

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the PROMONTORY COMMERCE PUBLIC INFRASTRUCTURE DISTRICT NO. 3 located in WEBER COUNTY, dated JULY 7, 2023, complying with Section §17B-1-215 and §67-1A-6.5 Utah Code Annotated, 1953, as amended.

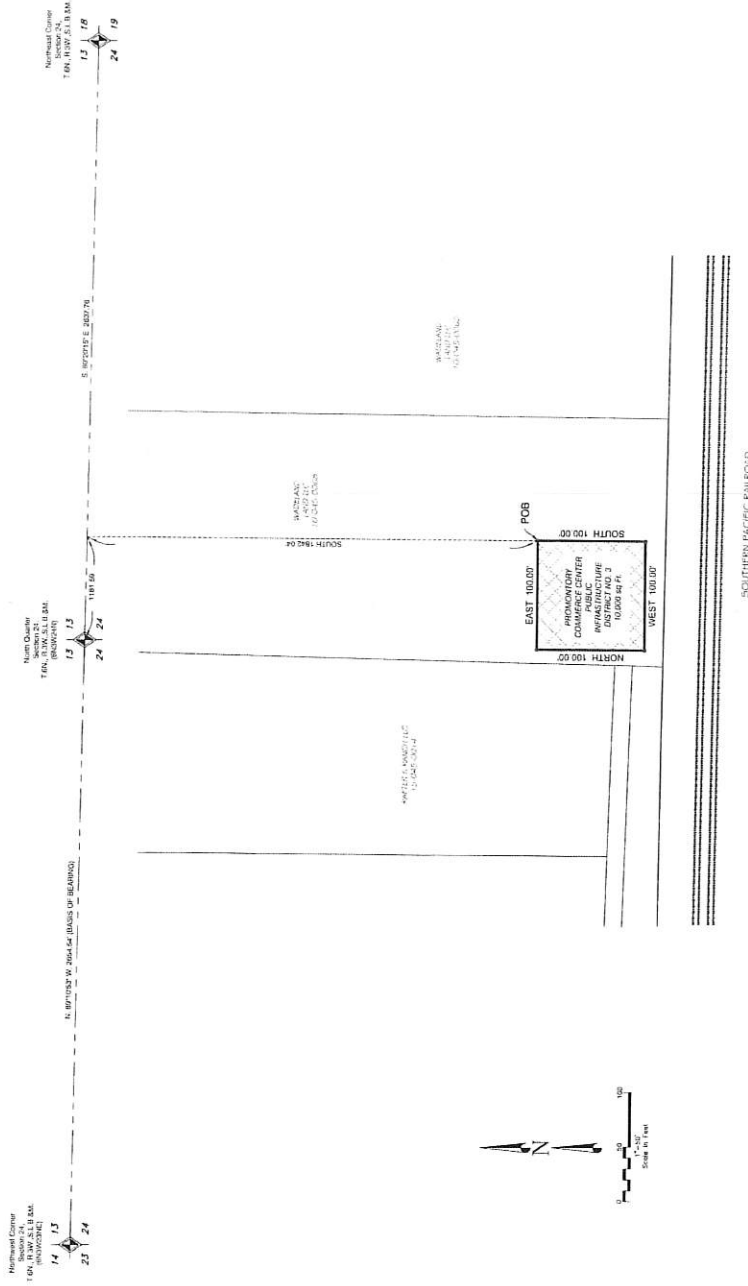
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the PROMONTORY COMMERCE PUBLIC INFRASTRUCTURE DISTRICT NO. 3, located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 14<sup>th</sup> day of July, 2023 at Salt Lake City, Utah.



DEIDRE M. HENDERSON  
Lieutenant Governor

**FINAL LOCAL ENTITY PLAT**  
**PROMONTORY COMMERCE CENTER**  
**PUBLIC INFRASTRUCTURE DISTRICT NO. 3**  
**RESOLUTION NO. 30-2023**  
**LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 3 WEST,**  
**SALT LAKE BASE AND MERIDIAN**  
**WEBER COUNTY, UTAH**

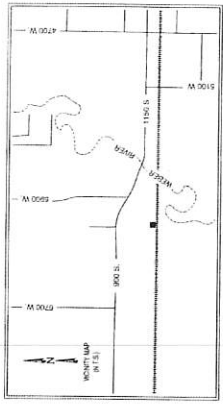


**Legend of Symbols & Abbreviations**

- Annular Boundary
- Survey Parcel
- Point of Annular Boundary (Not Station)
- Section Corner Monument (Not Located)

**NARRATIVE**

This plat and the description herein have been prepared for the purpose of conveying title to the Promontory Commerce Center Public Infrastructure District No. 3. The information contained herein was compiled from documents of record filed in the Office of the Weber County Recorder and does not purport to be based upon an actual survey of the site to be conveyed.



**SURVEYORS CERTIFICATE**

I, **Eric P. Hildner**, of the County of Weber, State of Utah, do hereby certify that the foregoing plat was prepared and filed in accordance with Title 24, Chapter 2, of the Utah Code, and that the same was prepared and filed in accordance with Section 17-23-10, which was made by me and which represents a true and correct representation of the Final Local Entity Plat.



Signed this 20th day of July, 2023.

