WEST 297.99 FEET; THENCE SOUTH 01°44'23" WEST 239.45 FEET; THENCE SOUTH 16°21'51" WEST 181.97 FEET; THENCE SOUTH 29°55'23" WEST 124.76 FEET; THENCE SOUTH 31°05'25" WEST 424.51 FEET; THENCE SOUTH 18°49'04" WEST 576.04 FEET; THENCE SOUTH 45°27'35" WEST 191.88 FEET; THENCE SOUTH 09°05'01" EAST 131.22 FEET; THENCE SOUTH 03°58'00" EAST 78.73 FEET; THENCE SOUTH 03°58'00" EAST 111.41 FEET; THENCE SOUTH 00°55'28" WEST 125.41 FEET; THENCE SOUTH 26°09'24" WEST 72.51 FEET; THENCE SOUTH 55°25'48" WEST 76.46 FEET; MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO.20220049860, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 89°04'32" WEST ALONG SAID NORTH LINE125.80 FEET; THENCE NORTH 53°18'47" WEST 424.68 FEET; THENCE NORTH 47°43'11" WEST 83.06 FEET; THENCE NORTH 17°43'11" WEST 83.06 FEET; THENCE NORTH 80°22'15" WEST 254.94 FEET; THENCE SOUTH 68°41'09" WEST 137.34 FEET; THENCE SOUTH 78°47'34" WEST 165.00 FEET; THENCE SOUTH 11°23'11" EAST 76.77 FEET; THENCE SOUTH 22°38'08" WEST 128.38 FEET; THENCE SOUTH 68°02'28" WEST 116.98 FEET; THENCE SOUTH 89°30'44" WEST 66.71 FEET; THENCE NORTH 60°13'15" WEST 100.00 FEET; THENCE NORTH 25°48'51" WEST 60.21 FEET; MORE OR LESS TO A POINT ON THE CENTER SECTION LINE OF SECTION 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M; THENCE NORTH 00°02'47" EAST ALONG SAID SECTION LINE 3,143.78 FEET; THENCE EASTERLY ALONG A 780.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 07°20'41" EAST) THROUGH A CENTRAL ANGLE OF 19°35'04", A DISTANCE OF 266.62 FEET; THENCE NORTH 77°45'36" EAST 125.01 FEET; THENCE EASTERLY ALONG A 500.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 12°14'24" EAST) THROUGH A CENTRAL ANGLE OF 71°27'03", A DISTANCE OF 623.53 FEET; THENCE SOUTHEASTERLY ALONG A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 59°12'39" EAST) THROUGH A CENTRAL ANGLE OF 34°10'57", A DISTANCE OF 357.96 FEET; THENCE SOUTH 64°58'17" EAST 192.45 FEET; THENCE SOUTH 64°58'17" EAST 203.87 FEET; THENCE SOUTHEASTERLY ALONG A 1,461.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 25°01'43" WEST) THROUGH A CENTRAL ANGLE OF 06°56'36", A DISTANCE OF 177.05 FEET; THENCE SOUTH 58°01'42" EAST 165.80 FEET; THENCE SOUTH 65°35'01" EAST 434.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,369,921 SQUARE FEET OR 123.28 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PA-11:
BEGINNING AT A POINT THAT LIES NORTH 87°32'51" WEST 443.80 FEET ALONG THE SECTION LINE, AND NORTH 111.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 66°16'18" EAST 98.45 FEET; THENCE NORTH 37°16'09" EAST 98.45 FEET; THENCE NORTH 34°25'22" EAST 149.93 FEET; THENCE NORTH 57°08'37" EAST 142.46 FEET; THENCE NORTH 62°57'22" EAST 92.57 FEET; THENCE NORTH 59°45'47" EAST 99.61 FEET; THENCE NORTH 63°14'45" EAST 102.00 FEET; THENCE NORTH 65°29'57" EAST 94.75 FEET; THENCE NORTH 69°38'23" EAST 50.60 FEET; THENCE NORTH 75°47'29" EAST 109.28 FEET; THENCE NORTH 84°52'52" EAST 98.18 FEET; THENCE SOUTH 79°54'43" EAST 97.57 FEET; THENCE SOUTH 63°43'48" EAST 96.65 FEET; THENCE SOUTH 47°46'25" EAST 94.90 FEET; THENCE SOUTH 37°29'45" EAST 102.68 FEET; THENCE SOUTH 34°57'38" EAST 211.69 FEET; THENCE SOUTH 28°53'14" EAST 127.20 FEET; THENCE NORTH 89°56'08" EAST 119.05 FEET; THENCE NORTH 64°32'54" EAST 69.97 FEET; THENCE NORTH 25°27'06" WEST 110.90 FEET; THENCE SOUTH 89°58'41" EAST 190.80 FEET TO A POINT ON THE WEST LINE OF ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED DOCUMENT NO.20180006748 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°54'51" EAST (RECORD NORTH 00°09'39" EAST) ALONG SAID WEST LINE 1,099.13 FEET; THENCE NORTH 89°05'20" WEST 86.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°54'39" EAST) THROUGH A CENTRAL ANGLE OF 90°01'45", A DISTANCE OF 31.43 FEET; THENCE NORTH 89°06'45" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'36" WEST) THROUGH A CENTRAL ANGLE OF 89°58'15", A DISTANCE OF 31.41 FEET; THENCE NORTH 88°58'51" WEST 170.39 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°47'50" EAST) THROUGH A CENTRAL ANGLE OF 90°17'26", A DISTANCE OF 31.52 FEET; THENCE NORTH 81°37'54" WEST 50.36 FEET; THENCE SOUTHWESTERLY ALONG A 20.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 81°17'06" WEST) THROUGH A CENTRAL ANGLE OF 101°38'05", A DISTANCE OF 36.52 FEET; THENCE WESTERLY ALONG A 2,692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 03°43'38" EAST) THROUGH A CENTRAL ANGLE OF 03°48'36", A DISTANCE OF 179.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 07°32'14" EAST) THROUGH A CENTRAL ANGLE OF 87°51'35", A DISTANCE OF 30.67 FEET; THENCE NORTH 69°46'10" WEST 52.25 FEET; THENCE SOUTHWESTERLY ALONG A 21.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 76°32'09" WEST) THROUGH A CENTRAL ANGLE OF 110°34'37", A DISTANCE OF 41.49 FEET; THENCE NORTH 79°38'59" WEST 82.54 FEET; THENCE NORTH 77°47'50" WEST 91.55 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 13°10'38" EAST) THROUGH A CENTRAL ANGLE OF 77°46'03", A DISTANCE OF 27.15 FEET; THENCE NORTH 66°07'42" WEST 54.29 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'20" WEST) THROUGH A CENTRAL ANGLE OF 104°12'54", A DISTANCE OF 36.38 FEET; THENCE NORTH 73°18'11" WEST 215.08 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 72°53'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 241.09 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 89°06'20", A DISTANCE OF 31.10 FEET; THENCE NORTH 63°41'11" WEST 60.96 FEET; THENCE NORTH 75°18'38" WEST 123.08 FEET; THENCE SOUTH 15°13'44" WEST 99.26 FEET; THENCE SOUTH 21°43'31" WEST 99.51 FEET; THENCE SOUTH 21°43'31" WEST 99.99 FEET; THENCE SOUTH 21°43'31" WEST 197.48 FEET; THENCE SOUTH 25°43'47" WEST 209.22 FEET; THENCE SOUTH 35°55'02" WEST 158.77 FEET; THENCE SOUTH 03°23'53" WEST 133.39 FEET; THENCE SOUTH 30°01'55" EAST 76.28 FEET; THENCE SOUTH 23°00'30" EAST 74.59 FEET; THENCE SOUTH 12°01'33" EAST 42.11 FEET; THENCE SOUTH 01°28'43" WEST 101.16 FEET; THENCE SOUTH 12°18'41" WEST 77.08 FEET; THENCE SOUTH 00°16'23" WEST 68.66 FEET; THENCE SOUTH 19°50'28" EAST 68.66 FEET; THENCE SOUTH 47°13'50" EAST 117.13 FEET; THENCE SOUTH 81°53'41" EAST 117.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,088,359 SQUARE FEET OR 47.94 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

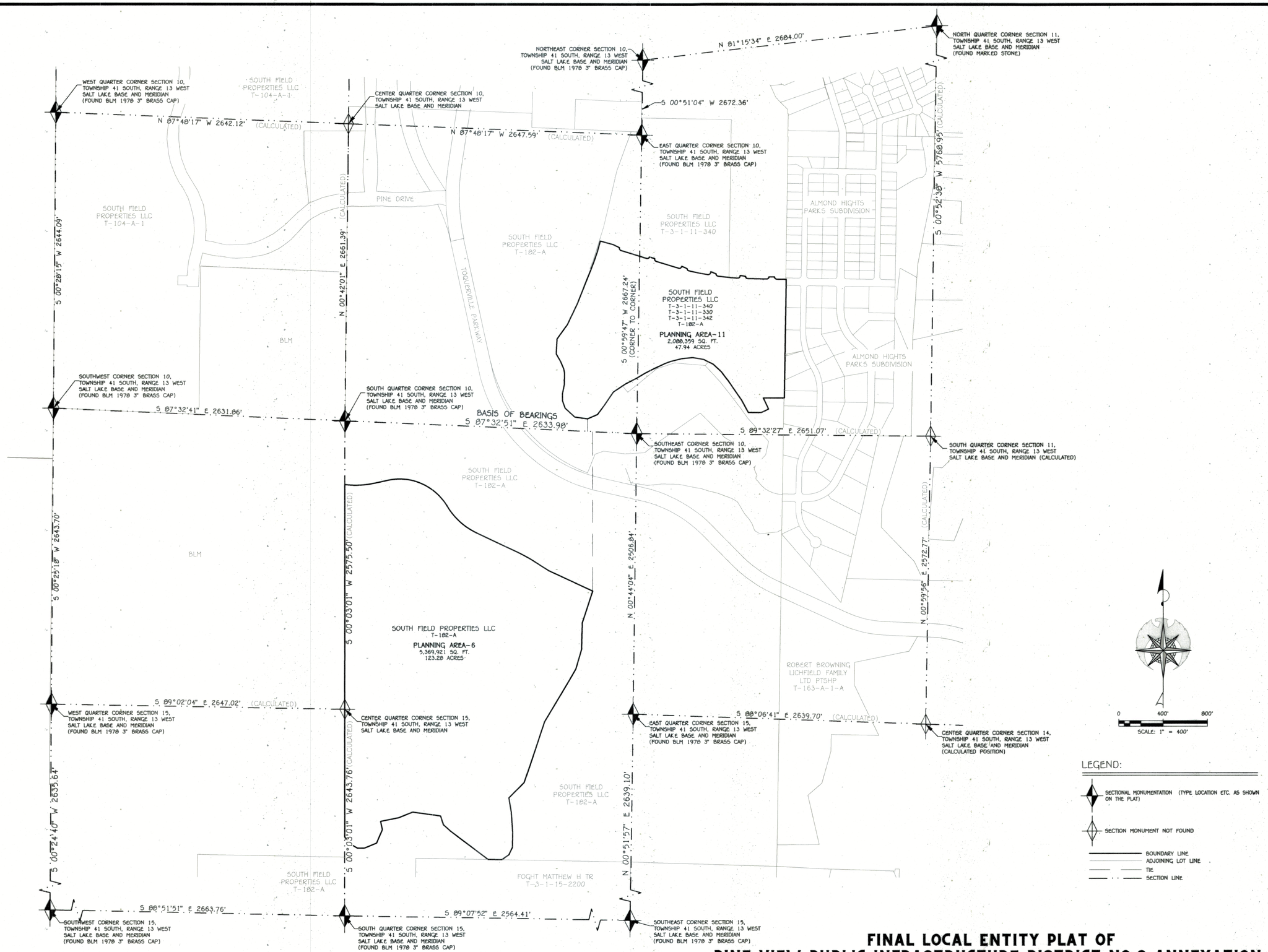
FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

PINE VIEW PUBLIC INFRASTRUCTURE DIRSTICT NO. 2:	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS 20TH DAY OF October 2025 BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 PURSUANT TO RESOLUTION NO. 2025-01	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23 AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS 20TH DAY OF OCTOBER 2025	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELIGHT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: N/A



FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

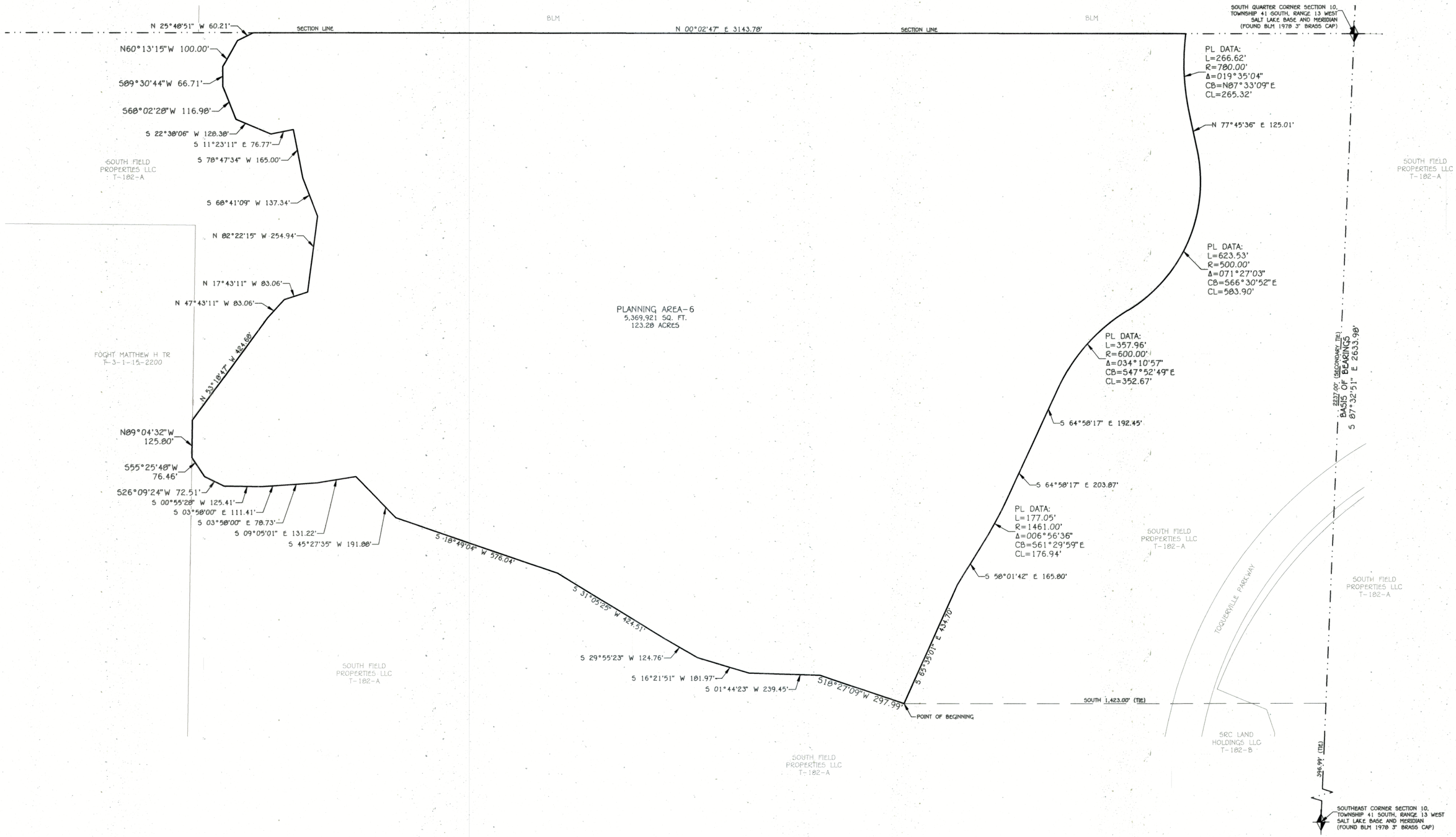
SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 2 OF 4

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=400

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

0 150' 300'
SCALE: 1" = 150'

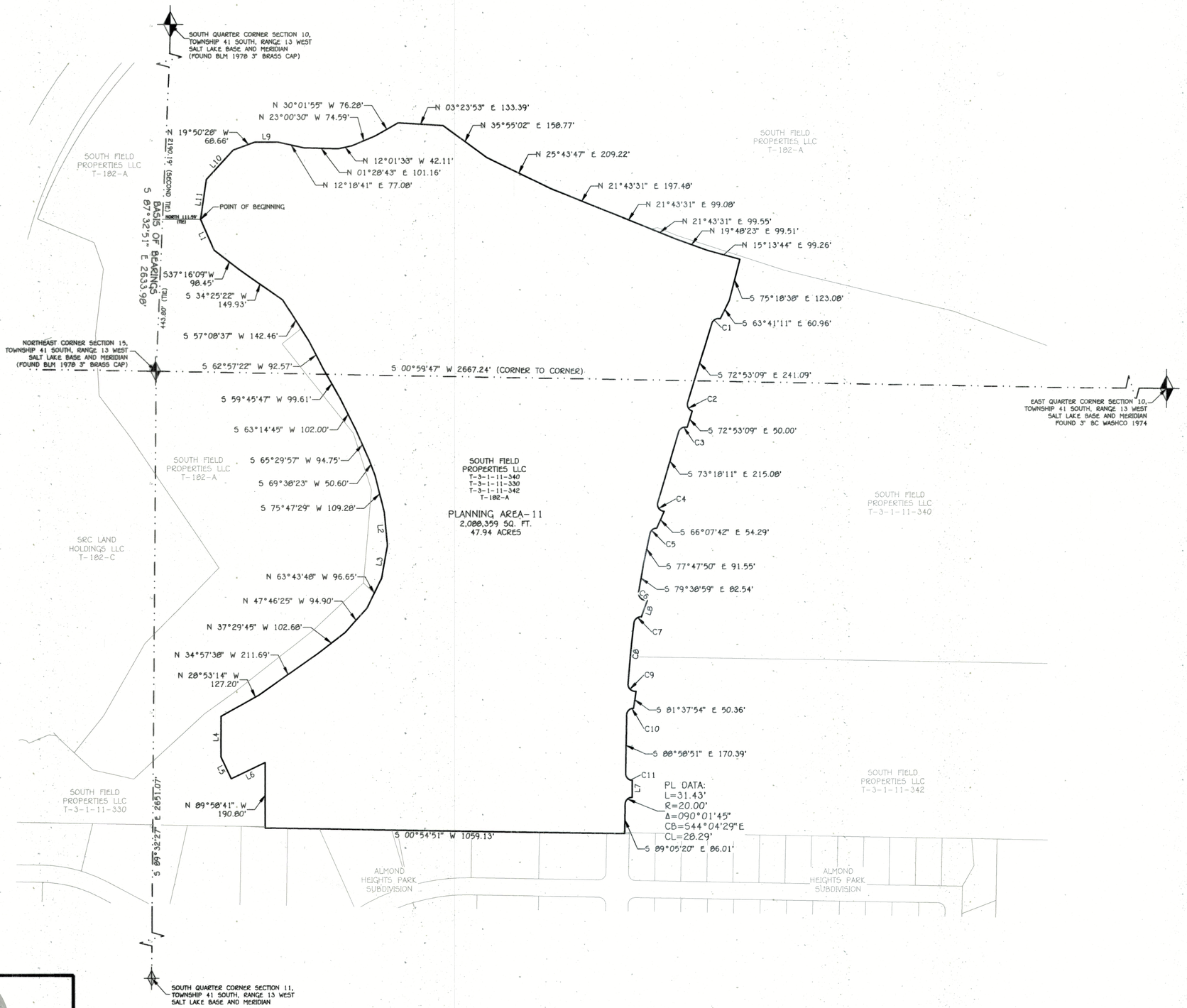
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=150

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

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SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.10'	20.00'	089°06'20"
C2	31.42'	20.00'	090°00'00"
C3	31.42'	20.00'	090°00'00"
C4	36.38'	20.00'	104°12'54"
C5	27.15'	20.00'	077°46'03"
C6	41.49'	21.50'	110°34'37"
C7	30.67'	20.00'	087°51'35"
C8	179.01'	2692.00'	003°48'36"
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°16'18" W	98.45'
L2	S 84°52'52" W	98.18'
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L4	S 89°56'08" W	119.05'
L5	S 64°32'54" W	69.97'
L6	S 25°27'06" E	110.90'
L7	S 89°06'45" E	50.00'
L8	S 69°46'10" E	52.25'
L9	N 00°16'23" E	68.66'
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0 150' 300'
SCALE: 1" = 150'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
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- SECTION LINE

AMERICAN
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1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=100'

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
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C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg

November 10, 2025

The Board of Trustees (the "Board") of the Pine View Public Infrastructure District No. 2, held a special meeting on November 10, 2025, at the hour of 11:00 a.m., with the following members of the Board being present:

Colleen Stewart	Trustee
Neal Marchant	Trustee
Darcy Stewart	Trustee

Also present:

Matt J. Ence	General Counsel
J. Tyler King	General Counsel
Michael Jensen	Special District Manager

Absent:

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 November 10, 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 Colleen Stewart and seconded by Neal Marchant, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-01B

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 171.23 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, the District anticipates that a petition (the "Petition") will be filed with the District requesting and consenting to the annexation of approximately 171.23 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 shall contain 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 October 3, 2025, the Board of Trustees (the "Board") of Pine View Public Infrastructure District No. 2 (the "District") adopted a resolution to annex the following particularly described property in Washington County, State of Utah:

Legal Description – Annexation No. 1

PA-6 Legal Description

Beginning at a point that lies thence North 87°32'51" West 396.99 feet along the Section Line, and South 1,423.00 feet; from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 18°27'09" West 297.99 feet; thence South 01°44'23" West 239.45 feet; thence South 16°21'51" West 181.97 feet; thence South 29°55'23" West 124.76 feet; thence South 31°05'25" West 424.51 feet; thence South 18°49'04" West 576.04 feet; thence South 45°27'35" West 191.88 feet; thence South 09°05'01" East 131.22 feet; thence South 03°58'00" East 78.73 feet; thence South 03°58'00" East 111.41 feet; thence South 00°55'28" West 125.41 feet; thence South 26°09'24" West 72.51 feet; thence South 55°25'48" West 76.46 feet; thence North 89°04'32" West 125.80 feet; thence North 53°18'47" West 424.68 feet; thence North 47°43'11" West 83.06 feet; thence North 17°43'11" West 83.06 feet; thence North 82°22'15" West 254.94 feet; thence South 68°41'09" West 137.34 feet; thence South 78°47'34" West 165.00 feet; thence South 11°23'11" East 76.77 feet; thence South 22°38'06" West 128.38 feet; thence South 68°02'28" West 116.98 feet; thence South 89°30'44" West 66.71 feet; thence North 60°13'15" West 100.00 feet; thence North 25°48'51" West 60.21 feet; thence North 00°02'47" East 3,143.78 feet; thence easterly along a 780.00 foot radius non-tangent curve to the left, (center point lies North 07°20'41" East) through a central angle of 19°35'04", a distance of 266.62 feet; thence North 77°45'36" East 125.01 feet; thence easterly along a 500.00 foot radius curve to the right, (center point lies South 12°14'24" East) through a central angle of 71°27'03", a distance of 623.53 feet; thence southeasterly along a 600.00 foot radius reverse curve to the left, (center point lies North 59°12'39" East) through a central angle of 34°10'57", a distance of 357.96 feet; thence South 64°58'17" East 192.45 feet; thence South 64°58'17" East 203.87 feet; thence southeasterly along a 1,461.00 foot radius curve to the right, (center point lies South 25°01'43" West) through a central angle

of 06°56'36", a distance of 177.05 feet; thence South 58°01'42" East 165.80 feet; thence South 65°35'01" East 434.70 feet to the point of beginning.

