

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the RANGE INFRASTRUCTURE FINANCING DISTRICT NO. 1 located in MORGAN COUNTY, dated AUGUST 5, 2024, complying with §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 incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the RANGE INFRASTRUCTURE FINANCING DISTRICT NO. 1, located in MORGAN COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19th day of August, 2024 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor



EXHIBIT A
TO NOTICE OF IMPENDING BOUNDARY ACTION

LEGAL DESCRIPTION

A parcel of land, situated in the East Half of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of Trappers Pointe P.R.U.D. Plat "B" Subdivision, said point being South 0°22'20" West 1339.61 feet along the section line and North 89°37'40" West 217.08 from the Northeast Corner of said Section 23 and running thence along the westerly right-of-way line of Trapper Loop Road the following four (4) courses and distances:

1. southerly 288.23 feet along the arc of a 7539.44-foot radius non-tangent curve to the right (center bears South 83°38'01" West and the long chord bears South 05°16'16" East 288.21 feet with a central angle 02°11'25");
2. thence South 04°11'11" East 273.58 feet;
3. thence South 20°48'59" West 591.49 feet
4. thence southerly 321.34 feet along the arc of a 3214.79-foot radius non-tangent curve to the left (center bears North 86°48'49" East and the long chord bears South 07°03'00" East 321.20 feet with a central angle of 05°43'37") to the Northeast corner of Warner Subdivision;

thence South 85°00'13" West 536.11 feet (541.26 feet by record) along the northerly line of said subdivision to a found Mountain Engineering rebar and cap also being the Northwest corner of the Warner Subdivision;

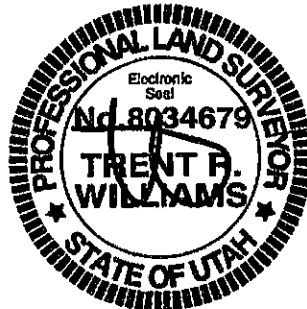
thence South 64°49'32" West 466.68 feet along the northerly line of Parcel E of the Agricultural Subdivision of the Paul and Beverly Warner Property, a record of survey at the Morgan County Surveyor's Office (Record of Survey No. 739) to a found Mountain Engineering rebar and cap being the Northwest Corner of said Parcel E (Parcel No.: 00-0083-8470);

thence North 00°54'30" West 397.92 feet to the Southeast corner of Frontier Estates Subdivision and running thence along the easterly line of said subdivision the following six (6) courses and distance:

1. North 02°01'15" East 471.50 feet;
2. thence North 88°31'20" East 38.35 feet;
3. thence North 01°20'18" East 120.86 feet;
4. thence North 05°54'42" East 241.61 feet;
5. thence North 00°58'52" East 121.01 feet;
6. thence North 01°28'36" West 141.00 feet to the southerly line of Trapper's Pointe P.R.U.D. Plat "B" Subdivision;

thence North 88°31'20" E 1,047.73 feet along said southerly line to the Point of Beginning.

