

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT located in SALT LAKE COUNTY, dated AUGUST 8, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

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

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 14th day of August, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

**PETITION REQUESTING THE CREATION OF
NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN SALT LAKE COUNTY, UTAH**

June 30, 2025

Lannie Chapman
Salt Lake County Clerk
2001 S. State Street, Ste S1-200
Salt Lake City, Utah 84190

The undersigned (the “Petitioners”) hereby request that the Clerk of Salt Lake County, Utah (the “County Clerk”) certify this Petition for the Northpoint Infrastructure Financing District (the “District”) pursuant to the Utah Constitution and Title 17B, Chapter 1 and Title 17B, Chapter 2a, Part 13 of the Utah Code Annotated 1953 (collectively, 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.

1. Petitioners

Petitioners/Owners:	Northpoint Innovation, LLC 7533 S. CENTER VIEW CT STE R, West Jordan, UT, 84084
Contact Sponsor:	James Carolan phone: 512-658-1510 PO Box 12437 Denver, CO 80212

The Petitioners represent 100% of the surface property owners within the proposed District’s boundaries. The Petitioners further represent that all of the property within the proposed District’s boundaries is within Salt Lake County, Utah. The Petitioners further represent that there are currently no registered voters within the boundaries of the District.

2. Proposed District Boundaries

The Petitioners request that the original District’s boundaries include the real property described in **Exhibit A** (the “Original District Boundaries”). The Original District Boundaries are further described and depicted in in the final local entity plat in **Exhibit B** (the “Final Local Entity Plat”).

3. Requested Service

The Petitioners request the District be created in accordance with the Act for the purpose of financing the construction of public infrastructure relating to the development, as permitted under the Act, to serve and benefit the area within the proposed District.

4. Governing Document

In accordance with the requirements of the Act, a draft of the Governing Document, as may be amended from time to time, is attached hereto as **Exhibit C** (the “Governing Document”).

5. Engineer’s Certificate

In accordance with the requirements of the Act, a certificate of an engineer, licensed under Title 58, Chapter 22, Utah Code Annotated 1953 (the “Professional Engineers and Professional Land Surveyors Licensing Act”), certifying that the costs of the public infrastructure and improvements to be constructed within the boundaries of the District exceeds \$1,000,000 is attached hereto as **Exhibit D** (the “Engineer’s Certificate”).

6. Board of Trustees

- a. The Petitioners hereby waive the residency requirement of [Section 17B-1-302](#), Utah Code Annotated 1953 (the “Utah Code”).
- b. The Petitioners propose that the Board of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, as follows:

	Name and Address	Elected or Appointed	Transition based on milestones for any District with residential property
Trustee 1:	James Carolan 4943 Lowell Blvd, Unit 3 Denver, CO 80221	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.
Trustee 2:	Megan O’Brien 1335 Mokolea Drive Kailua, HI 96734	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Will Channell 4560 Perry Street Denver, CO 80212	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

- a. For any District which anticipates including residential property. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.
- b. For any District which is not anticipated to include any residential property, the Board shall continue to be appointed and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least 1/3 of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each 1/3 value.
- c. No transition shall become effective until the next scheduled regular election of the District following a full term. Registered voters shall mean voters whose "principal place of residence," as that term is defined under [Section 20A-2-105\(1\)\(a\)](#), Utah Code is within a District.

7. Petitioners Consent and Acknowledgment

- 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 the members of the Board of Trustees of the District as permitted under [Section 17B-1-302](#), Utah Code;
 - iii. A waiver of the entirety of the protest period described in [Section 17B-1-213](#), Utah Code;
 - iv. The recording of the notice as required under [Section 17B-1-215\(2\)\(a\)](#), Utah Code which will apply to all real property within the Original District Boundaries;
 - v. The issuance by the District of bonds repayable through special assessments and/or fees.
- 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.

8. 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.

9. Instructions for County Clerk

- a. In accordance with the requirements of Section 17B-1-209, Utah Code, the County Clerk has forty-five (45) days to determine whether the Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1) of the Act. 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 forty-five (45) days specified above and within ten (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 Impending Boundary Action, attached hereto as **Exhibit E** signed by the County Clerk and notarized; and
 - ii. A copy of the Final Local Entity Plat, attached hereto as **Exhibit B** signed by the County Surveyor and County Clerk.
- c. Documents may be filed with the Lieutenant Governor's Office by uploading them at: <https://cs.utah.gov/s/annexations-request>
- 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 forty-five (45) days, this Petition will be deemed certified and the Petitioner may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

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

James Carolan _____, as property owner

James Carolan

By:
Its: CFO

STATE OF ~~UTAH~~ Florida)

COUNTY OF Saint Lucie)

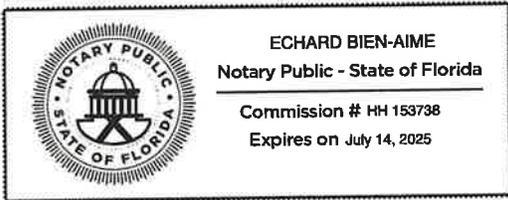
ss.

The foregoing instrument was acknowledged before me this 30th day of June, 2025, by James Carolan, as the _____ of Northpoint Innovation, LLC.

Witness my hand and official seal.

My commission expires: 07/14/2025

Notarized remotely online using communication technology via Proof.



Echard bien - aime

Notary Public

EXHIBIT A

Original District Boundaries

An entire tract of land being all or part of five (5) parcels of land described in Special Warranty Deed recorded March 19, 2025 as Entry No. 14359976; Special Warranty Deed recorded February 17, 2021 as Entry No. 13569384, Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386, and Special Warranty Deed recorded March 19, 2025 as Entry No. 14359975 all in the Office of the Salt Lake County Recorder, said parcels are located in the West Half of Section 9 and the East Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point 923.76 feet N.00°35'43"E. along the Section Line from the Southeast Corner of Section 09, Township 1 South, Range 1 West Salt Lake Base and Meridian and running thence N.89°36'36"W. 123.29 feet; thence N.89°26'53"W. 85.98 feet; thence North 455.43 feet; thence N.10°24'59"E. 258.08 feet to a point of non-tangency with a 2,271.85-foot radius curve to the right, concavesoutheasterly (radius point bears S.68°03'56"E.); thence northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (chord bears N.26°14'21"E. 341.06 feet); thence N.30°32'38"E. 146.03 feet; thence N.61°58'50"W. 74.03 feet to a point of tangency with a 300.00-foot radius to the left, concave southerly; thence westerly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (chord bears N.75°57'51"W. 144.98 feet); thence along a line non-tangent to said curve, N.89°56'51"W. 267.15 feet; thence N.00°03'09"E. 33.00 feet; thence N.89°56'51"W. 201.08 feet; thence S.88°58'08"W. 657.75 feet; thence S.00°17'45"W. 47.01 feet; thence S.88°56'56"W. 45.02 feet; thence N.00°06'21"W. 80.02 feet; thence N.88°58'08"E. 702.88 feet; thence N.00°16'28"W. 609.34 feet; thence N.89°44'31"W. 334.82 feet; thence N.00°16'25"E. 267.89 feet; thence N.89°43'59"W. 468.12 feet; thence N.17°18'09"W. 256.41 feet; thence S.89°44'55"E. 925.19 feet; thence N.00°14'43"E. 438.44 feet; thence S.89°44'34"E. 377.87 feet; thence N.36°37'07"W. 371.45 feet; thence S.89°53'58"E. 460.37 feet; thence S.48°37'42"E. 59.23 feet; thence S.64°32'57"E. 95.88 feet; thence S.72°21'58"E. 246.84 feet; thence S.49°47'11"E. 84.18 feet; thence S.20°19'02"E. 87.06 feet; thence S.12°36'24"E. 174.97 feet; thence S.22°32'11"E. 127.61 feet; thence S.29°57'36"E. 137.25 feet; thence S.31°45'40"E. 130.69 feet; thence S.29°32'12"E. 251.17 feet; thence S.33°43'45"E. 151.74 feet; thence S.48°18'43"E. 121.95 feet; thence S.86°49'29"E. 11.15 feet; thence S.41°57'34"E. 231.38 feet; thence S.31°16'24"E. 123.51 feet; thence S.03°54'16"W. 107.46 feet; thence S.50°02'42"W. 148.31 feet; thence S.31°42'55"W. 42.40 feet; thence S.26°02'20"W. 54.47 feet; thence S.12°16'48"W. 101.95 feet; thence S.04°08'36"W. 92.25 feet; thence S.01°43'25"E. 181.01 feet; thence S.86°54'02"W. 9.00 feet; thence S.09°56'43"E. 63.32 feet; thence S.45°15'55"W. 190.77 feet; thence S.30°50'52"W. 764.62 feet; thence S.20°31'43"W. 118.25 feet; thence N.89°36'36"W. 507.91 feet to the Point of Beginning. Contains 4,143,879 square feet or 95.130 acres, more or less.

