

STATE OF UTAH



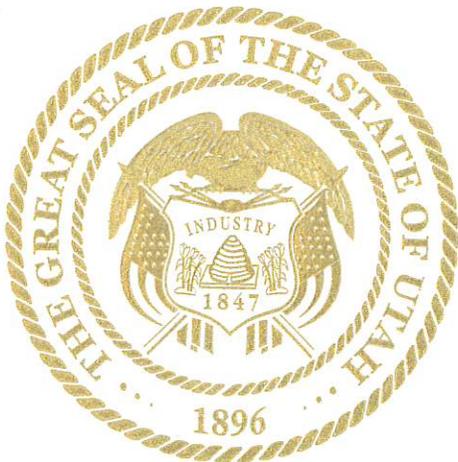
OFFICE OF THE LIEUTENANT GOVERNOR

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 KACHINA RIDGE INFRASTRUCTURE FINANCING DISTRICT located in WASHINGTON COUNTY, dated September 17, 2025, 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 KACHINA RIDGE INFRASTRUCTURE FINANCING DISTRICT, 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 29th day of September, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

**Kachina Ridge Infrastructure Financing District
Incorporation**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN a petition proposing the creation of the Kachina Ridge Infrastructure Financing District, affecting the property more particularly identified in Exhibit A hereto, has been certified by the County Clerk of Washington County, Utah. A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Washington County, Utah, is submitted herewith and incorporated by this reference. The undersigned County Clerk hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the undersigned County Clerk hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this 17 day of September, 2025.

By: 
Ryan Sullivan, Washington County Clerk

STATE OF UTAH)
)
) :ss.
COUNTY OF WASHINGTON)

On the 17 day of September, 2025, personally appeared before me Ryan Sullivan, Clerk/Auditor for Washington County, Utah, who duly acknowledged before me that he signed the foregoing Notice of Impending Boundary Action for the uses and purposes stated therein.




NOTARY PUBLIC

EXHIBIT A
TO NOTICE OF IMPENDING BOUNDARY ACTION

LEGAL DESCRIPTION

BEGINNING AT A POINT S 89°29'08" E 440.00 FEET ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 36, AND RUNNING THENCE S 1°13'41" W 1316.66 FEET ALONG THE MUNICIPAL BOUNDARY LINE OF HURRICANE CITY, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 36; THENCE N 89°21'35" W 440.00 FEET ALONG SAID LINE, TO THE NORTH 1/16TH CORNER OF SAID SECTION 36; THENCE N 88°50'50" W 71.31 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 59 (SR-59) PROJECT NO. FAP S-0410(1); THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N 20°27'01" E 44.95 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 1739.56 FEET THROUGH A CENTRAL ANGLE OF 148°04'00", (3) THENCE S 52°23'01" W 351.65 FEET, TO THE POINT OF CURVATURE OF A 855.16 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 300.50 FEET THROUGH A CENTRAL ANGLE OF 20°08'00", (5) THENCE S 72°31'01" W 16.79 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (6) THENCE ALONG THE ARC OF SAID CURVE 342.68 FEET THROUGH A CENTRAL ANGLE OF 29°10'05", TO A POINT ON THE EAST LINE OF PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 39427, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES, (1) N 1°07'08" E 79.28 FEET, (2) THENCE S 67°07'08" W 100.32 FEET, (3) THENCE S 1°07'08" W 125.16 FEET, (4) THENCE N 74°07'08" E 32.69 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 59 (SR-59), SAID POINT ALSO BEING ON A 673.14 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 54°59'44" E; THENCE ALONG THE ARC OF SAID CURVE 171.12 FEET THROUGH A CENTRAL ANGLE OF 14°33'55"; THENCE N 1°09'10" E 280.56 FEET; THENCE S 74°09'10" W 57.17 FEET; THENCE N 39°40'09" E 254.79 FEET, TO THE SOUTHEAST CORNER OF SHADOW MOUNTAIN MOBILE ESTATES SUBDIVISION; THENCE N 39°18'17" E 267.04 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION; THENCE N 38°46'43" E 803.85 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 35, POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S 88°52'52" E 273.85 FEET ALONG SAID NORTH LINE, TO THE SOUTH MOST POINT OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 654199, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 24°09'51" E 1440.41 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING ON THE MUNICIPAL BOUNDARY OF HURRICANE CITY; THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: (1) S

88°53'50" E 472.42 FEET ALONG SAID SOUTH 1/16TH LINE, TO THE SOUTH 1/16TH CORNER OF SAID SECTION 26, (2) THENCE S 0°21'08" W 665.71 FEET ALONG THE EAST LINE OF SAID SECTION 26, (3) THENCE S 89°37'54" E 440.00 FEET, (4) THENCE S 0°21'08" W 661.13 FEET, TO THE POINT OF BEGINNING.