Contains 1,527,603 square feet or 35.069 acres

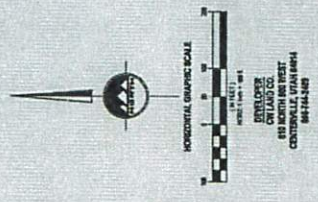
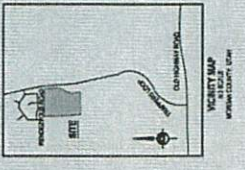
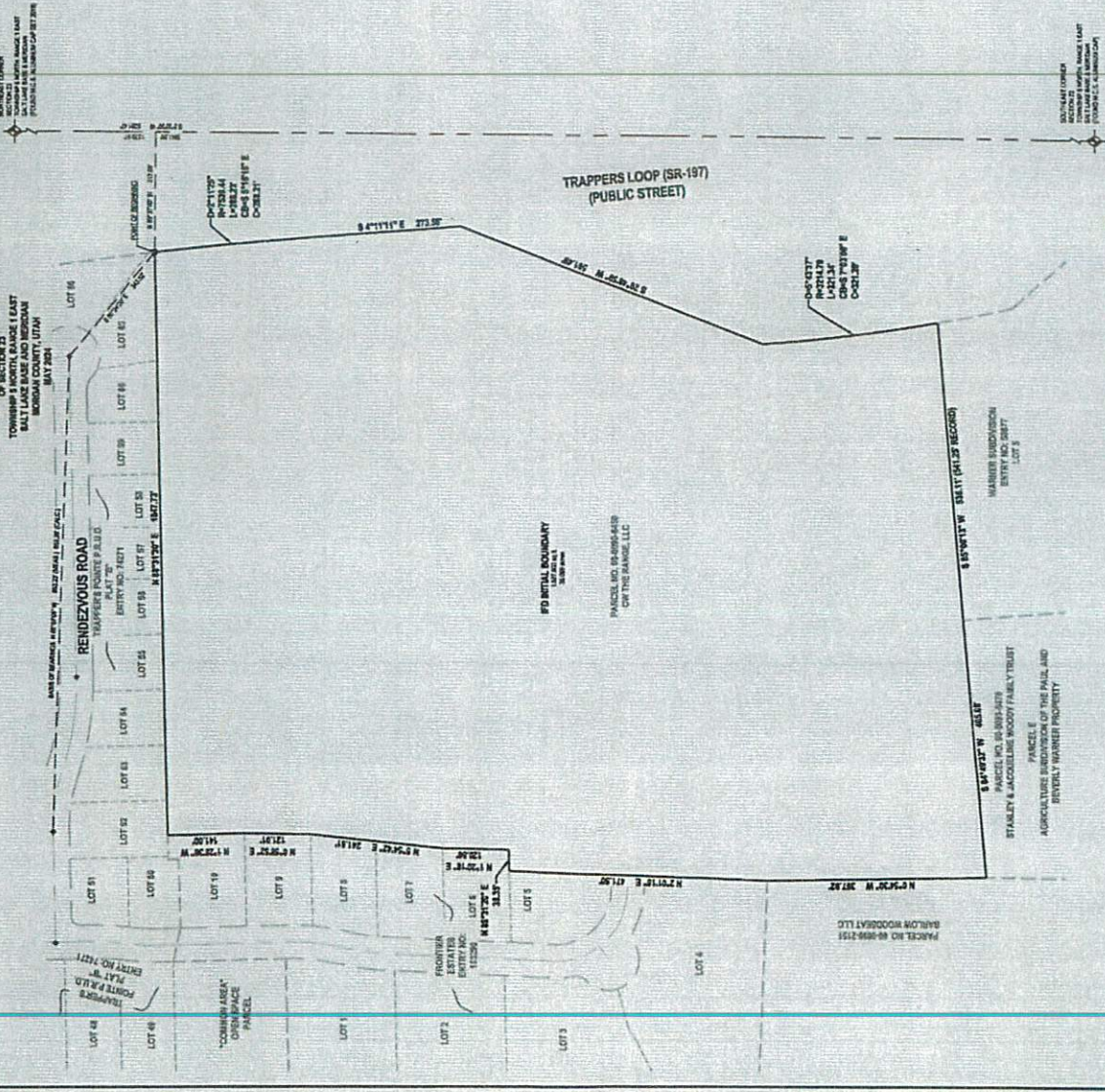


Date

Trent R. Williams
License No. 8034679

FINAL LOCAL ENTITY PLAT OF THE RANGE INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN THE EAST QUARTER
TOWNSHIP 5 NORTH RANGE 1 EAST
BALT LAZE BURE AND BERDMAN
RANGE 100 NORTH OF RT 208
MAY 2024



SURVEYOR'S CERTIFICATE
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Missouri, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original as the same appears in my office, and that I am a duly Licensed Professional Engineer in the State of Missouri.

STATEMENT OF WORK
I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Missouri, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original as the same appears in my office, and that I am a duly Licensed Professional Engineer in the State of Missouri.

NOTICE TO CONTRACTORS
The undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Missouri, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original as the same appears in my office, and that I am a duly Licensed Professional Engineer in the State of Missouri.



