

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 VENTANA RESORT VILLAGE PUBLIC INFRASTRUCTURE DISTRICT located in KANAB CITY, dated SEPTEMBER 26, 2023, complying with Section §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the VENTANA RESORT VILLAGE PUBLIC INFRASTRUCTURE DISTRICT, located in KANE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27th day of October, 2023 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Kanab City, Utah (the "Council"), acting in its capacity as the creating entity for Ventana Resort Village Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on September 26, 2023 adopted a Resolution Providing for the Creation of a Public Infrastructure District, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Kane County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 26th day of September, 2023.

CITY COUNCIL OF KANAB CITY, UTAH, acting in its capacity as the creating authority for VENTANA RESORT VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

By: *Cody J. [Signature]*
AUTHORIZED REPRESENTATIVE

VERIFICATION

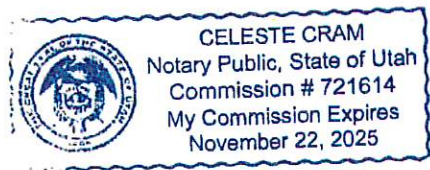
STATE OF UTAH)

 :ss.

COUNTY OF KANE)

SUBSCRIBED AND SWORN to before me this 3 day of October, 2023.

Celeste Cram
NOTARY PUBLIC



APPENDIX "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Creation Resolution

RESOLUTION 9-3-23 R

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF KANAB CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF VENTANA RESORT VILLAGE PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND INTERLOCAL AGREEMENT; APPROVING OF AN ANNEXATION AREA; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution the approval of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and approval of the annexation or withdrawal of any portion of the boundaries of the District therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the District (the "Property Owners"); and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:30 p.m. to receive input from the public regarding the creation of the District and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the Kanab City Council Chambers in Kanab, Utah because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the Kanab City Council Chambers was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly posted notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the public hearing on the Petition; and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B and an Interlocal Agreement between the District and the City, attached to the Governing Document as Governing Document Exhibit C; and

WHEREAS, the Utah School and Institutional Trust Lands Administration has reviewed and consented to the form of the Governing Document for the District; 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 for the District a Notice of Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Entity Plat attached as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the “Plat”).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the District, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the District is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B and Governing Document Exhibit C, are hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

7. The Trustees of the Board of the District shall be initially composed of the same members. The initial Board of the District is hereby appointed as follows:

- (a) Trustee 1 – Steve Laski, for an initial 6-year term;
- (b) Trustee 2 – Devin Anderson, for an initial 4-year term;

(c) Trustee 3 – Stephenie Nast, for an initial 6-year term;

(d) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Council Member to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of a certificates of creation for the District, the Council does hereby authorize the Mayor, a Council Member, City Manager, or the City Attorney to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Board of Trustees of the District (the “District Board”) is hereby authorized and directed to record such Governing Document with the recorder of Kane County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. 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.

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

13. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Kanab City, Utah, this September 26, 2023.

KANAB CITY, UTAH

By: *Colin Glover*
Mayor

ATTEST:

By: *Celeste Cram*
City Recorder

VOTING:


Kerry Glover	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
J.D. Wright	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Excused
Arlon Chamberlain	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Scott Colson	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	
Chris Heaton	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Recused

POSTED the 29 day of September, 2023, as certified by the Recorder:



(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By: 
Mayor

ATTEST:

By: 


STATE OF UTAH)
 : ss.
COUNTY OF KANE)

I, Celeste Cram, the undersigned duly qualified and acting City Recorder of Kanab City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on September 26, 2023, commencing at the hour of 6:30 p.m., as recorded in the regular official book of the proceedings of the Council kept in my 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 Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this September 26, 2023.

(SEAL)

By:  _____


EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Celeste Cram, the undersigned City Recorder of Kanab City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the City Council of the City (the "Council") on September 26, 2023, not less than twenty-four (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:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices 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

(b) 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; and

(c) By causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2023 Annual Meeting Schedule for the Board (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 26, 2023.

