

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 know as the IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 located in IRON COUNTY, dated APRIL 29, 2024, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

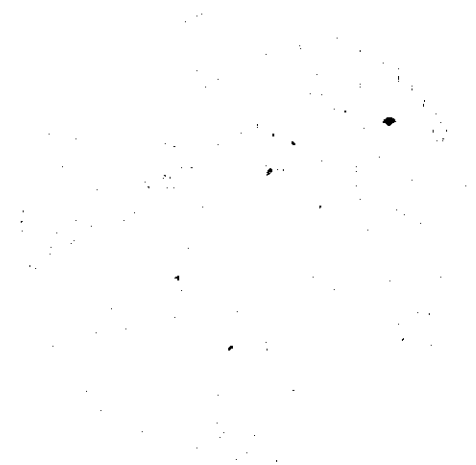
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 located in IRON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23rd day of May, 2024 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 1

by

Iron Horse Public Infrastructure District

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Iron Horse Public Infrastructure District (the "Board"), at a special meeting of the Board, at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, effective April 24, 2024, adopted a *Resolution to Annex Approximately 1360.426 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 Iron County Surveyor, is attached along with the legal description of the affected property, 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.

The legal description of the property subject to annexation is contained within the Annexation Resolution and the final local entity plat, attached hereto.

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 this 29 day of April, 2024.

IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT



Dane Leavitt, Chair

STATE OF UTAH)
 :ss.
IRON COUNTY)

On the 29 day of April, 2024, personally appeared before me Dane Leavitt, 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 Iron Horse Public Infrastructure District pursuant to his authority by law as its duly appointed chair.




NOTARY PUBLIC

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

Copy of the Annexation Resolution

April 24, 2024

The Board of Trustees (the "Board") of the Iron Horse Public Infrastructure District, held a special meeting on April 24, 2024, at the hour of 9:00 a.m., with the following members of the Board being present:

Dane Leavitt	Trustee
G. Tyler Romeril	Trustee
Ronald J. Larsen	Trustee
Brett L. Warby	Trustee

Also present:

Matt Ence	General Counsel
Michael Jensen	Special District Specialist
Adam Daly	Bond Counsel

Absent:

Eric O. Leavitt	Trustee
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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 April 24, 2024, 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 Tyler Romeril, and seconded by Brett L. Warby, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 1360.426 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 1360.426 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

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

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

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

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

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

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

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

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this

Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

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

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

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on April 24, 2024, the Board of Trustees (the "Board") of Iron Horse Public Infrastructure District (the "District") adopted a resolution to annex the following particularly described property in Iron County, State of Utah:

PARCEL 1
1090.43 ACRES

BEGINNING AT A POINT N89°57'44"W, 1708.33 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 29, T36S, R11W, SLB&M, SAID POINT BEING THE SOUTHWEST CORNER OF SADDLEBACK RIDGE SUBDIVISION, PHASE 8; THENCE ALONG SAID SECTION LINE N89°57'44"W, 960.30 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE N89°58'00"W, 1337.85 FEET TO THE 1/16TH CORNER; THENCE N0°01'25"E, 2650.10 FEET TO THE 1/16TH SECTION CORNER; THENCE N0°31'43"W, 2665.14 FEET TO THE 1/16TH CORNER; THENCE N0°31'38"W, 2659.56 FEET TO THE 1/16TH CORNER; THENCE S89°43'08"E, 1314.11 FEET TO THE NORTH 1/4 CORNER OF SECTION 20; THENCE ALONG THE SECTION LINE S89°43'14"E, 1478.03 FEET; THENCE S0°16'46"W, 56.29 FEET; THENCE N89°43'14"W, 238.71 FEET; THENCE S0°16'46"W, 208.71 FEET; THENCE S89°43'14"E, 438.71 FEET; THENCE N0°16'46"E, 265.00 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S89°43'14"E, 950.29 FEET TO THE N.W. CORNER OF SECTION 21; THENCE ALONG THE SECTION LINE N88°34'02"E, 539.12 FEET TO THE SOUTHERLY LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID SOUTHERLY LINE S73°56'03"E, 72.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 11°33'38" (RADIUS POINT BEARS S16°03'57"W); THENCE ALONG THE ARC OF SAID CURVE 110.16 FEET; THENCE S62°22'25"E, 400.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 8°27'51" (RADIUS POINT BEARS S27°37'35"W); THENCE ALONG THE ARC OF SAID CURVE 80.66 FEET; THENCE S53°54'34"E, 253.10 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 669.50 FEET AND A CENTRAL ANGLE OF 28°14'18" (RADIUS POINT BEARS S36°05'26"W); THENCE ALONG THE ARC OF SAID CURVE 329.97 FEET; THENCE S25°40'16"E, 170.92 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 630.50 FEET AND A CENTRAL ANGLE OF 42°49'26" (RADIUS POINT BEARS N64°19'44"E); THENCE ALONG THE ARC OF SAID CURVE 471.25 FEET; THENCE S68°29'42"E, 534.97 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 619.50 FEET AND A CENTRAL ANGLE OF 21°07'44" (RADIUS POINT BEARS N21°30'18"E); THENCE ALONG THE ARC OF SAID CURVE 228.45 FEET; THENCE S47°21'58"E, 469.84 FEET; THENCE N42°38'02"E, 4.00 FEET; THENCE S47°21'58"E, 371.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 676.50 FEET AND A CENTRAL ANGLE OF 28°39'17" (RADIUS POINT BEARS N42°38'02"E); THENCE ALONG THE ARC OF SAID CURVE 338.33 FEET; THENCE S76°01'15"E, 478.83 FEET TO THE 1/16TH SECTION LINE; THENCE LEAVING SAID SOUTH LINE OF CROSS HOLLOW ROAD AND ALONG SAID 1/16TH SECTION LINE S01°22'30"E, 309.70 FEET TO THE 1/16TH CORNER; THENCE ALONG THE 1/16TH SECTION LINE S89°27'51"W, 187.39 FEET; THENCE S19°36'51"W, 236.92 FEET; THENCE S56°10'42"W, 286.69 FEET; THENCE S65°53'24"E, 569.56 FEET; THENCE S01°22'20"E, 60.93 FEET; THENCE S65°53'24"E, 104.79 FEET; THENCE S09°31'43"E, 590.00 FEET; THENCE S03°57'37"E, 286.24

FEET; THENCE S14°05'16"E, 349.70 FEET; THENCE S29°22'56"E, 434.95 FEET; THENCE S44°18'21"W, 520.65 FEET TO THE SECTION LINE; THENCE S89°51'05"W, 100.00 FEET TO THE 1/16TH SECTION CORNER; THENCE ALONG THE 1/16TH SECTION LINE S0°06'33"W, 181.44 FEET TO THE NORTHERLY LINE OF IRON HORSE ROAD AND POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 316.75 FEET AND A CENTRAL ANGLE OF 27°11'23" (RADIUS POINT BEARS N15°08'38"W); THENCE ALONG SAID NORTHERLY LINE AND ARC OF SAID CURVE 150.31 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE THE FOLLOWING 9 COURSES; N77°57'15"W, 355.71 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 56°12'59" (RADIUS POINT BEARS S12°02'45"W); THENCE ALONG THE ARC OF SAID CURVE 522.96 FEET; THENCE S45°49'46"W, 418.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 500.76 FEET AND A CENTRAL ANGLE OF 74°59'57" (RADIUS POINT BEARS N44°10'14"W); THENCE ALONG THE ARC OF SAID CURVE 655.48 FEET; THENCE N59°10'17"W, 320.66 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1567.24 FEET AND A CENTRAL ANGLE OF 16°57'58" (RADIUS POINT BEARS N30°49'43"E); THENCE ALONG THE ARC OF SAID CURVE 464.08 FEET; THENCE N42°12'19"W, 245.53 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 698.76 FEET AND A CENTRAL ANGLE OF 33°00'46" (RADIUS POINT BEARS S47°47'41"W); THENCE ALONG THE ARC OF SAID CURVE 402.61 FEET; THENCE N75°13'05"W, 104.52 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF IRON HORSE ROAD S14°46'55"W, 66.00 FEET; THENCE S35°58'44"W, 32.18 FEET TO THE NORTHWEST CORNER OF LOT 704, SADDLEBACK RIDGE PHASE 7; THENCE ALONG THE BOUNDARY OF SADDLEBACK PHASES 6 AND 7 THE FOLLOWING 10 COURSES; THENCE S15°51'34"W, 138.95 FEET; THENCE S8°14'18"W, 468.97 FEET; THENCE N86°12'20"W, 343.09 FEET; THENCE S59°22'15"W, 628.15 FEET; THENCE S24°27'24"E, 27.87 FEET; THENCE S60°01'41"W, 54.08 FEET; THENCE S67°40'07"W, 121.49 FEET; THENCE S65°32'36"W, 45.00 FEET; THENCE S24°27'24"E, 49.39 FEET; THENCE S69°43'24"W, 141.66 FEET TO THE BOUNDARY OF SADDLEBACK RIDGE PHASE 9; THENCE ALONG SAID BOUNDARY THE FOLLOWING 9 COURSES; N20°16'36"W, 203.69 FEET; THENCE S69°43'24"W, 430.00 FEET; THENCE S20°16'36"E, 74.78 FEET; THENCE S69°43'24"W, 125.00 FEET; THENCE S20°16'36"E, 360.00 FEET; THENCE S69°43'24"W, 170.00 FEET; THENCE S69°20'16"W, 125.15 FEET; THENCE S0°36'00"E, 120.00 FEET; THENCE S20°57'49"W, 46.76 FEET TO THE BOUNDARY OF SADDLEBACK RIDGE PHASE 8; THENCE ALONG SAID BOUNDARY THE FOLLOWING 4 COURSES; S38°44'11"W, 85.67 FEET; THENCE S40°02'31"W, 304.50 FEET; THENCE S28°58'49"W, 393.23 FEET; THENCE S10°34'54"W, 416.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE CEDAR CITY WATER TANK PARCEL UTAH PATENT # 19888, IRON COUNTY TAX ID# B-1708-2, RECORDED IN BOOK 1091 PAGES 760-762, IRON COUNTY RECORDS.