CONTAINS 66.60 ACRES MORE OR LESS

PARCEL NOS.:

H-291

H-296-B-1-A

H-3-1-25-331

H-3-1-36-440

H-312-A

H-348-B-1-A

H-348-B-1-B

**PETITION REQUESTING THE CREATION OF
KACHINA RIDGE INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN HURRICANE CITY, WASHINGTON COUNTY, UTAH**

June 25, 2024

WASHINGTON COUNTY
Attn: Ryan Sullivan, County Clerk/Auditor
111 East Tabernacle St.
St. George, UT 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 Kachina Ridge 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:

HS Properties, LLC
239 Kimette Ln.
St. George, UT 84790

HS Properties, LLC, is the sponsor and contact sponsor of this Petition, and may be contacted c/o Matthew J. Ence, Snow Jensen & Reece, PC, 912 W. 1600 S. Ste. B200, St. George, UT 84770, (435) 628-3688, mence@snowjensen.com. The Petitioner represents 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 are within Washington County, Utah.

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”). The Original District Boundaries are further depicted in a boundary map, as shown in **Exhibit B** (the “**Boundary Map**”).

III. Requested Service

The Petitioners request the Infrastructure Financing District be created in accordance with Chapter 2a Part 13 of the Act 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, as the same may be amended and restated hereafter, 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 Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) appointed members who are property owners, or agents or officers of the property owners, as follows:

Trustee 1: Blake Haines for an initial term of six years
3010 E. Bonanza Rd.
Gilbert, AZ 85297

Trustee 2: Kent Stephens for an initial term of six years
239 Kimette Ln.
St. George, UT 84790

Trustee 3: Christopher Stephens for an initial term of four years
4105 Del Monte Ave.
Las Vegas, NV 89102

- c) Transition to Elected Board. Respective board seats shall transition from appointed to elected seats according to the following milestones:
 - i) Trustee 1. Trustee 1 shall transition to an elected seat at the end of a full term during which certificates of occupancy for 90% of units have been issued within the District.
 - ii) Trustee 2. Trustee 2 shall transition to an elected seat at the end of a full term during which certificates of occupancy for 75% of units have been issued within the District.
 - iii) Trustee 3. Trustee 3 shall transition to an elected seat at the end of a full term during which certificates of occupancy for 60% of units have been issued within the District.

No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then-current term.

- d) Divisions. No divisions will be established within the boundary of the District for purposes of trustee representation. All board seats shall be at-large seats.

VII. Petitioners Consent and Acknowledgements

- e) 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.
- f) 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, file with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

- i) a PDF copy of the signed and notarized Notice of Impending Boundary Action, attached hereto as **Exhibit E**; and
- ii) a PDF copy of the signed 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 or reject 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.

(Remainder of page intentionally left blank; signature page to follow)