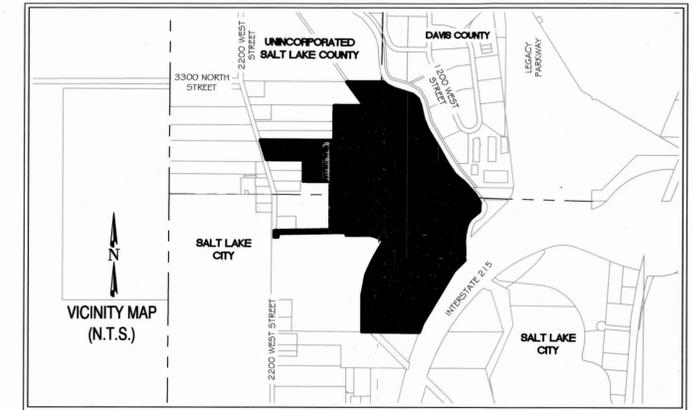
BASIS OF BEARING: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT B

Final Local Entity Plat

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT

LOCATED THE EAST HALF OF SECTION 9 & THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH JULY 2025



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.38	2271.85	8°36'34"	N26° 14' 21"E	341.06
C2	146.43	300.00	27°58'02"	N75° 57' 51"W	144.98

LINE TABLE		
LINE #	LENGTH	BEARING
L1	123.29	N89° 36' 36"W
L2	85.98	N89° 26' 53"W
L3	258.08	N10° 24' 59"E
L4	146.03	N30° 32' 38"E
L5	74.03	N61° 58' 50"W
L6	267.15	N89° 56' 51"W
L7	33.00	N0° 03' 09"E
L8	201.08	N89° 56' 51"W
L9	47.01	S0° 17' 45"W
L10	45.02	S88° 56' 56"W
L11	80.02	N0° 06' 21"W
L12	267.89	N0° 16' 25"E
L13	468.12	N89° 43' 59"W
L14	59.23	S48° 37' 42"E
L15	95.88	S64° 32' 57"E
L16	246.84	S72° 21' 58"E
L17	84.18	S49° 47' 11"E
L18	87.06	S20° 19' 02"E
L19	174.97	S12° 36' 24"E
L20	127.61	S22° 32' 11"E

LINE TABLE		
LINE #	LENGTH	BEARING
L21	137.25	S29° 57' 36"E
L22	130.69	S31° 45' 40"E
L23	251.17	S29° 32' 12"E
L24	151.74	S33° 43' 45"E
L25	121.95	S48° 18' 43"E
L26	11.15	S86° 49' 29"E
L27	231.38	S41° 57' 34"E
L28	12.80	S31° 16' 24"E
L29	110.71	S31° 16' 24"E
L30	107.46	S3° 54' 16"W
L31	148.31	S50° 02' 42"W
L32	42.40	S31° 42' 55"W
L33	54.47	S26° 02' 20"W
L34	101.95	S12° 16' 48"W
L35	92.25	S4° 08' 36"W
L36	181.01	S1° 43' 25"E
L37	9.00	S86° 54' 02"W
L38	63.32	S9° 56' 43"E
L39	190.77	S45° 15' 55"W
L40	118.25	S20° 31' 43"W

Legend of Symbols & Abbreviations

- Original District Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument

NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing Northpoint Infrastructure Financing District having Parcel Nos.: 08-10-100-003, 08-09-276-026, 08-09-276-021, 08-09-276-020, and 08-09-476-033 into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Salt Lake County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation into Northpoint Infrastructure Financing District an entire tract of land being all or part of five (5) parcels of land described in Special Warranty Deed recorded March 19, 2025 as Entry No. 14359976; Special Warranty Deed recorded February 17, 2021 as Entry No. 13569384, Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386, and Special Warranty Deed recorded March 19, 2025 as Entry No. 14359975 all in the Office of the Salt Lake County Recorder, said parcels are located in the West Half of Section 9 and the East Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point 923.76 feet N 00°35'43"E, along the Section Line from the Southeast Corner of Section 09, Township 1 South, Range 1 West Salt Lake Base and Meridian and running thence N 89°36'36"W, 123.29 feet; thence N 89°26'53"W, 85.98 feet; thence North 455.43 feet; thence N 10°24'59"E, 258.08 feet to a point of non-tangency with a 2,271.85-foot radius curve to the right, concave southeasterly (radius point bears S 68°03'56"E); thence northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (chord bears N 26°14'21"E, 341.06 feet); thence N 30°32'38"E, 146.03 feet; thence N 61°58'50"W, 74.03 feet to a point of tangency with a 300.00-foot radius to the left, concave southerly; thence westerly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (chord bears N 75°57'51"W, 144.98 feet); thence along a line non-tangent to said curve, N 89°56'51"W, 201.08 feet; thence N 00°03'09"E, 33.00 feet; thence N 89°56'51"W, 201.08 feet; thence S 88°58'08"E, 657.75 feet; thence S 00°17'45"W, 47.01 feet; thence S 88°56'56"W, 45.02 feet; thence N 00°06'21"W, 80.02 feet; thence N 88°58'08"E, 702.88 feet; thence N 00°16'25"E, 609.34 feet; thence N 89°43'59"W, 334.82 feet; thence N 00°16'25"E, 267.89 feet; thence N 89°43'59"W, 468.12 feet; thence N 17°18'09"W, 258.41 feet; thence S 89°44'55"E, 925.19 feet; thence N 00°14'43"E, 438.44 feet; thence S 89°44'34"E, 377.87 feet; thence N 36°37'07"W, 371.45 feet; thence S 89°53'58"E, 480.37 feet; thence S 48°37'42"E, 59.23 feet; thence S 64°32'57"E, 95.88 feet; thence S 72°21'58"E, 246.84 feet; thence S 49°47'11"E, 84.18 feet; thence S 20°19'02"E, 87.06 feet; thence S 12°36'24"E, 174.97 feet; thence S 22°32'11"E, 127.61 feet; thence S 29°57'36"E, 137.25 feet; thence S 31°45'40"E, 130.69 feet; thence S 29°32'12"E, 251.17 feet; thence S 33°43'45"E, 151.74 feet; thence S 48°18'43"E, 121.95 feet; thence S 86°49'29"E, 11.15 feet; thence S 41°57'34"E, 231.38 feet; thence S 31°16'24"E, 123.51 feet; thence S 03°54'16"W, 107.46 feet; thence S 50°02'42"W, 148.31 feet; thence S 31°42'55"W, 42.40 feet; thence S 26°02'20"W, 54.47 feet; thence S 12°16'48"W, 101.95 feet; thence S 04°08'36"W, 92.25 feet; thence S 01°43'25"E, 181.01 feet; thence S 86°54'02"W, 9.00 feet; thence S 86°54'02"W, 9.00 feet; thence S 09°56'43"E, 63.32 feet; thence S 45°15'55"W, 190.77 feet; thence S 30°50'52"W, 764.62 feet; thence S 20°31'43"W, 118.25 feet; thence N 89°36'36"W, 507.91 feet to the **Point of Beginning**.