**BOUNDARY DESCRIPTION**

An iron and steel pipe 3/4 inch diameter, 3 feet long, set in concrete, located at the Northwest Corner of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, and is identified as follows:  
 Beginning at a point which is 118.70 feet North, 118.65 feet East from the North Quarter Corner of said Section 24, Range 3 West, Salt Lake Base and Meridian, 100 feet to the Point of Beginning.

Contacts approximately 10,000 sq. ft., more or less.

**WEBER COUNTY SURVEYOR**

I hereby certify that the Weber County Surveyor's Office has reviewed the plat and the information herein and that the same has been submitted to the Board of the Weber County Surveyor General and that the same has been approved by the Board of the Weber County Surveyor General.

This 28th day of July, A.D. 2023.

*[Signature]*  
 Weber County Surveyor

**PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT**

This plat is approved by the Board of Commissioners of Weber County, Utah.

This 7th day of July, A.D. 2023.

*[Signature]*  
 Vice-Chairman, Weber County Commission  
 Attest: *[Signature]*  
 Title: Weber County Clerk/Recorder

**WEBER COUNTY RECORDER**

Recorded # \_\_\_\_\_  
 State of Utah, County of Weber, Township and Range of the Plat of \_\_\_\_\_  
 Date \_\_\_\_\_ Time \_\_\_\_\_  
 PAGES \_\_\_\_\_  
 Weber County Recorder

**GIR CIVIL ENGINEERING + SURVEYING**

1140 N. 1000 E. SUITE 100, SALT LAKE CITY, UTAH 84116  
 PHONE: 801.488.1111  
 WWW.GIRUTAH.COM

SHEET 1/1



## Utah Retirement Systems

### Retirement Office

560 East 200 South | Salt Lake City, UT 84102-2021  
801-366-7700 | 800-365-8772 | Fax: 801-366-7734  
[www.urs.org](http://www.urs.org)

Daniel D. Andersen  
*Executive Director*

### PEHP Health & Benefits

560 East 200 South | Salt Lake City, UT 84102-2004  
801-366-7500 | 800-365-8772 | Fax: 801-366-7596  
[www.pehp.org](http://www.pehp.org)

R. Chet Loftis  
*Managing Director*

July 5, 2023

**Sent Via Email to: [bquinney@co.weber.ut.us](mailto:bquinney@co.weber.ut.us)**

Promontory Commerce Center Public Infrastructure District No. 3  
Brandan Quinney  
Deputy Weber County Attorney  
2380 Washington Blvd, Suite 230  
Ogden, UT 84401

RE: Eligibility for Participation of a Newly Created Entity in the Utah State Retirement Systems

Dear Mr. Quinney:

When a governmental entity is being incorporated or created, Utah law requires the Utah State Retirement Office ("Office") to provide a letter to that entity identifying the potential provisions under Utah Code Title 49, Utah State Retirement and Insurance Benefit Act ("Retirement Act"), with which it shall comply. See Utah Code Ann. § 67-1a-6.5(3)(d). This letter serves as the official notice for Promontory Commerce Center Public Infrastructure District No. 3, a newly created public infrastructure district.

Based upon the information provided, the Office has determined that Promontory Commerce Center Public Infrastructure District No. 3 is an "employer" under the Retirement Act as a political subdivision of the state by virtue of its status as a district. Accordingly, Promontory Commerce Center Public Infrastructure District No. 3 must comply with the participation requirements of the Retirement Act.

This does not mean that Promontory Commerce Center Public Infrastructure District No. 3 must provide retirement benefits to its employees. However, at the present time and throughout the future, Promontory Commerce Center Public Infrastructure District No. 3 is required by law to participate with URS if and when it offers any type of retirement benefit to its employees.

Promontory Commerce Center Public Infrastructure District No. 3 may not currently have employees or may have not yet elected to provide a retirement benefit to its employees. Please be aware, it is not the obligation of the Office to monitor the activities of Promontory Commerce Center Public Infrastructure District No. 3. By law, it is Promontory Commerce Center Public Infrastructure District No. 3's obligation to apply for membership with URS if and when it chooses to provide a retirement benefit to its employees.

Once Promontory Commerce Center Public Infrastructure District No. 3 begins participation with URS, its public employees will be covered under either the Tier 1 or Tier 2 public employee retirement systems, as described in the Retirement Act. If Promontory Commerce Center Public

Infrastructure District No. 3 employs public safety or firefighter service employees, those employees will be covered under the separate Tier 1 or Tier 2 systems for public safety and/or firefighter service employees described in the Retirement Act.

In addition, Participating Employers of URS are required by Utah Code Ann. § 49-11-606 to "cover all employees eligible for service credit under this title." As such, once admitted as a participating employer, Promontory Commerce Center Public Infrastructure District No. 3 will be required to cover all eligible employees, pursuant to the eligibility rules found in the Retirement Act.

Please note that the above-referenced laws are those used to determine eligibility for participation and are not the only laws with which a participating employer must comply. Participating employers are required to "inform themselves of their rights and obligations" under Title 49 and should become familiar with all provisions of the Retirement Act. Once Promontory Commerce Center Public Infrastructure District No. 3 is admitted into the system, URS provides education about the requirements with which Promontory Commerce Center Public Infrastructure District No. 3 must comply as a participating employer.