By: Celeste Cram
City Recorder



SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Affidavit of Publication

STATE OF UTAH)
(SS.
COUNTY OF KANE)

I, Brooke A. Knighton, being duly sworn, depose and say that I am Publisher of the SOUTHERN UTAH NEWS, a weekly newspaper of general circulation published every Thursday at Kanab, Utah, for Kane County, Utah, Mohave County, Arizona, and Coconino County, Arizona, and a designated agent of the Utah Press Association and the notice attached hereto,

was published in said newspaper for: **TWO**
consecutive week(s), the first publication on: **09/14/23**
and the last on: **09/21/23**

that said notice was published in the regular and entire issue of every number of the paper during the period and times of publication, and that the same was published in the newspaper proper and not in a supplement and that said notice was published on www.utahlegals.com on the same day as the first newspaper publication and the notice remained on www.utahlegals.com for one week after the final publication date.

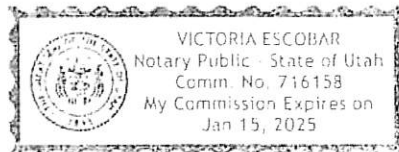
Brooke A. Knighton, Publisher

Subscribed and sworn to before me September 21, 2023

Victoria Escobar, Notary Public

Residing in Kanab, Utah.

My commission expires: JAN 15, 2025



NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY KANAB CITY, UTAH

This notice is furnished to you by the City Council (the "Council") of Kanab City, Utah (the "City") to provide notice of a public hearing to be held by the Council on September 26, 2023 at or after 6:30 P.M. The public hearing is regarding the proposed creation of Ventana Resort Village Public Infrastructure District (the "Proposed District") and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Section 17D-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed District immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:
Held By: The City Council of Kanab City, Utah
Date and Time: September 26, 2023 at or after 6:30 P.M.
Location:
Kanab City Council Chambers
26 North 100 East
Kanab, UT 84741

Published in the *Southern Utah News* on September 14 and 21, 2023.

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY KANAB CITY, UTAH

This notice is furnished to you by the City Council (the “Council”) of Kanab City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **September 26, 2023 at or after 6:30 P.M.** The public hearing is regarding the proposed creation of Ventana Resort Village Public Infrastructure District (the “Proposed District”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

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Meeting Information:

Held By: The City Council of Kanab City, Utah
Date and Time: September 26, 2023 at or after 6:30 P.M.
Location:
Kanab City Council Chambers
26 North 100 East
Kanab, UT 84741

Proposed District Boundaries:

The legal description and map for the Proposed District is attached as **Appendix A**. A legal description and map of the Annexation Area Boundaries is attached as **Appendix B**. In addition, it is anticipated that the Proposed District would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix C** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolutions:

The proposed resolutions regarding the creation of the Proposed District contain consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the Annexation Area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the District, comprised as follows:
 - Trustee 1 – Steve Laski, for an initial 6-year term;
 - Trustee 2 – Devin Anderson, for an initial 4-year term;
 - Trustee 3 – Stephenie Nast, for an initial 6-year term
- Authorization for execution by the City of the Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement for the Proposed District:
 - Permitting a mill levy of 0.006 per dollar of taxable value of property in the Proposed District
 - A proposed aggregate debt limit for the Proposed District of \$12,000,000
 - Permitting the Proposed District to issue debt repayable from property taxes, special assessments, and other revenues of the District

Proposed Service:

Ventana Resort Village Public Infrastructure District is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Ventana Resort Village Development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

Sincerely,

The City Council of Kanab City,
Utah

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Kerry Glover
J.D. Wright



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

KANAB CITY COUNCIL
September 26, 2023
Council Chambers, 26 NORTH 100 EAST, KANAB, UTAH

NOTICE is hereby given that the Kanab City Council will hold a regular council meeting on the 26th day of September 2023, in the City Council chambers at the Kanab City Office, 26 N 100 E, Kanab, Utah. The Council Meeting will convene at 6:30 p.m. and the agenda will be as follows:

Work Meeting

1. Liaison Report
2. City Staff Report
3. Other

Business Meeting

1. Call to Order and Roll Call
2. Approval of Minutes of Previous Meeting
3. Approval of Accounts Payable Vouchers.
4. Public Comment Period: Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.
5. Discussion and Consideration of an Ordinance to Change the Zoning of Parcel K-7-2-Annex Located in the Area of Chinle Dr. and Hillside Dr. from Rural Residential (RR-1) to Single Family Zone (R-1-8). (Applicant Michael Stewart / Mike and Jamie Little).
6. Discussion and Consideration of a Resolution Approving a Development Agreement for parcels K-39-41-Annex, K-39-42-Annex, and K-39-43-Annex located at approximately 1250 South US-89A (Applicant Z7 Development).
7. Public Hearing, Discussion, and Consideration of a Resolution Creating the Ventana Resort Village Public Infrastructure District, Approving Governing Documents for the

— A Western Classic —

District, and Establishing a Board of Trustees (Steve Laski – 6 year, Devin Anderson- 4 year, and Stephenie Nast – 6 year).