Contains 4,143,879 square feet or 95.130 acres, more or less.

BASIS OF BEARING: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE

I, Gary Christensen, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that an Infrastructure Financing District Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Infrastructure Financing District Plat.

Signed this 7th day of July, 2025



SHEET 1 of 1

PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7841

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE EAST HALF OF SECTION 9 & THE WEST HAFT OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ACCEPTANCE BY SALT LAKE COUNTY CLERK

I, the Salt Lake County Clerk, as the approving authority for this plat based on the definition set forth in Utah Code 17-23-20(1A), being the person required to submit a notice of impending boundary action to the Lieutenant Governor under 17B-1-209(3)(B)(IV), have certified the petition for this Final Local Entity Plat.

Signed this 7th day of August, 2025.

Jamie Thompson
Salt Lake County Clerk

ACCEPTANCE BY SALT LAKE COUNTY SURVEYOR

I hereby certify that the Salt Lake County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Salt Lake County Surveyor does not relieve the licensed land surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this 16th day of July, 2025.

David Paul
Salt Lake County Surveyor

IFD BOARD

Approved as to form this 10th day of July, A.D. 2025

[Signature]
Authorized IFD Board Member

SALT LAKE COUNTY RECORDER

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Deputy, Salt Lake County Recorder

North Quarter Corner
Section 9, T.1N., R.1W., SLB&M

Northeast Corner
Section 9, T.1N., R.1W., SLB&M

04 04
09 09

04 03
09 10

N. 89°10'58" W. 2670.37'

UNINCORPORATED SALT LAKE COUNTY

HINCKLEY BROTHERS, LLC
08-09-226-001

LOT 14 LOT 13

LOT 12

LOT 11

LOT 10

PJ LIV TR
08-09-276-025

DANNY B SHIMIZU
08-09-276-018

KIDSCO, LLC
08-09-276-003

TYLER CELLA; SEAN LARSEN
08-09-276-004

S89°44'55"E 925.19'

Parcel 4
NORTHPOINT INNOVATION LLC
E#14359979, Bk:11580, Pg:530
216,888 Sq. Ft.
08-09-276-020

Parcel 3
NORTHPOINT INNOVATION LLC
E#14359976, Bk:11557, Pg:5488
787,256 Sq. Ft.
08-10-100-003

Parcel 5
NORTHPOINT INNOVATION LLC
E#14399791, Bk:11580, Pg:530
101,753 Sq. Ft.
08-09-276-021

Parcel 2
NORTHPOINT INNOVATION LLC
E#14359976, Bk:11557, Pg:5488
1,343,541 Sq. Ft.
08-09-276-026

Parcel 1
NORTHPOINT INNOVATION LLC
E#14359975, Bk:11557, Pg:5494
1,714,410 Sq. Ft.
08-09-476-033

Parcel 5
NORTHPOINT INNOVATION LLC
E#14399791, Bk:11580, Pg:530
101,753 Sq. Ft.
08-09-276-021

GLADYS C ALEGRIA
08-09-276-013

DANIELLE LUCERO-LOPEZ
VICTOR LOPEZ (JT)
08-09-276-010

N89°44'31"W 334.82'

D&J BANGERTER FAMILY TRUST
07/07/2021
08-09-426-001

D&J BANGERTER FAMILY TRUST
07/07/2021
08-09-426-002

N88°58'08"E 702.88'

S88°58'08"W 657.75'

S89°53'58"E 460.37'

S89°44'34"E 377.87'

S89°53'58"E 460.37'

09 09
16 16

09 10
16 15

N. 89°44'47" W. 2640.43'

South Quarter Corner
Section 9, T.1N., R.1W., SLB&M

Southeast Corner
Section 9, T.1N., R.1W., SLB&M



EXHIBIT C
Governing Document

24

**GOVERNING DOCUMENT
FOR
NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
SALT LAKE CITY COUNTY, UTAH**

Prepared

By



White Bear Ankele Tanaka & Waldron
350 E. 400 S, #2301
Salt Lake City, UT 84111
(303) 858-1800

APPROVED ON: _____

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LIST OF EXHIBITS

EXHIBIT A Original District Legal Description and Boundary Map

EXHIBIT B Engineer's Opinion of Probable Cost

I. INTRODUCTION

A. Purpose and Intent.

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessment: means the levy of an assessment secured by a lien on property within the District to pay for the costs of Improvements benefitting such property.

Assessment Area: means an area, or, if more than one area is designated, the aggregate of all areas within a local entity's jurisdictional boundaries designed by the District, for the purpose of financing the Improvements.

Assessment Act: means Title 11, Chapter 42, Utah Code, as may be amended from time to time.

Assessment Bonds: means bonds that are payable in part or in whole from Assessments levied in an Assessment Area.

Board: means the board of trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including Assessment Bonds, loans of any property owner, for the payment of which the District has promised collect Assessments.

District: means the Northpoint Infrastructure Financing District.

Improvements: means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally permitted by the Special District Act or the Assessment Act, as determined by the Board.

Governing Document: means this Governing Document for the District.

Governing Document Amendment: means an amendment to the Governing Document for the District.

Original District Boundaries: means the property on the map attached hereto as Exhibit A, describing the property within the original District boundaries.

Petitioner: means Northpoint Innovation, LLC, a Utah Limited Liability Company.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Trustee: means a member of a Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES; DESIGNATED EXPANSION AREA

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 97 acres, as further described in Exhibit A.

