

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 3 located in WASHINGTON COUNTY, dated JULY 10, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

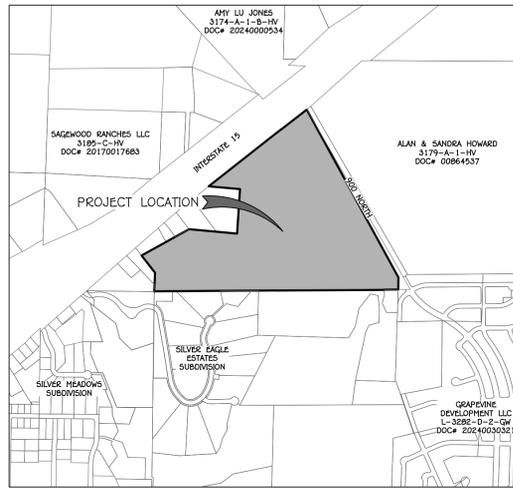
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 3 located in WASHINGTON COUNTY, State of Utah.

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



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

DEIDRE M. HENDERSON
Lieutenant Governor



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER 5633341 IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

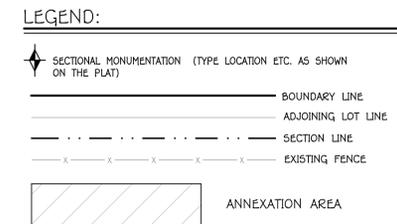
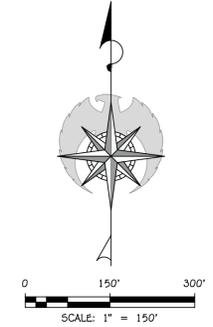
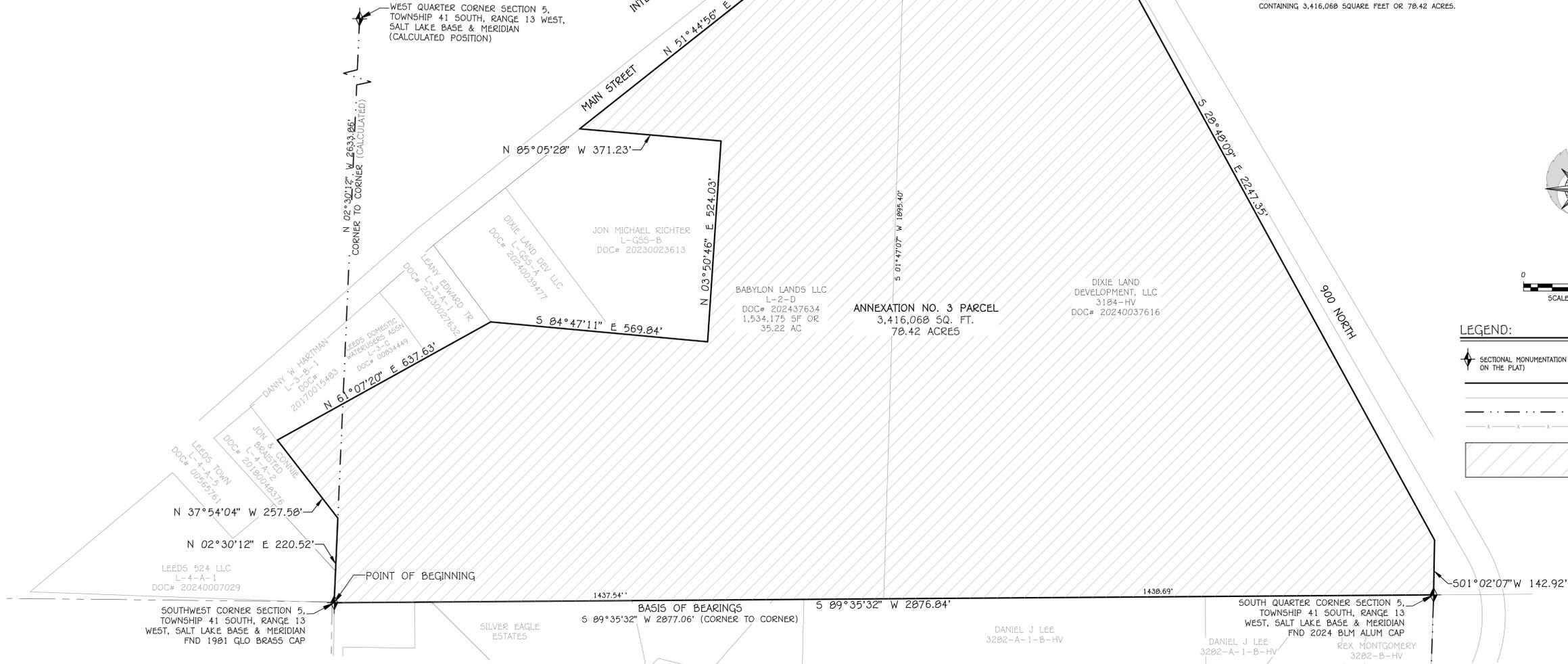
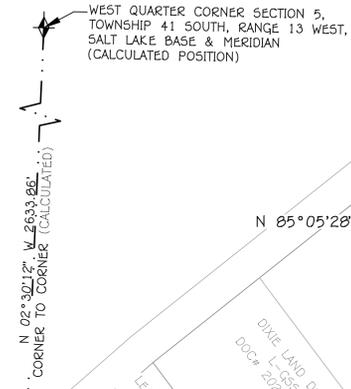


Adam Allen
ADAM ALLEN, PLS #5633341

DATE: 07/09/2025

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 02°30'12" EAST 220.52 FEET ALONG THE SECTION LINE AND EXISTING FENCE LINE; THENCE CONTINUING ALONG AN EXISTING FENCE LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 37°54'04" WEST 257.50 FEET, 2) NORTH 61°07'20" EAST 637.63 FEET, 3) SOUTH 84°47'11" EAST 569.84 FEET, 4) NORTH 03°50'46" EAST 924.03 FEET, AND 5) NORTH 85°05'28" WEST 371.23 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE 15, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) NORTH 51°44'56" EAST 929.65 FEET AND 2) NORTH 52°43'45" EAST 533.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING SOUTH 28°48'09" EAST 2,247.35; THENCE SOUTH 01°09'12" WEST 142.90 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 5; THENCE SOUTH 89°35'32" WEST 2,876.84 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 3,416.068 SQUARE FEET OR 78.42 ACRES.



