

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 CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO.1 located in WASHINGTON COUNTY, dated SEPTEMBER 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 CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO.1, located in WASHINGTON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 5th day of November, 2024 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

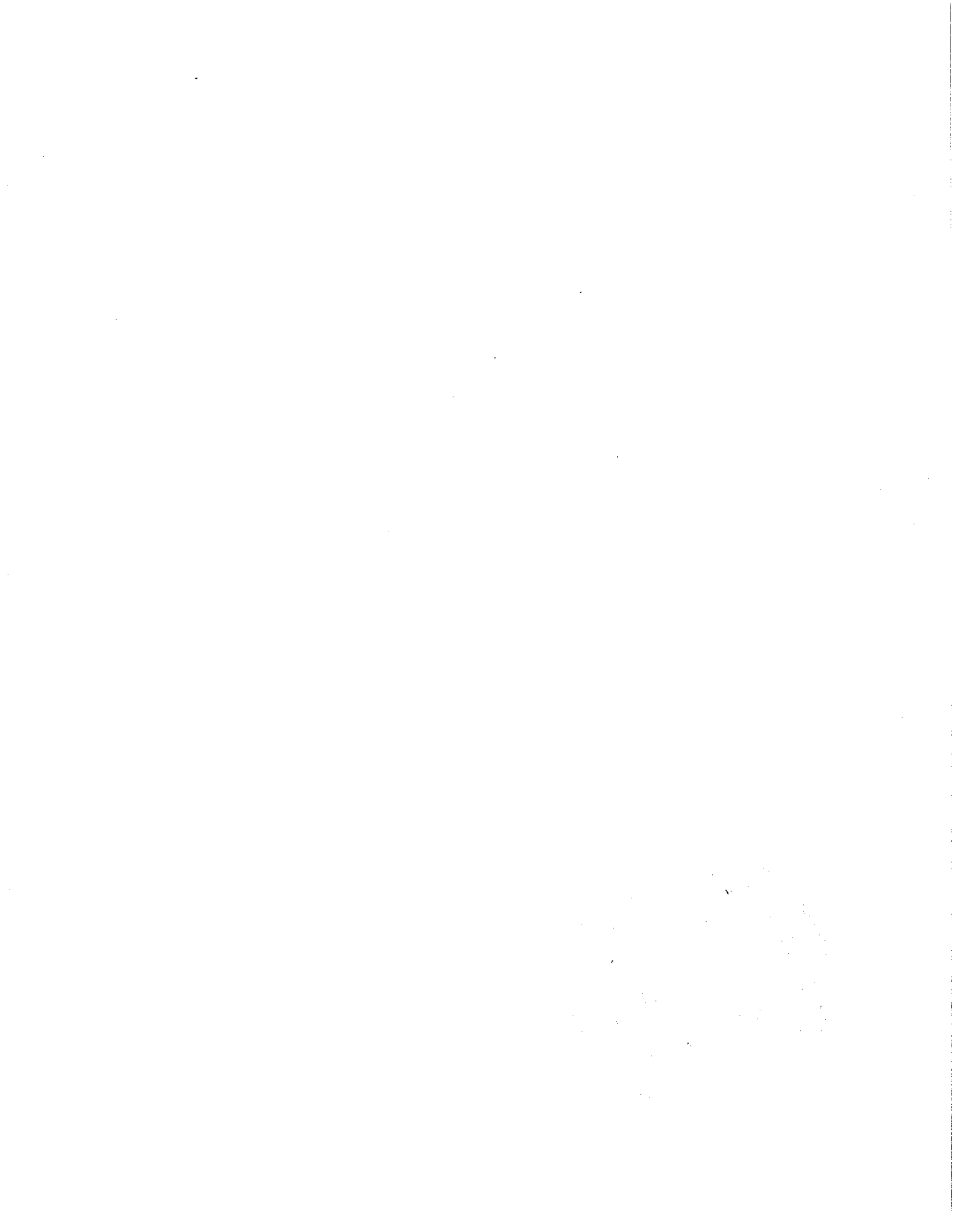


EXHIBIT A
TO NOTICE OF IMPENDING BOUNDARY ACTION

LEGAL DESCRIPTION

Affects portions of the following Parcel Nos.:

W-4-2-7-142-CC

W-4-2-7-145-CC

W-4-2-8-400-CC

W-4-2-8-401-CC

W-4-2-8-402-CC

W-4-2-8-403-CC

W-4-2-8-405-CC

W-4-2-8-406-CC

W-4-2-5-232-CC

Additional SITLA property (no parcel number assigned)

DIVISION 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF

88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 47°34'24" WEST 21.59 FEET, CENTER POINT LIES NORTH 88°27'35" WEST) THROUGH A CENTRAL ANGLE OF 92°03'59", A DISTANCE OF 24.10 FEET 9) NORTH 86°23'37" WEST 188.02 FEET, 10) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°23'37" WEST 21.21 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 11) NORTH 86°23'37" WEST 55.00 FEET, 12) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 13) NORTH 86°23'37" WEST 77.10 FEET, AND 14) WESTERLY ALONG A 172.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 85°03'04" WEST 8.08 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 02°41'04", A DISTANCE OF 8.08 FEET TO A POINT ON THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE ALONG THE EASTERLY LINE OF SOLIS AT CORAL CANYON PHASE 2 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 06°17'28" EAST 77.40 FEET 2) NORTH 14°49'34" WEST 122.39 FEET 3) NORTH 33°11'34" WEST 119.79 FEET, AND 4) NORTH 38°04'08" WEST 80.25 FEET; THENCE NORTH 51°55'52" EAST 155.00 FEET; THENCE SOUTH 38°04'08" EAST 51.61 FEET; THENCE NORTH 51°55'52" EAST 97.68 FEET; THENCE NORTH 37°44'46" WEST 1.07 FEET; THENCE NORTH 52°44'25" EAST 98.09 FEET; THENCE NORTH 37°15'35" WEST 21.73 FEET; THENCE NORTH 52°44'25" EAST 154.47 FEET; THENCE SOUTH 27°05'45" EAST 55.88 FEET; THENCE SOUTH 15°04'42" WEST 16.06 FEET; THENCE SOUTH 14°48'03" EAST 110.00 FEET; THENCE NORTH 75°11'57" EAST 153.00 FEET; THENCE SOUTH 14°48'03" EAST 17.66 FEET; THENCE NORTH 75°11'57" EAST 117.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

DIVISION 2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A

DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

DIVISION 3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE

LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.