B. Designated Expansion Area. There is no designated expansion area.

C. Corrections to Legal Descriptions. Prior to the recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto which may be necessary to confirm the same to the intent hereof, to correct errors or commissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law and the Utah Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the Improvements permitted under the Special District Act, the Assessment Act, including, but not limited to: erosion control, earth work, sanitary sewer, storm sewer, culinary water, secondary water, roadway, public utilities, parks, trails, and related public improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board of Trustees for the District be initially composed of three (3) Trustees. The Petitioner who is the owner of the surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms

commencing on the date of issuance of the certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

	Name and Address	Elected or Appointed	Transition based on milestones for any District with residential property
Trustee 1:	Megan O'Brien	Initially appointed then elected	Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the anticipated units have received certificates of occupancy.
Trustee 2:	James Carolan	Initially appointed then elected	Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the anticipated units have received certificates of occupancy.
Trustee 3:	Will Channell	Initially appointed then elected	Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the anticipated units have received certificates of occupancy.

B. For any District which anticipates including residential property. Until the Board seats transition from appointed to elected seats, as outlined above, the Board shall continue to be appointed by the property owner and comprised of landowners or their agents and officers within the District boundaries. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 of the taxable value of property within the District.

C. For any District which is not anticipated to include any residential property, the Board shall continue to be appointed and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least 1/3 of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each 1/3 value.

D. No transition pursuant shall become effective until the next scheduled regular election of the District following a full term.

E. Reelection, Reappointment, and Vacancy. The Trustees shall be elected or appointed, as applicable, in accordance with the Special District Act and this Governing Document.

F. Conflicts of Interest. The Board may not divide the District into divisions so that some or all Trustees represent a division rather than the District at large.

VI. FINANCIAL PLAN

A. General. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Improvements from its revenues by and through the proceeds of Debt to be issued by the District.

B. Debt Repayment Source. The District may impose Assessments on taxable property within its boundaries as a primary source of revenue for repayment of Debt. The District may also rely on any other source of revenue as permitted by the Special District Act and the Assessment Act for the repayment of Debt.

C. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of principal and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

D. Similar language describing the limitations in respect of the payment of principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

VII. DEVELOPMENT AGREEMENT

In accordance with the requirements of the Special District Act, the District acknowledges that there is no applicable Development Agreement that has been or will be executed relating to infrastructure and Improvements to be developed within the boundaries of the District and for which the District anticipates providing funding.

VIII. GOVERNING DOCUMENT AMENDMENT

Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

IX. ANNUAL REPORT

The District shall be responsible for submitting an annual report as required by the Special District Act.

X. DISSOLUTION

The District shall be dissolved if and when required by the Special District Act.

EXHIBIT A

Plat and Legal Description of Original District Boundary Original District Boundaries

An entire tract of land being all or part of five (5) parcels of land described in Special Warranty Deed recorded March 19, 2025 as Entry No. 14359976; Special Warranty Deed recorded February 17, 2021 as Entry No. 13569384, Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386, and Special Warranty Deed recorded March 19, 2025 as Entry No. 14359975 all in the Office of the Salt Lake County Recorder, said parcels are located in the West Half of Section 9 and the East Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point 923.76 feet N.00°35'43"E. along the Section Line from the Southeast Corner of Section 09, Township 1 South, Range 1 West Salt Lake Base and Meridian and running thence N.89°36'36"W. 123.29 feet; thence N.89°26'53"W. 85.98 feet; thence North 455.43 feet; thence N.10°24'59"E. 258.08 feet to a point of non-tangency with a 2,271.85-foot radius curve to the right, concavesoutheasterly (radius point bears S.68°03'56"E.); thence northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (chord bears N.26°14'21"E. 341.06 feet); thence N.30°32'38"E. 146.03 feet; thence N.61°58'50"W. 74.03 feet to a point of tangency with a 300.00-foot radius to the left, concave southerly; thence westerly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (chord bears N.75°57'51"W. 144.98 feet); thence along a line non-tangent to said curve, N.89°56'51"W. 267.15 feet; thence N.00°03'09"E. 33.00 feet; thence N.89°56'51"W. 201.08 feet; thence S.88°58'08"W. 657.75 feet; thence S.00°17'45"W. 47.01 feet; thence S.88°56'56"W. 45.02 feet; thence N.00°06'21"W. 80.02 feet; thence N.88°58'08"E. 702.88 feet; thence N.00°16'28"W. 609.34 feet; thence N.89°44'31"W. 334.82 feet; thence N.00°16'25"E. 267.89 feet; thence N.89°43'59"W. 468.12 feet; thence N.17°18'09"W. 256.41 feet; thence S.89°44'55"E. 925.19 feet; thence N.00°14'43"E. 438.44 feet; thence S.89°44'34"E. 377.87 feet; thence N.36°37'07"W. 371.45 feet; thence S.89°53'58"E. 460.37 feet; thence S.48°37'42"E. 59.23 feet; thence S.64°32'57"E. 95.88 feet; thence S.72°21'58"E. 246.84 feet; thence S.49°47'11"E. 84.18 feet; thence S.20°19'02"E. 87.06 feet; thence S.12°36'24"E. 174.97 feet; thence S.22°32'11"E. 127.61 feet; thence S.29°57'36"E. 137.25 feet; thence S.31°45'40"E. 130.69 feet; thence S.29°32'12"E. 251.17 feet; thence S.33°43'45"E. 151.74 feet; thence S.48°18'43"E. 121.95 feet; thence S.86°49'29"E. 11.15 feet; thence S.41°57'34"E. 231.38 feet; thence S.31°16'24"E. 123.51 feet; thence S.03°54'16"W. 107.46 feet; thence S.50°02'42"W. 148.31 feet; thence S.31°42'55"W. 42.40 feet; thence S.26°02'20"W. 54.47 feet; thence S.12°16'48"W. 101.95 feet; thence S.04°08'36"W. 92.25 feet; thence S.01°43'25"E. 181.01 feet; thence S.86°54'02"W. 9.00 feet; thence S.09°56'43"E. 63.32 feet; thence S.45°15'55"W. 190.77 feet; thence S.30°50'52"W. 764.62 feet; thence S.20°31'43"W. 118.25 feet; thence N.89°36'36"W. 507.91 feet to the Point of Beginning. Contains 4,143,879 square feet or 95.130 acres, more or less.

BASIS OF BEARING: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

EXHIBIT B
Certificate of Engineer

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Northpoint Infrastructure Financing District (the “District”) hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.
2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes, and preliminary engineering estimates for the type and location of said improvements as of the date hereof.

DATED this 1st of May, 2025.

By:



Brandon Collins, PE
License #14117993-2202

EXHIBIT D

Engineer's Certificate

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Northpoint Infrastructure Financing District (the “District”) hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.
2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes, and preliminary engineering estimates for the type and location of said improvements as of the date hereof.

DATED this 1st of May, 2025.