REV. NOTES:



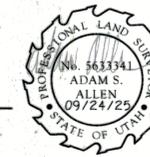
GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 3 (FINAL LOCAL ENTITY PLAT)
LEEDS, WASHINGTON COUNTY, UTAH
SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

ACCEPTANCY BY COUNTY SURVEYOR	ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT	RECORDED NO.
THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED	APPROVED THIS ____ DAY OF ____ A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT. SIGNATURE: _____ PRINTED NAME: _____ TITLE: _____	
COUNTY SURVEYOR, WASHINGTON COUNTY	ATTEST: CLERK	COUNTY RECORDER WASHINGTON COUNTY, UTAH

DATE: 07/09/2025
JOB # 20-027
FILE: ANNEXATION.DWG
SHEET
1 / 1
SHEETS

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER 5633341 IN ACCORDANCE WITH TITLE 5, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

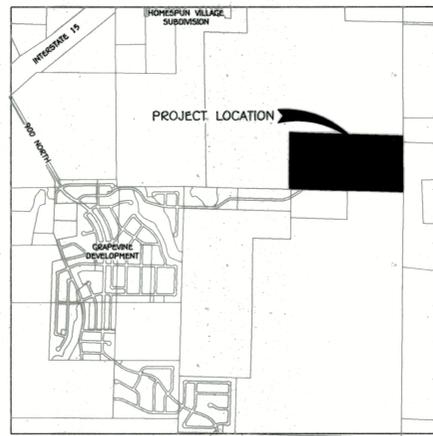


Adam Allen
 ADAM ALLEN, PLS #5633341

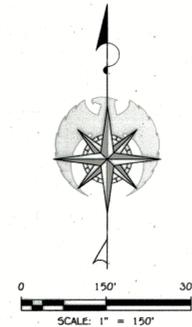
DATE: 09/24/2025

BOUNDARY DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 80°28'35" WEST 2,651.73 FEET TO THE SOUTH QUARTER CORNER; THENCE NORTH 00°19'02" WEST 1,324.92 FEET TO THE CENTER SOUTH 1/16TH CORNER; THENCE SOUTH 80°32'19" EAST 2,654.42 FEET TO THE EAST 1/6TH CORNER; THENCE SOUTH 00°11'51" EAST 1,327.72 FEET TO THE POINT OF BEGINNING. CONTAINING 3,517.192 SQUARE FEET OR 80.74 ACRES.



VICINITY MAP
 NOT TO SCALE



LEGEND:

- ◆ SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- BOUNDARY LINE
- - - ADJOINING LOT LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- ▨ ANNEXATION AREA

REV. NOTES:



GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 4
 (FINAL LOCAL ENTITY PLAT)
 LEEDS, WASHINGTON COUNTY, UTAH
 SECTION 4, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

<p>ACCEPTANCY BY COUNTY SURVEYOR</p> <p>THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 17-23-20.</p> <p><i>Michael D. Wagstaff</i> COUNTY SURVEYOR, WASHINGTON COUNTY</p>	<p>ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT</p> <p>APPROVED THIS 24TH DAY OF October, A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT.</p> <p>SIGNATURE: <i>Michael D. Wagstaff</i> PRINTED NAME: MICHAEL D. WAGSTAFF TITLE: BOARD VICE CHAIR</p> <p>ATTEST: CLERK</p>	<p>RECORDED NO.</p> <p>DATE: 09/24/2025 JOB # 20-027 FILE: ANNEXATION.DWG</p> <p>SHEET 1 / 1 SHEETS</p>
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SOUTH QUARTER CORNER SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE BASE & MERIDIAN
FOUND 2024 TALBOT LAND SURVEY 3" ALUMINUM CAP
CADASTRAL SURVEY PL5#165634

DANIEL J LEE
3282-A-1-B-HV
DOC# 20240025820

ROGER & ROBYN NEW
3282-H-HV
DOC# 00672183

CENTER QUARTER CORNER SECTION 8, TOWNSHIP
41 SOUTH, RANGE 13 WEST, SALT LAKE
BASE & MERIDIAN FND 1990 BLM ALUM CAP

GRAPEVINE DEV LLC
L-3179-A-3-B-QW
DOC# 20240030321

SILVER CLIFFS ANNEX LLC
3282-J-HV
DOC# 20250017627

ANNEXATION NO. 2 PARCEL
437,021 SQ. FT.
10.03 ACRES

SILVER CLIFFS ANNEX LLC
3282-D-1-HV
DOC# 20250017629

GRAPEVINE DEVELOPMENT LLC
L-3282-D-2-GW
DOC# 20240030321

GRAPEVINE DEVELOPMENT LLC
L-3282-D-2-GW
DOC# 20240030321

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER 5633341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