MAY 2024

FINAL LOCAL ENTITY PLAT OF THE RANGE INFRASTRUCTURE FINANCING DISTRICT

LOCATED IN THE EAST QUARTER
TOWNSHIP 5 NORTH RANGE 1 EAST
BALT LAZE BURE AND BERDMAN
RANGE 100 NORTH OF RT 208
MAY 2024

MISSOURI COUNTY RECORDER
RECORDED IN _____ DAY OF _____ 2024
PAGE _____

MISSOURI COUNTY RECORDER
RECORDED IN _____ DAY OF _____ 2024
PAGE _____

MISSOURI COUNTY RECORDER
RECORDED IN _____ DAY OF _____ 2024
PAGE _____

MISSOURI COUNTY RECORDER
RECORDED IN _____ DAY OF _____ 2024
PAGE _____

MISSOURI COUNTY CLERK

8.5.2024

Issie A Hyde





August 5, 2024

Deidre Henderson
Utah Lieutenant Governor
350 North State Street, Suite 220
P.O. Box 142325
Salt Lake City, Utah 84114-2325 annexations@utah.gov

RE: Certification of the Petition for the Range Infrastructure Financing District No.1

Dear Lt. Governor:

On June 20, 2024, a petition was filed with the Morgan County Clerk for the creation of the Range Infrastructure Financing District. We have reviewed the petition and its accompanying documents, and we have concluded that it complies with Utah Code Sections 17B-1-203(1), 17B-1-205(1) and 17B-1-208. This letter will serve as the certification of the petition pursuant to UCA 17B-1-209.

In accordance with the Section 209 certification procedure, please find enclosed the following documents for your review and approval:

- 1) Copy of the certified petition;
- 2) Copy of the notice of impending boundary action; and
- 3) Copy of the approved final local entity plat.

If you find these documents acceptable and issue a certificate of incorporation, please forward the original certificate to this office. Upon receipt of the certificate of incorporation from your office, original copies of the foregoing documents and the certificate will be recorded with the Morgan County Recorder.

Sincerely,

Leslie A. Hyde
Morgan County Clerk/Auditor

48 WEST YOUNG STREET – PO BOX 886 – MORGAN, UTAH 84050

lhyde@morgancountyutah.gov

**PETITION REQUESTING THE CREATION OF
RANGE INFRASTRUCTURE FINANCING DISTRICT NO. 1
LOCATED IN MORGAN COUNTY, UTAH**

June 20, 2024

Morgan County
Attn: County Clerk
48 W. Young St.
P.O. Box 886
Morgan, Utah 84050

The undersigned (the "Petitioners") hereby request that the Clerk of Morgan County, Utah (the "County Clerk") certify this Petition for the Range Infrastructure Financing District (the "District") pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 (the "Act"). The Petitioners request the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District.

I. Petitioner

Petitioner / Owner:

CW The Range, LLC
610 N 800 West
Centerville, UT 84014

CW The Range, LLC, is the sponsor of this Petition, and is also the contact sponsor, which may be reached by phone at 801-560-4266, and by email at seth@cw.land, attention Seth Robertson. The Petitioner represents 100% of the surface property owners within the proposed District's boundaries.

II. Proposed District Boundaries

The Petitioners request that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"), Morgan County Serial #03-005-19-07-2, Parcel # 00-0090-6450, 6651 Trappers Loop Road, Mountain Green, UT 84050. The Original District Boundaries are further described and depicted in the final local entity plat, as shown in **Exhibit B** (the "Final Local Entity Plat").

III. Requested Service

The Petitioners request the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

IV. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document for the District (the "Governing Document").

V. Engineer's Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VI. Board of Trustees

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Boards of Trustees for the District be initially composed of three members who are agents, or officers of the property owner, as follows:

Trustee 1: Seth Robertson, for an initial term of six years
213 E 1050 N, Bountiful, Utah 84010

Trustee 2: Nick Mister, for an initial term of four years
571 S Fort Ln #481, Layton, Utah 84041

Trustee 3: Lauren Hiller, for an initial term of six years
537 S 500 E, Unit 106, Salt Lake City, Utah 84102

- c) All Trustees serve at large with no divisions or boundaries.