**PETITION REQUESTING THE CREATION OF
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
LOCATED IN WASHINGTON COUNTY, UTAH**

July __, 2024

Washington County Clerk
111 East Tabernacle St.
St. George, Utah 84770
435-301-7220

The undersigned (the “Petitioners”) hereby request that the Clerk of Washington County, Utah (the “County Clerk”) certify this Petition for the Coral Canyon 1 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. Petitioners

Petitioner / Owner:

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

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

CW The Rise II, LLC
610 N 800 West
Centerville, UT 84014

Utah School and Institutional Trust Lands Administration
102 S 200 East Suite #600
Salt Lake City, Utah 84111

CW The Island, LLC, and CW The Solis, LLC, are sponsors of this Petition, and CW the Solis, LLC, is the contact sponsor, which may be reached by phone at 801-560-4266, and by email at seth@cw.land, attention Seth Robertson. The Petitioners represent 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 “District Boundaries”). The 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: Aaron Langston, for an initial term of six years

1593 Grapevine Crossing Rd, Washington, UT 84780

VII. Petitioners Consent and Acknowledgements

- c) The Petitioners hereby consent to:
 - i) The creation of the District within the 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 District Boundaries.
- d) ~~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 copy of the Notice of an Impending Boundary Action signed by the County Clerk and notarized, attached hereto as **Exhibit E**; and
- ii) a copy of the Final Local Entity Plat signed by the County Surveyor and County Clerk.

c) Documents may be filed in electronic (PDF) form with the Lieutenant Governor's Office by emailing to annexations@utah.gov with the Contact Sponsor cc'd on such email. Originals of all documents should be held for recording following issuance of a Certificate of Incorporation by the Lieutenant Governor's Office.

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 Island, LLC, a Utah limited liability company

By: [Signature]
Its: CFO

STATE OF UTAH)

ss:

COUNTY OF Davis)

On this 24 day of April 24 personally appeared before me Holton Hunsaker 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 CFO of CW The Island, 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.

[Signature]
NOTARY PUBLIC



CW The Solis, LLC, a Utah limited liability company

By: 
Its: CFO

STATE OF UTAH)

ss:

COUNTY OF Davis)

On this 24 day of April 2024, personally appeared before me Holtton Hunsaker 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 CFO of CW The Solis, 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.


NOTARY PUBLIC



CW The Rise II, LLC, a Utah limited liability company

By: [Signature]
Its: CEO

STATE OF UTAH)

ss:

COUNTY OF Davis)

On this 13th day of May, personally appeared before me Holton Hunsaker 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 CEO of CW The Solis, 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.

[Signature]
NOTARY PUBLIC



Utah School and Institutional Trust
Lands Administration

By: _____
Name: Kyle Pasley
Its: MANAGING DIRECTOR

STATE OF UTAH)

Approved as to form:

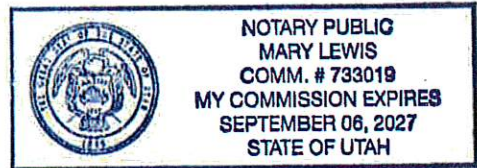
Chris Hill
Special Assistant Attorney General

SS:

COUNTY OF)

On this 25th day of July, personally appeared before me Kyle Pasley, 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 MANAGING DIRECTOR of Utah School and Institutional Trust Lands Administration, 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.

Mary Lewis
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

Affects portions of the following Parcel Nos.:

W-4-2-7-142-CC
W-4-2-7-145-CC
W-4-2-8-400-CC
W-4-2-8-401-CC
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W-4-2-5-232-CC
Additional SITLA property (no parcel number assigned)

DIVISION 1:

BEGINNING AT A POINT THAT LIES SOUTH 89°03'04" EAST 1,162.41 FEET ALONG THE SECTION LINE AND SOUTH 514.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 75°11'57" EAST 688.82 FEET TO THE WESTERLY OF CORAL CANYON AREA 2 PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 17°58'34" WEST ALONG SAID WESTERLY LINE 190.72 FEET; THENCE SOUTH 54°31'53" EAST ALONG SAID WESTERLY LINE 388.39 FEET TO THE WESTERLY LINE OF CORAL CANYON AREA 6 PHASE 1 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A 465.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 23°48'12" WEST 288.43 FEET, CENTER POINT LIES SOUTH 48°07'43" EAST) THROUGH A CENTRAL ANGLE OF 36°08'09", A DISTANCE OF 293.27 FEET; THENCE SOUTH 05°44'08" WEST ALONG SAID WESTERLY LINE 122.37 FEET TO THE NORTHEAST MOST CORNER OF SOLIS AT CORAL CANYON PHASE 3 AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE NORTHERLY LINE OF SOLIS AT CORAL CANYON PHASE 3 THE FOLLOWING FOURTEEN (14) COURSES: 1) NORTH 86°23'37" WEST 694.78 FEET, 2) NORTH 03°36'23" EAST 18.22 FEET, 3) NORTH 86°23'37" WEST 55.00 FEET, 4) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 48°36'23" WEST 21.21 FEET, CENTER POINT LIES NORTH 86°23'37" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, 5) NORTH 86°23'37" WEST 185.49 FEET, 6) NORTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 42°19'13" WEST 20.87 FEET, CENTER POINT LIES NORTH 03°36'23" EAST) THROUGH A CENTRAL ANGLE OF 88°08'48", A DISTANCE OF 23.08 FEET, 7) NORTH 85°19'34" WEST 55.08 FEET, 8) SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE

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CONTAINING 867,303 SQUARE FEET OR 19.91 ACRES.