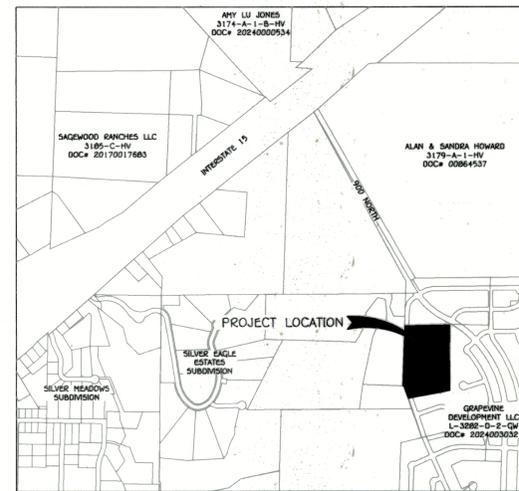


Adam Allen
ADAM ALLEN, PLS #5633341

DATE: 09/24/2025

BOUNDARY DESCRIPTION

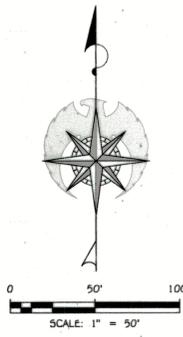
BEGINNING AT A POINT THAT LIES SOUTH 01°55'31" WEST ALONG THE SECTION LINE 379.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°50'09" EAST 531.20 FEET; THENCE SOUTH 00°23'26" WEST 419.04 FEET; THENCE SOUTH 00°16'10" WEST 351.97 FEET; THENCE SOUTH 79°20'50" WEST 496.70 FEET; THENCE NORTH 18°46'56" WEST 153.49 FEET; THENCE NORTH 73°12'00" WEST 13.21 FEET; THENCE NORTH 01°55'31" EAST 703.28 FEET; TO THE POINT OF BEGINNING.
CONTAINING 437,021 SQUARE FEET OR 10.03 ACRES.



VICINITY MAP
NOT TO SCALE

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ANNEXATION BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- TIE LINE
- ANNEXATION AREA



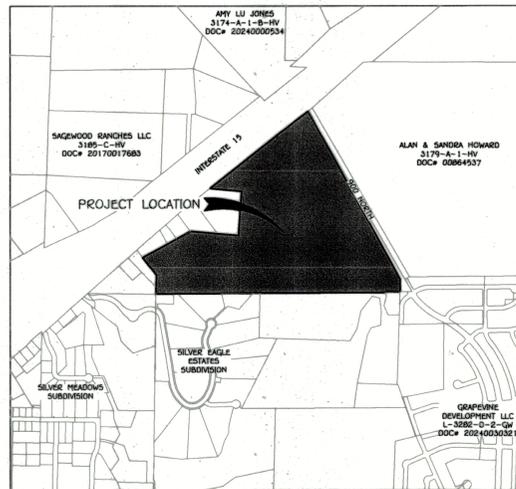
ACCEPTANCY BY COUNTY SURVEYOR	ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT	RECORDED NO.
THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANNOTATED 17-23-20.	APPROVED THIS 24 th DAY OF October A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT.	
COUNTY SURVEYOR, WASHINGTON COUNTY	SIGNATURE: <i>Michael D. Wagstaff</i> PRINTED NAME: MICHAEL D. WAGSTAFF TITLE: VICE CHAIR OF BOARD	
	ATTEST: CLERK	COUNTY RECORDER WASHINGTON COUNTY, UTAH

REV. NOTES:



GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 2
(FINAL LOCAL ENTITY PLAT)
LEEDS, WASHINGTON COUNTY, UTAH
SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