EXHIBIT A

INITIAL BOUNDARY LEGAL DESCRIPTION

BEGINNING AT A POINT S 89°29'08" E 440.00 FEET ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 36, AND RUNNING THENCE S 1°13'41" W 1316.66 FEET ALONG THE MUNICIPAL BOUNDARY LINE OF HURRICANE CITY, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 36; THENCE N 89°21'35" W 440.00 FEET ALONG SAID LINE, TO THE NORTH 1/16TH CORNER OF SAID SECTION 36; THENCE N 88°50'50" W 71.31 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 59 (SR-59) PROJECT NO. FAP S-0410(1); THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N 20°27'01" E 44.95 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 1739.56 FEET THROUGH A CENTRAL ANGLE OF 148°04'00", (3) THENCE S 52°23'01" W 351.65 FEET, TO THE POINT OF CURVATURE OF A 855.16 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 300.50 FEET THROUGH A CENTRAL ANGLE OF 20°08'00", (5) THENCE S 72°31'01" W 16.79 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (6) THENCE ALONG THE ARC OF SAID CURVE 342.68 FEET THROUGH A CENTRAL ANGLE OF 29°10'05", TO A POINT ON THE EAST LINE OF PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 39427, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES, (1) N 1°07'08" E 79.28 FEET, (2) THENCE S 67°07'08" W 100.32 FEET, (3) THENCE S 1°07'08" W 125.16 FEET, (4) THENCE N 74°07'08" E 32.69 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 59 (SR-59), SAID POINT ALSO BEING ON A 673.14 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 54°59'44" E; THENCE ALONG THE ARC OF SAID CURVE 171.12 FEET THROUGH A CENTRAL ANGLE OF 14°33'55"; THENCE N 1°09'10" E 280.56 FEET; THENCE S 74°09'10" W 57.17 FEET; THENCE N 39°40'09" E 254.79 FEET, TO THE SOUTHEAST CORNER OF SHADOW MOUNTAIN MOBILE ESTATES SUBDIVISION; THENCE N 39°18'17" E 267.04 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION; THENCE N 38°46'43" E 803.85 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 35, POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S 88°52'52" E 273.85 FEET ALONG SAID NORTH LINE, TO THE SOUTH MOST POINT OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 654199, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 24°09'51" E 1440.41 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING ON THE MUNICIPAL BOUNDARY OF HURRICANE CITY; THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE

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CONTAINS 66.60 ACRES MORE OR LESS

PARCEL NOS.:

H-291

H-296-B-1-A

H-3-1-25-331

H-3-1-36-440

H-312-A

H-348-B-1-A

H-348-B-1-B

EXHIBIT C
GOVERNING DOCUMENT

(See following pages)

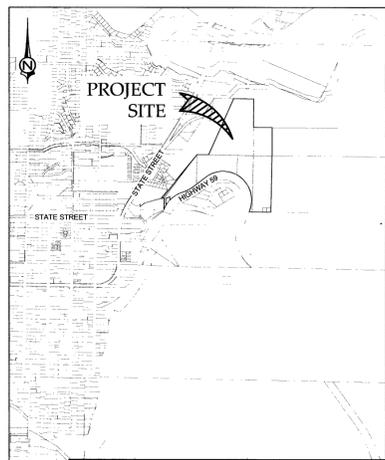
EXHIBIT D
CERTIFICATE OF ENGINEER

(See following page)