SADDLEBACK RIDGE PHASE 1
2.22 ACRES

LOTS 101, 109, 112, 118, 119, AND 120 OF SADDLEBACK RIDGE PHASE 1 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 24, 2020 AS ENTRY NO. 757327, (THE "PLAT")

SADDLEBACK RIDGE PHASE 2
1.73 ACRES

LOTS 203, 205, 206, 210, 212, AND 213 OF SADDLEBACK RIDGE PHASE 2 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON APRIL 19, 2021 AS ENTRY NO. 00767122, (THE "PLAT")

SADDLEBACK RIDGE PHASE 3
1.31 ACRES

LOTS 301, 311, 314, AND 315 OF SADDLEBACK RIDGE PHASE 3 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON APRIL 19, 2021 AS ENTRY NO. 00767123, (THE "PLAT")

SADDLEBACK RIDGE PHASE 4
4.38 ACRES

LOTS 401, 409-418, 420-421, AND 424 OF SADDLEBACK RIDGE PHASE 4 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 18, 2021 AS ENTRY NO. 00781328, (THE "PLAT")

SADDLEBACK RIDGE PHASE 5
1.007 ACRES

LOTS 503 AND 512 OF SADDLEBACK RIDGE PHASE 5 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 18, 2021 AS ENTRY NO. 00781330, (THE "PLAT")

SADDLEBACK RIDGE PHASE 6
18.22 ACRES

LOTS 601-614, 616-623, 627-644 OF SADDLEBACK RIDGE PHASE 6 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON SEPTEMBER 20, 2022 AS ENTRY NO. 00797155, BOOK 1623, (THE "PLAT")

SADDLEBACK RIDGE PHASE 7
4.195 ACRES

LOTS 701-703, 705-707, OF SADDLEBACK RIDGE PHASE 7 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 12, 2023 AS ENTRY NO. 00801201, BOOK 1632, PAGE 1811 (THE "PLAT")

SADDLEBACK RIDGE PHASE 8
15.737 ACRES

LOTS 801-842 OF THE SADDLEBACK RIDGE PHASE 8 SUBDIVISION ALONG WITH THE OPEN SPACE PARCEL AS RECORDED ON THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 24, 2024 AS ENTRY NO. 814258, BOOK 1665, PAGE 1777 (THE "PLAT").

PARCEL 2
147.848 ACRES

BEGINNING AT A POINT N89°53'37"E, 758.28 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 28, T36S, R11W, SLB&M, SAID POINT BEING THE S.E. CORNER OF LOT 302, SADDLEBACK RIDGE PHASE 3; THENCE ALONG SAID PHASE 3 THE FOLLOWING 4 COURSES; N12°16'40"E, 358.09 FEET; THENCE N22°38'34"W, 373.99 FEET; THENCE N01°10'38"W, 269.36 FEET; THENCE N20°27'03"W, 93.96 FEET TO THE COMMON REAR CORNER OF LOTS 406 AND 407, SADDLEBACK RIDGE PHASE 4; THENCE ALONG THE BOUNDARY OF SAID PHASE 4 THE

FOLLOWING 3 COURSES; N40°42'59"E, 426.68 FEET; THENCE N36°51'29"W, 125.21 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 700.90 FEET AND A CENTRAL ANGLE OF 8°29'56" (RADIUS POINT BEARS S36°51'29"E); THENCE ALONG THE ARC OF SAID CURVE 103.97 FEET TO THE N.W. CORNER OF LOT 501, SADDLEBACK RIDGE PHASE 5; THENCE ALONG SAID PHASE 5 BOUNDARY THE FOLLOWING 9 COURSES; THENCE S15°38'36"E, 234.90 FEET; THENCE N79°05'50"E, 188.21 FEET; THENCE N45°00'00"E, 192.08 FEET; THENCE N47°35'48"W, 68.33 FEET; THENCE N34°19'37"E, 287.11 FEET; THENCE N16°53'24"E, 194.69 FEET; THENCE N23°01'09"E, 195.00 FEET; THENCE N36°25'47"E, 123.16 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 1663.24 FEET AND A CENTRAL ANGLE OF 8°04'42" (RADIUS POINT BEARS N36°25'47"E); THENCE ALONG THE ARC OF SAID CURVE 234.50 FEET; THENCE N45°16'59"E, 10.39 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°31'37" (RADIUS POINT BEARS S44°43'01"E); THENCE ALONG THE ARC OF SAID CURVE 30.90 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1633.24 FEET AND A CENTRAL ANGLE OF 12°58'53" (RADIUS POINT BEARS N43°48'36"E); THENCE ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF IRON HORSE ROAD 370.04 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING 6 COURSES; S59°10'17"E, 320.66 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 566.76 FEET AND A CENTRAL ANGLE OF 74°59'57" (RADIUS POINT BEARS N30°49'43"E); THENCE ALONG THE ARC OF SAID CURVE 741.88 FEET; THENCE N45°49'46"E, 418.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET AND A CENTRAL ANGLE OF 56°12'59" (RADIUS POINT BEARS S44°10'14"E); THENCE ALONG THE ARC OF SAID CURVE 458.20 FEET; THENCE S77°57'15"E, 355.71 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 382.75 FEET AND A CENTRAL ANGLE OF 9°26'27" (RADIUS POINT BEARS N12°02'45"E); THENCE ALONG THE ARC OF SAID CURVE 63.07 FEET; THENCE S0°06'33"W, 198.92 FEET; THENCE S89°53'27"E, 100.00 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE S0°06'33"W, 1704.01 FEET TO THE NORTHWESTERLY LINE OF THE I-15 FRONTAGE ROAD BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 21,993.97 FEET AND A CENTRAL ANGLE OF 1°54'21" (RADIUS POINT BEARS N44°03'29"W); THENCE ALONG THE ARC OF SAID CURVE 731.54 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE S89°53'37"W, 2693.09 FEET TO THE POINT OF BEGINNING.

SADDLEBACK RIDGE PHASE 9
15.90 ACRES

LOTS 901-941 OF THE SADDLEBACK RIDGE PHASE 9 SUBDIVISION ALONG WITH THE OPEN SPACE PARCEL AS RECORDED ON THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 26, 2024 AS ENTRY NO. 814259, BOOK 1665, PAGE 1778 (THE "PLAT").