Additionally, please be aware that should Promontory Commerce Center Public Infrastructure District No. 3 fail to participate with URS while offering another retirement benefit to its employees, Promontory Commerce Center Public Infrastructure District No. 3's employees may have a claim against it for service credit under the Retirement Act, which the Office is required to enforce. Under the Retirement Act, such a claim would include all past employer contributions, interest, and in some cases, penalties. See Utah Code Ann. § 49-11-601(3).

Please do not hesitate to contact me if you have any questions.

Sincerely,

*/s/ Daniel D. Andersen*

Daniel D. Andersen  
Executive Director  
Utah State Retirement Office

cc: Dee Larsen, URS General Counsel  
James D. Hammer, URS Employer Services Director

## NOTICE OF AN IMPENDING BOUNDARY ACTION

### To the Lieutenant Governor, State of Utah

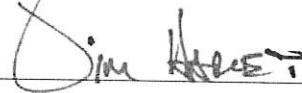
Pursuant to the provisions of Utah Code Ann. §17B-1-215 and § 67-1a-6.5, Weber County ("County"), a body politic and political subdivision of the State of Utah, hereby gives notice to the Utah Lieutenant Governor that a petition has been submitted to the County to create a public infrastructure district in accordance with the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated; which would be named the **Promontory Commerce Center Public Infrastructure District No. 3**. The District is proposed to provide financing and construction of public infrastructure improvements to facilitate the development of commercial parcels in western Weber. The petition has been certified by the County clerk under Section 17B-1-209.

The County hereby certifies that all of the legal requirements necessary for the creation of the Promontory Commerce Center Public Infrastructure District No. 3 have been completed and respectfully requests the issuance of a Certificate of Creation pursuant to Utah Code Ann. § 67-1a-6.5.

Accompanying this Notice is a copy of the certified petition pursuant to Section 17D-4-201(2)(d); a letter from the Utah State Retirement Office pursuant to Section 67-1a-6.5(3)(d); and a copy of an approved final local entity plat prepared and certified by a licensed surveyor and approved by the Weber County Surveyor pursuant to Section 17-23-20.

Dated this 7th day of July 2023.

BOARD OF WEBER COUNTY  
COMMISSIONERS



James H. "Jim" Harvey, Vice Chair

ATTEST



Ricky Hatch, County Clerk



April 21, 2023

Weber County Economic Development Department  
Attn: Stephanie Russell  
2380 Washington Blvd. Suite 360  
Ogden, UT 84401

## **Petition Requesting the Creation of a Public Infrastructure District in Weber County, Utah**

This Petition Requesting the Creation of a Public Infrastructure District in Weber County, Utah (this “**Petition**”), made by BlackPine, LLC (the “**Petitioner**”), requests that Weber County, Utah (the “**County**”) create three (3) Public Infrastructure Districts (collectively, the “**PIDs**”) pursuant to the Local District Act, Utah Code § 17B-1-101 *et seq.*, and the Public Infrastructure District Act, Utah Code § 17D-4-101 *et seq.* (collectively, the “**Act**”).

The purpose of the PIDs is to assist in financing the construction of improvements for the project commonly known as the Promontory Commerce Center (the “**Project**”) being developed on that certain real property more particularly described and depicted on Exhibit A<sup>1</sup>, attached hereto and incorporated herein by reference (the “**Property**”).

### **I. Petitioner**

Petitioner is or will be the sole surface owner of the Property within the proposed PIDs’ boundaries. The Property is currently owned by the undersigned parties identified herein as the “**Consenting Parties.**” Petitioner represents that the Consenting Parties (A) include all of the current surface property owners of the Property, and (B) consist of all of the registered voters within the Property. The Consenting Parties, by their signatures to this Petition, approve and consent to the creation of the PIDs. Petitioner is the designated contact sponsor for this Petition, and its contact information is as follows:

To Petitioner:	BlackPine, LLC 1141 E 2800 N North Ogden, UT 84414 Attn: Daniel Stephens daniel@theblackpinegroup.com Phone: 801-875-1480
----------------	--

### **II. Proposed District Boundaries**

The Petitioner requests that the PIDs’ annexation boundary match the boundaries of the Project, which encompasses the entirety of the Property to be described and depicted on Exhibit A. Each of Promontory Commerce Center Public Infrastructure District I’s, the Promontory Commerce Center Public Infrastructure District II’s, and the Promontory Commerce Center Public

---

<sup>1</sup> A survey of the Property to the current Exhibit A legal description is available upon request.

Infrastructure District III's proposed initial boundaries are more particularly described on Exhibit B attached hereto, and depicted in the proposed plat maps attached hereto as Exhibit C.