By:



Brandon Collins, PE
License #14117993-2202

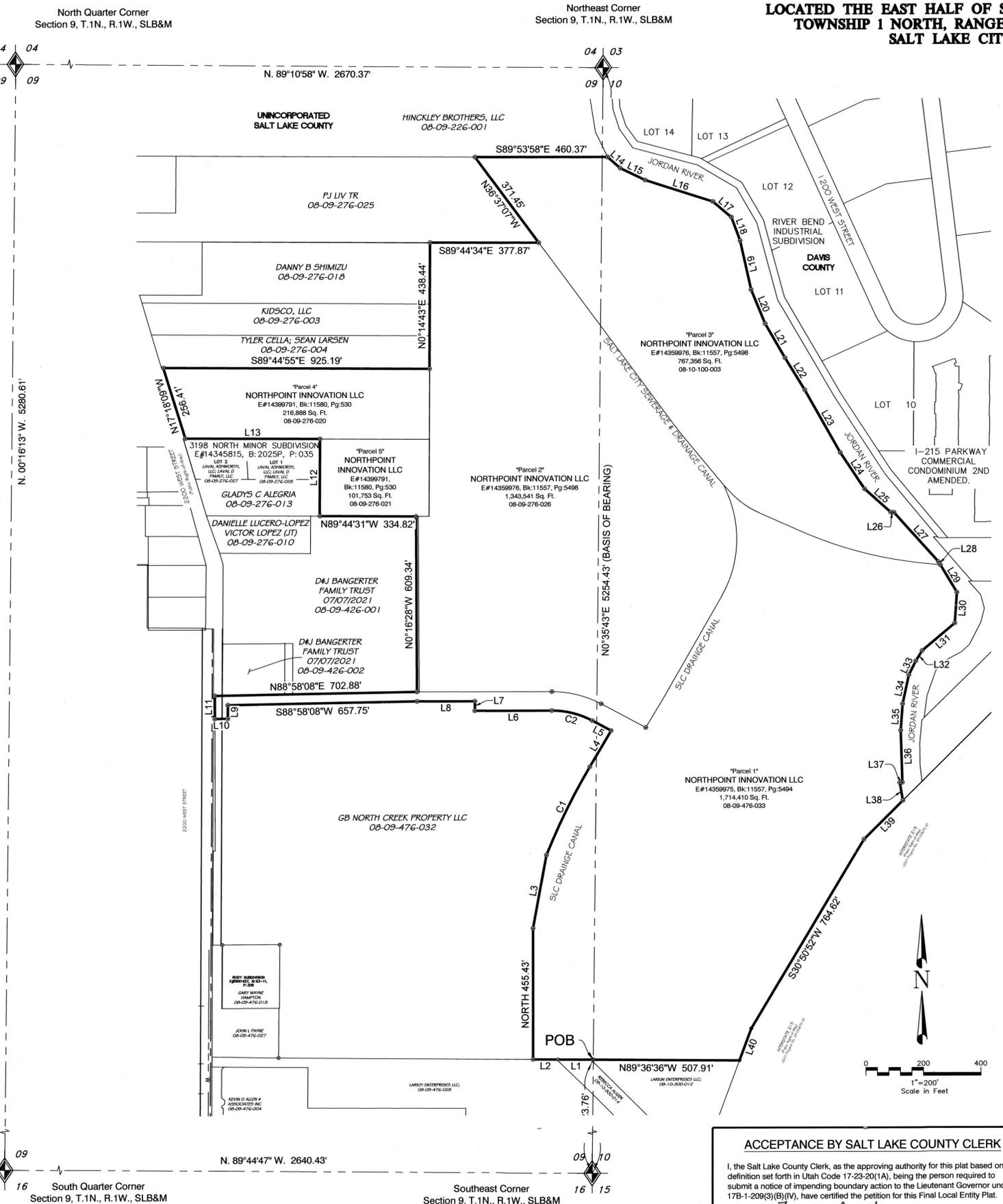
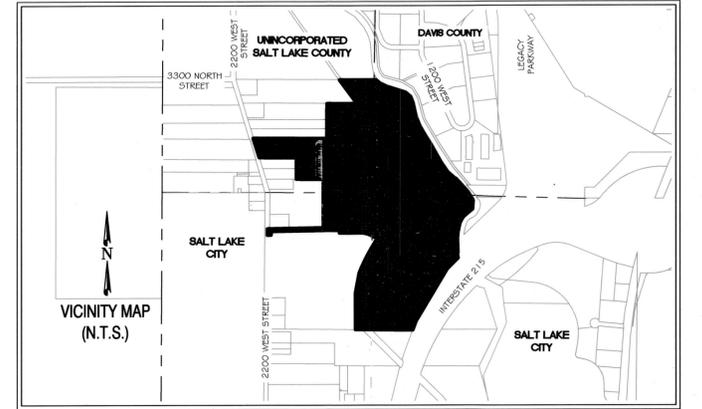
EXHIBIT E

Notice of an Impending Boundary Action

Exhibit A
Final Local Entity Plat

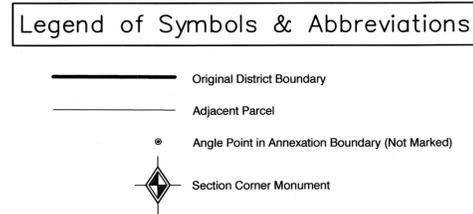
NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT

LOCATED THE EAST HALF OF SECTION 9 & THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JULY 2025



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.38	2271.85	8°36'34"	N26° 14' 21"E	341.06
C2	146.43	300.00	27°58'02"	N75° 57' 51"W	144.98

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	123.29	N89° 36' 36"W	L21	137.25	S29° 57' 36"E
L2	85.98	N89° 26' 53"W	L22	130.69	S31° 45' 40"E
L3	258.08	N10° 24' 59"E	L23	251.17	S29° 32' 12"E
L4	146.03	N30° 32' 38"E	L24	151.74	S33° 43' 45"E
L5	74.03	N61° 58' 50"W	L25	121.95	S48° 18' 43"E
L6	267.15	N89° 56' 51"W	L26	11.15	S86° 49' 29"E
L7	33.00	N0° 03' 09"E	L27	231.38	S41° 57' 34"E
L8	201.08	N89° 56' 51"W	L28	12.80	S31° 16' 24"E
L9	47.01	S0° 17' 45"W	L29	110.71	S31° 16' 24"E
L10	45.02	S88° 56' 56"W	L30	107.46	S3° 54' 16"W
L11	80.02	N0° 06' 21"W	L31	148.31	S50° 02' 42"W
L12	267.89	N0° 16' 25"E	L32	42.40	S31° 42' 55"W
L13	468.12	N89° 43' 59"W	L33	54.47	S26° 02' 20"W
L14	59.23	S48° 37' 42"E	L34	101.95	S12° 16' 48"W
L15	95.88	S64° 32' 57"E	L35	92.25	S4° 08' 36"W
L16	246.84	S72° 21' 58"E	L36	181.01	S1° 43' 25"E
L17	84.18	S49° 47' 11"E	L37	9.00	S86° 54' 02"W
L18	87.06	S20° 19' 02"E	L38	63.32	S9° 56' 43"E
L19	174.97	S12° 36' 24"E	L39	190.77	S45° 15' 55"W
L20	127.61	S22° 32' 11"E	L40	118.25	S20° 31' 43"W



NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing Northpoint Infrastructure Financing District having Parcel Nos.: 08-10-100-003, 08-09-276-026, 08-09-276-021, 08-09-276-020, and 08-09-476-033 into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Salt Lake County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation into Northpoint Infrastructure Financing District an entire tract of land being all or part of five (5) parcels of land described in Special Warranty Deed recorded March 19, 2025 as Entry No. 14359976; Special Warranty Deed recorded February 17, 2021 as Entry No. 13569384, Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386, and Special Warranty Deed recorded March 19, 2025 as Entry No. 14359975 all in the Office of the Salt Lake County Recorder, said parcels are located in the West Half of Section 9 and the East Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

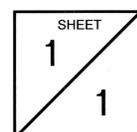
Beginning at a point 923.76 feet N.00°35'43"E. along the Section Line from the Southeast Corner of Section 09, Township 1 South, Range 1 West Salt Lake Base and Meridian and running thence N.89°36'36"W. 123.29 feet; thence N.89°26'53"W. 85.98 feet; thence North 455.43 feet; thence N.10°24'59"E. 258.08 feet to a point of non-tangency with a 2,271.85-foot radius curve to the right, concave southeasterly (radius point bears S.68°03'56"E.); thence northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (chord bears N.26°14'21"E. 341.06 feet); thence N.30°32'38"E. 146.03 feet; thence N.61°58'50"W. 74.03 feet to a point of tangency with a 300.00-foot radius to the left, concave southerly; thence westerly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (chord bears N.75°57'51"W. 144.98 feet); thence along a line non-tangent to said curve, N.89°56'51"W. 267.15 feet; thence N.00°03'09"E. 33.00 feet; thence N.89°56'51"W. 201.08 feet; thence S.88°56'56"W. 657.75 feet; thence S.00°17'45"W. 47.01 feet; thence S.88°56'56"W. 45.02 feet; thence N.00°06'21"W. 80.02 feet; thence N.88°58'08"E. 702.88 feet; thence N.00°16'25"E. 609.34 feet; thence N.89°44'31"W. 334.82 feet; thence N.00°16'25"E. 267.89 feet; thence N.89°43'59"W. 468.12 feet; thence N.17°18'09"W. 256.41 feet; thence S.89°44'55"E. 925.19 feet; thence N.00°14'43"E. 438.44 feet; thence S.89°44'34"E. 377.87 feet; thence N.36°37'07"W. 371.45 feet; thence S.89°53'58"E. 460.37 feet; thence S.48°37'42"E. 59.23 feet; thence S.64°32'57"E. 95.88 feet; thence S.72°21'58"E. 246.84 feet; thence S.49°47'11"E. 84.18 feet; thence S.20°19'02"E. 87.06 feet; thence S.12°36'24"E. 174.97 feet; thence S.22°32'11"E. 127.61 feet; thence S.29°57'36"E. 137.25 feet; thence S.31°45'40"E. 130.69 feet; thence S.29°32'12"E. 251.17 feet; thence S.33°43'45"E. 151.74 feet; thence S.48°18'43"E. 121.95 feet; thence S.86°49'29"E. 11.15 feet; thence S.41°57'34"E. 231.38 feet; thence S.31°16'24"E. 12.80 feet; thence S.33°54'16"W. 107.46 feet; thence S.50°02'42"W. 148.31 feet; thence S.31°42'55"W. 42.40 feet; thence S.26°02'20"W. 54.47 feet; thence S.12°16'48"W. 101.95 feet; thence S.04°08'36"W. 92.25 feet; thence S.01°43'25"E. 181.01 feet; thence S.86°54'02"W. 9.00 feet; thence S.09°56'43"E. 63.32 feet; thence S.45°15'55"W. 190.77 feet; thence S.30°50'52"W. 174.97 feet; thence S.20°31'43"W. 118.25 feet; thence N.89°36'36"W. 507.91 feet to the **Point of Beginning**.

Contains 4,143,879 square feet or 95.130 acres, more or less.
BASIS OF BEARING: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE

I, Gary Christensen, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that an Infrastructure Financing District Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Infrastructure Financing District Plat.

Signed this 7th day of July, 2025



PREPARED BY:

CIR CIVIL ENGINEERING + SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE EAST HALF OF SECTION 9 & THE WEST HAFT OF SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ACCEPTANCE BY SALT LAKE COUNTY CLERK

I, the Salt Lake County Clerk, as the approving authority for this plat based on the definition set forth in Utah Code 17-23-20(1A), being the person required to submit a notice of impending boundary action to the Lieutenant Governor under 17B-1-209(3)(B)(IV), have certified the petition for this Final Local Entity Plat.

Signed this 7 Day of August, 2025.

Jamie Thompson
Salt Lake County Clerk

ACCEPTANCE BY SALT LAKE COUNTY SURVEYOR

I hereby certify that the Salt Lake County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Salt Lake County Surveyor does not relieve the licensed land surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this 16 Day of July, 2025.

Paul J. [Signature]
Salt Lake County Surveyor

IFD BOARD

Approved as to form this 10 day of July A.D. 2025.

[Signature]
Authorized IFD Board Member

SALT LAKE COUNTY RECORDER

Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____
Deputy, Salt Lake County Recorder

Petition

Final Audit Report

2025-06-30

Created:	2025-06-30
By:	Betsy Russon (brusson@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXV-YtrujYiwkZHyl5gDahsb-9DO27Gf

"Petition" History

-  Document created by Betsy Russon (brusson@wbapc.com)
2025-06-30 - 8:05:08 PM GMT
-  Document emailed to James Carolan (james.carolan@occindustrial.com) for signature
2025-06-30 - 8:05:19 PM GMT
-  Email sent to megan.obrien@occindustrial.co bounced and could not be delivered
2025-06-30 - 8:05:25 PM GMT
-  Email viewed by James Carolan (james.carolan@occindustrial.com)
2025-06-30 - 8:08:23 PM GMT
-  Document e-signed by James Carolan (james.carolan@occindustrial.com)
Signature Date: 2025-06-30 - 8:13:19 PM GMT - Time Source: server
-  Agreement completed.
2025-06-30 - 8:13:19 PM GMT



Adobe Acrobat Sign

Signature: Betsy Fowler Russon
Betsy Fowler Russon (Jul 7, 2025 15:53 MDZ)

Email: fowler.betsy@gmail.com

Northpoint IFD, Petition with Exhibits, fully executed 2025-06-30

Final Audit Report

2025-07-07

Created:	2025-07-07
By:	Betsy Russon (brusson@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAahsIN2bVqn2X7HGaxUFeeUc07i-QDJE63

"Northpoint IFD, Petition with Exhibits, fully executed 2025-06-30" History

-  Document digitally presigned by ECHARD BIEN-AIME
2025-06-30 - 8:36:57 PM GMT
-  Document created by Betsy Russon (brusson@wbapc.com)
2025-07-07 - 9:47:22 PM GMT
-  Document emailed to fowler.betsy@gmail.com for signature
2025-07-07 - 9:50:24 PM GMT
-  Email viewed by fowler.betsy@gmail.com
2025-07-07 - 9:50:54 PM GMT
-  Signer fowler.betsy@gmail.com entered name at signing as Betsy Fowler Russon
2025-07-07 - 9:53:14 PM GMT
-  Document e-signed by Betsy Fowler Russon (fowler.betsy@gmail.com)
Signature Date: 2025-07-07 - 9:53:16 PM GMT - Time Source: server
-  Agreement completed.
2025-07-07 - 9:53:16 PM GMT



MEMORANDUM

TO: Mayor Erin J. Mendenhall
451 South State Street, Room 306
P.O. Box 145474
Salt Lake City, UT 84114-5474

FROM: Betsy Fowler-Russon

DATE: July 24, 2025

RE: Northpoint Infrastructure Financing District -FLEP Signature

Mayor Mendenhall,

My firm serves as general counsel to the proposed Northpoint Infrastructure Financing District (IFD) in Salt Lake City. The Petition for Creation was filed with the Salt Lake County Clerk on June 30th and is currently under review pursuant to Utah Code § 17B-1-205. In connection with the submission, I have been coordinating with Nikila Venugopal (Chief Deputy Clerk) and Helen Schroeder (Deputy District Attorney), who are assisting with the County's review. For your reference, I have attached a copy of the Petition and related creation documents.