PARCEL 3
57.449 ACRES

BEGINNING AT A POINT S88°34'02"W, 165.63 FEET ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 21, T36S, R11W, SLB&M, SAID POINT BEING THE INTERSECT OF THE MOST WESTERLY BOUNDARY OF "THE CLIFFS AT SUNRISE SUBDIVISION AMENDED" AND THE SECTION LINE; THENCE ALONG SAID WESTERLY BOUNDARY S15°33'40"W 222.90 FEET; THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING 24 COURSES, N89°32'29"E 443.22 FEET ; THENCE S88°09'28"E 109.67 FEET ; THENCE S84°02'00"E 93.49 FEET ; THENCE S70°41'53"E 94.41 FEET ; THENCE S86°05'05"E 93.58 FEET ; THENCE S55°27'11"E 92.13 FEET ; THENCE S50°15'43"E 100.24 FEET ; THENCE S61°11'15"E 161.43 FEET ; THENCE S73°03'23"E 135.35 FEET ; THENCE S01°42'39"E 30.82 FEET ; THENCE N88°17'17"E 7.00 FEET ; THENCE S01°42'39"E 122.17 FEET ; THENCE S88°17'21"W 97.36 FEET ; THENCE N65°03'11"W 78.47 FEET ; THENCE N55°45'53"W 75.62 FEET ; THENCE N30°10'27"W 115.03 FEET ; THENCE N64°10'23"W 121.78 FEET ; THENCE S79°08'18"W 136.84 FEET ; THENCE S48°28'00"W 195.31 FEET ; THENCE S20°10'20"E 272.93 FEET ; THENCE S21°58'09"E 426.57 FEET ; THENCE S71°11'34"E 188.55 FEET ; THENCE S36°17'05"E

201.27 FEET ; THENCE S75°09'47"E 166.13 FEET ; THENCE N15°04'19"E 241.94 FEET TO THE SOUTHERLY LINE OF RUDD ROAD ; THENCE ALONG SAID SOUTHERLY LINE S74°55'41"E 66.03 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 522.50 FEET AND A CENTRAL ANGLE OF 15°35'12"(RADIUS POINT BEARS N15°04'19"E); THENCE ALONG THE ARC OF SAID CURVE 142.14 FEET; THENCE N89°29'07"E 39.93 FEET TO THE 1/16TH SECTION CORNER ; THENCE ALONG THE 1/16TH SECTION LINE S01°22'30"E 918.37 FEET TO THE NORTHERLY LINE OF CROSS HOLLOW ROAD ; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 10 COURSES, N74°52'34"W 473.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF 34°40'05" (RADIUS POINT BEARS N15°00'26"E); THENCE ALONG THE ARC OF SAID CURVE 347.01 FEET; THENCE N40°12'29"W 877.35 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 626.50 FEET AND A CENTRAL ANGLE OF 52°37'33" (RADIUS POINT BEARS S49°47'31"W); THENCE ALONG THE ARC OF SAID CURVE 575.44 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF 67°09'46" (RADIUS POINT BEARS N2°50'02"W); THENCE ALONG THE ARC OF SAID CURVE 672.26 FEET; THENCE N25°40'16"W 33.54 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 776.50 FEET AND A CENTRAL ANGLE OF 28°45'15" (RADIUS POINT BEARS S64°19'44"W); THENCE ALONG THE ARC OF SAID CURVE 389.69 FEET; THENCE N54°25'31"W 255.38 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 07°56'54" (RADIUS POINT BEARS N35°34'29"E); THENCE ALONG THE ARC OF SAID CURVE 90.17 FEET; THENCE N62°22'25"W 347.35 FEET TO THE SECTION LINE ; THENCE ALONG SAID SECTION LINE N88°34'02"E 1,663.84 FEET TO THE POINT OF BEGINNING.

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.

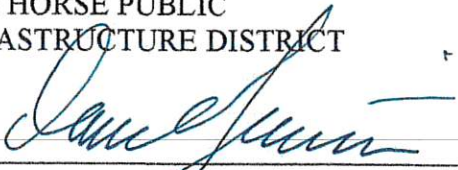
6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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

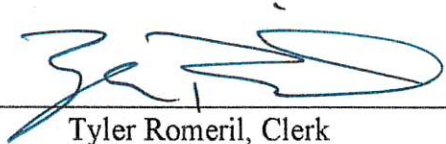
8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Iron Horse Public Infrastructure District effective as of the Effective Date set forth above.

IRON HORSE PUBLIC
INFRASTRUCTURE DISTRICT

By: 
Dane Leavitt, Chair

ATTEST:

By: 
Tyler Romeril, Clerk

STATE OF UTAH)
 : ss.
County of Iron)

I, Tyler Romeril, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Iron Horse Public Infrastructure District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the “Board”), had and taken at a lawful meeting of the Board on April 24, 2024, commencing at the hour of 9:00 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 April 24, 2024.

By:


Tyler Romeril, Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Tyler Romeril, the undersigned clerk (or assistant clerk) of Iron Horse Public Infrastructure District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on April 24, 2024, 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 April 24, 2024.

By: 
Tyler Romeril, Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT WILL HOLD A SPECIAL MEETING ON WEDNESDAY, APRIL 24, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:00 am.

A. Call to Order

B. Public Comment

C. Preliminary Action Items

1. Approve the minutes of Board meeting held on April 5, 2024.

D. Action Items

1. Consider Re-approval of Resolution 2024-05: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Annexing approximately 1360.426 acres into the District, Authorizing the Plat and other documents in connection.
2. Consider Re-approval of Resolution 2024-06: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Withdrawal approximately 1.76 acres from the District; Authorizing the Plat and other Documents in connection.
3. Consider approval of Resolution 2024-07: a Resolution of the Board of Trustees of Iron Horse Public Infrastructure District declaring its intention to reimburse itself for expenditures incurred in connection with the Public Improvements and all related Improvements with proceeds of federally tax-exempt Bonds that it intends to issue; approving the amount of an initial reimbursement for public infrastructure costs expended; and related matters.
4. Consider approval of Resolution 2024-08: A Resolution, establishing the terms and conditions of an Assessment Ordinance for the Iron Horse Assessment Area #1 (the "Assessment Area"), authorizing the execution of an Designation Resolution and an Amended and Restated Assessment Ordinance for the Assessment Area; approving an

appraisal for the Assessment Area; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters.

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Jennifer Gowans 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/88603335713?pwd=GA8VbGVt1i3SFt'o1YNI2I6J11ybPu.1>

Meeting ID: 886 0333 5713

Passcode: 663499

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT**

TO: IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT, a Utah public infrastructure district

FROM: Development Team, LLC, a Utah limited liability company ("Petitioner")

DATE: April 5, 2023

This Petition to Annex Property into Iron Horse Public Infrastructure District (the "**District**") is submitted in accordance with Title 17D, Chapter 4, Section 201(3)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 1360.426 acres of property in Cedar City, Iron County, Utah, as more particularly described in EXHIBIT A (hereafter the "**Property**"). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

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

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

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

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging the legality or validity of the creation and establishment of Iron Horse Public Infrastructure District and the adoption of any resolutions or ordinances by Cedar City in connection therewith. The Petitioner further acknowledges and understands that the District is governed by an appointed board of trustees that is currently constituted with the following members:

Dane Leavitt
G. Tyler Romeril
Eric O. Leavitt
Ronald J. Larsen
Brett L. Warby

The Petitioner represents and certifies that it does not challenge the right of any board member to hold his or her position or office.

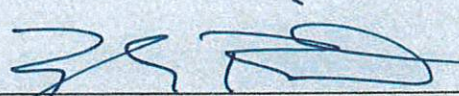
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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.

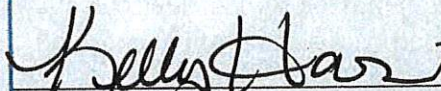
Development Team, LLC,
a Utah limited liability company
176 W. 725 S.
P.O. Box 1027
Cedar City, UT 84721



By Tyler Romeril
Its: President of Leavitt Land & Investment,
Manager

STATE OF UTAH)
 : ss.
COUNTY OF IRON)

On this 3rd day of April, 2024, personally appeared before me Tyler Romeril, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he/she is the President of Leavitt Land & Investment, Manger of Development Team, LLC, and acknowledged to me that he executed the foregoing on behalf of said company.



NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

PARCEL 1
1090.43 ACRES

BEGINNING AT A POINT N89°57'44"W, 1708.33 FEET ALONG THE SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 29, T36S, R11W, SLB&M, SAID POINT BEING THE SOUTHWEST CORNER OF SADDLEBACK RIDGE SUBDIVISION, PHASE 8; THENCE ALONG SAID SECTION LINE N89°57'44"W, 960.30 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE N89°58'00"W, 1337.85 FEET TO THE 1/16TH CORNER; THENCE N0°01'25"E, 2650.10 FEET TO THE 1/16TH SECTION CORNER; THENCE N0°31'43"W, 2665.14 FEET TO THE 1/16TH CORNER; THENCE N0°31'38"W, 2659.56 FEET TO THE 1/16TH CORNER; THENCE S89°43'08"E, 1314.11 FEET TO THE NORTH 1/4 CORNER OF SECTION 20; THENCE ALONG THE SECTION LINE S89°43'14"E, 1478.03 FEET; THENCE S0°16'46"W, 56.29 FEET; THENCE N89°43'14"W, 238.71 FEET; THENCE S0°16'46"W, 208.71 FEET; THENCE S89°43'14"E, 438.71 FEET; THENCE N0°16'46"E, 265.00 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE S89°43'14"E, 950.29 FEET TO THE N.W. CORNER OF SECTION 21; THENCE ALONG THE SECTION LINE N88°34'02"E, 539.12 FEET TO THE SOUTHERLY LINE OF CROSS HOLLOW ROAD; THENCE ALONG SAID SOUTHERLY LINE S73°56'03"E, 72.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 11°33'38" (RADIUS POINT BEARS S16°03'57"W); THENCE ALONG THE ARC OF SAID CURVE 110.16 FEET; THENCE S62°22'25"E, 400.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 8°27'51" (RADIUS POINT BEARS S27°37'35"W); THENCE ALONG THE ARC OF SAID CURVE 80.66 FEET; THENCE S53°54'34"E, 253.10 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 669.50 FEET AND A CENTRAL ANGLE OF 28°14'18" (RADIUS POINT BEARS S36°05'26"W); THENCE ALONG THE ARC OF SAID CURVE 329.97 FEET; THENCE S25°40'16"E, 170.92 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 630.50 FEET AND A CENTRAL ANGLE OF 42°49'26" (RADIUS POINT BEARS N64°19'44"E); THENCE ALONG THE ARC OF SAID CURVE 471.25 FEET; THENCE S68°29'42"E, 534.97 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 619.50 FEET AND A CENTRAL ANGLE OF 21°07'44" (RADIUS POINT BEARS N21°30'18"E); THENCE ALONG THE ARC OF SAID CURVE 228.45 FEET; THENCE S47°21'58"E, 469.84 FEET; THENCE N42°38'02"E, 4.00 FEET; THENCE S47°21'58"E, 371.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 676.50 FEET AND A CENTRAL ANGLE OF 28°39'17" (RADIUS POINT BEARS N42°38'02"E); THENCE ALONG THE ARC OF SAID CURVE 338.33 FEET; THENCE S76°01'15"E, 478.83 FEET TO THE 1/16TH SECTION LINE, THENCE LEAVING

SAID SOUTH LINE OF CROSS HOLLOW ROAD AND ALONG SAID 1/16TH SECTION LINE S01°22'30"E, 309.70 FEET TO THE 1/16TH CORNER; THENCE ALONG THE 1/16TH SECTION LINE S89°27'51"W, 187.39 FEET; THENCE S19°36'51"W, 236.92 FEET; THENCE S56°10'42"W, 286.69 FEET; THENCE S65°53'24"E, 569.56 FEET; THENCE S01°22'20"E, 60.93 FEET; THENCE S65°53'24"E, 104.79 FEET; THENCE S09°31'43"E, 590.00 FEET; THENCE S03°57'37"E, 286.24 FEET; THENCE S14°05'16"E, 349.70 FEET; THENCE S29°22'56"E, 434.95 FEET; THENCE S44°18'21"W, 520.65 FEET TO THE SECTION LINE; THENCE S89°51'05"W, 100.00 FEET TO THE 1/16TH SECTION CORNER; THENCE ALONG THE 1/16TH SECTION LINE S0°06'33"W, 181.44 FEET TO THE NORTHERLY LINE OF IRON HORSE ROAD AND POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 316.75 FEET AND A CENTRAL ANGLE OF 27°11'23" (RADIUS POINT BEARS N15°08'38"W); THENCE ALONG SAID NORTHERLY LINE AND ARC OF SAID CURVE 150.31 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE THE FOLLOWING 9 COURSES; N77°57'15"W, 355.71 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 56°12'59" (RADIUS POINT BEARS S12°02'45"W); THENCE ALONG THE ARC OF SAID CURVE 522.96 FEET; THENCE S45°49'46"W, 418.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 500.76 FEET AND A CENTRAL ANGLE OF 74°59'57" (RADIUS POINT BEARS N44°10'14"W); THENCE ALONG THE ARC OF SAID CURVE 655.48 FEET; THENCE N59°10'17"W, 320.66 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1567.24 FEET AND A CENTRAL ANGLE OF 16°57'58" (RADIUS POINT BEARS N30°49'43"E); THENCE ALONG THE ARC OF SAID CURVE 464.08 FEET; THENCE N42°12'19"W, 245.53 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 698.76 FEET AND A CENTRAL ANGLE OF 33°00'46" (RADIUS POINT BEARS S47°47'41"W); THENCE ALONG THE ARC OF SAID CURVE 402.61 FEET; THENCE N75°13'05"W, 104.52 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF IRON HORSE ROAD S14°46'55"W, 66.00 FEET; THENCE S35°58'44"W, 32.18 FEET TO THE NORTHWEST CORNER OF LOT 704, SADDLEBACK RIDGE PHASE 7; THENCE ALONG THE BOUNDARY OF SADDLEBACK PHASES 6 AND 7 THE FOLLOWING 10 COURSES; THENCE S15°51'34"W, 138.95 FEET; THENCE S8°14'18"W, 468.97 FEET; THENCE N86°12'20"W, 343.09 FEET; THENCE S59°22'15"W, 628.15 FEET; THENCE S24°27'24"E, 27.87 FEET; THENCE S60°01'41"W, 54.08 FEET; THENCE S67°40'07"W, 121.49 FEET; THENCE S65°32'36"W, 45.00 FEET; THENCE S24°27'24"E, 49.39 FEET; THENCE S69°43'24"W, 141.66 FEET TO THE BOUNDARY OF SADDLEBACK RIDGE PHASE 9; THENCE ALONG SAID BOUNDARY THE FOLLOWING 9 COURSES; N20°16'36"W, 203.69 FEET; THENCE S69°43'24"W, 430.00 FEET; THENCE S20°16'36"E, 74.78 FEET; THENCE S69°43'24"W, 125.00 FEET; THENCE S20°16'36"E, 360.00 FEET; THENCE S69°43'24"W, 170.00 FEET; THENCE S69°20'16"W, 125.15 FEET; THENCE S0°36'00"E, 120.00 FEET; THENCE S20°57'49"W, 46.76 FEET TO THE BOUNDARY OF SADDLEBACK RIDGE PHASE 8; THENCE ALONG SAID BOUNDARY THE FOLLOWING 4 COURSES; S38°44'11"W, 85.67 FEET; THENCE

S40°02'31"W, 304.50 FEET; THENCE S28°58'49"W, 393.23 FEET; THENCE S10°34'54"W, 416.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE CEDAR CITY WATER TANK PARCEL UTAH PATENT # 19888, IRON COUNTY TAX ID# B-1708-2, RECORDED IN BOOK 1091 PAGES 760-762, IRON COUNTY RECORDS.