DIVISION 2:

BEGINNING AT A POINT ON THE EASTERLY LINE PARCEL W-4-2-5-231-CC SAID POINT LIES NORTH 88°14'54" WEST 419.09 FEET AND SOUTH 1,307.67 FEET; FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 02°58'29" EAST 305.77 FEET, 2) SOUTH 23°08'01" EAST 298.51 FEET, AND 3) SOUTH 76°49'16" EAST 385.48 FEET TO THE NORTHWESTERLY LINE OF TELEGRAPH ROAD; THENCE SOUTH 19°39'15" WEST ALONG THE NORTHWESTERLY LINE 34.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND A 940.65 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 37°11'47" WEST 567.04 FEET, CENTER POINT LIES NORTH 70°20'45" WEST) THROUGH A CENTRAL ANGLE OF 35°05'03", A DISTANCE OF 575.99 FEET TO THE EASTERLY LINE OF SAID PARCEL W-4-2-5-231-CC; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: 1)

NORTH 57°20'48" WEST 251.94 FEET 2) NORTH 76°01'23" WEST 263.08 FEET 3) SOUTH 69°35'41" WEST 314.58 FEET 4) SOUTH 89°57'02" WEST 146.07 FEET, 5) SOUTH 86°12'32" WEST 219.76 FEET AND 6) SOUTH 62°07'59" WEST 75.99 FEET; THENCE NORTH 27°58'11" WEST 142.98 FEET; THENCE NORTH 40°34'41" EAST 107.86 FEET; THENCE NORTH 24°29'14" EAST 75.79 FEET; THENCE NORTH 41°41'48" EAST 392.25 FEET; THENCE NORTH 35°20'32" EAST 440.04 FEET; THENCE NORTH 50°16'44" EAST 126.58 FEET; THENCE NORTH 17°40'47" EAST 32.78 FEET; THENCE NORTH 24°42'42" WEST 85.91 FEET; THENCE NORTH 49°16'58" EAST 138.57 FEET; THENCE NORTH 53°20'59" EAST 50.00 FEET; THENCE NORTHWESTERLY ALONG A 525.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 37°05'51" WEST 8.19 FEET, CENTER POINT LIES SOUTH 53°20'59" WEST) THROUGH A CENTRAL ANGLE OF 00°53'39", A DISTANCE OF 8.19 FEET; THENCE NORTH 49°22'07" EAST 110.74 FEET; THENCE SOUTH 76°02'18" EAST 57.06 FEET; THENCE SOUTH 36°04'21" EAST 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,034,141 SQUARE FEET OR 23.74 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°14'54" WEST 560.69 FEET ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 8 AND THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

DIVISION 3:

BEGINNING AT A POINT THAT IS ON THE SOUTHEASTERLY LINE OF TELEGRAPH ROAD AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE. SAID POINT LIES SOUTH 01°05'53" WEST 451.72 FEET ALONG THE SECTION LINE AND WEST 828.31 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 40°58'21" EAST 214.98 FEET; THENCE SOUTH 86°33'29" EAST 121.11 FEET; THENCE SOUTH 18°22'32" EAST 95.14 FEET; THENCE SOUTH 26°05'36" WEST 108.58 FEET; THENCE SOUTH 16°45'16" WEST 88.90 FEET; THENCE SOUTH 03°27'54" EAST 187.97 FEET; THENCE SOUTH 14°41'55" WEST 54.08 FEET; THENCE SOUTH 36°48'09" WEST 94.63 FEET; THENCE SOUTH 56°28'50" WEST 208.91 FEET; THENCE SOUTH 75°38'11" WEST 183.28 FEET TO THE NORTHEASTERLY LINE OF RISE AT CORAL CANYON PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIX (6) COURSES: 1) NORTH 52°02'18" WEST 151.47 FEET, 2) NORTH 35°25'10" WEST 66.72 FEET, 3) NORTH 50°30'11" EAST 75.81 FEET, 4) NORTH 39°29'05" WEST 250.93 FEET, 5) SOUTH 50°30'55" WEST 78.87 FEET, AND 6) NORTH 39°18'33" WEST 77.48 FEET TO SAID SOUTHEASTERLY LINE OF TELEGRAPH ROAD; THENCE NORTH 51°16'56" EAST ALONG SAID SOUTHEASTERLY LINE 162.68 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE AND A 3,340.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 46°06'12" EAST 602.97 FEET, CENTER POINT LIES NORTH 38°43'04" WEST) THROUGH A CENTRAL ANGLE OF 10°21'28", A

DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 428,281 SQUARE FEET OR 9.83 ACRES.

EXHIBIT B
FINAL LOCAL ENTITY PLAT

(See following pages)