VII. Petitioners Consent and Acknowledgements

- a) The Petitioners hereby consent to:
 - i) The creation of the District within the Original District Boundaries;
 - ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
 - iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
 - iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- b) The Petitioners hereby acknowledge and certify that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

VIII. Electronic Means; Counterparts

This Petition may be circulated 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 document.

IX. Instructions for Clerk

a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above and within 10 days of certification, file with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

i) a signed copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and

ii) a signed copy of the Final Local Entity Plat.

c) Documents may be uploaded to the Lieutenant Governor's Office using the web form found at <https://cs.utah.gov/s/annexations-request> with notice in writing to the Contact Sponsor that such filing has been completed.

d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

e) In the event the County Clerk fails to certify this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

IN WITNESS WHEREOF, the Petitioners have executed this Petition as of the date indicated above.

CW The Range, LLC, a Utah limited liability company

By: Colin Wright
Its: Manager

STATE OF UTAH)

ss:

COUNTY OF Davis)

On this 29 day of April, personally appeared before me Colin Wright, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that they are the manager of CW The Range, LLC, that he was duly authorized by said company to sign this Petition, and that they acknowledged to me that said company executed the same for the uses and purposes set forth herein.

Stephanie Heiner
NOTARY PUBLIC



EXHIBIT A
LEGAL DESCRIPTION

A parcel of land, situated in the East Half of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of Trappers Pointe P.R.U.D. Plat "B" Subdivision, said point being South $0^{\circ}22'20''$ West 1339.81 feet along the section line and North $89^{\circ}37'40''$ West 217.08 from the Northeast Corner of said Section 23 and running thence along the westerly right-of-way line of Trapper Loop Road the following four (4) courses and distances:

1. southerly 288.23 feet along the arc of a 7539.44-foot radius non-tangent curve to the right (center bears South $83^{\circ}38'01''$ West and the long chord bears South $05^{\circ}16'16''$ East 288.21 feet with a central angle $02^{\circ}11'25''$);
2. thence South $04^{\circ}11'11''$ East 273.58 feet;
3. thence South $20^{\circ}48'59''$ West 591.49 feet
4. thence southerly 321.34 feet along the arc of a 3214.79-foot radius non-tangent curve to the left (center bears North $85^{\circ}48'49''$ East and the long chord bears South $07^{\circ}03'00''$ East 321.20 feet with a central angle of $05^{\circ}43'37''$) to the Northeast corner of Warner Subdivision;

thence South $85^{\circ}00'13''$ West 536.11 feet (541.25 feet by record) along the northerly line of said subdivision to a found Mountain Engineering rebar and cap also being the Northwest corner of the Warner Subdivision;

thence South $84^{\circ}49'32''$ West 465.68 feet along the northerly line of Parcel E of the Agricultural Subdivision of the Paul and Beverly Warner Property, a record of survey at the Morgan County Surveyor's Office (Record of Survey No. 739) to a found Mountain Engineering rebar and cap being the Northwest Corner of said Parcel E (Parcel No.: 00-0083-9470);

thence North $00^{\circ}54'30''$ West 397.92 feet to the Southeast corner of Frontier Estates Subdivision and running thence along the easterly line of said subdivision the following six (6) courses and distance:

1. North $02^{\circ}01'15''$ East 471.50 feet;
2. thence North $88^{\circ}31'20''$ East 38.35 feet;

3. thence North $01^{\circ}20'18''$ East 120.86 feet;

4. thence North $05^{\circ}54'42''$ East 241.61 feet;

5. thence North $00^{\circ}58'52''$ East 121.01 feet;

6. thence North $01^{\circ}28'36''$ West 141.00 feet to the southerly line of Trapper's Pointe P.R.U.D. Plat "B" Subdivision; thence North $88^{\circ}31'20''$ E 1,047.73 feet along said southerly line to the Point of Beginning.

Contains 1,527,603 square feet or 35.069 acres

EXHIBIT B
FINAL LOCAL ENTITY PLAT

**EXHIBIT C
GOVERNING DOCUMENT**

EXHIBIT D
CERTIFICATE OF ENGINEER

EXHIBIT E
NOTICE OF IMPENDING BOUNDARY ACTION