SADDLEBACK RIDGE PHASE 1
2.22 ACRES

LOTS 101, 109, 112, 118, 119, AND 120 OF SADDLEBACK RIDGE PHASE 1 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 24, 2020 AS ENTRY NO. 757327, (THE "PLAT")

SADDLEBACK RIDGE PHASE 2
1.73 ACRES

LOTS 203, 205, 206, 210, 212, AND 213 OF SADDLEBACK RIDGE PHASE 2 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON APRIL 19, 2021 AS ENTRY NO. 00767122, (THE "PLAT")

SADDLEBACK RIDGE PHASE 3
1.31 ACRES

LOTS 301, 311, 314, AND 315 OF SADDLEBACK RIDGE PHASE 3 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON APRIL 19, 2021 AS ENTRY NO. 00767123, (THE "PLAT")

SADDLEBACK RIDGE PHASE 4
4.38 ACRES

LOTS 401, 409-418, 420-421, AND 424 OF SADDLEBACK RIDGE PHASE 4 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 18, 2021 AS ENTRY NO. 00781328, (THE "PLAT")

SADDLEBACK RIDGE PHASE 5
1.007 ACRES

LOTS 503 AND 512 OF SADDLEBACK RIDGE PHASE 5 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON NOVEMBER 18, 2021 AS ENTRY NO. 00781330, (THE "PLAT")

SADDLEBACK RIDGE PHASE 6
18.22 ACRES

LOTS 601-614, 616-623, 627-644 OF SADDLEBACK RIDGE PHASE 6 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON SEPTEMBER 20, 2022 AS ENTRY NO. 00797155, BOOK 1623, (THE "PLAT")

SADDLEBACK RIDGE PHASE 7
4.195 ACRES

LOTS 701-703, 705-707, OF SADDLEBACK RIDGE PHASE 7 ACCORDING TO THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 12, 2023 AS ENTRY NO. 00801201, BOOK 1632, PAGE 1811 (THE "PLAT")

SADDLEBACK RIDGE PHASE 8
15.737 ACRES

LOTS 801-842 OF THE SADDLEBACK RIDGE PHASE 8 SUBDIVISION ALONG WITH THE OPEN SPACE PARCEL AS RECORDED ON THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 24, 2024 AS ENTRY NO. 814258, BOOK 1665, PAGE 1777 (THE "PLAT").

PARCEL 2

147.848 ACRES

BEGINNING AT A POINT N89°53'37"E, 758.28 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 28, T36S, R11W, SLB&M, SAID POINT BEING THE S.E. CORNER OF LOT 302, SADDLEBACK RIDGE PHASE 3; THENCE ALONG SAID PHASE 3 THE FOLLOWING 4 COURSES, N12°16'40"E, 358.09 FEET; THENCE N22°38'34"W, 373.99 FEET; THENCE N01°10'38"W, 269.36 FEET; THENCE N20°27'03"W, 93.96 FEET TO THE COMMON REAR CORNER OF LOTS 406 AND 407, SADDLEBACK RIDGE PHASE 4; THENCE ALONG THE BOUNDARY OF SAID PHASE 4 THE FOLLOWING 3 COURSES; N40°42'59"E, 426.68 FEET; THENCE N36°51'29"W, 125.21 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 700.90 FEET AND A CENTRAL ANGLE OF 8°29'56" (RADIUS POINT BEARS S36°51'29"E); THENCE ALONG THE ARC OF SAID CURVE 103.97 FEET TO THE N.W. CORNER OF LOT 501, SADDLEBACK RIDGE PHASE 5; THENCE ALONG SAID PHASE 5 BOUNDARY THE FOLLOWING 9 COURSES; THENCE S15°38'36"E, 234.90 FEET; THENCE N79°05'50"E, 188.21 FEET; THENCE N45°00'00"E, 192.08 FEET; THENCE N47°35'48"W, 68.33 FEET; THENCE N34°19'37"E, 287.11 FEET; THENCE N16°53'24"E, 194.69 FEET; THENCE N23°01'09"E, 195.00 FEET; THENCE N36°25'47"E, 123.16 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 1663.24 FEET AND A CENTRAL ANGLE OF 8°04'42" (RADIUS POINT BEARS N36°25'47"E); THENCE ALONG THE ARC OF SAID CURVE 234.50 FEET; THENCE N45°16'59"E, 10.39 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 88°31'37" (RADIUS POINT BEARS S44°43'01"E); THENCE ALONG THE ARC OF SAID CURVE 30.90 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1633.24 FEET AND A CENTRAL ANGLE OF 12°58'53" (RADIUS POINT BEARS N43°48'36"E); THENCE ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE OF IRON HORSE ROAD 370.04 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING 6 COURSES; S59°10'17"E, 320.66 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 566.76 FEET AND A CENTRAL ANGLE OF 74°59'57" (RADIUS POINT BEARS N30°49'43"E); THENCE ALONG THE ARC OF SAID CURVE 741.88 FEET; THENCE N45°49'46"E, 418.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET AND A CENTRAL ANGLE OF 56°12'59" (RADIUS POINT BEARS S44°10'14"E); THENCE ALONG THE ARC OF SAID CURVE 458.20 FEET; THENCE S77°57'15"E, 355.71 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 382.75 FEET AND A CENTRAL ANGLE OF 9°26'27" (RADIUS POINT BEARS N12°02'45"E); THENCE ALONG THE ARC OF SAID CURVE 63.07 FEET; THENCE S0°06'33"W, 198.92 FEET; THENCE S89°53'27"E, 100.00 FEET TO THE 1/16TH SECTION LINE; THENCE ALONG SAID 1/16TH SECTION LINE S0°06'33"W, 1704.01 FEET TO THE NORTHWESTERLY LINE OF THE I-15 FRONTAGE ROAD BEING

A POINT OF NON-TANGENT CURVATURE TO THE RIGHT HAVING A RADIUS OF 21,993.97 FEET AND A CENTRAL ANGLE OF 1°54'21" (RADIUS POINT BEARS N44°03'29"W); THENCE ALONG THE ARC OF SAID CURVE 731.54 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE S89°53'37"W, 2693.09 FEET TO THE POINT OF BEGINNING.

SADDLEBACK RIDGE PHASE 9

15.90 ACRES

LOTS 901-941 OF THE SADDLEBACK RIDGE PHASE 9 SUBDIVISION ALONG WITH THE OPEN SPACE PARCEL AS RECORDED ON THE SUBDIVISION PLAT, RECORDED WITH THE OFFICE OF THE IRON COUNTY RECORDER ON JANUARY 26, 2024 AS ENTRY NO. 814259, BOOK 1665, PAGE 1778 (THE "PLAT").