Containing 5,369,921 Square Feet or 123.28 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:
Northing Diff: 0.006937
Easting Diff: 0.012301
Azimuth: 299°25'11"
Error Distance 0.014122
Total Distance 10099.710
Ratio: 1/715169

PA-11 first 100 lots Legal Description

Beginning at a point that lies North 00°59'47" East 190.22 feet along the Section Line, and East 1,002.70 feet, from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 89°56'08" East 322.78 feet to a point on the West Line of Almond Heights Park Subdivision Entry#148835 as on file with the Washington County Recorder's office, thence along said West Line the following three (3) Courses: 1) North 00°56'21" East 1,189.06 feet, 2) North 00°56'26" East 1,453.28 feet, and 3) South 67°52'00" West 4.58 feet; thence North 00°15'11" West 37.51 feet; thence North 45°20'53" West 96.46 feet; thence North 43°36'09" West 55.85 feet; thence North 25°00'57" West 126.24 feet; thence North 14°17'27" West 7.90 feet; thence North 89°02'33" West 706.27 feet; thence North 89°02'33" West 145.18 feet to a point on the East Right-of-Way Line of Mesa View Drive, thence along said Right-of-Way the following three (3) courses: 1) South 00°21'26" East 44.76 feet, 2) South 88°33'19" West 60.01 feet, and 3) North 00°08'15" West 46.73 feet; thence South 81°43'03" West 244.16 feet; thence South 00°51'04" West 161.63 feet; thence South 76°05'40" East 205.48 feet; thence South 59°51'18" East 60.34 feet; thence South 77°15'29" East 113.38 feet; thence South 89°02'33" East 395.01 feet; thence South 00°57'27" West 100.00 feet; thence South 00°57'27" West 50.00 feet; thence South 89°02'33" East 40.86 feet; thence South 00°58'22" West 475.42 feet; thence South 01°07'11" West 50.00 feet; thence South 00°55'53" West 732.60 feet; thence South 05°34'43" West 66.00 feet; thence easterly along a 2,757.99 foot radius non-tangent curve to the left, (center point lies North 05°34'43" East) through a central angle of 00°15'21", a distance of 12.32 feet; thence South 05°19'22" West 108.43 feet; thence North 85°48'50" West 3.65 feet; thence North 83°23'42" West 121.00 feet; thence North 80°58'35" West 121.00 feet; thence North 78°27'01" West 131.73 feet; thence North 74°54'09" West 50.01 feet; thence South 14°15'50" West 90.08 feet; thence southwesterly along a

20.00 foot radius non-tangent curve to the right, (center point lies North 75°44'04" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence South 14°15'56" West 50.00 feet; thence southeasterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 14°15'56" West) through a central angle of 89°59'57", a distance of 31.42 feet; thence South 14°15'56" West 93.11 feet; thence South 78°34'54" West 114.48 feet; thence South 11°25'06" East 179.34 feet; thence South 20°59'29" East 60.09 feet; thence westerly along a 760.00 foot radius non-tangent curve to the left, (center point lies South 17°45'05" East) through a central angle of 03°48'28", a distance of 50.51 feet; thence South 11°34'53" East 133.88 feet; thence North 69°38'23" East 50.59 feet; thence North 80°05'33" East 206.81 feet; thence South 71°51'35" East 192.29 feet; thence South 42°25'54" East 196.78 feet; thence South 32°40'54" East 338.45 feet, to the point of beginning.

Containing 2,019,295 Square Feet or 46.36 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:
Northing Diff: 0.016724
Easting Diff: 0.016468
Azimuth: 135°26'30"
Error Distance 0.023471

Total Distance 9352.590

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 Pine View Public Infrastructure District No. 2 effective as of the Effective Date set forth above.

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2

By: _____
Chair

ATTEST:

By: _____
Secretary/Clerk

STATE OF UTAH)
: ss.
County of Washington)

I, Colleen Stewart the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Pine View Public Infrastructure District No. 2 ("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 November 10, 2025, commencing at the hour of 11:00 a.m., 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 November 10, 2025.

By: Colleen Stewart
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Colleen Stewart the undersigned clerk (or assistant clerk) of Pine View Public Infrastructure District No. 2 (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 November 10, 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 November 10, 2025.

By: Colleen Stewart
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Pine View Public Infrastructure District No. 2
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 WILL HOLD A MEETING ON NOVEMBER 10, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770 AT 11:00 A.M.

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes for October 3, 2025

D. Action Items

1. Consider approval of Resolution 2025-01b, Annexation No 1 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/81327884492?pwd=U1prncy39jJ5XDzm30CSbtFT6QG3Kh.1

Meeting ID: 813 2788 4492
Passcode: 030118

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Public Notice and Agenda

General Information

Government Type:

Local District

Entity:

Pine View Public Infrastructure District 2

Public Body:

Pine View PID 2 Board of Trustees

Notice Information

Add Notice to Calendar

Give Feedback

Notice Title:

Public Notice and Agenda

Notice Tags:

Resolutions

Notice Type(s):

Notice, Meeting

Event Start Date & Time:

November 10, 2025 11:00 AM

Description/Agenda:

PUBLIC NOTICE AND AGENDA
Pine View Public Infrastructure District No. 2
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 WILL HOLD A MEETING ON
NOVEMBER 10, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200,
ST. GEORGE, UTAH 84770
AT 11:00 A.M.

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes for October 3, 2025

D. Action Items

1. Consider approval of Resolution 2025-01b, Annexation No 1 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/81327884492?pwd=U1prncy39jJ5XDzm30CSbtFT6QG3Kh.1

Give Feedback

Meeting ID: 813 2788 4492
Passcode: 030118

Notice of Special Accommodations (ADA):

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 Kim Carpenter at 435-628-3688 at least 24 hours before the meeting.

Notice of Electronic or Telephone Participation:

Electronic or telephonic participation is not currently available.

Meeting Information

Meeting Location:

912 W. 1600 S., SUITE B-200,
St George, UT 84770
Show in Apple Maps | Show in Google Maps

Contact Name:

Michael Jensen

Contact Email:

mjensen@snowjensen.com

Contact Phone:

(435)628-3688

Give Feedback

Notice Posting Details

Notice Posted On:

November 05, 2025 05:06 PM

Notice Last Edited On:

November 05, 2025 05:06 PM

Download Attachments

File Name	Category	Date Added
audio1952480237.m4a	Audio Recording	2025/11/10 11:15 AM
2025 10 03 Meeting Minutes Special.docx	Meeting Minutes	2025/11/05 05:06 PM
Pine View No.2 Annexation Resolution 2025-01B Annexation #1.docx	Public Information Handout	2025/11/10 11:42 AM
Pine View No.2 NIBA Annexation #1B.docx	Public Information Handout	2025/11/10 11:42 AM

Board/Committee Contacts

Member	Email	Phone
Neal Marchant	neal@vantageadvisorsllc.com	(435)628-6336
Colleen Stewart	colleen@sunriver.com	(435)673-4300
Darcy Stewart	darcy@sunriver.com	(435)673-4300

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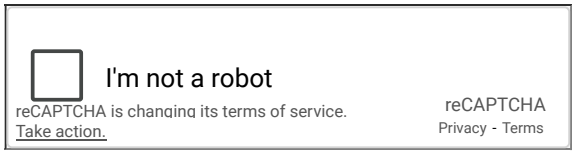
Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

username@example.com



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Give Feedback

EXHIBIT B

ANNEXATION PETITION

PETITION TO ANNEX PROPERTY INTO
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2

TO: **PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2**, a Utah public infrastructure district

FROM: **South Field Properties, LLC**, a Utah limited liability company
Southstream Holdings, LLC, a Utah limited liability company
Eastcreek Holdings, LLC, a Utah limited liability company
Scott Parry, an individual
High Torq, LLC, a Utah limited liability company
Toquerville Grandeur, LLC, a Utah limited liability company
American Pension Services, Inc., Administrator for David Webb Hunter Single IRA #12922 now known as Equity Trust Company FBO David Webb Hunter IRA 200318098
American Pension Services, Inc., Administrator for Lee P. Esplin Roth IRA #11663 now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138
American Pension Services, Inc., Administrator for Lee P. Esplin IRA #12524 now known as Equity Trust Company FBO Traditional IRA 200321726
Woodrow W. Wagner III, an individual
Sheri G. Wagner, an individual
RD & CT Holdings, LLC, a Utah limited liability company
Lee P. Esplin, in his capacity as trustee of the Donald and Ruth Esplin Revocable Trust dated November 9, 1990
Canyon Edge, LLC, a Utah limited liability company
Flint Creek, LLC, a Utah limited liability company
Murray Hunt, an individual
Maryjo Hunt, an individual
Kent G. Frei, in his capacity as Trustee of the Kent G & Robbin J. Frei Living Trust dated December 22, 2000, restatement dated April 1, 2019
Robbin J Frei, in her capacity as Trustee of the Kent G & Robbin J. Frei Living Trust dated December 22, 2000, restatement dated April 1, 2019
Lael Christensen, an individual
River Fay, LLC, a Utah limited liability company
Saladillo, LLC, a Utah limited liability company
(Collectively, the above are referred to as the "**Petitioner**")

DATE: October __, 2025

This Petition to Annex Property into Pine View Public Infrastructure District No. 2 (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 171.22 acres of property in Toquerville City, Washington 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. Petitioner also hereby calls attention to, and may enforce, the restrictions set forth in that agreement dated August 2019 by and between Southfield Properties, LLC; RKW Holdings, LLC, R&S Toquerville, LLC, Prince Viejo Valley, LLC, High Torq, LLC, Lee P. Esplin, American Pension FBO Lee P. Esplin IRA 11663 (now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138), American Pension FBO Lee P. Esplin IRA 12524 (now known as Equity Trust Company FBO Lee Esplin Traditional IRA 200321726), American Pension FBO David Webb Hunter IRA 12922 (now known as Equity Trust Company FBO David Webb Hunter IRA 200318098), RD & CT Holdings, LLC, Eastereek Holdings, LLC, Southstream Holdings, LLC, Scott Parry, Woody Wagner, Sheri G. Wagner, Toquerville Grandeur, LLC, Lee P. Esplin, Trustee of the Donald and Ruth Esplin Revocable Trust dated November 9, 1990, Canyon Edge, LLC (collectively referred to herein as "Seller"), and SRC Land Holding, LLC ("Buyer"). More specifically, Petitioner

calls attention to the restriction requiring Buyer to acquire all real property slated to be in Pine View Public Infrastructure District No. 1 prior to the District's (Pine View Public Infrastructure District No. 2) bond(s) are funded.

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.

SOUTH FIELD PROPERTIES, LLC
a Utah limited liability company

By: _____
Its: James N. Ence manager

Made effective as of the date first set forth above.

Southstream Holdings, LLC
a Utah limited liability company

By: Robert Douglas Westbrook
Its: Manager

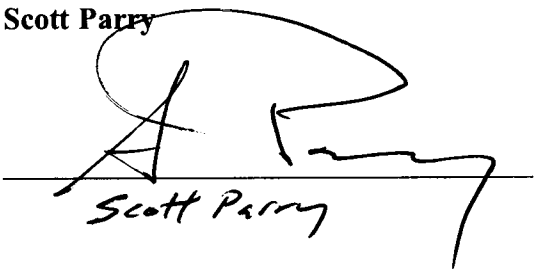
Made effective as of the date first set forth above.

Eastcreek Holdings, LLC
a Utah limited liability company

By: Robert Douglas Westbrook
Its: Manager

Made effective as of the date first set forth above.

Scott Parry



[redacted]

[redacted]

[redacted]

Julie Morgan
manager

[redacted]

Made effective as of the date first set forth above.

Toquerville Grandeur, LLC
a Utah limited liability company

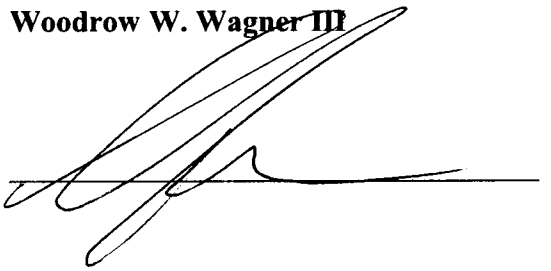
Rodney F. Savage

By: Rodney F. Savage
Its: MANAGER

Stephen Redmall, Manager

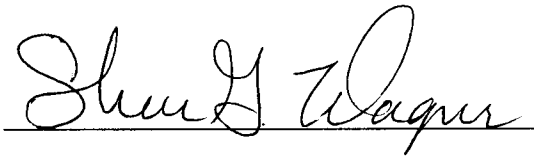
Made effective as of the date first set forth above.

Woodrow W. Wagner III



Made effective as of the date first set forth above.

Sheri G. Wagner



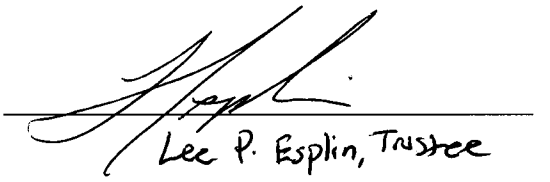
Made effective as of the date first set forth above.

RD & CT Holdings, LLC
a Utah limited liability company

By: Robert Douglas Westbrook
Its: Manager

Made effective as of the date first set forth above.

Lee P. Esplin, in his capacity as trustee of the Donald and Ruth Esplin Revocable Trust dated November 9, 1990



Made effective as of the date first set forth above.

Canyon Edge, LLC
a Utah limited liability company

By: Kelly Heaton
Its: Manager

Made effective as of the date first set forth above.

Flint Creek, LLC
a Utah limited liability company

By: Chad W. Parker
Its: Manager

Made effective as of the date first set forth above.

Murray Hunt

Murray Hunt by:
Rodney F. Savage AOA

Made effective as of the date first set forth above.

Maryjo Hunt

Maryjo Hunt by:
Rodney F. Savage POA

Docusign Envelope ID: 19D48C57-BB9C-4499-A6BE-50892595054F

Made effective as of the date first set forth above.