8. Discussion and Consideration of a Resolution Cancelling the November 21, 2023 Municipal General Election and Declaring Each Unopposed Candidate Elected to Office. (Arlon Chamberlain, Boyd Corry, and Peter Banks)
9. Discussion and Consideration of a Resolution approving a Cooperation Agreement Between Kanab City and Kane County for Structural Fire Protection in Unincorporated Kane County.
10. Traveling Tour of the Kanab Police Station – No Council Action.

ADDITIONAL NOTICES:

Times listed for each item on the agenda may be accelerated, as time permits, or taken out of order. The public comment period and public hearings are intended for the public to provide input to the Council or to pose questions individuals believe the Council and City staff should consider. Public hearings are not intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Council and City staff will attempt to refrain from answering or engaging in conversation during the public hearing.

An item listed on the agenda may be discussed in a closed portion of the public meeting, in which the public may be excused, if it meets the criteria outlined in the Open and Public Meetings Act (see Utah Code 52-4-204 and -205).

If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight (8) or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact Celeste Cram at the Kanab City offices.

– A Western Classic –

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

Mayor
 Colten Johnson
City Council
 Arlon Chamberlain
 Scott Colson
 Michael East
 Chris Heaton



KANAB
 — UTAH —

City Manager
 Kyler Ludwig
City Attorney
 Kent Burggraaf
City Recorder
 Celeste Cram
City Treasurer
 Danielle Ramsay

2023 Anticipated Regular Meeting Schedule

Kanab City Council

Kanab City hereby gives notice that the City Council will hold its regular meetings on the second and fourth Tuesday of the month at 6:30 p.m. (unless otherwise noticed).

Regular City Council Meetings will not be held on November 28th and December 26th.

Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah.

Persons desiring to be on the agenda should contact Kyler Ludwig, 435-644-2534.

January 10th	May 9th	September 12th
January 24th	May 23rd	September 26th
February 14th	June 13th	October 10th
February 28th	June 27th	October 24th
March 14th	July 11th	November 14th
March 28th	July 25th	December 12th
April 11th	August 8th	
April 25th	August 22nd	

Kanab Planning Commission

Kanab City hereby gives notice that the Kanab City Planning Commission will hold its regular meetings on the first and third Tuesday of the month at 6:30 p.m. (unless otherwise noticed). Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Janae Chatterley, 435-644-2534.

Kanab City Library Board

Kanab City hereby gives notice that the Kanab City Library Board will hold its regular meetings on the first Thursday of the month at 5:00 p.m. (unless otherwise noticed). Meetings will be held in the Library Conference Room at 374 N. Main Street Kanab, Utah. Persons desiring to be on the agenda should contact Jana Peay, 435-644-2594.

— A Western Classic —

Parks and Recreation Board

Kanab City hereby gives notice that the Parks and Recreation Board will hold its regular meetings quarterly on the third Monday of the month at 3:00 p.m. (unless otherwise noticed). Meetings will be held in the Conference Room located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Danielle Ramsay, 435-644-2534.

Kanab City Beautification Committee

Kanab City hereby gives notice that the Kanab City Beautification Committee will hold its regular meetings quarterly on the first Tuesday of the month at 4:00 p.m. (unless otherwise noticed). Meetings will be held in the Conference Room located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Donnie Riddle, 435-644-2534.

Kanab City Heritage and Preservation Board

Kanab City hereby gives notice that the Kanab City Heritage and Preservation Board will hold its regular meetings quarterly on the first Monday of the month at 5:00 p.m. (unless otherwise noticed). Meetings will be held in the Council Chambers located at 26 N. 100 E. Kanab, Utah. Persons desiring to be on the agenda should contact Emily Bentley, 435-644-2534.

Kanab Arts Council

Kanab City hereby gives notice that the Kanab Arts Council will hold its regular meetings on the first Wednesday of the month at 5:00 p.m. (unless otherwise noticed). Meetings will be held in the City Hall Conference Room at 26 N. 100 E. Kanab, Utah.