**EXHIBIT C
GOVERNING DOCUMENT**

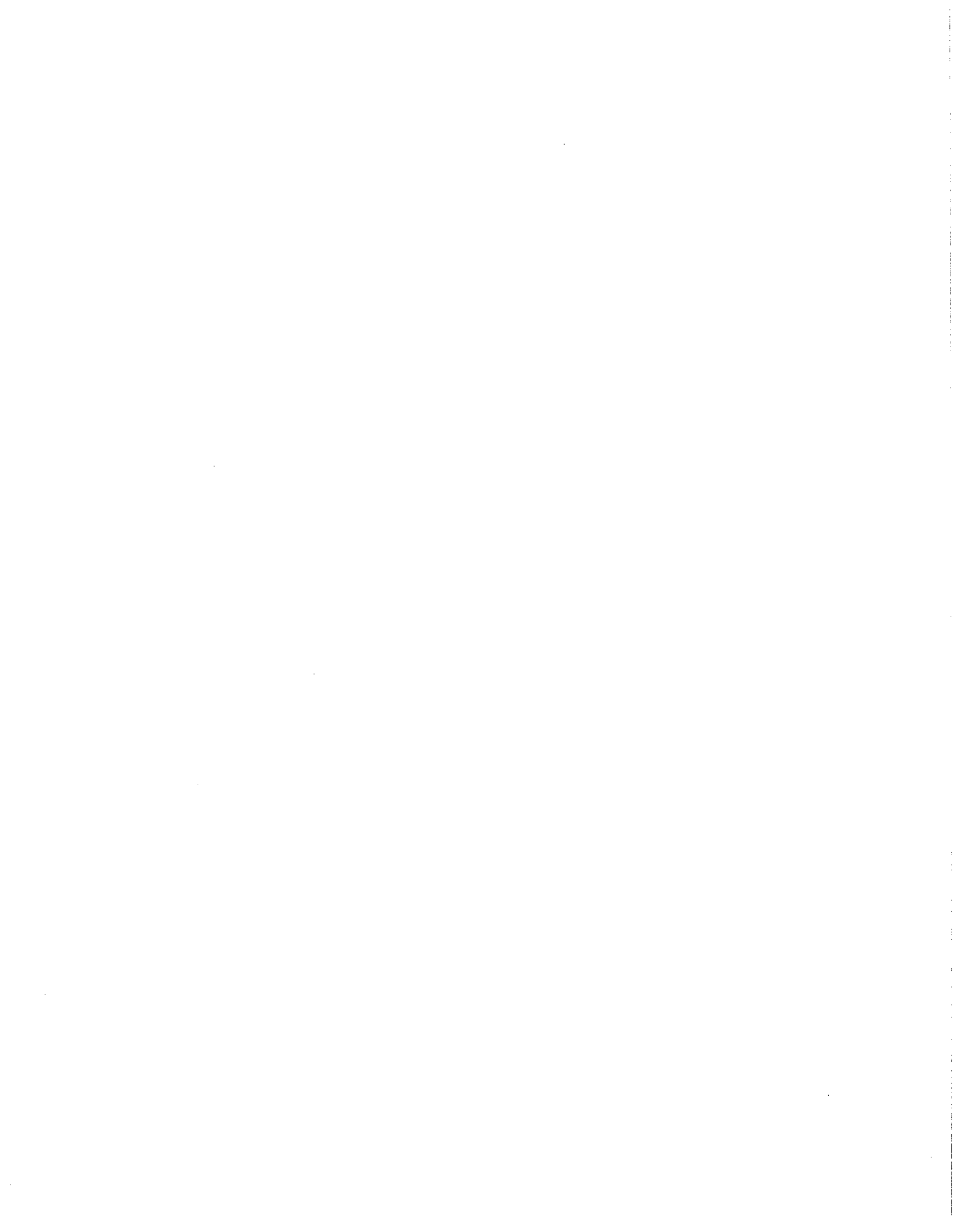
(See following pages)