American Pension Service, Inc. FBO David Webb Hunter IRA 12922 (now known as Equity Trust Company FBO David Webb Hunter IRA 200318098

Signed by:
David Webb Hunter
8FE8E25066EA448...

By: David Webb Hunter
Its: Authorized Signor

Made effective as of the date first set forth above.

American Pension Service, Inc. FBO Lee P. Esplin IRA 11663 (now known as Equity Trust Company FBO Lee Esplin Roth IRA 200321138

By: Lee Esplin
Its: Authorized Signer

Made effective as of the date first set forth above.

American Pension Service, Inc. FBO Lee P. Esplin IRA 12524 (now known as Equity Trust Company FBO Lee Esplin Traditional IRA 200321726

By: Lee Esplin
Its: Authorized Signer

Made effective as of the date first set forth above.

Kent G. Frei, in his capacity as Trustee of the Kent G & Robbin J. Frei Living Trust dated December 22, 2000, restatement dated April 1, 2019

Kent G. Frei Trustee

Kent G. Frei, Trustee

Made effective as of the date first set forth above.

Robbin J. Frei, in her capacity as Trustee of the Kent G & Robbin J. Frei Living Trust dated December 22, 2000, restatement dated April 1, 2019

Robbin J. Frei

Robbin J. Frei, Trustee

Made effective as of the date first set forth above.

Lael Christensen



Made effective as of the date first set forth above.

River Fay, LLC, a Utah limited liability company

By: [signature]
Its: Managing member

Made effective as of the date first set forth above.

Saladillo, LLC, a Utah limited liability company

By: LEE ESPLIN
Its: MANAGING MEMBER

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation No. 1

PA-6 Legal Description

Beginning at a point that lies thence North 87°32'51" West 396.99 feet along the Section Line, and South 1,423.00 feet; from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 18°27'09" West 297.99 feet; thence South 01°44'23" West 239.45 feet; thence South 16°21'51" West 181.97 feet; thence South 29°55'23" West 124.76 feet; thence South 31°05'25" West 424.51 feet; thence South 18°49'04" West 576.04 feet; thence South 45°27'35" West 191.88 feet; thence South 09°05'01" East 131.22 feet; thence South 03°58'00" East 78.73 feet; thence South 03°58'00" East 111.41 feet; thence South 00°55'28" West 125.41 feet; thence South 26°09'24" West 72.51 feet; thence South 55°25'48" West 76.46 feet; thence North 89°04'32" West 125.80 feet; thence North 53°18'47" West 424.68 feet; thence North 47°43'11" West 83.06 feet; thence North 17°43'11" West 83.06 feet; thence North 82°22'15" West 254.94 feet; thence South 68°41'09" West 137.34 feet; thence South 78°47'34" West 165.00 feet; thence South 11°23'11" East 76.77 feet; thence South 22°38'06" West 128.38 feet; thence South 68°02'28" West 116.98 feet; thence South 89°30'44" West 66.71 feet; thence North 60°13'15" West 100.00 feet; thence North 25°48'51" West 60.21 feet; thence North 00°02'47" East 3,143.78 feet; thence easterly along a 780.00 foot radius non-tangent curve to the left, (center point lies North 07°20'41" East) through a central angle of 19°35'04", a distance of 266.62 feet; thence North 77°45'36" East 125.01 feet; thence easterly along a 500.00 foot radius curve to the right, (center point lies South 12°14'24" East) through a central angle of 71°27'03", a distance of 623.53 feet; thence southeasterly along a 600.00 foot radius reverse curve to the left, (center point lies North 59°12'39" East) through a central angle of 34°10'57", a distance of 357.96 feet; thence South 64°58'17" East 192.45 feet; thence South 64°58'17" East 203.87 feet; thence southeasterly along a 1,461.00 foot radius curve to the right, (center point lies South 25°01'43" West) through a central angle of 06°56'36", a distance of 177.05 feet; thence South 58°01'42" East 165.80 feet; thence South 65°35'01" East 434.70 feet to the point of beginning.

Containing 5,369,921 Square Feet or 123.28 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:
Northing Diff: 0.006937
Easting Diff: 0.012301
Azimuth: 299°25'11"
Error Distance 0.014122
Total Distance 10099.710
Ratio: 1/715169

(LEGAL DESCRIPTION CONTINUES ON FOLLOWING PAGE)

PA-11 first 94 lots Legal Description

Beginning at a point that lies North 87°32'51" West 443.80 feet along the Section Line, and North 111.59 feet from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 66°16'18" East 98.45 feet; thence North 37°16'09" East 98.45 feet; thence North 34°25'22" East 149.93 feet; thence North 57°08'37" East 142.46 feet; thence North 62°57'22" East 92.57 feet; thence North 59°45'47" East 99.61 feet; thence North 63°14'45" East 102.00 feet; thence North 65°29'57" East 94.75 feet; thence North 69°38'23" East 50.60 feet; thence North 75°47'29" East 109.28 feet; thence North 84°52'52" East 98.18 feet; thence South 79°54'43" East 97.57 feet; thence South 63°43'48" East 96.65 feet; thence South 47°46'25" East 94.90 feet; thence South 37°29'45" East 102.68 feet; thence South 34°57'38" East 211.69 feet; thence South 28°53'14" East 127.20 feet; thence North 89°56'08" East 119.05 feet; thence North 64°32'54" East 69.97 feet; thence North 25°27'06" West 110.90 feet; thence South 89°58'41" East 190.80 feet to a point on the West Line of Almond Heights Park Subdivision Entry#148835 as on file with the Washington County Recorder's office; thence North 00°54'51" East along Said West Line 1,059.13 feet; thence North 89°05'20" West 86.01 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 00°54'39" East) through a central angle of 90°01'45", a distance of 31.43 feet; thence North 89°06'45" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'36" West) through a central angle of 89°58'15", a distance of 31.41 feet; thence North 88°58'51" West 170.39 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 01°47'50" East) through a central angle of 90°17'26", a distance of 31.52 feet; thence North 81°37'54" West 50.36 feet; thence southwesterly along a 20.59 foot radius non-tangent curve to the right, (center point lies South 81°17'06" West) through a central angle of 101°38'05", a distance of 36.52 feet; thence westerly along a 2,692.00 foot radius non-tangent curve to the right, (center point lies North 03°43'38" East) through a central angle of 03°48'36", a distance of 179.01 feet; thence northwesterly along a 20.00 foot radius compound curve to the right, (center point lies North 07°32'14" East) through a central angle of 87°51'35", a distance of 30.67 feet; thence North 69°46'10" West 52.25 feet; thence southwesterly along a 21.50 foot radius non-tangent curve to the right, (center point lies South 76°32'09" West) through a central angle of 110°34'37", a distance of 41.49 feet; thence North 79°38'59" West 82.54 feet; thence North 77°47'50" West 91.55 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 13°10'38" East) through a central angle of 77°46'03", a distance of 27.15 feet; thence North 66°07'42" West 54.29 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 89°03'20" West) through a central angle of 104°12'54", a distance of 36.38 feet; thence North 73°18'11" West 215.08 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 17°06'51" East) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 50.00 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 72°53'09" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence North 72°53'09" West 241.09 feet; thence northwesterly along a 20.00 foot radius curve to the right, (center point lies North 17°06'51" East) through a central angle of 89°06'20", a distance of 31.10 feet; thence North 63°41'11" West 60.96 feet; thence North 75°18'38" West 123.08 feet; thence South 15°13'44" West 99.26 feet; thence South 19°48'23" West 99.51 feet; thence South 21°43'31" West 99.55 feet; thence South 21°43'31" West 99.08 feet; thence South 21°43'31" West 197.48 feet; thence South 25°43'47" West 209.22

feet; thence South 35°55'02" West 158.77 feet; thence South 03°23'53" West 133.39 feet; thence South 30°01'55" East 76.28 feet; thence South 23°00'30" East 74.59 feet; thence South 12°01'33" East 42.11 feet; thence South 01°28'43" West 101.16 feet; thence South 12°18'41" West 77.08 feet; thence South 00°16'23" West 68.66 feet; thence South 19°50'28" East 68.66 feet; thence South 47°13'50" East 117.13 feet; thence South 81°53'41" East 117.13 feet to the point of beginning.

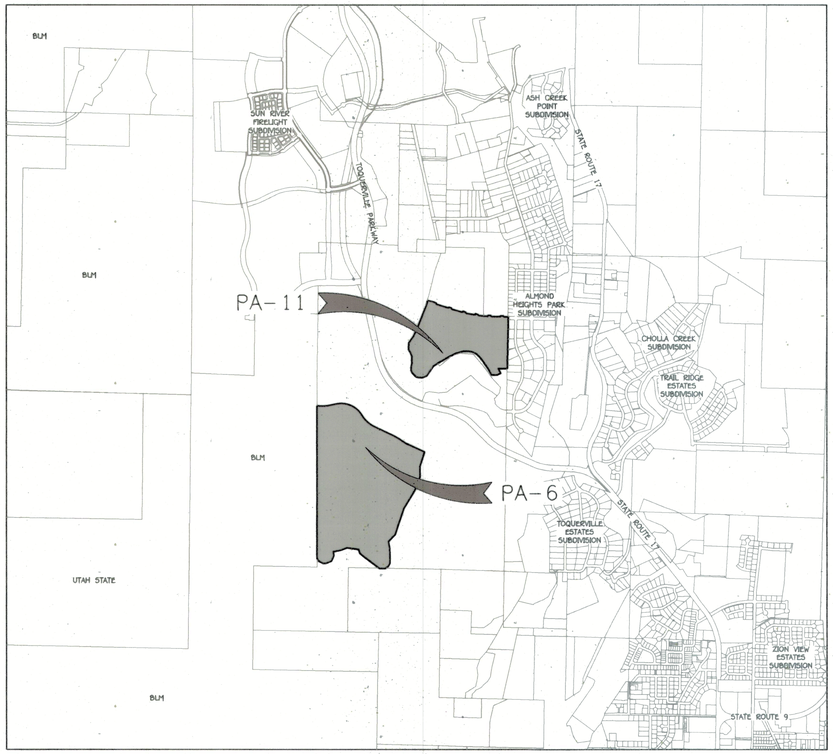
Containing 2,088,359 Square Feet or 47.94 Acres.

Closure:
Northing Diff: 0.009958
Easting Diff: 0.017713
Azimuth: 119°20'37"
Error Distance 0.020320
Total Distance 7083.690
Ratio: 1/348611

EXHIBIT B
MAP OF ANNEXATION PROPERTY

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD **CERTIFICATE NO. 5633341**. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

AS SHOWN AND DESCRIBED HEREON.

10/14/2025
DATE:

PROFESSIONAL LAND SURVEYOR · No. 5633341 · ADAM S. ALLEN · 10/14/24 · STATE OF UTAH

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

PA-6:
BEGINNING AT A POINT THAT LIES THENCE NORTH 87°32'51" WEST 396.99 FEET ALONG THE SECTION LINE, AND SOUTH 1,423.00 FEET; FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 18°27'09" WEST 297.99 FEET; THENCE SOUTH 01°44'23" WEST 239.45 FEET; THENCE SOUTH 16°21'51" WEST 181.97 FEET; THENCE SOUTH 29°55'23" WEST 124.76 FEET; THENCE SOUTH 31°05'25" WEST 424.51 FEET; THENCE SOUTH 18°49'04" WEST 576.04 FEET; THENCE SOUTH 45°27'35" WEST 191.88 FEET; THENCE SOUTH 09°05'01" EAST 131.22 FEET; THENCE SOUTH 03°58'00" EAST 78.73 FEET; THENCE SOUTH 03°58'00" EAST 111.41 FEET; THENCE SOUTH 00°55'28" WEST 125.41 FEET; THENCE SOUTH 26°09'24" WEST 72.51 FEET; THENCE SOUTH 55°25'48" WEST 76.46 FEET; MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO.20220049860, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 89°04'32" WEST ALONG SAID NORTH LINE125.80 FEET; THENCE NORTH 53°18'47" WEST 424.68 FEET; THENCE NORTH 47°43'11" WEST 83.06 FEET; THENCE NORTH 17°43'11" WEST 83.06 FEET; THENCE NORTH 80°22'15" WEST 254.94 FEET; THENCE SOUTH 68°41'09" WEST 137.34 FEET; THENCE SOUTH 78°47'34" WEST 165.00 FEET; THENCE SOUTH 11°23'11" EAST 76.77 FEET; THENCE SOUTH 22°38'08" WEST 128.38 FEET; THENCE SOUTH 68°02'28" WEST 116.98 FEET; THENCE SOUTH 89°30'44" WEST 66.71 FEET; THENCE NORTH 60°13'15" WEST 100.00 FEET; THENCE NORTH 25°48'51" WEST 60.21 FEET; MORE OR LESS TO A POINT ON THE CENTER SECTION LINE OF SECTION 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M; THENCE NORTH 00°02'47" EAST ALONG SAID SECTION LINE 3,143.78 FEET; THENCE EASTERLY ALONG A 780.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 07°20'41" EAST) THROUGH A CENTRAL ANGLE OF 19°35'04", A DISTANCE OF 266.62 FEET; THENCE NORTH 77°45'36" EAST 125.01 FEET; THENCE EASTERLY ALONG A 500.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 12°14'24" EAST) THROUGH A CENTRAL ANGLE OF 71°27'03", A DISTANCE OF 623.53 FEET; THENCE SOUTHEASTERLY ALONG A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 59°12'39" EAST) THROUGH A CENTRAL ANGLE OF 34°10'57", A DISTANCE OF 357.96 FEET; THENCE SOUTH 64°58'17" EAST 192.45 FEET; THENCE SOUTH 64°58'17" EAST 203.87 FEET; THENCE SOUTHEASTERLY ALONG A 1,461.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 25°01'43" WEST) THROUGH A CENTRAL ANGLE OF 06°56'36", A DISTANCE OF 177.05 FEET; THENCE SOUTH 58°01'42" EAST 165.80 FEET; THENCE SOUTH 65°35'01" EAST 434.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,369,921 SQUARE FEET OR 123.28 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PA-11:
BEGINNING AT A POINT THAT LIES NORTH 87°32'51" WEST 443.80 FEET ALONG THE SECTION LINE, AND NORTH 111.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 66°16'18" EAST 98.45 FEET; THENCE NORTH 37°16'09" EAST 98.45 FEET; THENCE NORTH 34°25'22" EAST 149.93 FEET; THENCE NORTH 57°08'37" EAST 142.46 FEET; THENCE NORTH 62°57'22" EAST 92.57 FEET; THENCE NORTH 59°45'47" EAST 99.61 FEET; THENCE NORTH 63°14'45" EAST 102.00 FEET; THENCE NORTH 65°29'57" EAST 94.75 FEET; THENCE NORTH 69°38'23" EAST 50.60 FEET; THENCE NORTH 75°47'29" EAST 109.28 FEET; THENCE NORTH 84°52'52" EAST 98.18 FEET; THENCE SOUTH 79°54'43" EAST 97.57 FEET; THENCE SOUTH 63°43'48" EAST 96.65 FEET; THENCE SOUTH 47°46'25" EAST 94.90 FEET; THENCE SOUTH 37°29'45" EAST 102.68 FEET; THENCE SOUTH 34°57'38" EAST 211.69 FEET; THENCE SOUTH 28°53'14" EAST 127.20 FEET; THENCE NORTH 89°56'08" EAST 119.05 FEET; THENCE NORTH 64°32'54" EAST 69.97 FEET; THENCE NORTH 25°27'06" WEST 110.90 FEET; THENCE SOUTH 89°58'41" EAST 190.80 FEET TO A POINT ON THE WEST LINE OF ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED DOCUMENT NO.20180006748 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°54'51" EAST (RECORD NORTH 00°09'39" EAST) ALONG SAID WEST LINE 1,099.13 FEET; THENCE NORTH 89°05'20" WEST 86.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°54'39" EAST) THROUGH A CENTRAL ANGLE OF 90°01'45", A DISTANCE OF 31.43 FEET; THENCE NORTH 89°06'45" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'36" WEST) THROUGH A CENTRAL ANGLE OF 89°58'15", A DISTANCE OF 31.41 FEET; THENCE NORTH 88°58'51" WEST 170.39 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°47'50" EAST) THROUGH A CENTRAL ANGLE OF 90°17'26", A DISTANCE OF 31.52 FEET; THENCE NORTH 81°37'54" WEST 50.36 FEET; THENCE SOUTHWESTERLY ALONG A 20.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 81°17'06" WEST) THROUGH A CENTRAL ANGLE OF 101°38'05", A DISTANCE OF 36.52 FEET; THENCE WESTERLY ALONG A 2,692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 03°43'38" EAST) THROUGH A CENTRAL ANGLE OF 03°48'36", A DISTANCE OF 179.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 07°32'14" EAST) THROUGH A CENTRAL ANGLE OF 87°51'35", A DISTANCE OF 30.67 FEET; THENCE NORTH 69°46'10" WEST 52.25 FEET; THENCE SOUTHWESTERLY ALONG A 21.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 76°32'09" WEST) THROUGH A CENTRAL ANGLE OF 110°34'37", A DISTANCE OF 41.49 FEET; THENCE NORTH 79°38'59" WEST 82.54 FEET; THENCE NORTH 77°47'50" WEST 91.55 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 13°10'38" EAST) THROUGH A CENTRAL ANGLE OF 77°46'03", A DISTANCE OF 27.15 FEET; THENCE NORTH 66°07'42" WEST 54.29 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'20" WEST) THROUGH A CENTRAL ANGLE OF 104°12'54", A DISTANCE OF 36.38 FEET; THENCE NORTH 73°18'11" WEST 215.08 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 72°53'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 241.09 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 89°06'20", A DISTANCE OF 31.10 FEET; THENCE NORTH 63°41'11" WEST 60.96 FEET; THENCE NORTH 75°18'38" WEST 123.08 FEET; THENCE SOUTH 15°13'44" WEST 99.26 FEET; THENCE SOUTH 21°43'31" WEST 99.51 FEET; THENCE SOUTH 21°43'31" WEST 99.99 FEET; THENCE SOUTH 21°43'31" WEST 197.48 FEET; THENCE SOUTH 25°43'47" WEST 209.22 FEET; THENCE SOUTH 35°55'02" WEST 158.77 FEET; THENCE SOUTH 03°23'53" WEST 133.39 FEET; THENCE SOUTH 30°01'55" EAST 76.28 FEET; THENCE SOUTH 23°00'30" EAST 74.59 FEET; THENCE SOUTH 12°01'33" EAST 42.11 FEET; THENCE SOUTH 01°28'43" WEST 101.16 FEET; THENCE SOUTH 12°18'41" WEST 77.08 FEET; THENCE SOUTH 00°16'23" WEST 68.66 FEET; THENCE SOUTH 19°50'28" EAST 68.66 FEET; THENCE SOUTH 47°13'50" EAST 117.13 FEET; THENCE SOUTH 81°53'41" EAST 117.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,088,359 SQUARE FEET OR 47.94 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

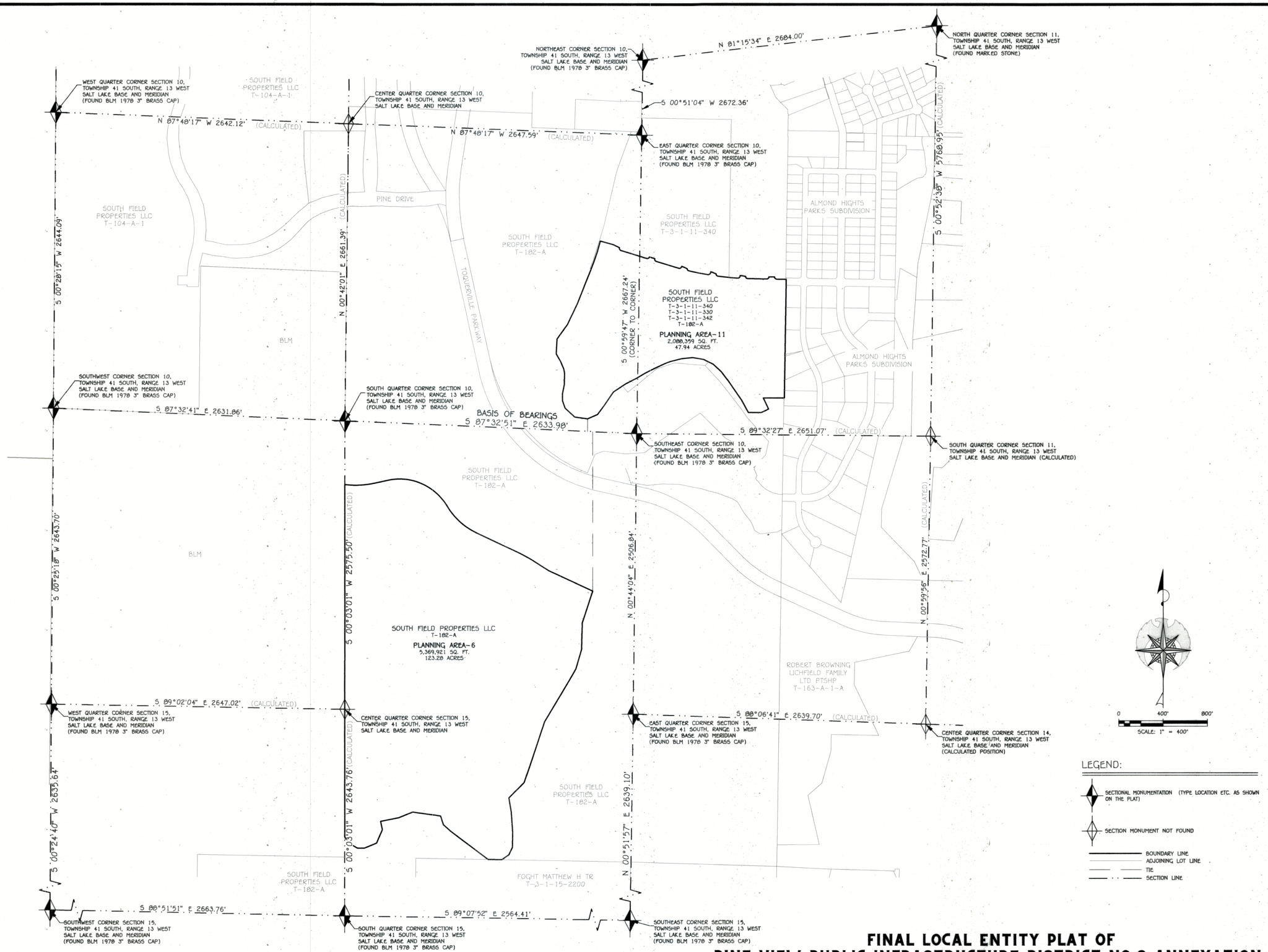
FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

PINE VIEW PUBLIC INFRASTRUCTURE DIRSTICT NO. 2:	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS 20TH DAY OF October 2025 BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 PURSUANT TO RESOLUTION NO. 2025-01	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23 AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS 20TH DAY OF OCTOBER 2025	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELIGHT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: N/A



FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

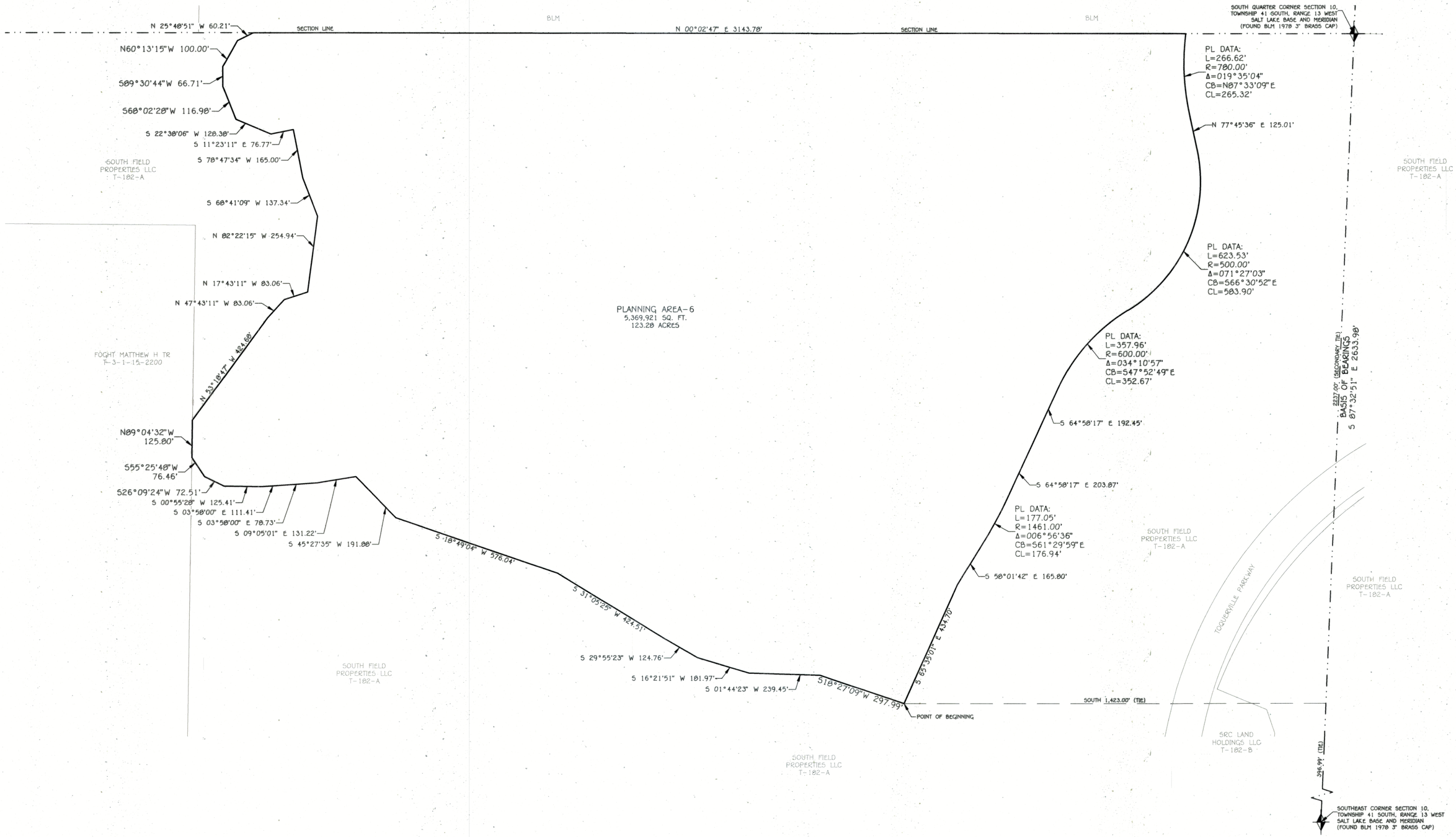
SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 2 OF 4