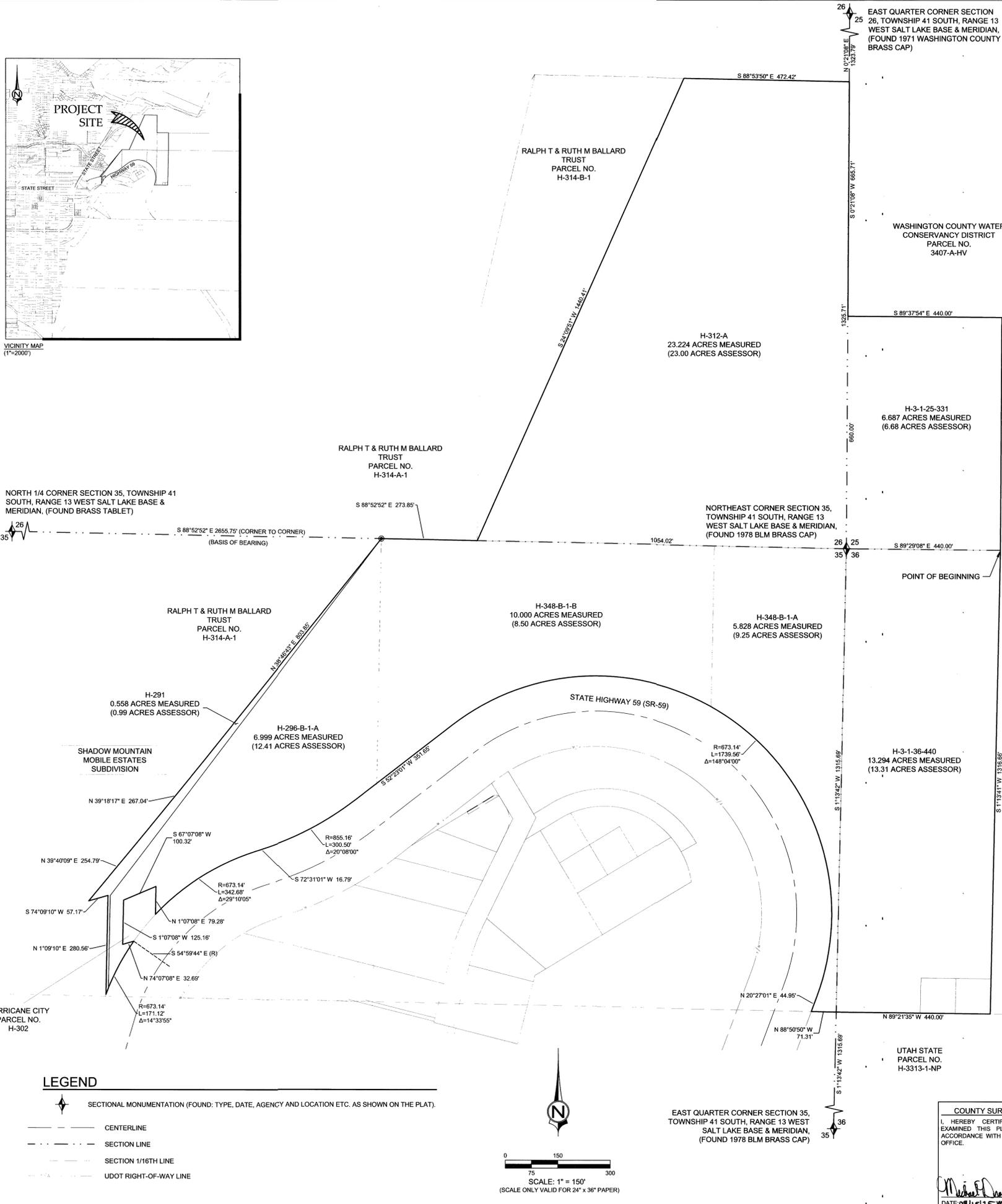
EXHIBIT E

NOTICE OF IMPENDING BOUNDARY ACTION

(See following pages)



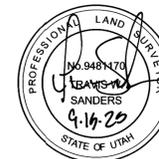
VICINITY MAP
(1"=2000')



SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 9481170, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

DATE: September 16, 2025
 TRAVIS W. SANDERS/PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°29'08" E 440.00 FEET ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE NORTHWEST CORNER OF SAID SECTION 36, AND RUNNING THENCE S 1°13'41" W 1316.66 FEET ALONG THE MUNICIPAL BOUNDARY LINE OF HURRICANE CITY, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 36; THENCE N 89°21'35" W 440.00 FEET ALONG SAID LINE, TO THE NORTH 1/16TH CORNER OF SAID SECTION 36; THENCE N 88°50'50" W 71.31 FEET ALONG THE NORTH 1/16TH LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 59 (SR-59) PROJECT NO. FAP-S-0410(1); THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N 20°27'01" E 44.95 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 1739.56 FEET THROUGH A CENTRAL ANGLE OF 148°04'00", (3) THENCE S 52°23'01" W 351.65 FEET, TO THE POINT OF CURVATURE OF A 855.16 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 300.50 FEET THROUGH A CENTRAL ANGLE OF 20°08'00", (5) THENCE S 72°31'01" W 16.79 FEET, TO THE POINT OF CURVATURE OF A 673.14 FOOT RADIUS CURVE TO THE LEFT, (6) THENCE ALONG THE ARC OF SAID CURVE 342.68 FEET THROUGH A CENTRAL ANGLE OF 29°10'05", TO A POINT ON THE EAST LINE OF PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 39427, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) N 1°07'08" E 79.28 FEET, (2) THENCE S 67°07'08" W 100.32 FEET, (3) THENCE S 1°07'08" W 125.16 FEET, (4) THENCE N 74°07'08" E 32.69 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 59 (SR-59), SAID POINT ALSO BEING ON A 673.14 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 54°59'44" E; THENCE ALONG THE ARC OF SAID CURVE 171.12 FEET THROUGH A CENTRAL ANGLE OF 14°33'55"; THENCE N 1°09'10" E 280.56 FEET; THENCE S 74°09'10" W 57.17 FEET; THENCE N 39°40'09" E 254.79 FEET, TO THE SOUTHEAST CORNER OF SHADOW MOUNTAIN MOBILE ESTATES' SUBDIVISION; THENCE N 39°18'17" E 267.04 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION; THENCE N 38°46'43" E 803.85 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 35, POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S 88°52'52" E 273.85 FEET ALONG SAID NORTH LINE, TO THE SOUTH MOST POINT OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 654199, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 24°09'51" E 1440.41 FEET, TO A POINT ON THE SOUTH 1/16TH LINE OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING ON THE MUNICIPAL BOUNDARY OF HURRICANE CITY; THENCE ALONG SAID MUNICIPAL BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: (1) S 88°53'50" E 472.42 FEET ALONG SAID SOUTH 1/16TH LINE, TO THE SOUTH 1/16TH CORNER OF SAID SECTION 26, (2) THENCE S 0°21'08" W 665.71 FEET ALONG THE EAST LINE OF SAID SECTION 26, (3) THENCE S 89°37'54" E 440.00 FEET, (4) THENCE S 0°21'08" W 661.13 FEET, TO THE POINT OF BEGINNING.