Public Notice Website

Agendas, minutes, and other board documents will be uploaded to the Utah Public Notice Website at utah.gov/pmn

*Meetings may be canceled due to holidays or for lack of agenda/quorum.

*A portion of or all of a meeting may be held Electronically.

– A Western Classic –

EXHIBIT B

GOVERNING DOCUMENT

[OMITTED FROM SUBMITTAL PACKET]

EXHIBIT C

NOTICE OF BOUNDARY ACTION

[ATTACHED AT BEGINNING OF PACKET]

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION

Final Local Entity Plat



Building on Solid Foundations
 480 E 300 SOUTH
 KANAB, UTAH 84741
 435-644-2831
 www.ironrockgroup.com

VENTANA RESORT VILLAGE
 PUBLIC INFRASTRUCTURE DISTRICT
 KANAB, UTAH

REVISIONS
 DATE: 5/11/2023

FOR REVIEW

DRAWN BY: CH
 SCALE: 1" = 150'
 SHEET
 1 OF 1

**VENTANA RESORT VILLAGE
 PUBLIC INFRASTRUCTURE
 DISTRICT**

CITY OF KANAB, KANE COUNTY, UTAH
 LOCATED IN LOTS 3, 4, 5, AND 6
 SECTION 10, TOWNSHIP 44 SOUTH, RANGE 6 WEST,
 SALT LAKE BASE AND MERIDIAN

SUBDIVISION CERTIFICATE

I, Thomas W. Aveni, a Professional Land Surveyor, License Number 5561917, hold this license in accordance with Title 63, Chapter 26, Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder. I have examined the plat hereon and have found it to conform to the provisions of the laws and rules of the State of Utah and the laws and rules of the Board of Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder. I have also examined the survey and subdivision records of the Utah State Office of Public Lands and have found them to conform to the provisions of the laws and rules of the State of Utah and the laws and rules of the Board of Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder. I have also examined the survey and subdivision records of the Utah State Office of Public Lands and have found them to conform to the provisions of the laws and rules of the State of Utah and the laws and rules of the Board of Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder. I have also examined the survey and subdivision records of the Utah State Office of Public Lands and have found them to conform to the provisions of the laws and rules of the State of Utah and the laws and rules of the Board of Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder. I have also examined the survey and subdivision records of the Utah State Office of Public Lands and have found them to conform to the provisions of the laws and rules of the State of Utah and the laws and rules of the Board of Professional Engineers and Professional Surveyors, Utah Code Annotated, and the rules and regulations promulgated thereunder.