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=400

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

0 150' 300'
SCALE: 1" = 150'

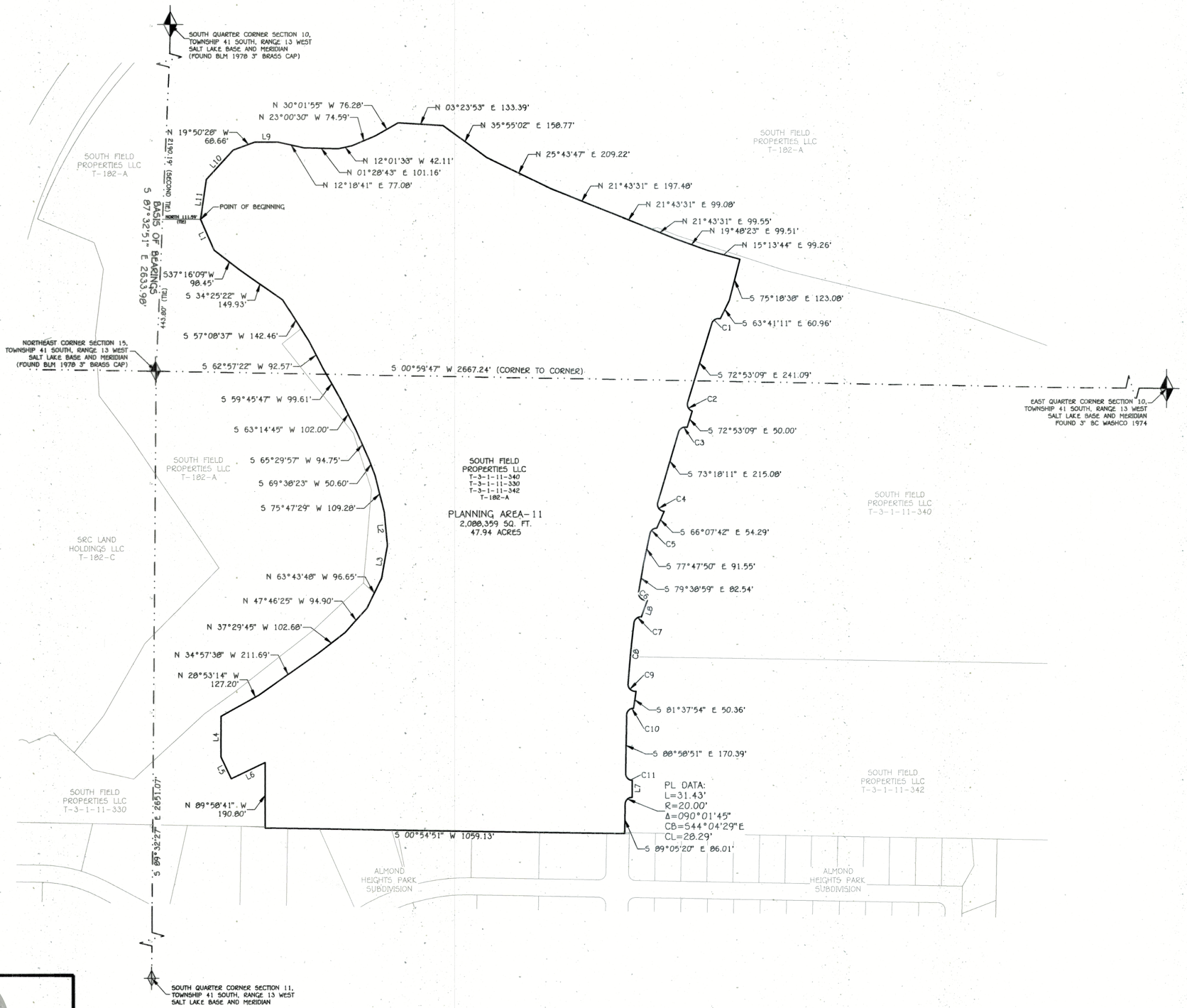
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=150

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.10'	20.00'	089°06'20"
C2	31.42'	20.00'	090°00'00"
C3	31.42'	20.00'	090°00'00"
C4	36.38'	20.00'	104°12'54"
C5	27.15'	20.00'	077°46'03"
C6	41.49'	21.50'	110°34'37"
C7	30.67'	20.00'	087°51'35"
C8	179.01'	2692.00'	003°48'36"
C9	36.52'	20.59'	101°38'05"
C10	31.52'	20.00'	090°17'26"
C11	31.41'	20.00'	089°58'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°16'18" W	98.45'
L2	S 84°52'52" W	98.18'
L3	N 79°54'43" W	97.57'
L4	S 89°56'08" W	119.05'
L5	S 64°32'54" W	69.97'
L6	S 25°27'06" E	110.90'
L7	S 89°06'45" E	50.00'
L8	S 69°46'10" E	52.25'
L9	N 00°16'23" E	68.66'
L10	N 47°13'50" W	117.13'
L11	N 81°53'41" W	117.13'

0 150' 300'
SCALE: 1" = 150'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=100'

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation No. 1
by
Pine View Public Infrastructure District No. 2

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pine View Public Infrastructure District No. 2 (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 November 10, 2025, adopted a *Resolution to Annex Approximately 171.22 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. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington 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 11/10/25.

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2

Darcy Stewart
Chair

STATE OF UTAH)
:ss.
Washington COUNTY)

On 11/10/25, personally appeared before me Darcy Stewart, 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 Pine View Public Infrastructure District No. 2 pursuant to his authority by law as its duly appointed chair.

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

SHAWNEE CARDINAL
Notary Public, State of Utah
Commission # 736886
My Commission Expires
06/17/2028

Shawnee Cardinal
NOTARY PUBLIC

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)

Copy of the Annexation Resolution

(see following pages)

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Annexation No. 1)

Legal Description – Annexation No. 1

PA-6 Legal Description

Beginning at a point that lies thence North 87°32'51" West 396.99 feet along the Section Line, and South 1,423.00 feet; from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 18°27'09" West 297.99 feet; thence South 01°44'23" West 239.45 feet; thence South 16°21'51" West 181.97 feet; thence South 29°55'23" West 124.76 feet; thence South 31°05'25" West 424.51 feet; thence South 18°49'04" West 576.04 feet; thence South 45°27'35" West 191.88 feet; thence South 09°05'01" East 131.22 feet; thence South 03°58'00" East 78.73 feet; thence South 03°58'00" East 111.41 feet; thence South 00°55'28" West 125.41 feet; thence South 26°09'24" West 72.51 feet; thence South 55°25'48" West 76.46 feet; thence North 89°04'32" West 125.80 feet; thence North 53°18'47" West 424.68 feet; thence North 47°43'11" West 83.06 feet; thence North 17°43'11" West 83.06 feet; thence North 82°22'15" West 254.94 feet; thence South 68°41'09" West 137.34 feet; thence South 78°47'34" West 165.00 feet; thence South 11°23'11" East 76.77 feet; thence South 22°38'06" West 128.38 feet; thence South 68°02'28" West 116.98 feet; thence South 89°30'44" West 66.71 feet; thence North 60°13'15" West 100.00 feet; thence North 25°48'51" West 60.21 feet; thence North 00°02'47" East 3,143.78 feet; thence easterly along a 780.00 foot radius non-tangent curve to the left, (center point lies North 07°20'41" East) through a central angle of 19°35'04", a distance of 266.62 feet; thence North 77°45'36" East 125.01 feet; thence easterly along a 500.00 foot radius curve to the right, (center point lies South 12°14'24" East) through a central angle of 71°27'03", a distance of 623.53 feet; thence southeasterly along a 600.00 foot radius reverse curve to the left, (center point lies North 59°12'39" East) through a central angle of 34°10'57", a distance of 357.96 feet; thence South 64°58'17" East 192.45 feet; thence South 64°58'17" East 203.87 feet; thence southeasterly along a 1,461.00 foot radius curve to the right, (center point lies South 25°01'43" West) through a central angle of 06°56'36", a distance of 177.05 feet; thence South 58°01'42" East 165.80 feet; thence South 65°35'01" East 434.70 feet to the point of beginning.

Containing 5,369,921 Square Feet or 123.28 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

Closure:
Northing Diff: 0.006937
Easting Diff: 0.012301
Azimuth: 299°25'11"
Error Distance 0.014122
Total Distance 10099.710
Ratio: 1/715169

(LEGAL DESCRIPTION CONTINUES ON FOLLOWING PAGE)

PA-11 first 100 lots Legal Description

Beginning at a point that lies North 00°59'47" East 190.22 feet along the Section Line, and East 1,002.70 feet, from the Southeast Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 89°56'08" East 322.78 feet to a point on the West Line of Almond Heights Park Subdivision Entry#148835 as on file with the Washington County Recorder's office, thence along said West Line the following three (3) Courses: 1) North 00°56'21" East 1,189.06 feet, 2) North 00°56'26" East 1,453.28 feet, and 3) South 67°52'00" West 4.58 feet; thence North 00°15'11" West 37.51 feet; thence North 45°20'53" West 96.46 feet; thence North 43°36'09" West 55.85 feet; thence North 25°00'57" West 126.24 feet; thence North 14°17'27" West 7.90 feet; thence North 89°02'33" West 706.27 feet; thence North 89°02'33" West 145.18 feet to a point on the East Right-of-Way Line of Mesa View Drive, thence along said Right-of-Way the following three (3) courses: 1) South 00°21'26" East 44.76 feet, 2) South 88°33'19" West 60.01 feet, and 3) North 00°08'15" West 46.73 feet; thence South 81°43'03" West 244.16 feet; thence South 00°51'04" West 161.63 feet; thence South 76°05'40" East 205.48 feet; thence South 59°51'18" East 60.34 feet; thence South 77°15'29" East 113.38 feet; thence South 89°02'33" East 395.01 feet; thence South 00°57'27" West 100.00 feet; thence South 00°57'27" West 50.00 feet; thence South 89°02'33" East 40.86 feet; thence South 00°58'22" West 475.42 feet; thence South 01°07'11" West 50.00 feet; thence South 00°55'53" West 732.60 feet; thence South 05°34'43" West 66.00 feet; thence easterly along a 2,757.99 foot radius non-tangent curve to the left, (center point lies North 05°34'43" East) through a central angle of 00°15'21", a distance of 12.32 feet; thence South 05°19'22" West 108.43 feet; thence North 85°48'50" West 3.65 feet; thence North 83°23'42" West 121.00 feet; thence North 80°58'35" West 121.00 feet; thence North 78°27'01" West 131.73 feet; thence North 74°54'09" West 50.01 feet; thence South 14°15'50" West 90.08 feet; thence southwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 75°44'04" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence South 14°15'56" West 50.00 feet; thence southeasterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 14°15'56" West) through a central angle of 89°59'57", a distance of 31.42 feet; thence South 14°15'56" West 93.11 feet; thence South 78°34'54" West 114.48 feet; thence South 11°25'06" East 179.34 feet; thence South 20°59'29" East 60.09 feet; thence westerly along a 760.00 foot radius non-tangent curve to the left, (center point lies South 17°45'05" East) through a central angle of 03°48'28", a distance of 50.51 feet; thence South 11°34'53" East 133.88 feet; thence North 69°38'23" East 50.59 feet; thence North 80°05'33" East 206.81 feet; thence South 71°51'35" East 192.29 feet; thence South 42°25'54" East 196.78 feet; thence South 32°40'54" East 338.45 feet, to the point of beginning.