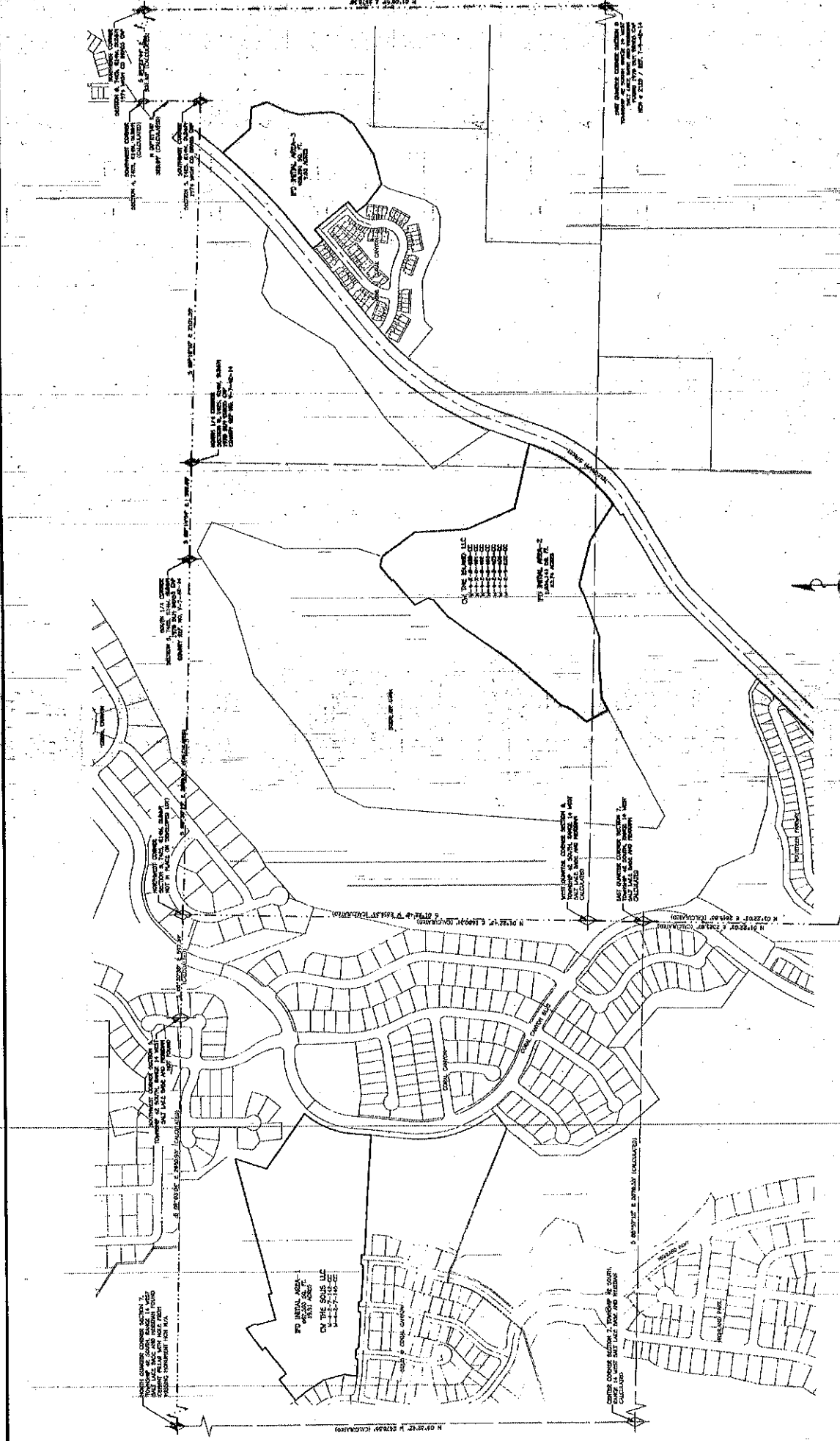
EXHIBIT D
CERTIFICATE OF ENGINEER

(See following page)

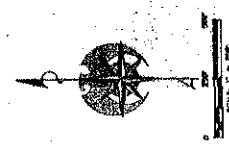
EXHIBIT E
NOTICE OF IMPENDING BOUNDARY ACTION

(See following pages)



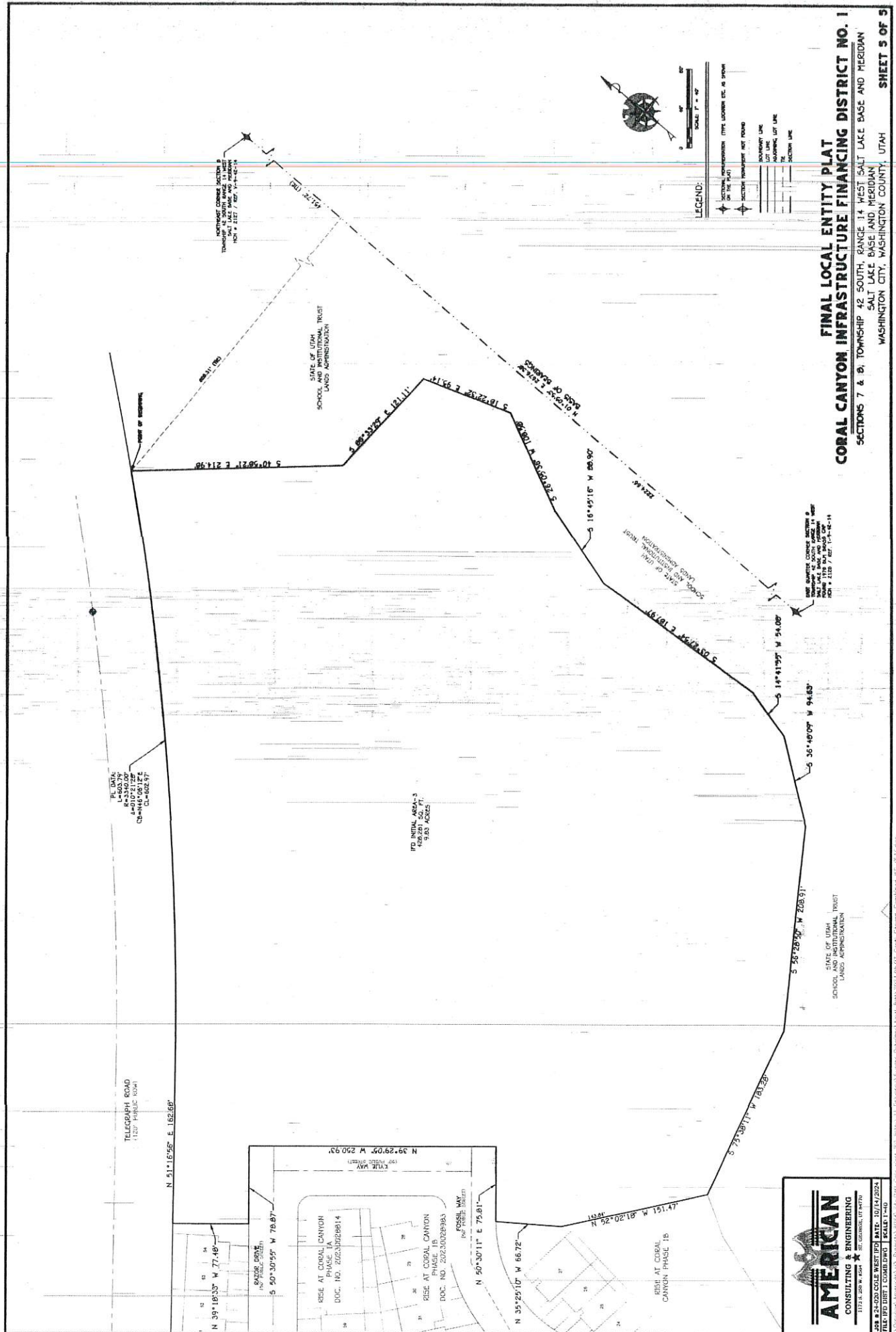


FINAL LOCAL ENTITY PLAT
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
 SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH



AMERICAN
 CONSULTING & ENGINEERING
 100 S. 200 WEST
 WASHINGTON, UT 84780
 TEL: 801.223.1100 FAX: 801.223.1101
 WWW.AMERICAN-UTAH.COM

C:\projects\mcc\133\Project\Map\133\Map\133.dwg Plot: 08/24/2007 09:45:07 Dwg: Coral Canyon Contained PG: 2/2