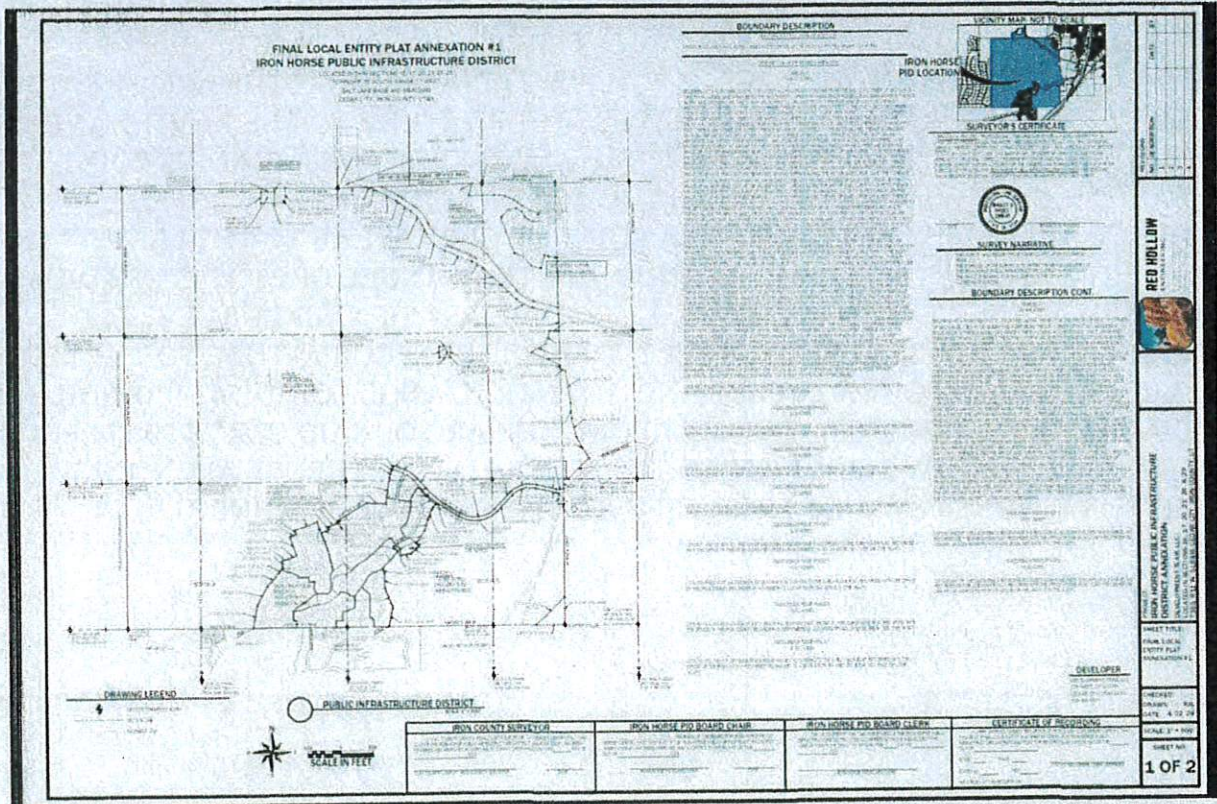
PARCEL 3

57.449 ACRES

BEGINNING AT A POINT S88°34'02"W, 165.63 FEET ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 21, T36S, R11W, SLB&M, SAID POINT BEING THE INTERSECT OF THE MOST WESTERLY BOUNDARY OF "THE CLIFFS AT SUNRISE SUBDIVISION AMENDED" AND THE SECTION LINE; THENCE ALONG SAID WESTERLY BOUNDARY S15°33'40"W 222.90 FEET; THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING 24 COURSES, N89°32'29"E 443.22 FEET ; THENCE S88°09'28"E 109.67 FEET ; THENCE S84°02'00"E 93.49 FEET ; THENCE S70°41'53"E 94.41 FEET ; THENCE S66°05'05"E 93.58 FEET ; THENCE S55°27'11"E 92.13 FEET ; THENCE S50°15'43"E 100.24 FEET ; THENCE S61°11'15"E 161.43 FEET ; THENCE S73°03'23"E 135.35 FEET ; THENCE S01°42'39"E 30.82 FEET ; THENCE N88°17'17"E 7.00 FEET ; THENCE S01°42'39"E 122.17 FEET ; THENCE S88°17'21"W 97.36 FEET ; THENCE N65°03'11"W 78.47 FEET ; THENCE N55°45'53"W 75.62 FEET ; THENCE N30°10'27"W 115.03 FEET ; THENCE N64°10'23"W 121.78 FEET ; THENCE S79°08'18"W 136.84 FEET ; THENCE S48°28'00"W 195.31 FEET ; THENCE S20°10'20"E 272.93 FEET ; THENCE S21°58'09"E 426.57 FEET ; THENCE S71°11'34"E 188.55 FEET ; THENCE S36°17'05"E 201.27 FEET ; THENCE S75°09'47"E 166.13 FEET ; THENCE N15°04'19"E 241.94 FEET TO THE SOUTHERLY LINE OF RUDD ROAD ; THENCE ALONG SAID SOUTHERLY LINE S74°55'41"E 66.03 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 522.50 FEET AND A CENTRAL ANGLE OF 15°35'12" (RADIUS POINT

BEARS N15°04'19"E); THENCE ALONG THE ARC OF SAID CURVE 142.14 FEET;
THENCE N89°29'07"E 39.93 FEET TO THE 1/16TH SECTION CORNER ; THENCE
ALONG THE 1/16TH SECTION LINE S01°22'30"E 918.37 FEET TO THE NORTHERLY
LINE OF CROSS HOLLOW ROAD ; THENCE ALONG SAID NORTHERLY LINE THE
FOLLOWING 10 COURSES, N74°52'34"W 473.62 FEET TO A POINT OF CURVATURE TO
THE RIGHT HAVING A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF
34°40'05" (RADIUS POINT BEARS N15°00'26"E); THENCE ALONG THE ARC OF SAID
CURVE 347.01 FEET; THENCE N40°12'29"W 877.35 FEET TO A POINT OF CURVATURE
TO THE LEFT HAVING A RADIUS OF 626.50 FEET AND A CENTRAL ANGLE OF
52°37'33" (RADIUS POINT BEARS S49°47'31"W); THENCE ALONG THE ARC OF SAID
CURVE 575.44 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING
A RADIUS OF 573.50 FEET AND A CENTRAL ANGLE OF 67°09'46" (RADIUS POINT
BEARS N2°50'02"W); THENCE ALONG THE ARC OF SAID CURVE 672.26 FEET;
THENCE N25°40'16"W 33.54 FEET TO A POINT OF CURVATURE TO THE LEFT
HAVING A RADIUS OF 776.50 FEET AND A CENTRAL ANGLE OF 28°45'15" (RADIUS
POINT BEARS S64°19'44"W); THENCE ALONG THE ARC OF SAID CURVE 389.69
FEET; THENCE N54°25'31"W 255.38 FEET TO A POINT OF CURVATURE TO THE LEFT
HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 07°56'54" (RADIUS
POINT BEARS N35°34'29"E); THENCE ALONG THE ARC OF SAID CURVE 90.17 FEET;
THENCE N62°22'25"W 347.35 FEET TO THE SECTION LINE ; THENCE ALONG SAID
SECTION LINE N88°34'02"E 1,663.84 FEET TO THE POINT OF BEGINNING.