Containing 2,019,295 Square Feet or 46.36 Acres.

Basis of bearings for this description is South 87°32'51" East 2633.98' between the South Quarter Corner of Section 10 and Southeast Corner of Section 10 Township 41 South, Range 13 West, Salt Lake Base & Meridian

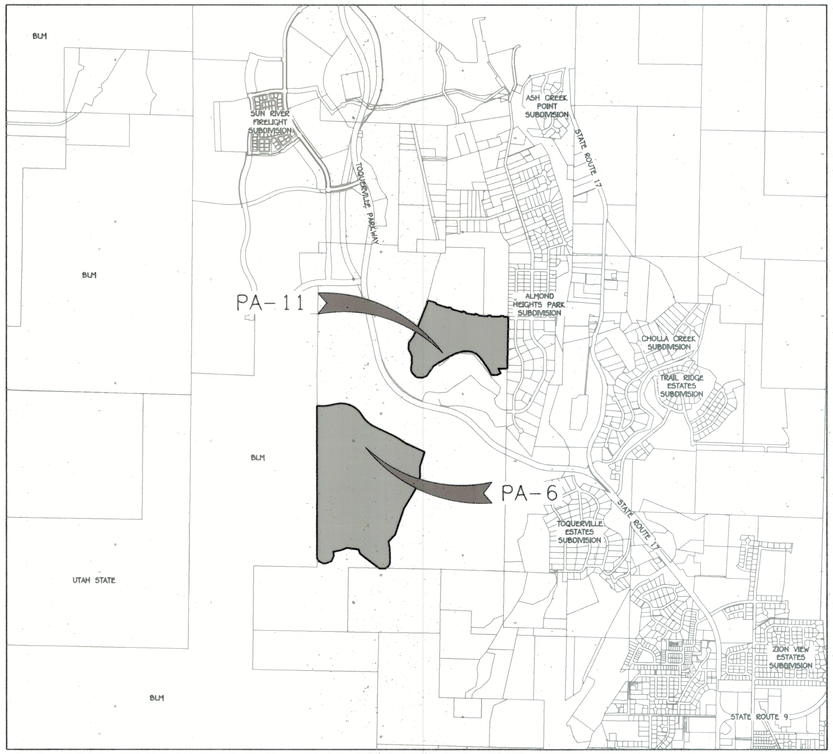
Closure:
Northing Diff: 0.016724
Easting Diff: 0.016468
Azimuth: 135°26'30"
Error Distance 0.023471

Total Distance 9352.590

Final Local Entity Plat – Annexation No. 1

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD **CERTIFICATE NO. 5633341**. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

AS SHOWN AND DESCRIBED HEREON.

10/14/2025
DATE:

PROFESSIONAL LAND SURVEYOR · No. 5633341 · ADAM S. ALLEN · 10/14/24 · STATE OF UTAH

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

PA-6:
BEGINNING AT A POINT THAT LIES THENCE NORTH 87°32'51" WEST 396.99 FEET ALONG THE SECTION LINE, AND SOUTH 1,423.00 FEET; FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 18°27'09" WEST 297.99 FEET; THENCE SOUTH 01°44'23" WEST 239.45 FEET; THENCE SOUTH 16°21'51" WEST 181.97 FEET; THENCE SOUTH 29°55'23" WEST 124.76 FEET; THENCE SOUTH 31°05'25" WEST 424.51 FEET; THENCE SOUTH 18°49'04" WEST 576.04 FEET; THENCE SOUTH 45°27'35" WEST 191.88 FEET; THENCE SOUTH 09°05'01" EAST 131.22 FEET; THENCE SOUTH 03°58'00" EAST 78.73 FEET; THENCE SOUTH 03°58'00" EAST 111.41 FEET; THENCE SOUTH 00°55'28" WEST 125.41 FEET; THENCE SOUTH 26°09'24" WEST 72.51 FEET; THENCE SOUTH 55°25'48" WEST 76.46 FEET; MORE OR LESS TO THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO.20220049860, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 89°04'32" WEST ALONG SAID NORTH LINE125.80 FEET; THENCE NORTH 53°18'47" WEST 424.68 FEET; THENCE NORTH 47°43'11" WEST 83.06 FEET; THENCE NORTH 17°43'11" WEST 83.06 FEET; THENCE NORTH 80°22'15" WEST 254.94 FEET; THENCE SOUTH 68°41'09" WEST 137.34 FEET; THENCE SOUTH 78°47'34" WEST 165.00 FEET; THENCE SOUTH 11°23'11" EAST 76.77 FEET; THENCE SOUTH 22°38'08" WEST 128.38 FEET; THENCE SOUTH 68°02'28" WEST 116.98 FEET; THENCE SOUTH 89°30'44" WEST 66.71 FEET; THENCE NORTH 60°13'15" WEST 100.00 FEET; THENCE NORTH 25°48'51" WEST 60.21 FEET; MORE OR LESS TO A POINT ON THE CENTER SECTION LINE OF SECTION 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M; THENCE NORTH 00°02'47" EAST ALONG SAID SECTION LINE 3,143.78 FEET; THENCE EASTERLY ALONG A 780.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 07°20'41" EAST) THROUGH A CENTRAL ANGLE OF 19°35'04", A DISTANCE OF 266.62 FEET; THENCE NORTH 77°45'36" EAST 125.01 FEET; THENCE EASTERLY ALONG A 500.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 12°14'24" EAST) THROUGH A CENTRAL ANGLE OF 71°27'03", A DISTANCE OF 623.53 FEET; THENCE SOUTHEASTERLY ALONG A 600.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (CENTER POINT LIES NORTH 59°12'39" EAST) THROUGH A CENTRAL ANGLE OF 34°10'57", A DISTANCE OF 357.96 FEET; THENCE SOUTH 64°58'17" EAST 192.45 FEET; THENCE SOUTH 64°58'17" EAST 203.87 FEET; THENCE SOUTHEASTERLY ALONG A 1,461.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 25°01'43" WEST) THROUGH A CENTRAL ANGLE OF 06°56'36", A DISTANCE OF 177.05 FEET; THENCE SOUTH 58°01'42" EAST 165.80 FEET; THENCE SOUTH 65°35'01" EAST 434.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,369,921 SQUARE FEET OR 123.28 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PA-11:
BEGINNING AT A POINT THAT LIES NORTH 87°32'51" WEST 443.80 FEET ALONG THE SECTION LINE, AND NORTH 111.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 66°16'18" EAST 98.45 FEET; THENCE NORTH 37°16'09" EAST 98.45 FEET; THENCE NORTH 34°25'22" EAST 149.93 FEET; THENCE NORTH 57°08'37" EAST 142.46 FEET; THENCE NORTH 62°57'22" EAST 92.57 FEET; THENCE NORTH 59°45'47" EAST 99.61 FEET; THENCE NORTH 63°14'45" EAST 102.00 FEET; THENCE NORTH 65°29'57" EAST 94.75 FEET; THENCE NORTH 69°38'23" EAST 50.60 FEET; THENCE NORTH 75°47'29" EAST 109.28 FEET; THENCE NORTH 84°52'52" EAST 98.18 FEET; THENCE SOUTH 79°54'43" EAST 97.57 FEET; THENCE SOUTH 63°43'48" EAST 96.65 FEET; THENCE SOUTH 47°46'25" EAST 94.90 FEET; THENCE SOUTH 37°29'45" EAST 102.68 FEET; THENCE SOUTH 34°57'38" EAST 211.69 FEET; THENCE SOUTH 28°53'14" EAST 127.20 FEET; THENCE NORTH 89°56'08" EAST 119.05 FEET; THENCE NORTH 64°32'54" EAST 69.97 FEET; THENCE NORTH 25°27'06" WEST 110.90 FEET; THENCE SOUTH 89°58'41" EAST 190.80 FEET TO A POINT ON THE WEST LINE OF ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED DOCUMENT NO.20180006748 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°54'51" EAST (RECORD NORTH 00°09'39" EAST) ALONG SAID WEST LINE 1,099.13 FEET; THENCE NORTH 89°05'20" WEST 86.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°54'39" EAST) THROUGH A CENTRAL ANGLE OF 90°01'45", A DISTANCE OF 31.43 FEET; THENCE NORTH 89°06'45" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'36" WEST) THROUGH A CENTRAL ANGLE OF 89°58'15", A DISTANCE OF 31.41 FEET; THENCE NORTH 88°58'51" WEST 170.39 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°47'50" EAST) THROUGH A CENTRAL ANGLE OF 90°17'26", A DISTANCE OF 31.52 FEET; THENCE NORTH 81°37'54" WEST 50.36 FEET; THENCE SOUTHWESTERLY ALONG A 20.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 81°17'06" WEST) THROUGH A CENTRAL ANGLE OF 101°38'05", A DISTANCE OF 36.52 FEET; THENCE WESTERLY ALONG A 2,692.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 03°43'38" EAST) THROUGH A CENTRAL ANGLE OF 03°48'36", A DISTANCE OF 179.01 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 07°32'14" EAST) THROUGH A CENTRAL ANGLE OF 87°51'35", A DISTANCE OF 30.67 FEET; THENCE NORTH 69°46'10" WEST 52.25 FEET; THENCE SOUTHWESTERLY ALONG A 21.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 76°32'09" WEST) THROUGH A CENTRAL ANGLE OF 110°34'37", A DISTANCE OF 41.49 FEET; THENCE NORTH 79°38'59" WEST 82.54 FEET; THENCE NORTH 77°47'50" WEST 91.55 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 13°10'38" EAST) THROUGH A CENTRAL ANGLE OF 77°46'03", A DISTANCE OF 27.15 FEET; THENCE NORTH 66°07'42" WEST 54.29 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°03'20" WEST) THROUGH A CENTRAL ANGLE OF 104°12'54", A DISTANCE OF 36.38 FEET; THENCE NORTH 73°18'11" WEST 215.08 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 50.00 FEET; THENCE SOUTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 72°53'09" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 72°53'09" WEST 241.09 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 17°06'51" EAST) THROUGH A CENTRAL ANGLE OF 89°06'20", A DISTANCE OF 31.10 FEET; THENCE NORTH 63°41'11" WEST 60.96 FEET; THENCE NORTH 75°18'38" WEST 123.08 FEET; THENCE SOUTH 15°13'44" WEST 99.26 FEET; THENCE SOUTH 21°43'31" WEST 99.51 FEET; THENCE SOUTH 21°43'31" WEST 99.99 FEET; THENCE SOUTH 21°43'31" WEST 197.48 FEET; THENCE SOUTH 25°43'47" WEST 209.22 FEET; THENCE SOUTH 35°55'02" WEST 158.77 FEET; THENCE SOUTH 03°23'53" WEST 133.39 FEET; THENCE SOUTH 30°01'55" EAST 76.28 FEET; THENCE SOUTH 23°00'30" EAST 74.59 FEET; THENCE SOUTH 12°01'33" EAST 42.11 FEET; THENCE SOUTH 01°28'43" WEST 101.16 FEET; THENCE SOUTH 12°18'41" WEST 77.08 FEET; THENCE SOUTH 00°16'23" WEST 68.66 FEET; THENCE SOUTH 19°50'28" EAST 68.66 FEET; THENCE SOUTH 47°13'50" EAST 117.13 FEET; THENCE SOUTH 81°53'41" EAST 117.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,088,359 SQUARE FEET OR 47.94 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