FINAL LOCAL ENTITY PLAT
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
 SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
 SALT LAKE COUNTY, WASHINGTON COUNTY, UTAH

PL DATA
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 B=102.12
 A=91.021222°
 CB=145.081272°
 CL=602.57

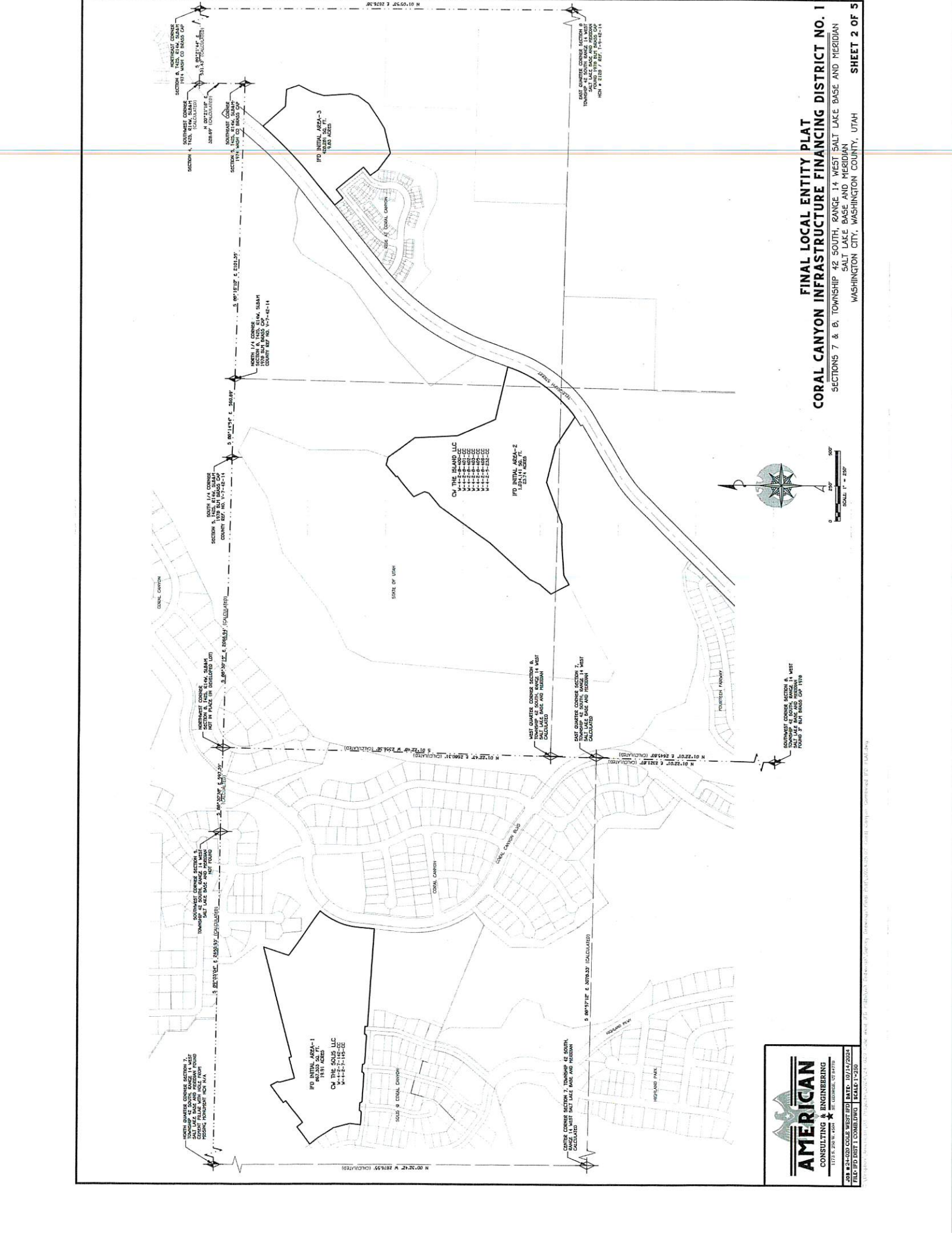
PTD INITIAL AREA-3
 428.281 SQ. FT.
 9.85 ACRES

SEE SURVEY CORNER SECTION 8
 TOWNSHIP 42 SOUTH, RANGE 14 WEST,
 SALT LAKE AND MERIDIAN
 MON = 2127 / REF. V=42-14


STATE OF UTAH
 SCHOOL LAND ADMINISTRATION

AMERICAN
 CONSULTING & ENGINEERING
 1122 E. 200 W. SUITE 100
 SALT LAKE CITY, UT 84119
 FILED DIST. 1 CORAL CANYON PHASE 1B

UTAH REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL SURVEYOR LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL CIVIL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL ARCHITECT LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL ELECTRICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL MECHANICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL CHEMICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL METALLURGICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL FURNACE ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL MARINE ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL NUCLEAR ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL PETROLEUM ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL WATER RESOURCES ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL WIND ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL COASTAL AND OCEANOGRAPHIC ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL FURNACE ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL MARINE ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL NUCLEAR ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL PETROLEUM ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL WATER RESOURCES ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL WIND ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER LICENSE NO. 42420. UTAH REGISTERED PROFESSIONAL COASTAL AND OCEANOGRAPHIC ENGINEER LICENSE NO. 42420.