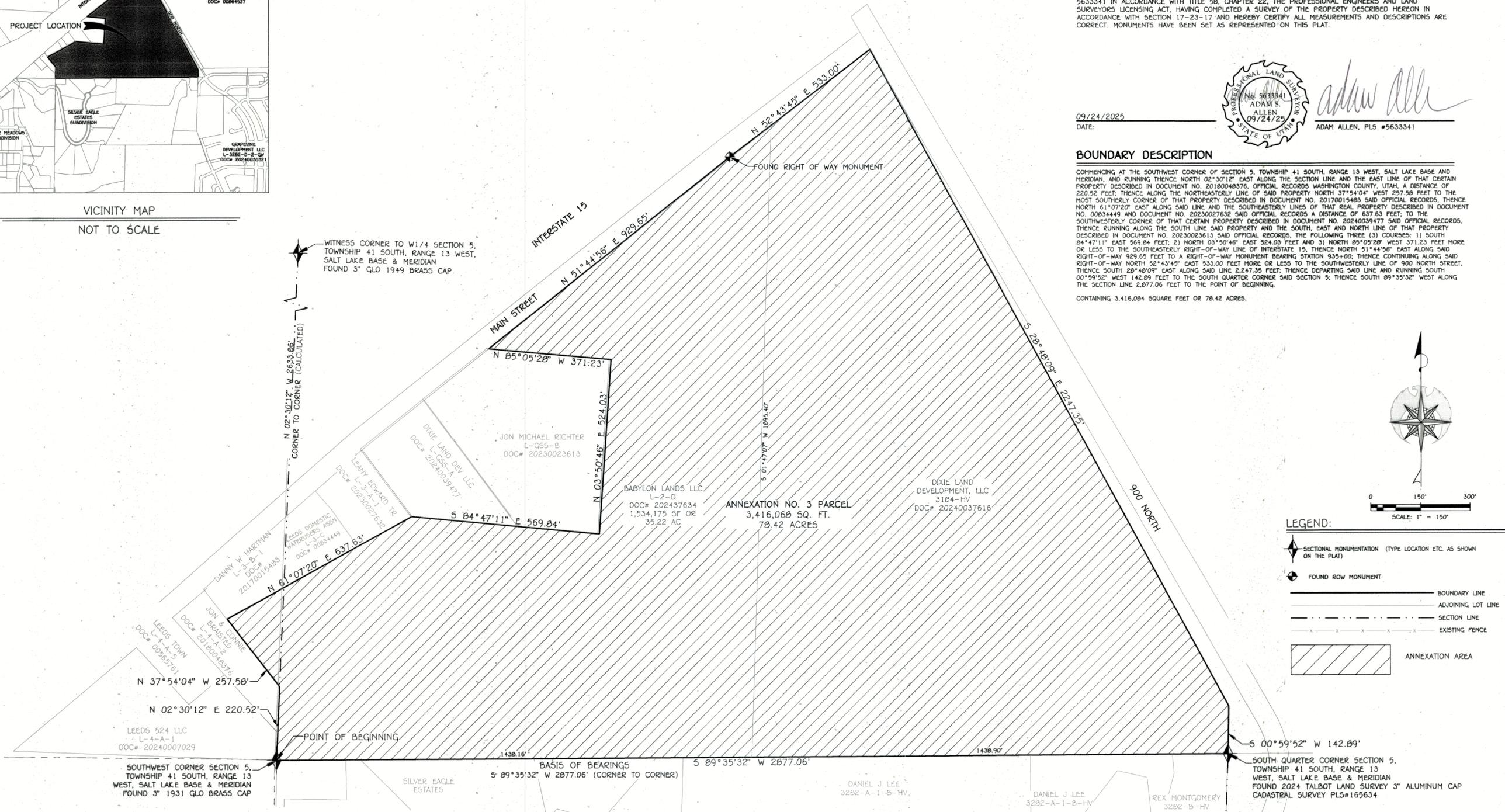
DATE: 09/24/2025
JOB #: 25-028
FILE: ANNEX.DWG
SHEET
1 / 1
SHEETS



VICINITY MAP
NOT TO SCALE

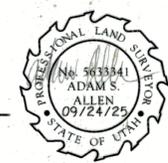
WITNESS CORNER TO W1/4 SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
FOUND 3" GLO 1949 BRASS CAP.

N 02°30'12" W 220.52'
CORNER TO CORNER (CALCULATED)



SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER #5633341 IN ACCORDANCE WITH TITLE 78, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.



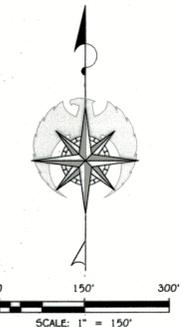
Adam Allen
ADAM ALLEN, PLS #5633341

09/24/2025
DATE:

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 02°30'12" EAST ALONG THE SECTION LINE AND THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 20180048376, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, A DISTANCE OF 220.52 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY NORTH 37°54'04" WEST 257.58 FEET TO THE MOST SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 20170015483 SAID OFFICIAL RECORDS, THENCE NORTH 61°07'20" EAST ALONG SAID LINE AND THE SOUTHEASTERLY LINES OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 00804449 AND DOCUMENT NO. 20230027632 SAID OFFICIAL RECORDS A DISTANCE OF 637.63 FEET; TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 20240039477 SAID OFFICIAL RECORDS, THENCE RUNNING ALONG THE SOUTH LINE SAID PROPERTY AND THE SOUTH, EAST AND NORTH LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 20230023613 SAID OFFICIAL RECORDS, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 84°47'11" EAST 569.84 FEET; 2) NORTH 03°50'46" EAST 824.03 FEET AND 3) NORTH 69°09'28" WEST 371.23 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, THENCE NORTH 51°44'56" EAST ALONG SAID RIGHT-OF-WAY 929.65 FEET TO A RIGHT-OF-WAY MONUMENT BEARING STATION 935+00; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 52°43'49" EAST 533.00 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF 900 NORTH STREET, THENCE SOUTH 28°48'09" EAST ALONG SAID LINE 2,247.35 FEET; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°59'52" WEST 142.89 FEET TO THE SOUTH QUARTER CORNER SAID SECTION 5; THENCE SOUTH 09°35'32" WEST ALONG THE SECTION LINE 2,877.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,416,064 SQUARE FEET OR 78.42 ACRES.



LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS SHOWN ON THE PLAT)
- FOUND ROW MONUMENT
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- EXISTING FENCE
- ANNEXATION AREA

ACCEPTANCY BY COUNTY SURVEYOR	ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT	RECORDED NO.
THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE ANNOTATED 17-23-20. COUNTY SURVEYOR, WASHINGTON COUNTY	APPROVED THIS _____ DAY OF _____ A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT. SIGNATURE: _____ PRINTED NAME: _____ TITLE: _____ ATTEST: CLERK	_____ COUNTY RECORDER WASHINGTON COUNTY, UTAH

REV.	NOTES

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #301
ST. GEORGE, UT 84770

GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 3
(FINAL LOCAL ENTITY PLAT)

LEEDS, WASHINGTON COUNTY, UTAH
SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

DATE: 09/24/2025
JOB # 20-027
FILE: ANNEXATION.DWG
SHEET 1 / 1

NOTICE OF IMPENDING BOUNDARY ACTION

Grapevine Wash Local District Annexation Nos. 2, 3, and 4

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Grapevine Wash Local District (the “Board”), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective July 10, 2025, adopted a Resolution to Annex approximately 169.19 Acres, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plats satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT “B”, hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 10th day of July, 2025.

GRAPEVINE WASH LOCAL DISTRICT



Brecken Anderson, Board Clerk

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

Legal Descriptions

Annexation No. 2

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

Annexation No 3:

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

Annexation No. 4:

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

Final Local Entity Plats

[To be added when County Approves Plats]

July 10, 2025

The Board of Trustees (the “Board”) of the Grapevine Wash Local District, held a special meeting on July 10, 2025, at the hour of 4:00 p.m., with the following members of the Board being present:

Paul Morris	Chair
Mike Wagstaff	Vice Chair/Treasurer
Dick Miller	Trustee

Also present:

Brecken Anderson	District Clerk
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Absent:

Davis Anderson	Trustee
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After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this July 10, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Mike Wagstaff and seconded by Dick Miller, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF GRAPEVINE WASH LOCAL DISTRICT (THE “DISTRICT”) TO CERTIFY PETITIONS FOR ANNEXING APPROXIMATELY 10.03 ACRES (ANNEXATION NO. 2), 78.42 ACRES (ANNEXATION NO. 3), AND 80.74 ACRES (ANNEXATION #4) INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, three petitions (the “Petitions”) were filed with the District requesting and consenting to the annexation of approximately 169.19 acres pursuant to §17B-1-403(2)(c) of the Title 17B, Chapter 1 of the Utah Code, Limited Purpose Local Government Entities - Special Districts (the “Act”); and

WHEREAS, the Petitions contain the consenting signatures of 100% of the surface property owners (hereafter the “Property Owners”) within the area proposed to be annexed; and

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

WHEREAS, the areas to be annexed under this resolution are parcels of property located in the Town of Leeds (“Leeds”), Toquerville City (“Toquerville”), and the unincorporated area of Washington County (collectively “Local Governments”), as particularly described in the Petitions attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petitions, the Act allows the District to annex the Property by adopting a resolution to annex the areas, without notice to the Local Governments provided that the Local Governments do not provide to the Property the services to be provided by the District; and

WHEREAS, the Local Governments do not provide to the Property the services to be provided by the District, except that in the case of Annexation No. 4, even though Toquerville provides water services, the District will decline to provide water services and instead rely on Toquerville to provide water services; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plats for Annexation No. 2, Annexation No. 3, and Annexation No. 4 (collectively the “Annexation Plats”).