EXHIBIT B MAP OF ANNEXATION PROPERTY



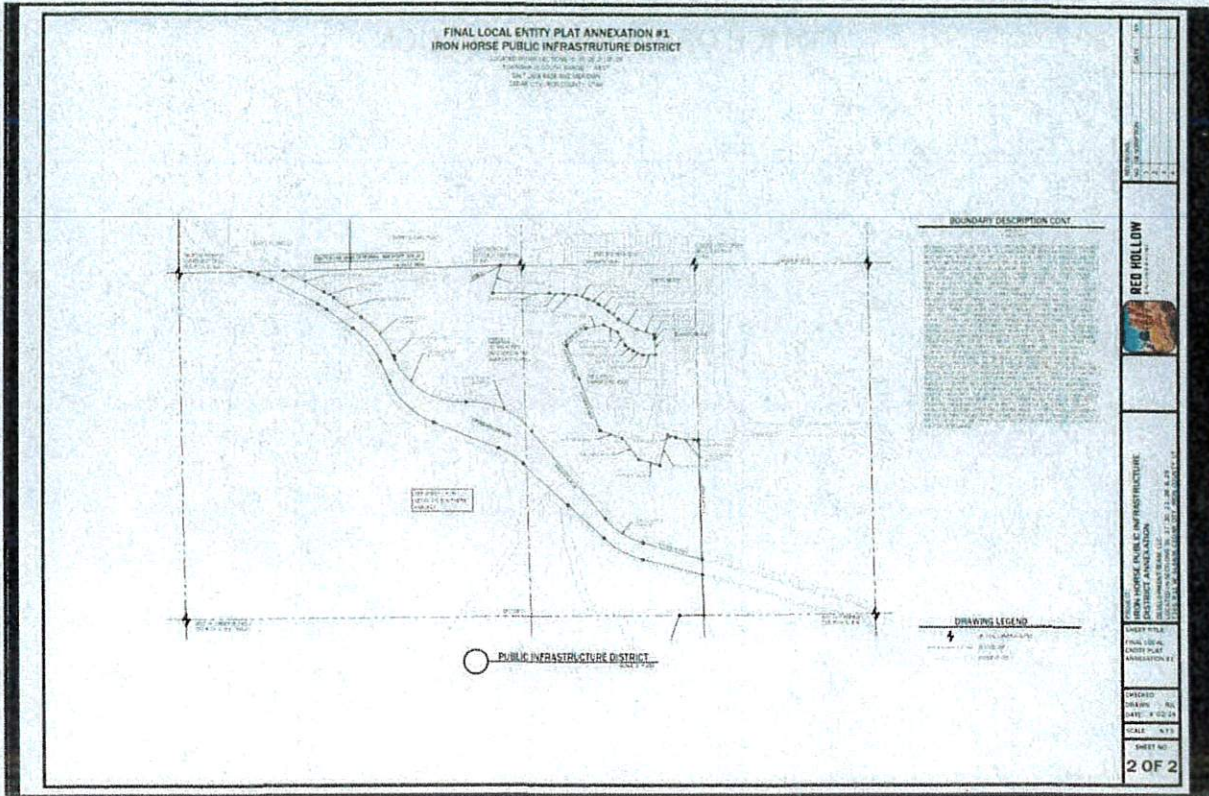
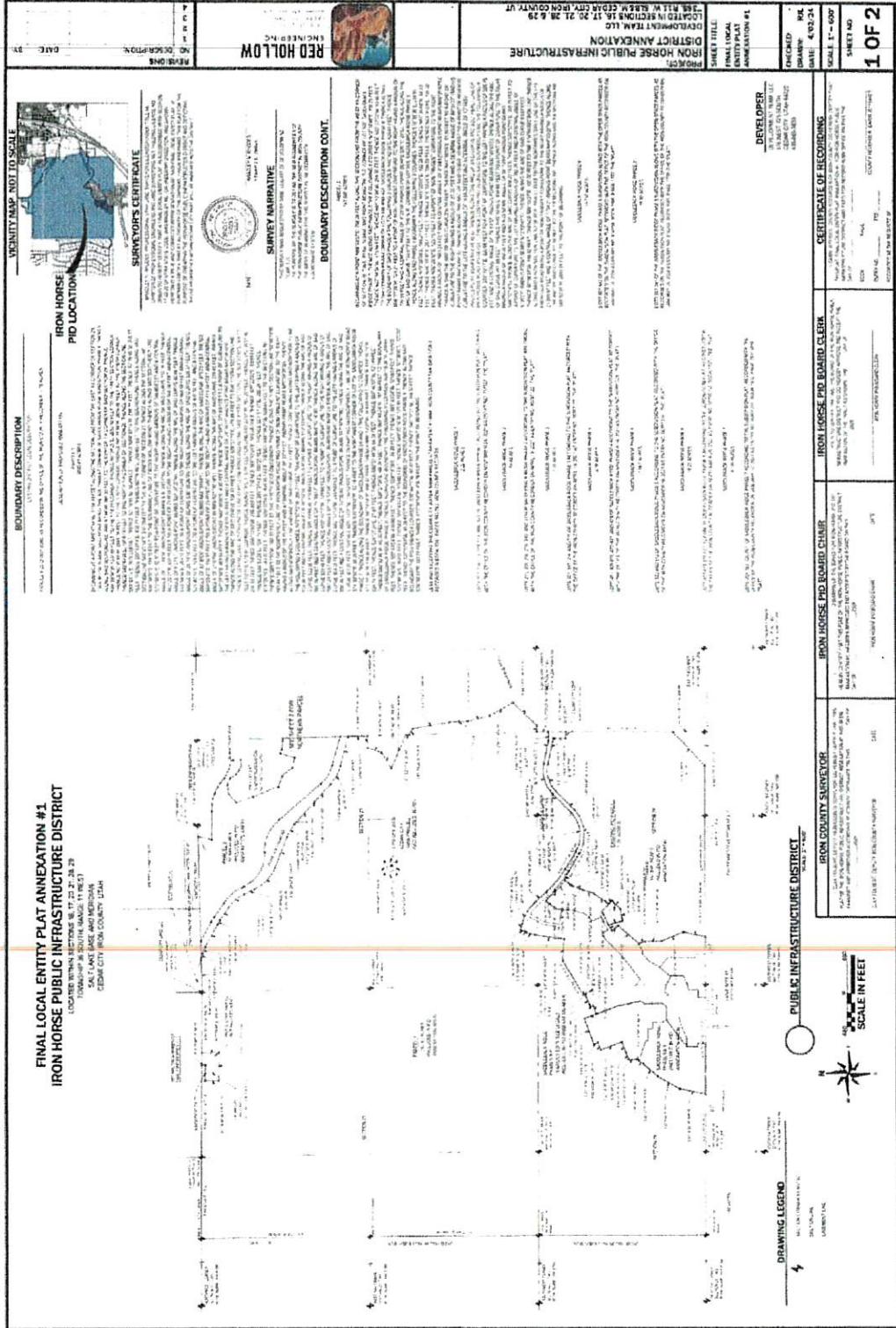


EXHIBIT C

NOTICE OF BOUNDARY ACTION

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

Final Local Entity Plat – Annexation No. 1



FINAL LOCAL ENTITY PLAT ANNEXATION #1
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
 TOWNSHIP 18 SOUTH RANGE 11 WEST
 S&L LAKE BASIN AND HORIZONS
 GENESEE COUNTY, ILLINOIS

BOUNDARY DESCRIPTION
 COMMENCE AT THE POINT OF BEGINNING...
 ALONG THE IRON HORSE...
 ...

IRON HORSE PID LOCATION
 A map showing the location of the Iron Horse PID within the larger context of the county and surrounding areas.

BOUNDARY DESCRIPTION CONT.
 ...

SURVEY NARRATIVE
 ...

SURVEYOR'S CERTIFICATE
 ...

DEVELOPER
 ...

CERTIFICATE OF RECORDING
 ...

IRON HORSE PID BOARD CHAIR
 ...

IRON HORSE PID BOARD CLERK
 ...

IRON COUNTY SURVEYOR
 ...

DRAWING LEGEND
 ...

SCALE IN FEET
 ...

IRON COUNTY SURVEYOR
 ...

IRON HORSE PID BOARD CHAIR
 ...

IRON HORSE PID BOARD CLERK
 ...

IRON COUNTY SURVEYOR
 ...

DRAWING LEGEND
 ...

SCALE IN FEET
 ...

IRON COUNTY SURVEYOR
 ...

IRON HORSE PID BOARD CHAIR
 ...

IRON HORSE PID BOARD CLERK
 ...

IRON COUNTY SURVEYOR
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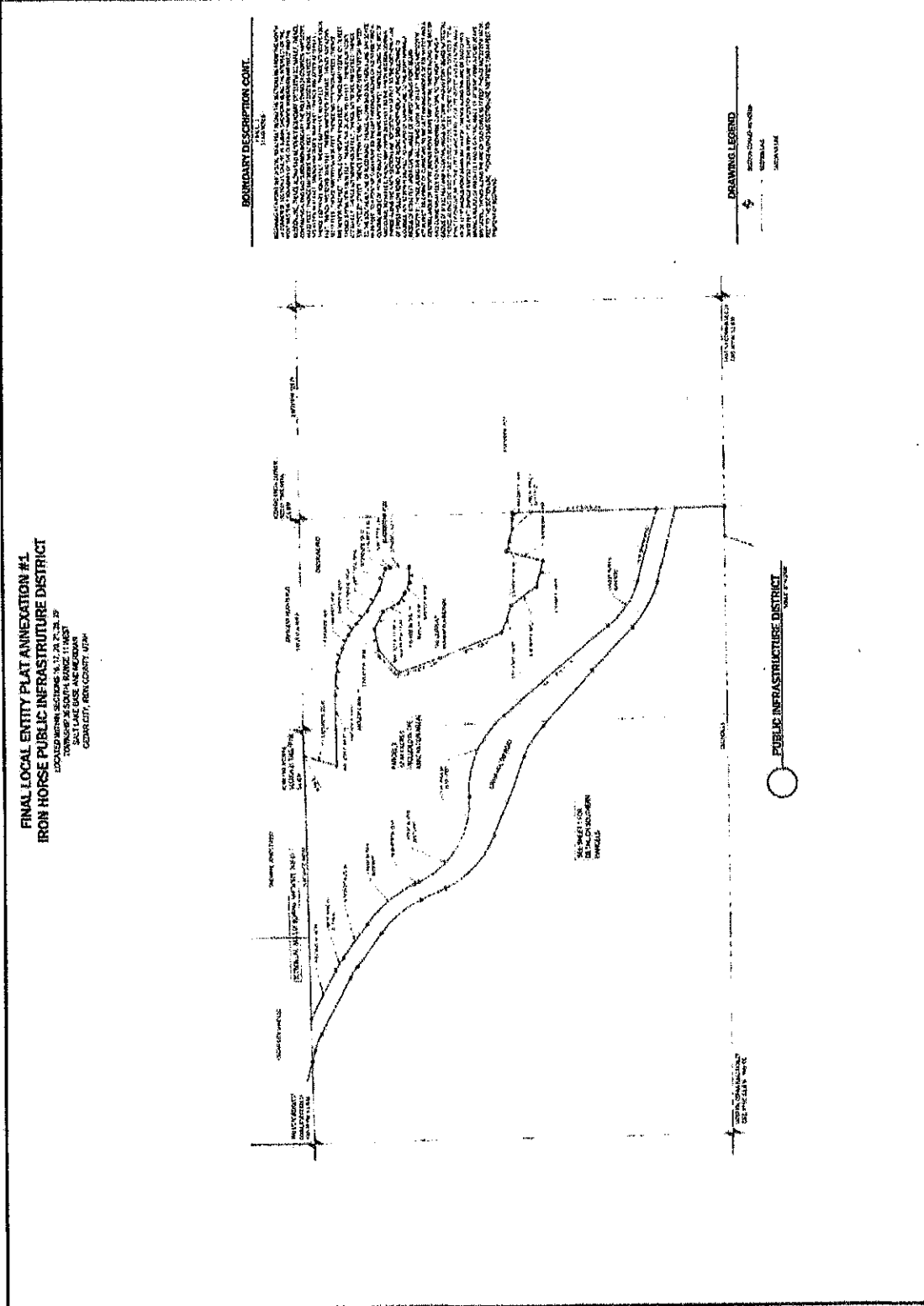
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FINAL LOCAL ENTITY PLAT ANNEXATION #1
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
 LOCATIONS: SECTIONS 18, 17, 20, 21, 28, & 29
 TOWNSHIP 36 SOUTH, RANGE 11 WEST
 EAST LAKE EDGE AND MIDDLE
 COUNTY: BENTON COUNTY, OK