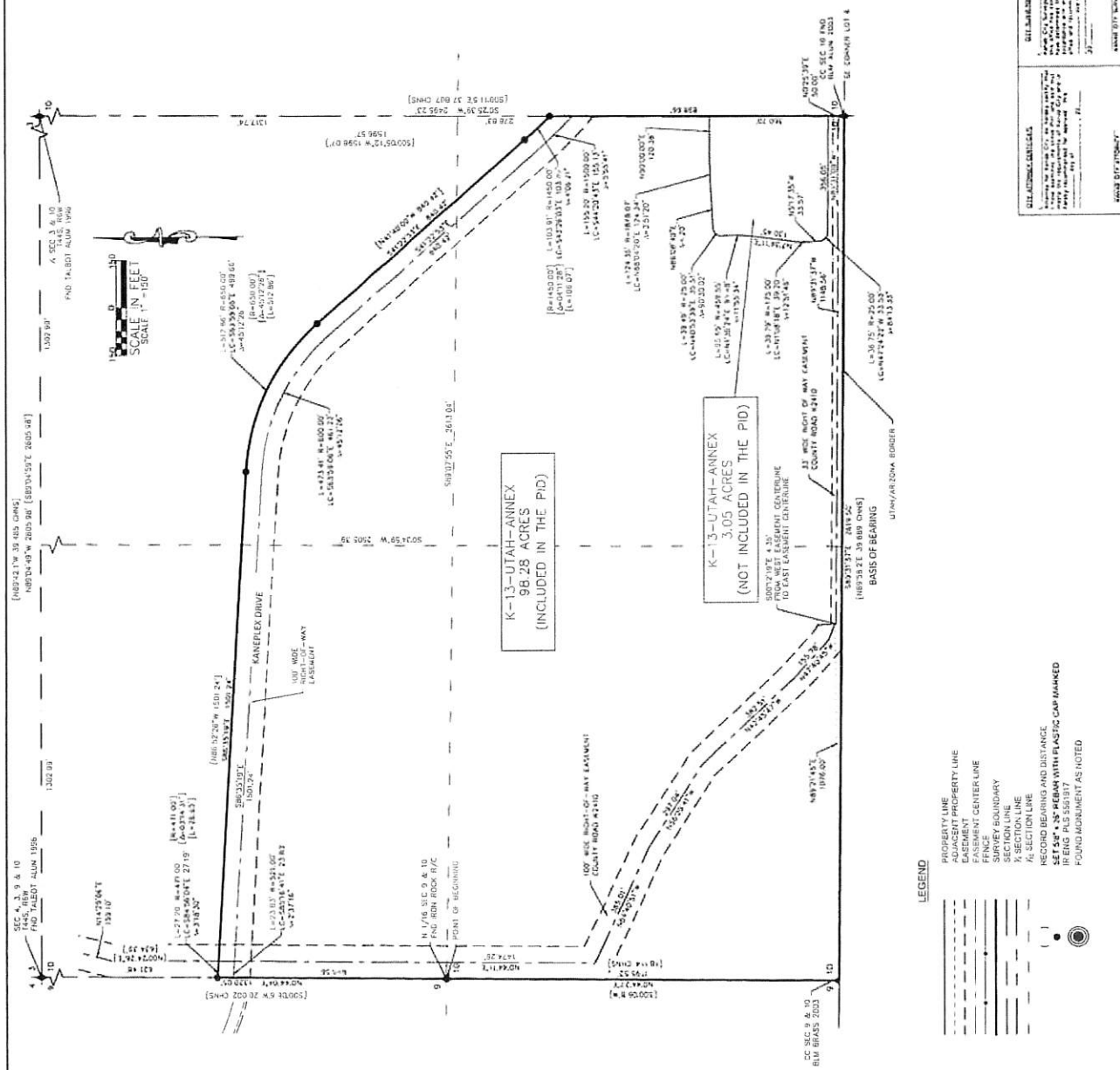
Thomas W. Aveni, PLS #5561917

Legal Description: Lots 3, 4, 5, and 6 of Section 10, Township 44 South, Range 6 West, Salt Lake Base and Meridian, USBR, more particularly described as follows:

Beginning at the Southwest Corner of Lot 6, 34.66 feet along the West line of said section, thence S66°06'48" E 60.00 feet to the Point of Beginning, thence S66°06'48" E 100.00 feet to the intersection of the line of Lot 6 and the line of Lot 5, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 5 and the line of Lot 4, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 4 and the line of Lot 3, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 3 and the line of Lot 2, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 2 and the line of Lot 1, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 1 and the line of Lot 6, thence S66°06'48" E 60.00 feet to the Point of Beginning.

LESS THEN EXCEPTED THE FOLLOWING DESCRIBED PART:
 Commencing at the Southwest Corner of Lot 6, 34.66 feet along the West line of said section, thence S66°06'48" E 60.00 feet to the Point of Beginning, thence S66°06'48" E 100.00 feet to the intersection of the line of Lot 6 and the line of Lot 5, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 5 and the line of Lot 4, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 4 and the line of Lot 3, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 3 and the line of Lot 2, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 2 and the line of Lot 1, thence S00°00'00" E 100.00 feet to the intersection of the line of Lot 1 and the line of Lot 6, thence S66°06'48" E 60.00 feet to the Point of Beginning.

REFERENCED DOCUMENTS:
 • BLM SURVEY, T45N R06E
 • SUTLA EASEMENT NO. 2016
 • SUTLA EASEMENT NO. 2018
 • SUTLA EASEMENT NO. 2020
 • TITLE COMMITMENT REQUIR - SOUTHERNUTAH TITLE REPORT NUMBER 265898-K - 1st AMENDED - 02/27/2022



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - EASEMENT CENTER LINE
 - FENCE
 - SURVEY BOUNDARY
 - SECTION LINE
 - K/SECTION LINE
 - RECORD BEARING AND DISTANCE
 - SET 5/8" x 3/8" REBAR WITH PLASTIC CAP MARKED
 - IR ENG PLS 551917
 - FOUND MONUMENTS AS NOTED