### **III. Requested Service**

The Petitioner requests that the PIDs be created for the purposes of financing the construction and improvement of public infrastructure and improvements serving the Project and the County, as permitted under the Act, and all as shall be further described in a governing document relating to the PIDs, including, without limitation, those allowed under Utah Code § 11-14-103, including the following, among others:

- A. The parks and trails within the Project (Utah Code § 11-14-103(1)(b)(v));
- B. The rights-of-way, roads, bridges, viaducts, tunnels, sidewalks, curbs, gutters, water lines, sewage lines, storm drains, electricity lines, communication lines, natural gas lines, street lighting, and parking buildings, lots, and facilities (Utah Code § 17B-1-202(1)(a)(x), § 11-14-103(1)(b)(vii));
- C. Water systems or any other improvements, facilities, or property used in connection with the acquisition, storage, transportation, and supplying of water for domestic, industrial, irrigation, recreational, and other purposes and preventing pollution of water (Utah Code § 17B-1-202(1)(a)(xii), § 11-14-103(1)(b)(ii));
- D. Sewer systems, sewage treatment plants, incinerators, and other improvements, facilities, or property used in connection with the collection, treatment, and disposal of sewage, garbage, or other refuse (Utah Code § 11-14-103(1)(b)(iii));
- E. Drainage and flood control systems, storm sewers, and any other improvements, facilities, or property used in connection with the collection, transportation, or disposal of water (Utah Code § 11-14-103(1)(b)(iv)); or
- F. Underground electrical utility lines, electric light works, electric generating systems, and any other improvements, facilities, or property used in connection with the generation and acquisition of electricity (Utah Code § 17B-1-202(1)(a)(xv), Utah Code § 11-14-103(1)(b)(xi)).<sup>2</sup>

The PIDs shall have the authority to acquire and hold the underlying real property for all infrastructure and improvements. The PIDs shall have the authority to transfer the infrastructure financed through the proposed PID to local districts or other governmental entities for service.

### **IV. Board of Trustees**

Under the Act, a nonresident may serve as a trustee of the PIDs' board if the person is "an owner of land or an agent or officer of the owner of land within the boundaries of the public infrastructure district." Utah Code § 17D-4-202(3)(c).

---

<sup>2</sup> Electrical company's charge to developer for installation of underground electrical utility lines to be confirmed. If the PIDs will construct electrical facilities, then pursuant to 17B-1-202(1)(b), notice to, and coordination with, the electrical utility is required.

As Petitioner will be the sole surface owner of the Property, the Petitioner proposes that the initial Board of Trustees for each of the PIDs be composed of the following three members appointed by the Weber County Commission:

- A. Garrett Hansen, as officer of Petitioner
- B. Daniel Stephens, as officer of Petitioner
- C. Brad Margetts, as agent of Petitioner

For the time period prior to Petitioner's ownership of the Property, the Consenting Parties, by their signatures to this Petition, consent to the waiver of the residency requirement for the PIDs' board members pursuant to Utah Code § 17D-4-202(3)(a)(i).

#### **V. Representations**

The Petitioner hereby represents and warrants that:

- A. The person signing this Petition on behalf of Petitioner is authorized to do so;
- B. The Consenting Parties include all of the current surface property owners of the Property;
- C. The Consenting Parties consist of all of the registered voters within the Property;
- D. The Petition is approved and consented by 100% of the surface property owners and all registered voters within the proposed PIDs boundaries;
- E. Each proposed Trustee listed in Section IV above is a registered voter at his or her primary residence and is an agent or officer of the Petitioner;

#### **VI. Petitioner's and Consenting Parties' Consent**

Each of the Petitioner and the Consenting Parties hereby approves and consents to the following:

- A. The creation of the PIDs as set forth herein;
- B. A waiver of the residency requirement for members of the Board of Trustees for the PIDs as permitted under Utah Code § 17D-4-202(3)(a)(i);
- C. A waiver of the entirety of the protest period described in Utah Code §§ 17B-1-213 and 17D-4-201(2)(b);
- D. The recording of a notice affecting the Property within the proposed PIDs boundaries as required under Utah Code § 17D-4-303(3);



- E. Three (3) PIDs each levying a property tax of up to .015 per dollar of taxable value or taxable property within such PID's boundaries, as permitted under Utah Code § 17D-4-303(1), and acknowledges that the Property will be subject to such tax;
- F. The issuance by the PIDs of bonds repayable through property taxes; and
- G. Daniel Stephens, officer of Petitioner, acting as the contact sponsor with respect to this Petition.

**VII. Proposed PID Name**

Petitioner requests that the PIDs be called the Promontory Commerce Center Public Infrastructure District I, the Promontory Commerce Center Public Infrastructure District II, and the Promontory Commerce Center Public Infrastructure District III, respectively.

**VIII. Electronic Means; Counterparts**

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

*[Signatures, Names, and Addresses Follow]*

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

**PETITIONER:**

**BLACKPINE, LLC**, a Utah limited liability company

By:   
Name: Daniel Stephens  
Its: Managing Partner

The undersigned Consenting Parties, by their signatures to this Petition, approve and consent to the foregoing Petition, as set forth therein, and to the creation of the PID.

**CONSENTING PARTIES:**

**WADELAND LAND, L.L.C.,**  
a Utah limited liability company

By: Clint Wade  
Name: Clint Wade  
Its: Owner

**Address of Property (if Property owner):**

6137 W 900 S

Ogden, Utah

Clint Wade

By: Clint Wade, an individual (as  
registered voter within the PID Boundaries)

Tara Wade

By: Tara Wade, an individual (as  
registered voter within the PID Boundaries)

Rhett Wade  
by: Rhett Wade

**EXHIBIT A**  
**Legal Description and Map of**  
**Project and PIDs' Annexation**  
**Boundary:**

That certain real property located in Weber County, State of Utah, more particularly described as follows:

An entire tract of land located in the Southeast Quarter of Section 13 and Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18 and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the West Quarter Corner of said Section 18, thence N. 00°46'18" E. 633.01 feet; thence S. 89°13'42" E. 355.83 feet; thence N. 00°46'18" E. 693.55 feet to and along an existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 88°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) N. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 581.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 446.95 feet to the center channel of the Weber River, which is East 2676 feet and South 479 feet more or less from said West Quarter Corner of Section 18; thence southerly 3471 feet more or less along said center channel of the Weber River to a easterly extension of the southerly line of said Section 18, which is East 2527 feet and South 2651 feet more or less from said West Quarter Corner of Section 18; thence N. 89°52'27" W. 68.38 feet along said Section line to a Weber County Witness Corner marking the southerly line of said Section 18; thence southwesterly 2590 feet more or less along the westerly bank of the Weber River and northerly bank of the old channel of the Weber River to a northeasterly right-of-way line of 12th Street, which is East 701 feet and South 3438 feet more or less from said West Quarter Corner of Section 18; thence northwesterly 1908 feet more or less along said right-of-way line to a point which is West 999 feet West and South 2592 feet more or less from said West Quarter Corner of Section 18; thence N. 00°39'45" E. 278.80 feet; thence N. 89°20'15" W. 301.09 feet to an existing fence line; thence along an existing fence the following fifteen (15) courses: 1) N. 00°39'46" E. 721.69 feet; 2) S. 89°13'52" E. 172.50 feet; 3) S. 88°37'11" E. 217.42 feet; 4) N. 02°01'27" W. 72.46 feet; 5) N. 09°32'04" E. 26.26 feet; 6) N. 05°42'37" W. 119.37 feet; 7) N. 02°29'55" W. 85.84 feet; 8) S. 88°21'02" E. 146.04 feet; 9) S. 87°51'36" E. 131.30 feet; 10) S. 84°22'51" E. 73.31 feet; 11) S. 89°03'20" E. 272.64 feet; 12) S. 89°20'03" E. 256.97 feet; 13) N. 81°14'06" E. 11.96 feet; 14) S. 89°03'45" E. 110.64 feet; 15) N. 89°38'18" E. 60.15 feet to said westerly right-of-way line of 5900 West Street, which is East 150.00 feet and South 1316 feet more or less from said West Quarter Corner of Section 18; thence northerly 1333 feet more or less along said westerly right-of-way line to a westerly line of said Section 18; thence N. 00°11'57" E. 108.46 feet along said Section line to the **Point of Beginning**.

Contains approximately 295 acres, more or less.

An entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

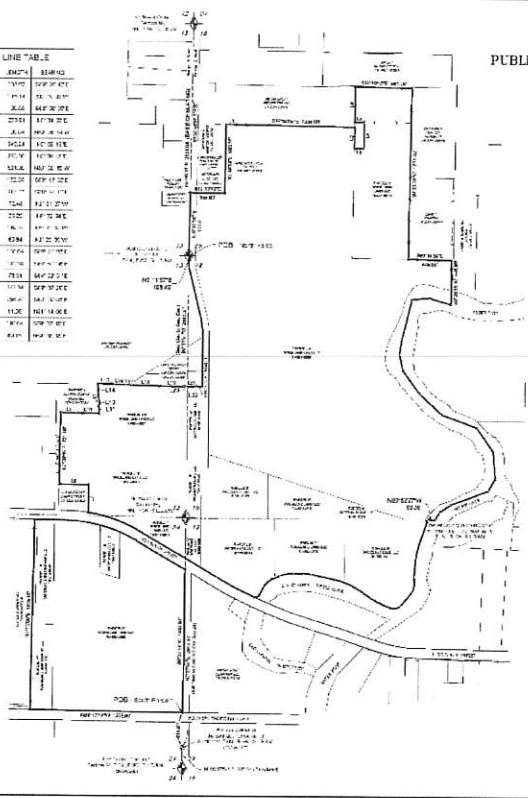
**Beginning** at the intersection of the easterly line of said Section 24 and the northerly right-of-way line of Southern Pacific Railroad, which is 684.01 feet N. 00°27'54" E. along the Section line from a Witness Monument (6N3W24EWCN) to the East Quarter Corner of said Section 24, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the East Quarter Corner of Section 24; thence N. 89°13'44" W. 1,555.00 feet along said northerly right-of-way line; thence N. 01°03'05" E. 1,915.60 feet to the southerly right-of-way line of 12th Street; thence easterly 1646.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. 00°27'54" W. 1,437.61 feet to the **Point of Beginning**.

Contains approximately 63 acres, more or less.

Parcel Identification Numbers:

150510045  
150510026  
150510020  
150510018  
150510019  
150530011  
150530012  
150530013  
100450062  
100350008  
100450005  
150530020  
150510022  
150510023  
100350007  
100450067  
100450068  
100450065