As you may be aware, the Salt Lake City Council recently approved Ordinance #43, which annexed several unincorporated properties north-northeast of the Salt Lake International Airport—near the Salt Lake County–Davis County border—into the City, including the land comprising the proposed District.

Although the annexation does not affect the IFD's boundaries or the creating authority (which remains Salt Lake County), we are seeking your signature on the Final Local Entity Plat (FLEP) as a best practice to avoid potential delays during recording. While not expressly required under statute, including the City's signature helps to mitigate confusion when project land has recently been annexed, as some recorders or clerks may request it. See Utah Code § 17B-2a-1305(2)(a).

I met with County Surveyor Bradley Park on July 21, who reviewed and signed the FLEP and returned it to me, understanding we were coordinating for your signature as well.

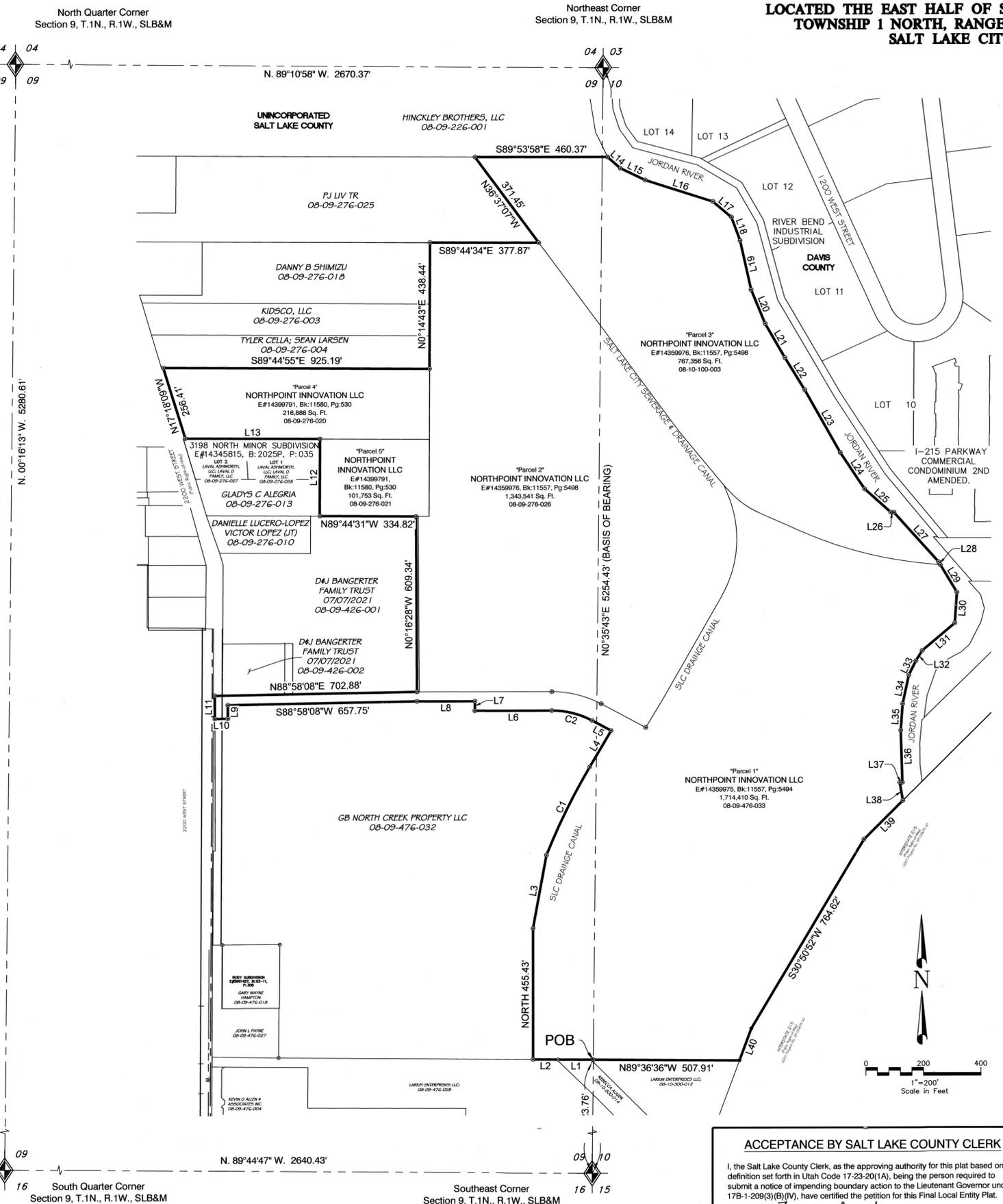
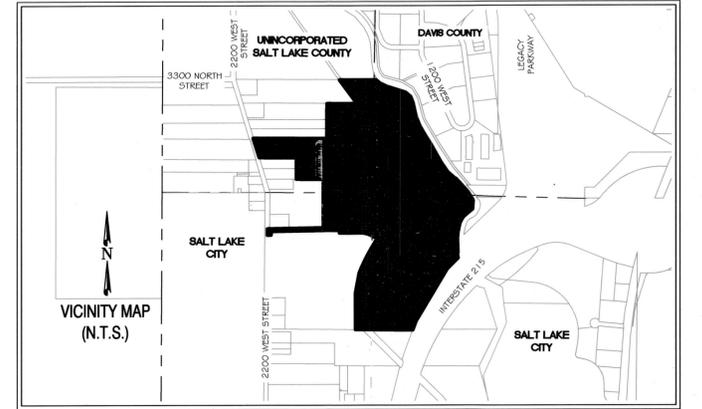
I am happy to answer any questions you may have about the District or its proposed purpose.

Thank you,
Betsy Russon

A handwritten signature in blue ink, appearing to read "Betsy Russon", with a long horizontal line extending to the right.