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

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

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

2. The Property, which is particularly described and shown on the Annexation Plats, are hereby annexed into the District. The District shall not provide water services for Annexation No.4 because Toquerville will provide water services to that area.

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

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on July 10, 2025, the Board of Trustees (the "Board") of Grapevine Wash Local District (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the “30-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair or District Clerk to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District’s surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

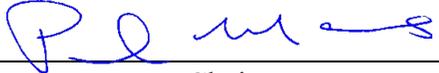
6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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

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

PASSED AND ADOPTED by the Board of Trustees of Grapevine Wash Local District effective as of the Effective Date set forth above.

GRAPEVINE WASH LOCAL DISTRICT

By:  _____
Chair

ATTEST:

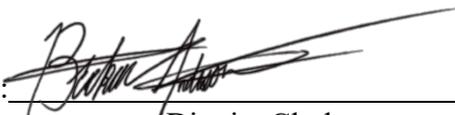
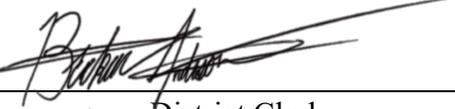
By:  _____
District Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brecken Anderson, the undersigned District Clerk of Grapevine Wash Local District (the "District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on July 10, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this July 10, 2025.

By: 
District Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Grapevine Wash Local District Board of Trustees Meeting

[SUBSCRIBE TO PUBLIC BODY](#)

General Information

Government Type:
 Special Service District
 Entity:
 Grapevine Wash Local District
 Public Body:
[Board of Trustees](#)

Notice Information

[Add Notice to Calendar](#)

Notice Title:
 Grapevine Wash Local District Board of Trustees Meeting
 Notice Type(s):
 Meeting
 Event Start Date & Time:
 July 10, 2025 04:00 PM
 Event End Date & Time:
 July 10, 2025 05:00 PM

Description/Agenda:
NOTICE AND AGENDA
 Grapevine Wash Local District
 Board of Trustees
 Special Meeting
 Notice is Hereby Given that the Grapevine Wash Local District Board of Trustees will Hold a Meeting on Thursday, July 10, 2025, Via Zoom Meeting (Link Below) At 4:00 P.M.

Welcome and Call to Order
 Consider Approval of the Pending Minutes from the Board Meeting held July 7, 2025
 Consideration of Resolution 2025-10 to Annex of the Following Property into the Grapevine Wash Local District's Boundaries, Authorizing the Plat and other Documents in Connection therewith: Authorizing the Publication of Notice of this Resolution; and Related Matters:

- Silver Cliffs Annex (Annexation #2) - Approximately 10.03 Acres
- Babylon Lands West (Annexation #3) - Approximately 78.42 Acres
- Babylon Lands East (Annexation #4) - Approximately 80.74 Acres
- Updates
- Adjourn

For any questions or needed accommodations call Brecken Anderson at 435-773-7476 or email SpecialDistrict.mgmt@gmail.com.

The public meeting will be held as an electronic meeting. If you wish to participate you can join via Zoom at:

Join Zoom Meeting
<https://us06web.zoom.us/j/99806176454?pwd=q5KNWpF40wkpDrM3ST5C6AEwa0Bf.1>

Meeting ID: 998 0617 6454
 Passcode: 508854

Notice of Special Accommodations (ADA)

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Brecken Anderson 435-773-7476 at least 24 hours before the meeting.

Notice of Electronic or Telephone Participation

Unless otherwise noted on the posted Agenda, meetings of the Board of Trustees will be held Via Zoom. For accommodations for public meetings please call Brecken Anderson 435-773-7476 to make arrangements.

Meeting Information

Meeting Location:
 VIA Zoom
 Leeds, UT 84746
[Show in Apple Maps](#) | [Show in Google Maps](#)

Contact Name:
 Brecken Anderson

Contact Email:
breckena2@gmail.com

Notice Posting Details

Notice Posted On:
 July 09, 2025 02:06 PM

Notice Last Edited On:
 July 11, 2025 10:01 AM

Download Attachments

File Name	Category	Date Added
audio1604274702.m4a	Audio Recording	2025/07/11 09:53 AM
Pending Minutes - 10 July 2025.docx	Meeting Minutes	2025/07/11 10:09 AM
GWA.D Agenda - 10 July 2025.docx	Public Information Handout	2025/07/09 02:03 PM

[SHOW NOTICE REVISION HISTORY](#)

Board/Committee Contacts

Member	Email	Phone
Richard "Dick" Miller	dick.miller@millerhaines.com	N/A
Paul Morris	paul@landessmvt.com	N/A

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Definitions

- **Government Type:** A categorization of government entities, including state, county, municipality, special districts, and schools, among others. The designation of special district includes all local districts and special service districts. There are many different designations, and the term special district is only used as a common term.
- **Entity:** All state agencies, political subdivisions (cities, counties, special districts), the legislature, judiciary, and public education or state-funded higher education institutions.
- **Public Body:** A board, commission, or committee that posts notices or holds meetings, according to the Open and Public Meetings Act, [Utah Code 52-1-109\(7\)](#)

Open Records Portal

Can't find what you're looking for? You can request publicly available documents from most government agencies through the [Open Records Portal](#).