LINE	BEARING	DISTANCE
1	S 89° 57' 47" W	121.56
2	S 89° 57' 47" W	121.56
3	S 89° 57' 47" W	121.56
4	S 89° 57' 47" W	121.56
5	S 89° 57' 47" W	121.56
6	S 89° 57' 47" W	121.56
7	S 89° 57' 47" W	121.56
8	S 89° 57' 47" W	121.56
9	S 89° 57' 47" W	121.56
10	S 89° 57' 47" W	121.56
11	S 89° 57' 47" W	121.56
12	S 89° 57' 47" W	121.56
13	S 89° 57' 47" W	121.56
14	S 89° 57' 47" W	121.56
15	S 89° 57' 47" W	121.56
16	S 89° 57' 47" W	121.56
17	S 89° 57' 47" W	121.56
18	S 89° 57' 47" W	121.56
19	S 89° 57' 47" W	121.56
20	S 89° 57' 47" W	121.56
21	S 89° 57' 47" W	121.56
22	S 89° 57' 47" W	121.56
23	S 89° 57' 47" W	121.56
24	S 89° 57' 47" W	121.56
25	S 89° 57' 47" W	121.56
26	S 89° 57' 47" W	121.56
27	S 89° 57' 47" W	121.56
28	S 89° 57' 47" W	121.56
29	S 89° 57' 47" W	121.56
30	S 89° 57' 47" W	121.56
31	S 89° 57' 47" W	121.56
32	S 89° 57' 47" W	121.56
33	S 89° 57' 47" W	121.56
34	S 89° 57' 47" W	121.56
35	S 89° 57' 47" W	121.56
36	S 89° 57' 47" W	121.56
37	S 89° 57' 47" W	121.56
38	S 89° 57' 47" W	121.56
39	S 89° 57' 47" W	121.56
40	S 89° 57' 47" W	121.56
41	S 89° 57' 47" W	121.56
42	S 89° 57' 47" W	121.56
43	S 89° 57' 47" W	121.56
44	S 89° 57' 47" W	121.56
45	S 89° 57' 47" W	121.56
46	S 89° 57' 47" W	121.56
47	S 89° 57' 47" W	121.56
48	S 89° 57' 47" W	121.56
49	S 89° 57' 47" W	121.56
50	S 89° 57' 47" W	121.56
51	S 89° 57' 47" W	121.56
52	S 89° 57' 47" W	121.56
53	S 89° 57' 47" W	121.56
54	S 89° 57' 47" W	121.56
55	S 89° 57' 47" W	121.56
56	S 89° 57' 47" W	121.56
57	S 89° 57' 47" W	121.56
58	S 89° 57' 47" W	121.56
59	S 89° 57' 47" W	121.56
60	S 89° 57' 47" W	121.56
61	S 89° 57' 47" W	121.56
62	S 89° 57' 47" W	121.56
63	S 89° 57' 47" W	121.56
64	S 89° 57' 47" W	121.56
65	S 89° 57' 47" W	121.56
66	S 89° 57' 47" W	121.56
67	S 89° 57' 47" W	121.56
68	S 89° 57' 47" W	121.56
69	S 89° 57' 47" W	121.56
70	S 89° 57' 47" W	121.56
71	S 89° 57' 47" W	121.56
72	S 89° 57' 47" W	121.56
73	S 89° 57' 47" W	121.56
74	S 89° 57' 47" W	121.56
75	S 89° 57' 47" W	121.56
76	S 89° 57' 47" W	121.56
77	S 89° 57' 47" W	121.56
78	S 89° 57' 47" W	121.56
79	S 89° 57' 47" W	121.56
80	S 89° 57' 47" W	121.56
81	S 89° 57' 47" W	121.56
82	S 89° 57' 47" W	121.56
83	S 89° 57' 47" W	121.56
84	S 89° 57' 47" W	121.56
85	S 89° 57' 47" W	121.56
86	S 89° 57' 47" W	121.56
87	S 89° 57' 47" W	121.56
88	S 89° 57' 47" W	121.56
89	S 89° 57' 47" W	121.56
90	S 89° 57' 47" W	121.56
91	S 89° 57' 47" W	121.56
92	S 89° 57' 47" W	121.56
93	S 89° 57' 47" W	121.56
94	S 89° 57' 47" W	121.56
95	S 89° 57' 47" W	121.56
96	S 89° 57' 47" W	121.56
97	S 89° 57' 47" W	121.56
98	S 89° 57' 47" W	121.56
99	S 89° 57' 47" W	121.56
100	S 89° 57' 47" W	121.56



**FINAL LOCAL ENTITY PLAT  
PROMONTORY COMMERCE CENTER  
PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION AREA BOUNDARIES,  
RESOLUTION NO.**

LOCATED IN THE NORTHWEST, SOUTHWEST, & SOUTHEAST QUARTERS OF SECTION 18  
& NORTHWEST QUARTERS OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 2 WEST,  
AND THE NORTHEAST QUARTER OF SECTION 24,  
& SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 3 WEST,  
SALT LAKE BASIN AND MERIDIAN  
WEBER COUNTY, UTAH



**BOUNDARY DESCRIPTIONS**

The boundaries of the Promontory Commerce Center Public Infrastructure District Annexation Area are described as follows: ...

**Legend of Symbols & Abbreviations**



**WEBER COUNTY SURVEYOR**

I, \_\_\_\_\_, being duly sworn, depose and say that I am a duly Licensed Professional Engineer and Surveyor in the State of Utah, and that I have personally examined the above described plat and find it to be correct and true to the best of my knowledge and belief.

**PROMONTORY COMMERCE CENTER  
PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION AREA BOUNDARIES**

Prepared by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

**NARRATIVE**

This plat shows the boundaries of the Promontory Commerce Center Public Infrastructure District Annexation Area as defined by the Utah Public Infrastructure District Act, Chapter 10, Part 2, of the Utah Code, and as approved by the Weber County Board of Commissioners on \_\_\_\_\_, 20\_\_\_\_.