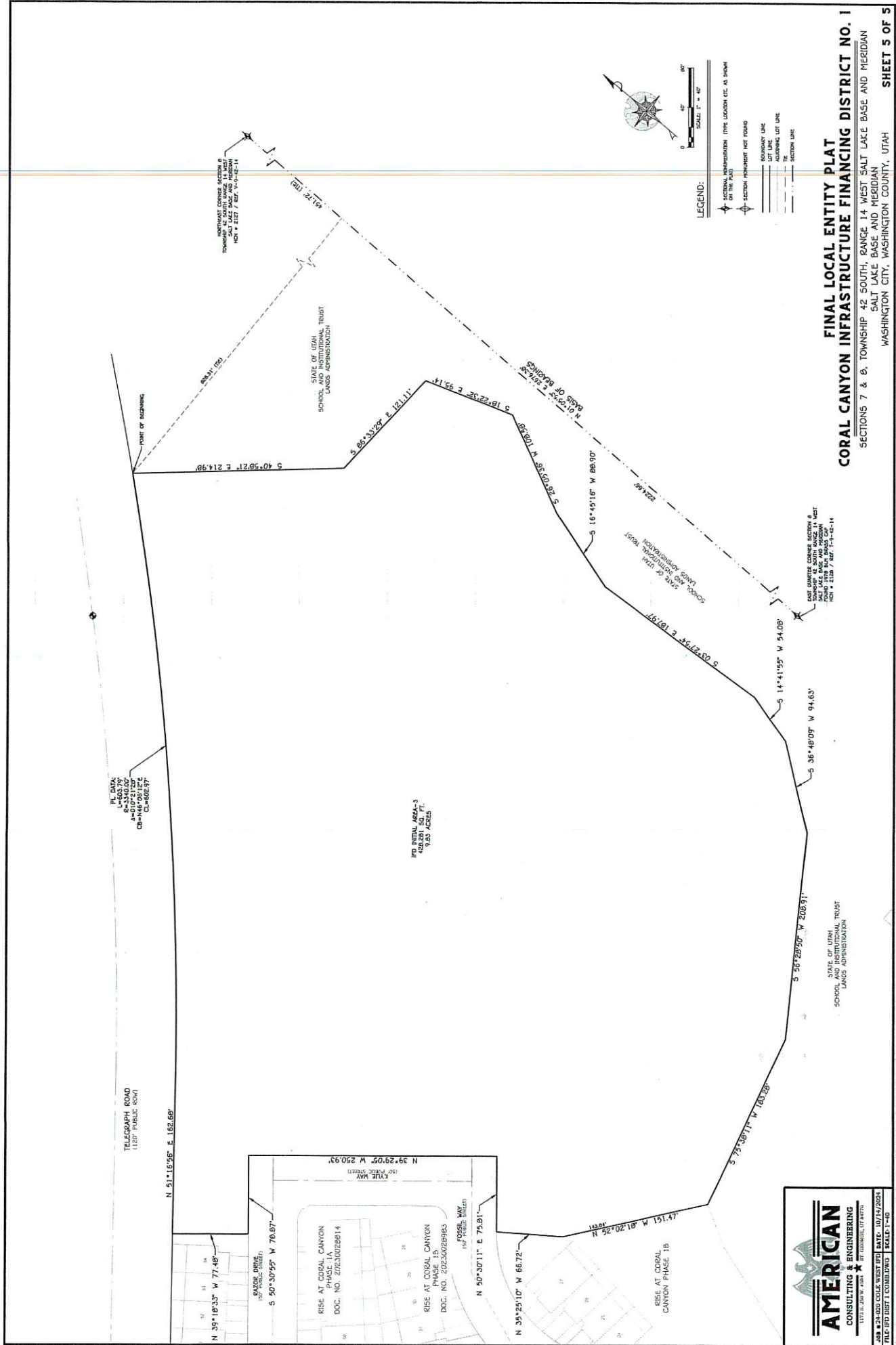


FINAL LOCAL ENTITY PLAT
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
 SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH


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 TEL: (435) 438-1200 FAX: (435) 438-1201
 WWW.AMERICAN-UTAH.COM







RC: 034
 L: 60.75
 A: 0.3400
 CH: 48°08'12"E
 CL: 602.97

TELEGRAPH ROAD
 (120' PUBLIC ROW)

N 51°18'56" E 185.69'

RISE AT CORAL CANYON
 PHASE 1B
 DOC. NO. 20230028614

RISE AT CORAL CANYON
 PHASE 1B
 DOC. NO. 20230028983

RISE AT CORAL CANYON
 PHASE 1B

RISE AT CORAL CANYON
 PHASE 1B

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 PHASE 1B

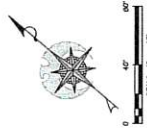
AMERICAN
 CONSULTING & ENGINEERING
 1000 S. 200 W. SUITE 400
 PROVO, UTAH 84601
 PHONE: 801.771.1000
 FAX: 801.771.1001
 WWW.AMERICAN-UTAH.COM

STATE OF UTAH
 SCHOOL AND INSTITUTIONAL TRUST
 LAND ADMINISTRATION

STATE OF UTAH
 SCHOOL AND INSTITUTIONAL TRUST
 LAND ADMINISTRATION

100' INITIAL AREA - 3
 428,201 SQ. FT.
 9.85 ACRES

NORTHEAST CORNER SECTION 8
 TOWNSHIP 42 SOUTH RANGE 14 WEST
 SALT LAKE BASE AND MERIDIAN
 NCH = 2127 / REF. 1-4-42-14



LEGEND:

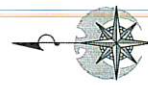
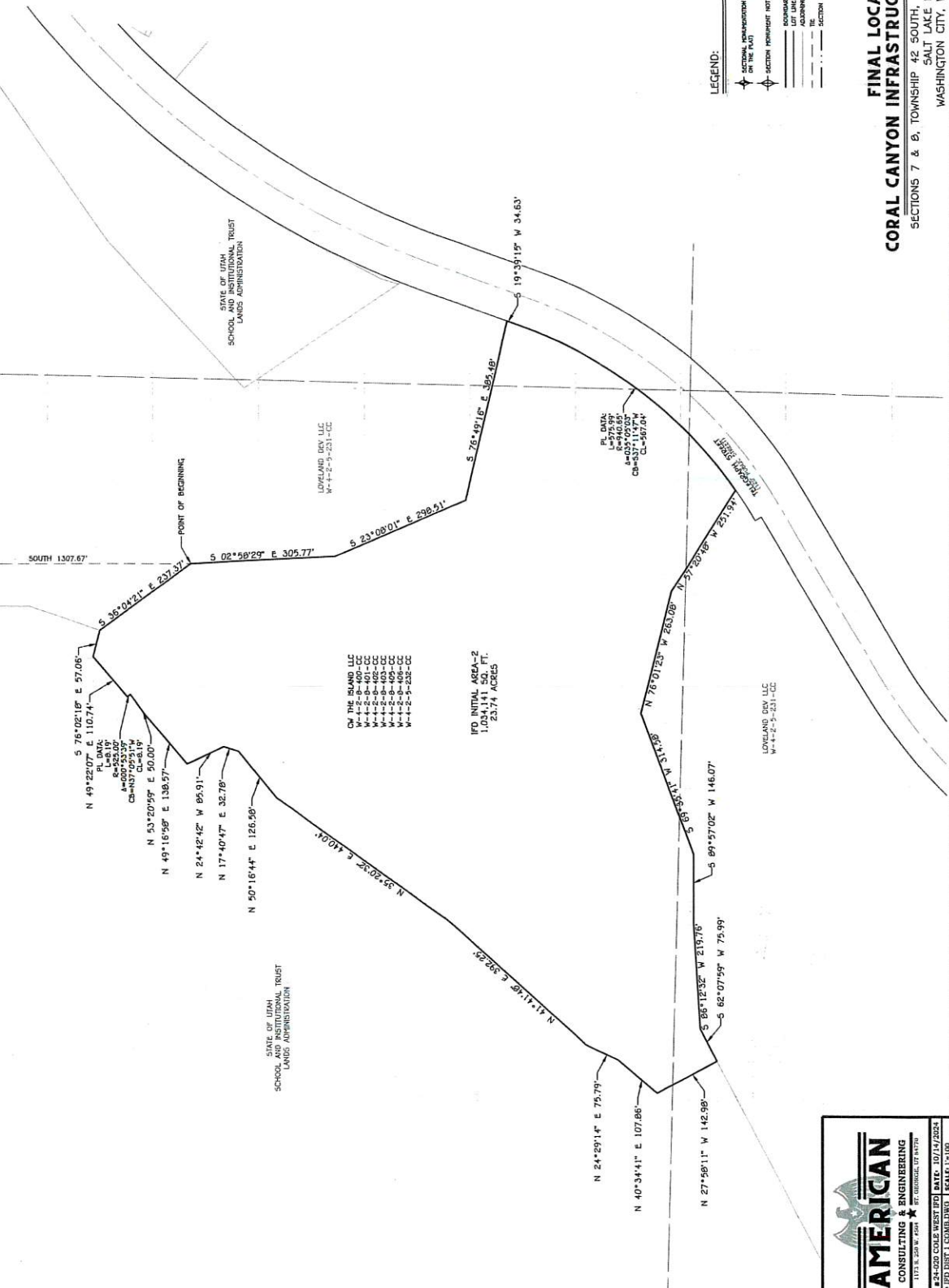
- SECTIONAL REPRESENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAN)
- SECTION REPRESENTATION (NOT FOUND)
- BOUNDARY LINE
- LOT LINE
- ADJOINING LOT LINE
- SECTION LINE

FINAL LOCAL ENTITY PLAN
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
 SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH

SOUTH 1/4 CORNER SECTION 9
 TOWNSHIP 42 SOUTH RANGE 14 WEST SUBAH
 1974 MOUNTAIN CO BOSS CAP
 COUNTY REF NO. V-7-42-14

SOUTH 1/4 CORNER SECTION 8
 TOWNSHIP 42 SOUTH RANGE 14 WEST SUBAH
 1974 MOUNTAIN CO BOSS CAP
 COUNTY REF NO. V-7-42-14

(BASE OF BEARINGS)
 S 89°16'07" E 2101.32'
 S 89°16'07" E 2101.32'
 S 89°16'07" E 2101.32'



SCALE 1" = 100'

- LEGEND:**
- SECTION NUMBER (TYPE LOCATION ETC AS SHOWN ON THE PLAT)
 - SECTION NUMBER NOT FOUND
 - PROPERTY LINE
 - ADJOINING LOT LINE
 - SECTION LINE

FINAL LOCAL ENTITY PLAT
CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1
 SECTIONS 7 & 8, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
 SALT LAKE BASE AND MERIDIAN
 WASHINGTON CITY, WASHINGTON COUNTY, UTAH

AMERICAN
 CONSULTING & ENGINEERING
 1173 N. 2500 W. 7500
 SALT LAKE CITY, UT 84119
 FILED BY DIST. T. COBLE DWG. NO. 10/14/2024
 SCALE: 1"=100'

DATE PLOTTED: 10/14/2024 10:52:00 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1"=100'. PLOT SHEET: 4 OF 5.



CLERK-AUDITOR

September 5, 2024

RE: PETITION REQUESTING THE CREATION OF CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1 LOCATED IN WASHINGTON COUNTY, UTAH

I, Ryan Sullivan, Washington County Clerk-Auditor, hereby certify that the PETITION REQUESTING THE CREATION OF CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1 LOCATED IN WASHINGTON COUNTY, UTAH complies with the requirements of Subsections 17B-1-203(1)(a), (b), (c), or (d), Subsections 17B-1-208(2), (3), and (4), Subsection 17B-1-205(1), and Section 17B-1-208.

Regards,

A handwritten signature in blue ink, appearing to read "RS" followed by a long horizontal stroke.

Ryan Sullivan
Washington County Clerk-Auditor
ryan.sullivan@washco.utah.gov
435.301.7220