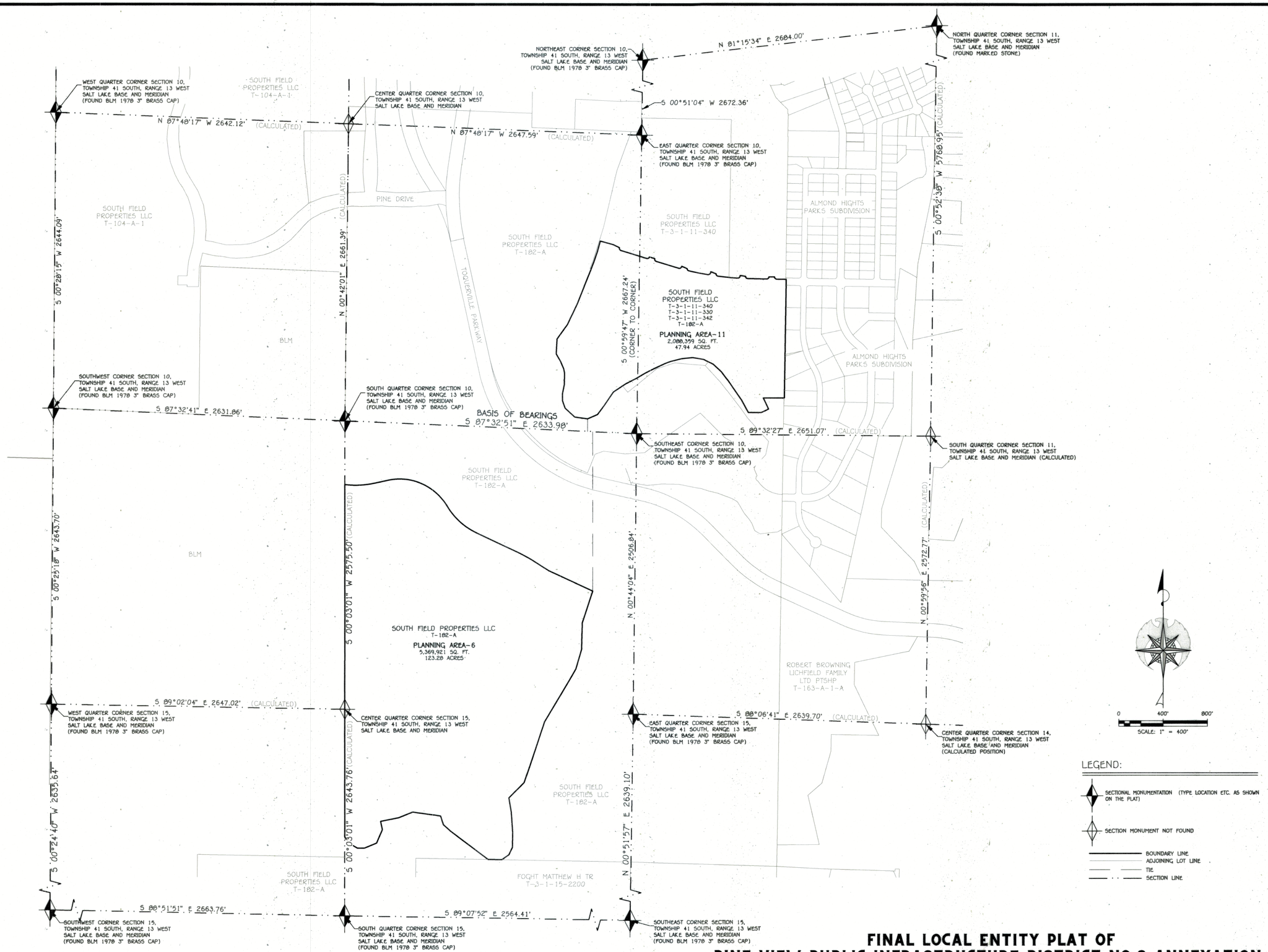
FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

PINE VIEW PUBLIC INFRASTRUCTURE DIRSTICT NO. 2:	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS 20TH DAY OF October 2025 BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 2 PURSUANT TO RESOLUTION NO. 2025-01	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23 AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS 20TH DAY OF OCTOBER 2025	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELIGHT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: N/A



FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

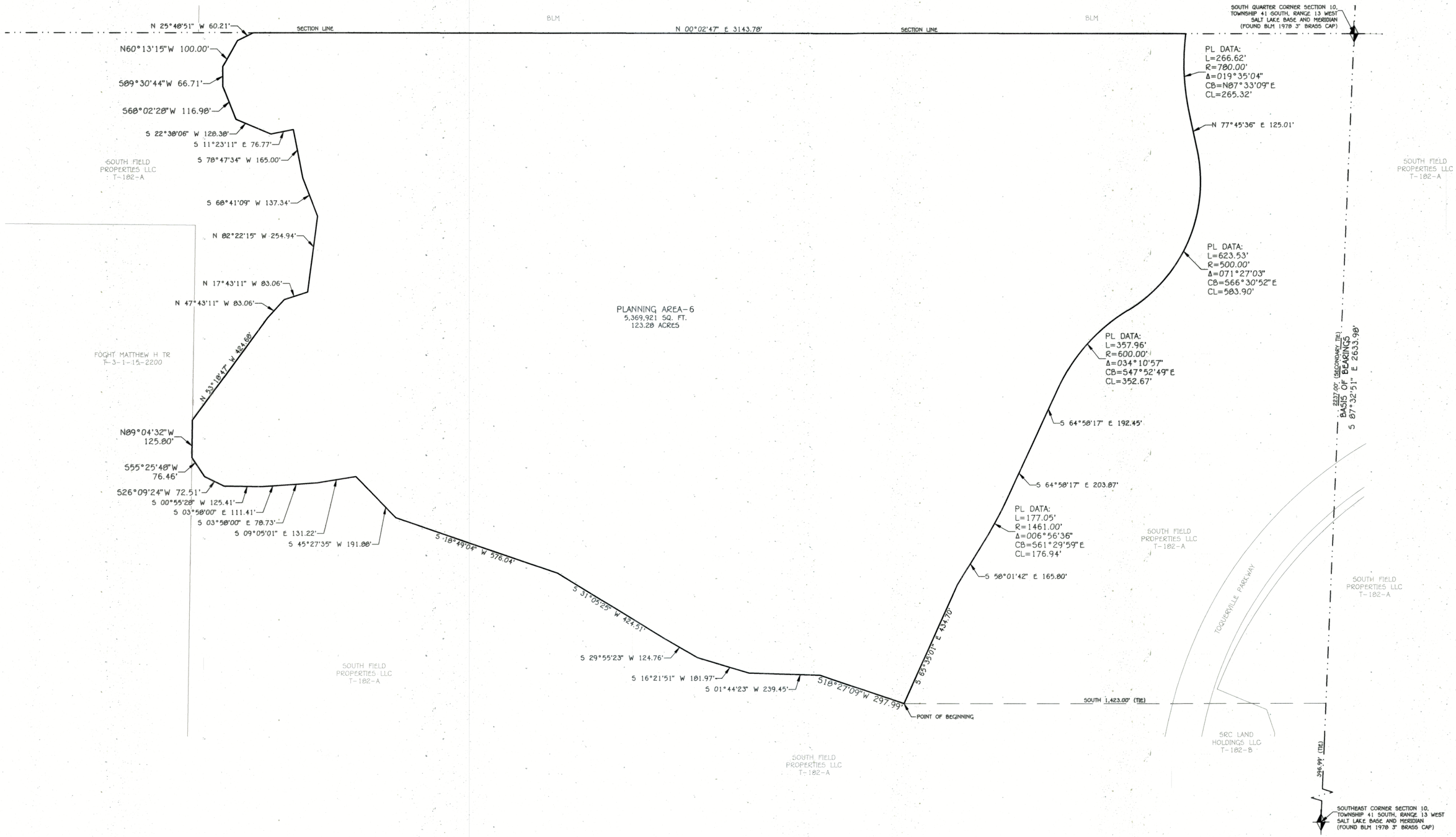
SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 2 OF 4

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=400

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

0 150' 300'
SCALE: 1" = 150'

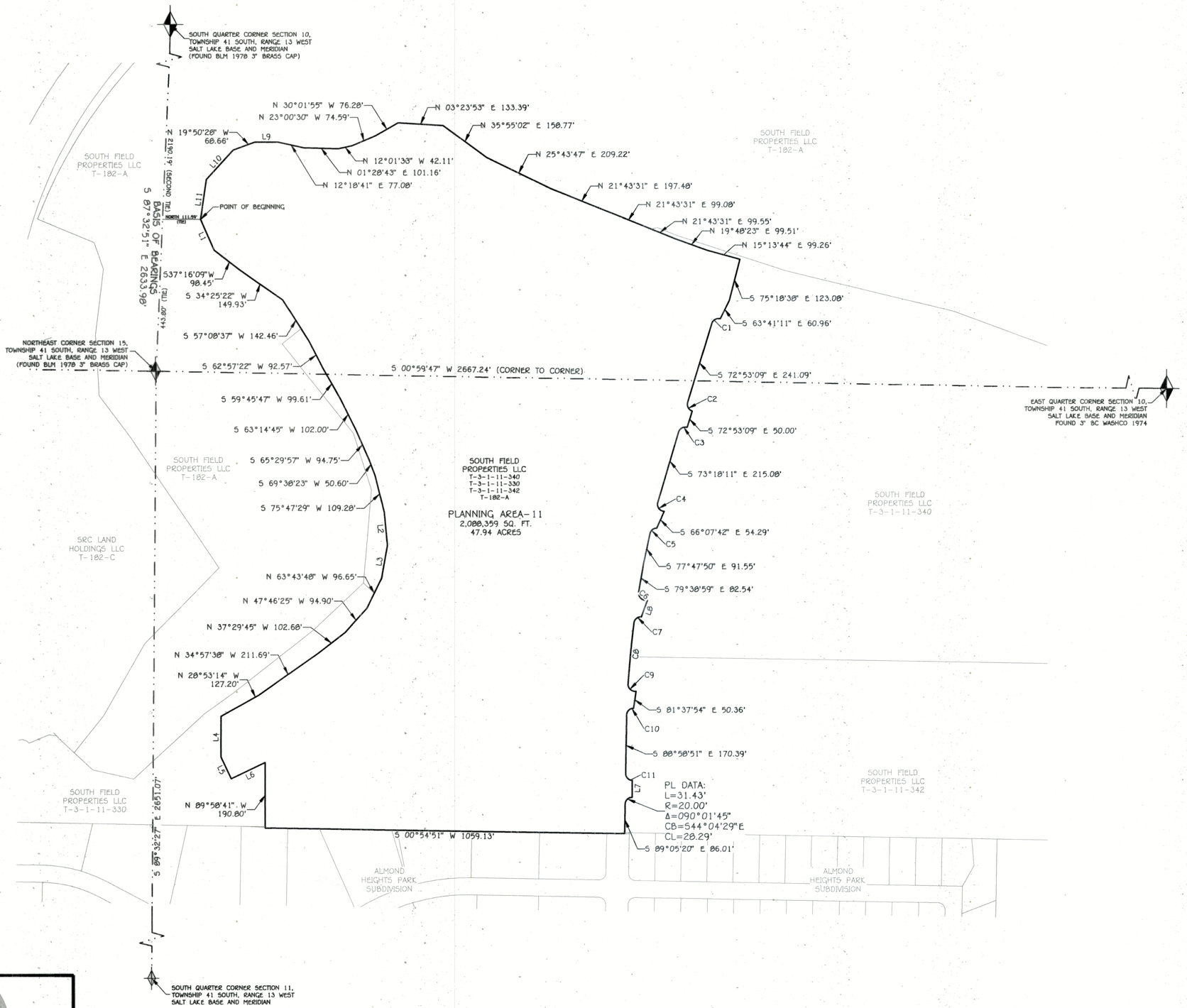
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=150

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.10'	20.00'	089°06'20"
C2	31.42'	20.00'	090°00'00"
C3	31.42'	20.00'	090°00'00"
C4	36.38'	20.00'	104°12'54"
C5	27.15'	20.00'	077°46'03"
C6	41.49'	21.50'	110°34'37"
C7	30.67'	20.00'	087°51'35"
C8	179.01'	2692.00'	003°48'36"
C9	36.52'	20.59'	101°38'05"
C10	31.52'	20.00'	090°17'26"
C11	31.41'	20.00'	089°58'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°16'18" W	98.45'
L2	S 84°52'52" W	98.18'
L3	N 79°54'43" W	97.57'
L4	S 89°56'08" W	119.05'
L5	S 64°32'54" W	69.97'
L6	S 25°27'06" E	110.90'
L7	S 89°06'45" E	50.00'
L8	S 69°46'10" E	52.25'
L9	N 00°16'23" E	68.66'
L10	N 47°13'50" W	117.13'
L11	N 81°53'41" W	117.13'

0 150' 300'
SCALE: 1" = 150'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SECTION MONUMENT NOT FOUND
- BOUNDARY LINE
- ADJOINING LOT LINE
- TIE
- SECTION LINE

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #: 24-506 FIRELINGT IFD	DATE: 10/14/2025
FILE: PID PA-6 & PA-11	SCALE: 1"=100'

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.2 ANNEXATION 1

SECTION 10, 11, & 15 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\24-506-1 Firelight Overall\03 Drawings\Survey Drawings\P.I.D\2025.08.13 PA-6 & PA-11 PID.dwg