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, being duly sworn, depose and say that I am a duly Licensed Professional Engineer and Surveyor in the State of Utah, and that I have personally examined the above described plat and find it to be correct and true to the best of my knowledge and belief.



SHEET 1  
1

**GIR**  
CIVIL ENGINEERING  
SURVEYING

WEBER COUNTY RECORDER

**EXHIBIT B**  
**Legal Descriptions of the PIDs:**

Promontory Commerce Center Public Infrastructure District I:

A parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1181.59 feet S. 89°20'15" E. along the Section line and 1725.51 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

Promontory Commerce Center Public Infrastructure District II:

A parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1290.21 feet S. 89°20'15" E. along the Section line and 1840.78 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

Promontory Commerce Center Public Infrastructure District III:

A parcel of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

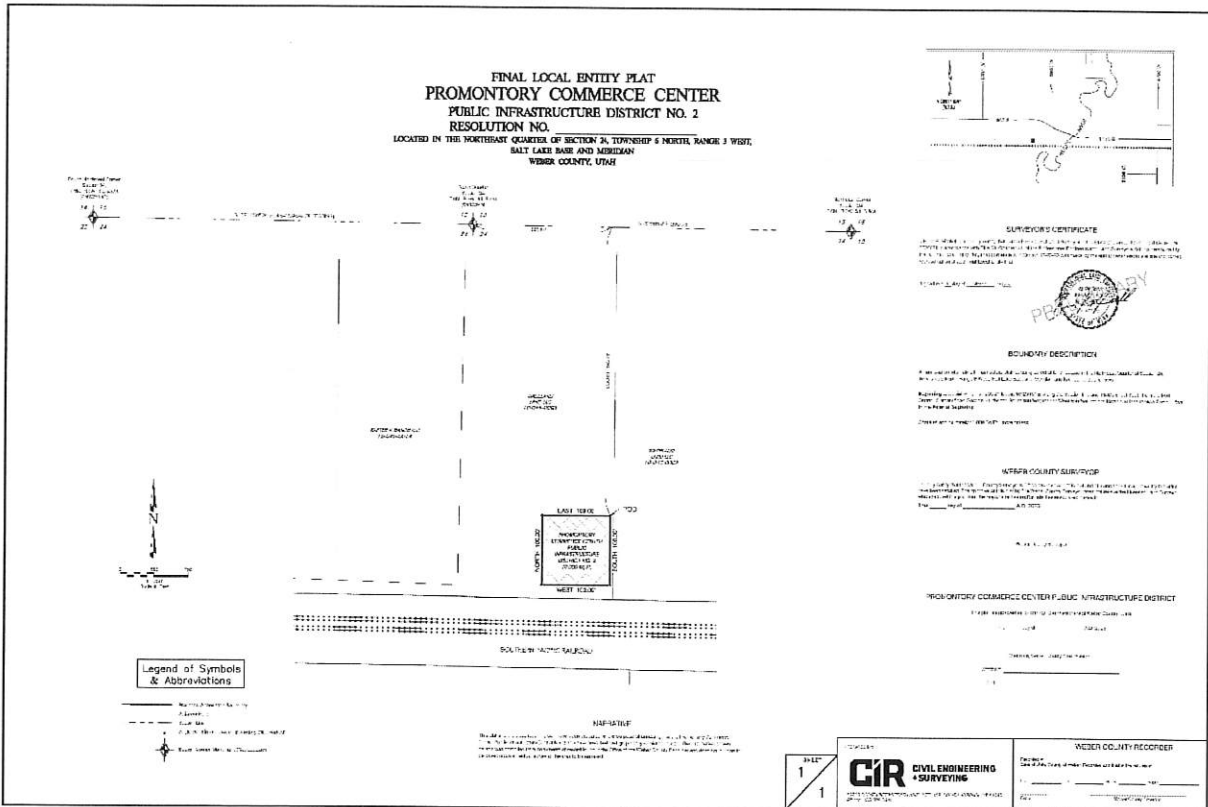
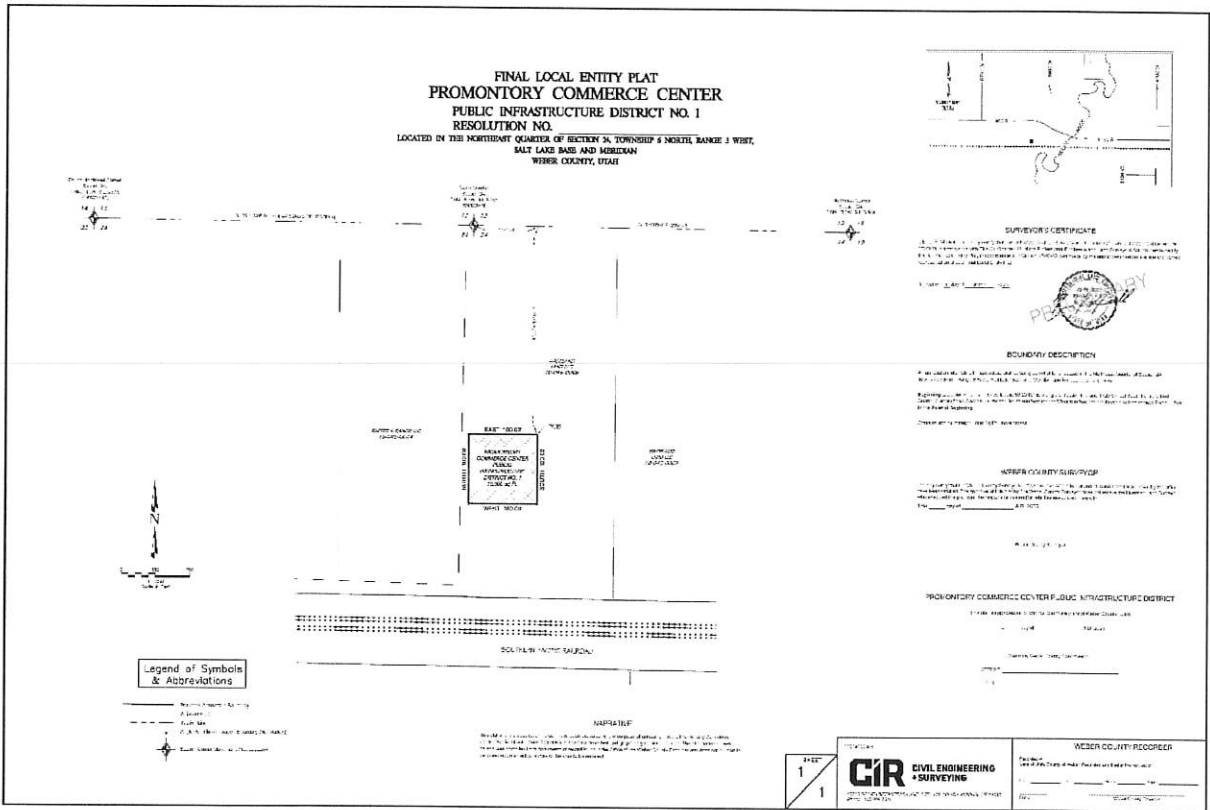
Beginning at a point which is 1181.59 feet S. 89°20'15" E. along the Section line and 1842.04 feet South from the North Quarter Corner of said Section 24; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the Point of Beginning.