Give Feedback

EXHIBIT B

ANNEXATION PETITIONS

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Grapevine Wash Local District**, a Utah basic special district and **Silver Cliffs Annex, LLC**, a Utah limited liability company (“**Petitioner**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 10.03 acres of property in Washington County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioner certifies that to the best of Petitioner’s knowledge the Property is located within an unincorporated area of Washington County in which the County does not provide the services which are anticipated to be provided by the District, and therefore no notice of the requested annexation will be provided to the County under Utah Code §17B-1-406;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioner further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

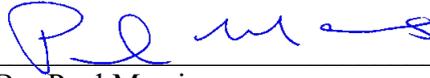
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

Silver Cliffs Annex, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84765



By: Paul Morris
Its: Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Babylon Lands, LLC**, a Utah limited liability company (“**Petitioner**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 78.42 acres of property in Washington County and the Town of Leeds, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioner certifies that to the best of Petitioner’s knowledge the Property is located within an unincorporated area of Washington County and the Town of Leeds in which the County and the Town of Leeds do not provide the services which are anticipated to be provided by the District, or these municipalities have declined to provide the services which are anticipated to be provided by the District, and therefore no notice of the requested annexation will be provided to the County under Utah Code §17B-1-406;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioner further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

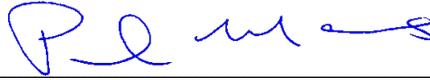
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

Babylon Lands, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84765



By: Paul Morris, Manager of Vital Lands, LLC
Its: Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Grapevine Wash Local District**, a Utah basic special district and **Babylon Lands, LLC**, a Utah limited liability company (“**Petitioners**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioners hereby petitions and consents to the annexation by the District of approximately 80.74 acres of property in Toquerville City, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioners are designated sponsors, and the contact sponsors, of this Petition.

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioners are provided on the signature page below;
4. Petitioners are the title owner of the Property as of the date of this Petition, and Petitioners will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioners petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioners certifies that to the best of Petitioners’ knowledge the Property is located within an area of Toquerville City in which Toquerville City does not provide the services which are anticipated to be provided by the District (the District plans to decline providing water services which will be provided Toquerville City), and therefore no notice of the requested annexation will be provided to Toquerville under Utah Code §17B-1-406;

7. The Petitioners authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioners acknowledge that the District intends to preserve portions of the Property for recreational uses and may issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioners, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioners further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

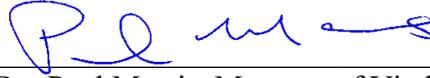
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

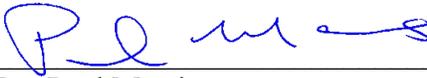
Made effective as of the date first set forth above.

Babylon Lands, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84770



By: Paul Morris, Manager of Vital Lands, LLC
Its: Manager

Grapevine Wash Local District,
a Utah local basic district
90 East 100 South
St. George, UT 84770



By: Paul Morris
Its: Chair

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Grapevine Wash Local District Annexation Nos. 2, 3, and 4

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Grapevine Wash Local District (the “Board”), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective July 10, 2025, adopted a Resolution to Annex approximately 169.19 Acres, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plats satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT “B”, hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 10th day of July, 2025.

GRAPEVINE WASH LOCAL DISTRICT



Brecken Anderson, Board Clerk

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

Legal Descriptions

Annexation No. 2

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

Annexation No 3:

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

Annexation No. 4:

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

Final Local Entity Plats

[To be added when County Approves Plats]

July 10, 2025

The Board of Trustees (the “Board”) of the Grapevine Wash Local District, held a special meeting on July 10, 2025, at the hour of 4:00 p.m., with the following members of the Board being present:

Paul Morris	Chair
Mike Wagstaff	Vice Chair/Treasurer
Dick Miller	Trustee

Also present:

Brecken Anderson	District Clerk
------------------	----------------

Absent:

Davis Anderson	Trustee
----------------	---------

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this July 10, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Mike Wagstaff and seconded by Dick Miller, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF GRAPEVINE WASH LOCAL DISTRICT (THE “DISTRICT”) TO CERTIFY PETITIONS FOR ANNEXING APPROXIMATELY 10.03 ACRES (ANNEXATION NO. 2), 78.42 ACRES (ANNEXATION NO. 3), AND 80.74 ACRES (ANNEXATION #4) INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, three petitions (the “Petitions”) were filed with the District requesting and consenting to the annexation of approximately 169.19 acres pursuant to §17B-1-403(2)(c) of the Title 17B, Chapter 1 of the Utah Code, Limited Purpose Local Government Entities - Special Districts (the “Act”); and

WHEREAS, the Petitions contain the consenting signatures of 100% of the surface property owners (hereafter the “Property Owners”) within the area proposed to be annexed; and

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

WHEREAS, the areas to be annexed under this resolution are parcels of property located in the Town of Leeds (“Leeds”), Toquerville City (“Toquerville”), and the unincorporated area of Washington County (collectively “Local Governments”), as particularly described in the Petitions attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petitions, the Act allows the District to annex the Property by adopting a resolution to annex the areas, without notice to the Local Governments provided that the Local Governments do not provide to the Property the services to be provided by the District; and

WHEREAS, the Local Governments do not provide to the Property the services to be provided by the District, except that in the case of Annexation No. 4, even though Toquerville provides water services, the District will decline to provide water services and instead rely on Toquerville to provide water services; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plats for Annexation No. 2, Annexation No. 3, and Annexation No. 4 (collectively the “Annexation Plats”).

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

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

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

2. The Property, which is particularly described and shown on the Annexation Plats, are hereby annexed into the District. The District shall not provide water services for Annexation No.4 because Toquerville will provide water services to that area.

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

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on July 10, 2025, the Board of Trustees (the "Board") of Grapevine Wash Local District (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the “30-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair or District Clerk to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District’s surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

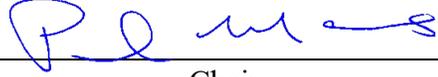
6. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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

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

PASSED AND ADOPTED by the Board of Trustees of Grapevine Wash Local District effective as of the Effective Date set forth above.