CONTAINS 66.60 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS MAP IS TO DEFINE WHICH PARCELS ARE TO BE INCLUDED IN THE KACHINA RIDGE INFRASTRUCTURE FINANCING DISTRICT (IFD), AND TO DEFINE ITS BOUNDARIES. THE CREATION OF THIS IFD WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS S 88°52'52" E ALONG THE NORTH SECTION LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, BETWEEN TWO SECTIONAL MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

8833-23 RECORD OF SURVEY, CENTER LINE SURVEY & DESIGN, COMPLETED ON NOVEMBER 02, 2023, SIGNED BY BARRY E. THOMPSON
 2812-99 RECORD OF SURVEY, PLATT AND PLATT, INC., COMPLETED JULY 10, 1998, SIGNED BY ROBERT B. PLATT
 3413-01 RECORD OF SURVEY, BUSH & GUDGELL, INC., COMPLETED ON AUGUST 30, 2001, SIGNED BY JAMES A. RAINES

HS PROPERTIES, LLC
(INFRASTRUCTURE FINANCING DISTRICT)

NAME: Kent Stephens

OWNERS ACKNOWLEDGMENT

STATE OF Utah } s.s.
 COUNTY OF Washington

ON THIS 16 DAY OF September IN THE YEAR 2025 BEFORE ME Brandee Walker, A NOTARY PUBLIC, PERSONALLY APPEARED Kent Stephens AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
 NOTARY PUBLIC FULL NAME: Brandee Walker
 COMMISSION NUMBER: 724506
 MY COMMISSION EXPIRES: May 09, 2026
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
 CODE 46-1-16(7) IF INFORMATION IS FILLED IN

**KACHINA RIDGE
 INFRASTRUCTURE FINANCING DISTRICT
 LOCAL ENTITY PLAT**

LOCATED IN
 SW 1/4 OF SECTION 25, SE 1/4 OF SECTION 26, NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN
 WASHINGTON COUNTY - HURRICANE, UTAH

COUNTY SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE: 09/15/25
 WASHINGTON COUNTY SURVEYOR

APPROVAL AND ACCEPTANCE BY WASHINGTON COUNTY

WE, THE WASHINGTON COUNTY CLERK OF WASHINGTON COUNTY, UTAH, HAVE REVIEWED THE ABOVE LOCAL ENTITY PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

DATE: 09/15/25
 WASHINGTON COUNTY CLERK

RECORDED No.

WASHINGTON COUNTY RECORDER

KACHINA RIDGE LOCAL ENTITY PLAT
 LOCATED IN
 SW 1/4 OF SECTION 25, SE 1/4 OF SECTION 26, NE 1/4 OF SECTION 35 & NW 1/4 OF SECTION 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN

| | |
|----------------|----------------------|
| PROJ. #: | FF23398 |
| DRAWN BY: | PJW |
| DATE: | 07/28/2025 |
| CHECKED BY: | TWS |
| SCALE OF SHEET | HOR SCALE: 1" = 150' |
| SHEET | 1 |
| OF | 1 |

1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.986.0100