Contains approximately 10,000 Sq Ft., more or less.

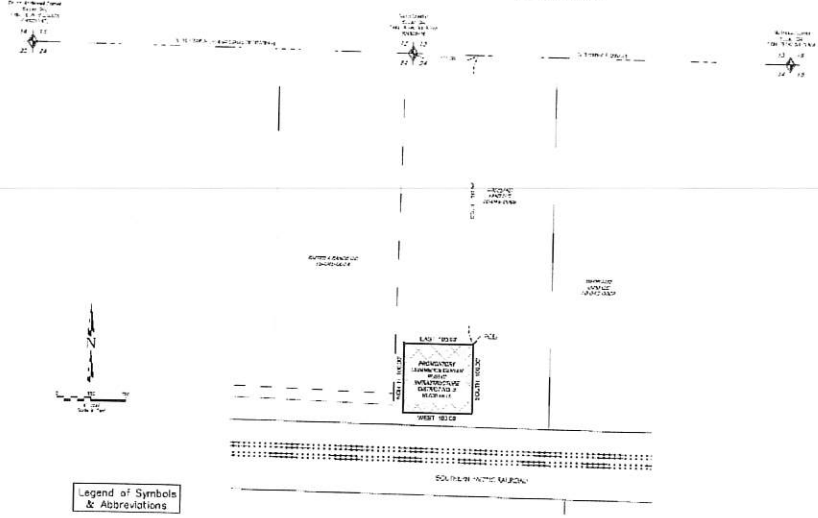
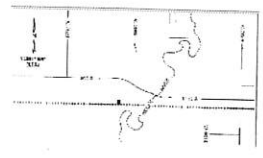
**EXHIBIT C**  
**Plats**

---





**FINAL LOCAL ENTITY FLAT  
 PROMONTORY COMMERCE CENTER  
 PUBLIC INFRASTRUCTURE DISTRICT NO. 3  
 RESOLUTION NO. \_\_\_\_\_**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST,  
 SALT LAKE BASIN AND MERIDIAN,  
 WEBER COUNTY, UTAH



**SUPERVISOR'S CERTIFICATE**  
 I, \_\_\_\_\_, Supervisor of Weber County, Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in the office of the County Recorder, Weber County, Utah, and that the same is a true and correct copy of the original plat on file in the office of the County Recorder, Weber County, Utah.

**BOUNDARY DESCRIPTION**  
 The boundary description of the Promontory Commerce Center Public Infrastructure District No. 3 is as follows: \_\_\_\_\_

**NEVER COUNTY SPECIFIED**  
 The boundary description of the Promontory Commerce Center Public Infrastructure District No. 3 is as follows: \_\_\_\_\_

**PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT**  
 The boundary description of the Promontory Commerce Center Public Infrastructure District No. 3 is as follows: \_\_\_\_\_

**Legend of Symbols & Abbreviations**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**INAPPLICABLE**  
 \_\_\_\_\_

SHEET 1 OF 1	<b>CER</b> CIVIL ENGINEERING & SURVEYING 2000 WEST 1000 SOUTH, SALT LAKE CITY, UTAH 84119 TEL: (801) 487-1111 FAX: (801) 487-1112	WEBER COUNTY RECORDER _____ _____ _____
		_____ _____ _____