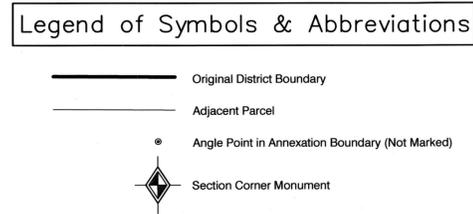
NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT

LOCATED THE EAST HALF OF SECTION 9 & THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH
JULY 2025



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.38	2271.85	8°36'34"	N26° 14' 21"E	341.06
C2	146.43	300.00	27°58'02"	N75° 57' 51"W	144.98

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	123.29	N89° 36' 36"W	L21	137.25	S29° 57' 36"E
L2	85.98	N89° 26' 53"W	L22	130.69	S31° 45' 40"E
L3	258.08	N10° 24' 59"E	L23	251.17	S29° 32' 12"E
L4	146.03	N30° 32' 38"E	L24	151.74	S33° 43' 45"E
L5	74.03	N61° 58' 50"W	L25	121.95	S48° 18' 43"E
L6	267.15	N89° 56' 51"W	L26	11.15	S86° 49' 29"E
L7	33.00	N0° 03' 09"E	L27	231.38	S41° 57' 34"E
L8	201.08	N89° 56' 51"W	L28	12.80	S31° 16' 24"E
L9	47.01	S0° 17' 45"W	L29	110.71	S31° 16' 24"E
L10	45.02	S88° 56' 56"W	L30	107.46	S3° 54' 16"W
L11	80.02	N0° 06' 21"W	L31	148.31	S50° 02' 42"W
L12	267.89	N0° 16' 25"E	L32	42.40	S31° 42' 55"W
L13	468.12	N89° 43' 59"W	L33	54.47	S26° 02' 20"W
L14	59.23	S48° 37' 42"E	L34	101.95	S12° 16' 48"W
L15	95.88	S64° 32' 57"E	L35	92.25	S4° 08' 36"W
L16	246.84	S72° 21' 58"E	L36	181.01	S1° 43' 25"E
L17	84.18	S49° 47' 11"E	L37	9.00	S86° 54' 02"W
L18	87.06	S20° 19' 02"E	L38	63.32	S9° 56' 43"E
L19	174.97	S12° 36' 24"E	L39	190.77	S45° 15' 55"W
L20	127.61	S22° 32' 11"E	L40	118.25	S20° 31' 43"W



NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing Northpoint Infrastructure Financing District having Parcel Nos.: 08-10-100-003, 08-09-276-026, 08-09-276-021, 08-09-276-020, and 08-09-476-033 into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Salt Lake County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation into Northpoint Infrastructure Financing District an entire tract of land being all or part of five (5) parcels of land described in Special Warranty Deed recorded March 19, 2025 as Entry No. 14359976; Special Warranty Deed recorded February 17, 2021 as Entry No. 13569384, Special Warranty Deed recorded February 17, 2021 as Entry No. 13569386, and Special Warranty Deed recorded March 19, 2025 as Entry No. 14359975 all in the Office of the Salt Lake County Recorder, said parcels are located in the West Half of Section 9 and the East Half of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

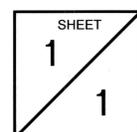
Beginning at a point 923.76 feet N.00°35'43"E. along the Section Line from the Southeast Corner of Section 09, Township 1 South, Range 1 West Salt Lake Base and Meridian and running thence N.89°36'36"W. 123.29 feet; thence N.89°26'53"W. 85.98 feet; thence North 455.43 feet; thence N.10°24'59"E. 258.08 feet to a point of non-tangency with a 2,271.85-foot radius curve to the right, concave southeasterly (radius point bears S.68°03'56"E.); thence northeasterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (chord bears N.26°14'21"E. 341.06 feet); thence N.30°32'38"E. 146.03 feet; thence N.61°58'50"W. 74.03 feet to a point of tangency with a 300.00-foot radius to the left, concave southerly; thence westerly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (chord bears N.75°57'51"W. 144.98 feet); thence along a line non-tangent to said curve, N.89°56'51"W. 267.15 feet; thence N.00°03'09"E. 33.00 feet; thence N.89°56'51"W. 201.08 feet; thence S.88°56'56"W. 657.75 feet; thence S.00°17'45"W. 47.01 feet; thence S.88°56'56"W. 45.02 feet; thence N.00°06'21"W. 80.02 feet; thence N.88°58'08"E. 702.88 feet; thence N.00°16'25"E. 609.34 feet; thence N.89°44'31"W. 334.82 feet; thence N.00°16'25"E. 267.89 feet; thence N.89°43'59"W. 468.12 feet; thence N.17°18'09"W. 256.41 feet; thence S.89°44'55"E. 925.19 feet; thence N.00°14'43"E. 438.44 feet; thence S.89°44'34"E. 377.87 feet; thence N.36°37'07"W. 371.45 feet; thence S.89°53'58"E. 460.37 feet; thence S.48°37'42"E. 59.23 feet; thence S.64°32'57"E. 95.88 feet; thence S.72°21'58"E. 246.84 feet; thence S.49°47'11"E. 84.18 feet; thence S.20°19'02"E. 87.06 feet; thence S.12°36'24"E. 174.97 feet; thence S.22°32'11"E. 127.61 feet; thence S.29°57'36"E. 137.25 feet; thence S.31°45'40"E. 130.69 feet; thence S.29°32'12"E. 251.17 feet; thence S.33°43'45"E. 151.74 feet; thence S.48°18'43"E. 121.95 feet; thence S.86°49'29"E. 11.15 feet; thence S.41°57'34"E. 231.38 feet; thence S.31°16'24"E. 12.80 feet; thence S.33°54'16"W. 107.46 feet; thence S.50°02'42"W. 148.31 feet; thence S.31°42'55"W. 42.40 feet; thence S.26°02'20"W. 54.47 feet; thence S.12°16'48"W. 101.95 feet; thence S.04°08'36"W. 92.25 feet; thence S.01°43'25"E. 181.01 feet; thence S.86°54'02"W. 9.00 feet; thence S.09°56'43"E. 63.32 feet; thence S.45°15'55"W. 190.77 feet; thence S.30°50'52"W. 174.97 feet; thence S.20°31'43"W. 118.25 feet; thence N.89°36'36"W. 507.91 feet to the **Point of Beginning**.

Contains 4,143,879 square feet or 95.130 acres, more or less.
BASIS OF BEARING: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.

SURVEYOR'S CERTIFICATE

I, Gary Christensen, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that an Infrastructure Financing District Plat, in accordance with Section 17-23-20 was made by me and shown hereon is a true and correct representation of said Infrastructure Financing District Plat.

Signed this 7th day of July, 2025



PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN THE EAST HALF OF SECTION 9 & THE WEST HAFT OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

ACCEPTANCE BY SALT LAKE COUNTY CLERK
I, the Salt Lake County Clerk, as the approving authority for this plat based on the definition set forth in Utah Code 17-23-20(1A), being the person required to submit a notice of impending boundary action to the Lieutenant Governor under 17B-1-209(3)(B)(IV), have certified the petition for this Final Local Entity Plat.
Signed this 7 Day of August, 2025.
Jamie Thompson
Salt Lake County Clerk

ACCEPTANCE BY SALT LAKE COUNTY SURVEYOR
I hereby certify that the Salt Lake County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Salt Lake County Surveyor does not relieve the licensed land surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this 16 Day of July, 2025.
Paul J. [Signature]
Salt Lake County Surveyor

IFD BOARD
Approved as to form this 10 day of July A.D. 2025.
[Signature]
Authorized IFD Board Member

SALT LAKE COUNTY RECORDER
Recorded # _____
State of Utah, County of Salt Lake, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____
Deputy, Salt Lake County Recorder