GRAPEVINE WASH LOCAL DISTRICT

By:  _____
Chair

ATTEST:

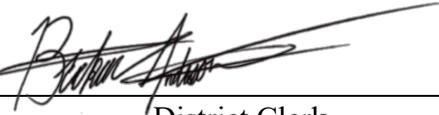
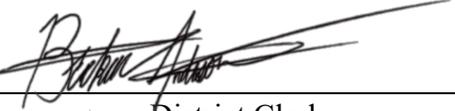
By:  _____
District Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Brecken Anderson, the undersigned District Clerk of Grapevine Wash Local District (the "District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on July 10, 2025, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this July 10, 2025.

By: 
District Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Grapevine Wash Local District Board of Trustees Grapevine Wash Local District Board of Trustees Meeting

Grapevine Wash Local District Board of Trustees Meeting

[SUBSCRIBE TO PUBLIC BODY](#)

General Information

Government Type:
 Special Service District
 Entity:
 Grapevine Wash Local District
 Public Body:
[Board of Trustees](#)

Notice Information

[Add Notice to Calendar](#)

Notice Title:
 Grapevine Wash Local District Board of Trustees Meeting
 Notice Type(s):
 Meeting
 Event Start Date & Time:
 July 10, 2025 04:00 PM
 Event End Date & Time:
 July 10, 2025 05:00 PM

Description/Agenda:
NOTICE AND AGENDA
 Grapevine Wash Local District
 Board of Trustees
 Special Meeting
 Notice is Hereby Given that the Grapevine Wash Local District Board of Trustees will Hold a Meeting on Thursday, July 10, 2025, Via Zoom Meeting (Link Below) At 4:00 P.M.

Welcome and Call to Order
 Consider Approval of the Pending Minutes from the Board Meeting held July 7, 2025
 Consideration of Resolution 2025-10 to Annex of the Following Property into the Grapevine Wash Local District's Boundaries, Authorizing the Plat and other Documents in Connection therewith: Authorizing the Publication of Notice of this Resolution; and Related Matters:

Silver Cliffs Annex (Annexation #2) - Approximately 10.03 Acres
 Babylon Lands West (Annexation #3) - Approximately 78.42 Acres
 Babylon Lands East (Annexation #4) - Approximately 80.74 Acres
 Updates
 Adjourn
 For any questions or needed accommodations call Brecken Anderson at 435-773-7476 or email SpecialDistrict.mgmt@gmail.com.

The public meeting will be held as an electronic meeting. If you wish to participate you can join via Zoom at:

Join Zoom Meeting
<https://us06web.zoom.us/j/99806176454?pwd=q5KNWpF40wkpDRM3ST5C6AEwa0Bf.1>

Meeting ID: 998 0617 6454
 Passcode: 508854

Notice of Special Accommodations (ADA):

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Brecken Anderson 435-773-7476 at least 24 hours before the meeting.

Notice of Electronic or Telephone Participation:

Unless otherwise noted on the posted Agenda, meetings of the Board of Trustees will be held Via Zoom. For accommodations for public meetings please call Brecken Anderson 435-773-7476 to make arrangements.

Meeting Information

Meeting Location:
 VIA Zoom
 Leeds, UT 84746
[Show in Apple Maps](#) | [Show in Google Maps](#)

Contact Name:
 Brecken Anderson

Contact Email:
breckena2@gmail.com

Notice Posting Details

Notice Posted On:
 July 09, 2025 02:06 PM

Notice Last Edited On:
 July 11, 2025 10:01 AM

Download Attachments

File Name	Category	Date Added
audio1604274702.m4a	Audio Recording	2025/07/11 09:53 AM
Pending Minutes - 10 July 2025.docx	Meeting Minutes	2025/07/11 10:09 AM
GWA.D Agenda - 10 July 2025.docx	Public Information Handout	2025/07/09 02:03 PM

[SHOW NOTICE REVISION HISTORY](#)

Board/Committee Contacts

Member	Email	Phone
Richard "Dick" Miller	dick.miller@millerhaines.com	N/A
Paul Morris	paul@landessmvt.com	N/A

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Definitions

- Government Type:** A categorization of government entities, including state, county, municipality, special districts, and schools, among others. The designation of special district includes all local districts and special service districts. There are many different designations, and the term special district is only used as a common term.
- Entity:** All state agencies, political subdivisions (cities, counties, special districts), the legislature, judiciary, and public education or state-funded higher education institutions.
- Public Body:** A board, commission, or committee that posts notices or holds meetings, according to the Open and Public Meetings Act, [Utah Code 52-1-109\(7\)](#)

Open Records Portal

Can't find what you're looking for? You can request publicly available documents from most government agencies through the [Open Records Portal](#).

Give Feedback

EXHIBIT B

ANNEXATION PETITIONS

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Grapevine Wash Local District**, a Utah basic special district and **Silver Cliffs Annex, LLC**, a Utah limited liability company (“**Petitioner**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 10.03 acres of property in Washington County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioner certifies that to the best of Petitioner’s knowledge the Property is located within an unincorporated area of Washington County in which the County does not provide the services which are anticipated to be provided by the District, and therefore no notice of the requested annexation will be provided to the County under Utah Code §17B-1-406;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioner further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

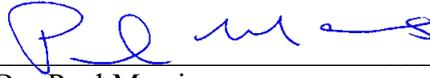
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

Silver Cliffs Annex, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84765



By: Paul Morris
Its: Manager

EXHIBIT A

LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Babylon Lands, LLC**, a Utah limited liability company (“**Petitioner**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 78.42 acres of property in Washington County and the Town of Leeds, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioner certifies that to the best of Petitioner’s knowledge the Property is located within an unincorporated area of Washington County and the Town of Leeds in which the County and the Town of Leeds do not provide the services which are anticipated to be provided by the District, or these municipalities have declined to provide the services which are anticipated to be provided by the District, and therefore no notice of the requested annexation will be provided to the County under Utah Code §17B-1-406;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioner further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

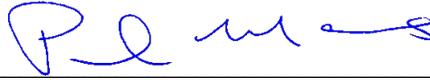
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