BOUNDARY DESCRIPTION CONT.
 TABLE 1
 PARCELS

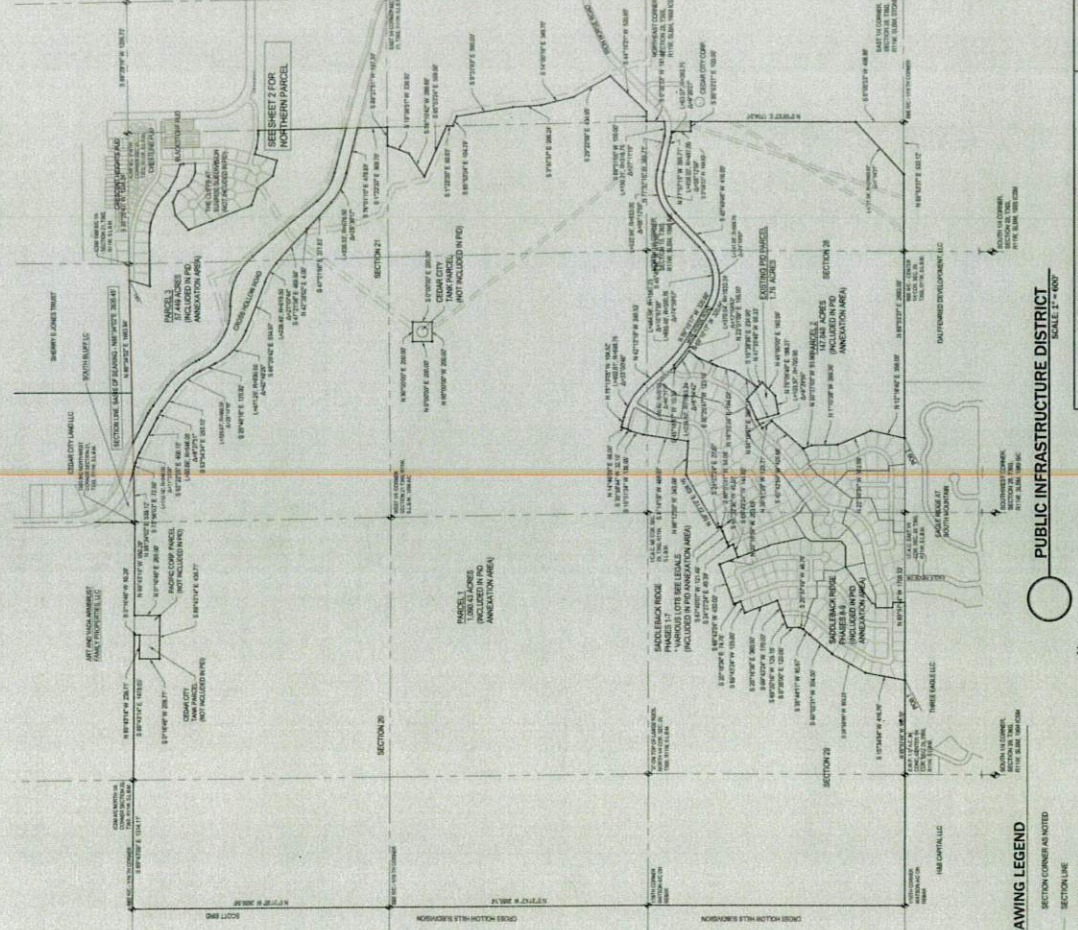
THIS PLAT SHOWS THE BOUNDARIES OF THE PARCELS OF LAND TO BE ANNEXED TO THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT. THE PARCELS ARE DESCRIBED AS FOLLOWS:

DRAWING LEGEND

- BOUNDARY
- LOCAL ROAD
- DRAINAGE
- WATERWAY

FINAL LOCAL ENTITY PLAT ANNEXATION #1 IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT

LOCATED WITHIN SECTIONS 16, 17, 20, 21, 28, & 29
TOWNSHIP 36 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH



DRAWING LEGEND
SECTION CORNER AS NOTED
SECTION LINE
EASEMENT LINE



PUBLIC INFRASTRUCTURE DISTRICT
SCALE 1" = 400'

IRON COUNTY SURVEYOR
I, CLAYTON B. WILSON, COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 HAS BEEN FILED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE, CHAPTER 2, ARTICLE 6, SECTION 2-6-3, DAY OF APRIL 22, 2016.

IRON HORSE PID BOARD CHAIR
I, David O. Leavitt, CHAIRMAN OF THE BOARD FOR IRON HORSE PID, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 HAS BEEN FILED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE, CHAPTER 2, ARTICLE 6, SECTION 2-6-3, DAY OF APRIL 22, 2016.

IRON HORSE PID BOARD CLERK
I, Dawn M. Leavitt, CLERK OF THE BOARD FOR IRON HORSE PID, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 HAS BEEN FILED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE, CHAPTER 2, ARTICLE 6, SECTION 2-6-3, DAY OF APRIL 22, 2016.

CERTIFICATE OF RECORDING
I, CARLENE JEFFERSON, COUNTY RECORDER OF IRON COUNTY, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 HAS BEEN FILED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE, CHAPTER 2, ARTICLE 6, SECTION 2-6-3, DAY OF APRIL 22, 2016.

DEVELOPER
DEVELOPMENT TEAM LLC
170 WEST 728 SOUTH
CEDAR CITY, UTAH 84202

CHECKED: _____
DRAWN: _____
DATE: 4/02/16

SCALE: 1" = 400'
SHEET NO. 1 OF 1

PROJECT: IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1
DESCRIPTION: EMBANKMENT AND LAND ACQUISITION

PROPOSED SECTION: 16, 17, 20, 21, 28, & 29
SECTION: 16, 17, 20, 21, 28, & 29

REVISIONS
NO. DESCRIPTION
DATE BY

VICINITY MAP - NOT TO SCALE

IRON HORSE
PID LOCATION

BOUNDARY DESCRIPTION
DESCRIPTION OF PROPOSED ANNEXATION
MAGNELL
189.66 ACRES

SURVEYOR'S CERTIFICATE
I, CHARLES J. MAGNELL, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1 HAS BEEN FILED IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE, CHAPTER 2, ARTICLE 6, SECTION 2-6-3, DAY OF APRIL 22, 2016.

BOUNDARY DESCRIPTION CONT.

SURVEY NARRATIVE
THIS SURVEY WAS REQUESTED BY DAVID LEAVITT OF DEVELOPMENT TEAM LLC FOR THE PURPOSE OF THE SURVEY IS TO DEFINE THE NEW BOUNDARIES OF THE IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT IN IRON COUNTY, CONFORMANCE WITH UTAH CODE.

BOUNDARY DESCRIPTION CONT.
RECORDING INFORMATION: PLAT OF IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1, 22, 04/08/2016, IRON COUNTY RECORDER'S OFFICE, 2016-0408-0001.

BOUNDARY DESCRIPTION CONT.
RECORDING INFORMATION: PLAT OF IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION #1, 22, 04/08/2016, IRON COUNTY RECORDER'S OFFICE, 2016-0408-0001.

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