Babylon Lands, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84765



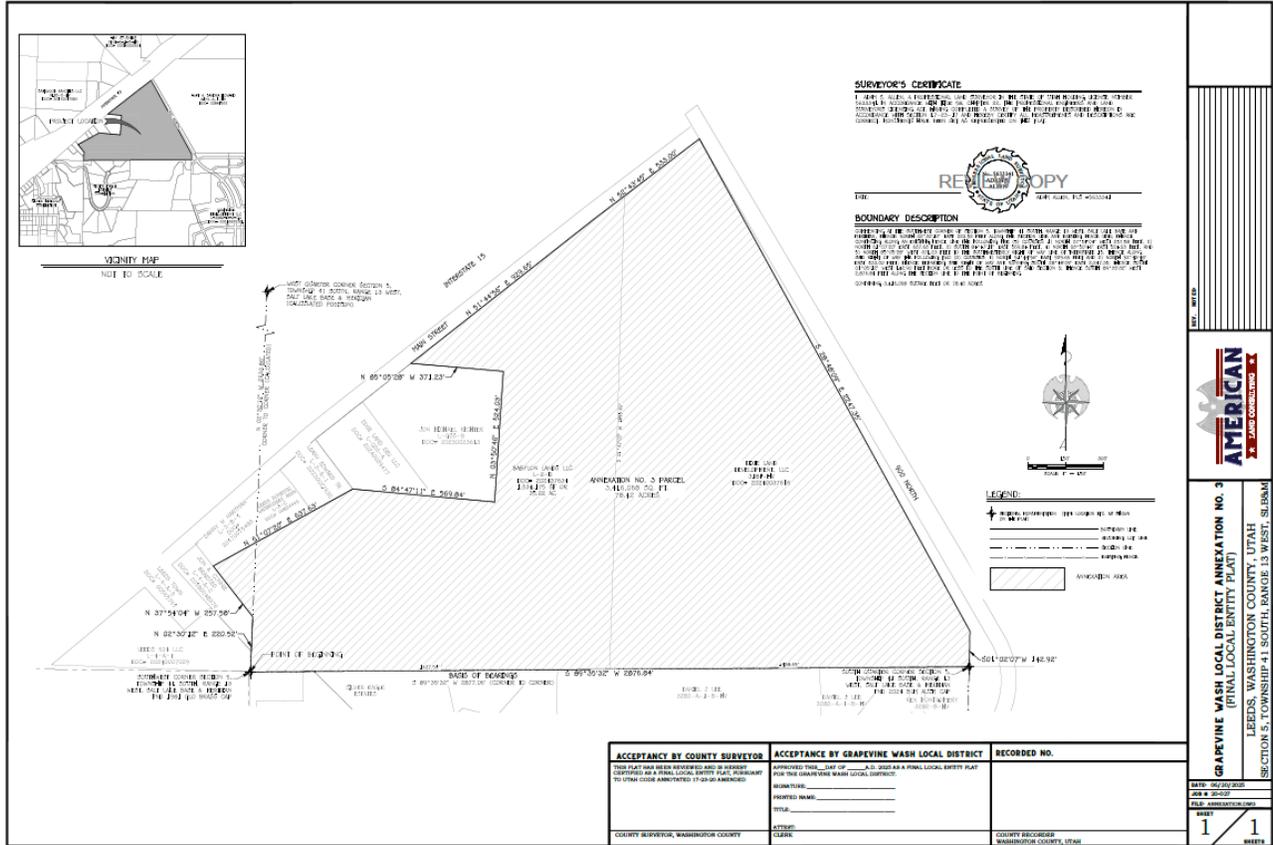
By: Paul Morris, Manager of Vital Lands, LLC
Its: Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

EXHIBIT B MAP OF ANNEXATION PROPERTY



SURVEYOR'S CERTIFICATE

I, JAMES S. GIBSON, a duly licensed and qualified Surveyor of the State of Utah, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified Surveyor of the State of Utah, and that the same is correct and true according to the records of the County Recorder, and that the same is correct and true according to the records of the County Recorder, and that the same is correct and true according to the records of the County Recorder.

REPRODUCTION

BOUNDARY DESCRIPTION

THIS PLAT IS A REPRODUCTION OF THE ORIGINAL PLAT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH. THE ORIGINAL PLAT IS THE ONLY AUTHORITY FOR THE BOUNDARY DESCRIPTIONS AND BEARINGS AND DISTANCES SHOWN ON THIS PLAT. THE BOUNDARY DESCRIPTIONS AND BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE THE ONLY AUTHORITY FOR THE BOUNDARY DESCRIPTIONS AND BEARINGS AND DISTANCES SHOWN ON THIS PLAT.



LEGEND

- BOUNDARY DESCRIPTION
- SURVEY LINE
- EASEMENT
- RIGHT-OF-WAY
- ANNEXED AREA

<p>ACCEPTANCE BY COUNTY SUPERVISOR</p> <p>THIS PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED FOR THE GRAPEVINE WASH LOCAL DISTRICT TO UTAH CODE ANNOTATED IF SO INDICATED</p> <p>COUNTY SUPERVISOR, WASHINGTON COUNTY DATE: _____</p>	<p>ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____ A.D. 20____ AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT.</p> <p>MINISTRANT: _____ PRINTED NAME: _____ TITLE: _____ ATTORNEY: _____ CLERK: _____</p>	<p>RECORDED NO.</p> <p>_____</p> <p>COUNTY RECORDER, WASHINGTON COUNTY, UTAH</p>
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AMERICAN
LAND CONSTRUCTION

GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 3
(FINAL LOCAL ENTITY PLAT)

LEEDS, WASHINGTON COUNTY, UTAH

SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, S.130N1

DATE: 06/29/2021
JOB # 20-027
FILE # 20210629001

SHEET
1 / **1**
SHEETS

**PETITION TO ANNEX PROPERTY INTO
GRAPEVINE WASH LOCAL DISTRICT**

TO: **GRAPEVINE WASH LOCAL DISTRICT**, a Utah basic local district

FROM: **Grapevine Wash Local District**, a Utah basic special district and **Babylon Lands, LLC**, a Utah limited liability company (“**Petitioners**”)

DATE: July 7, 2025

This Petition to Annex Property into Grapevine Wash Local District (the “**District**”) is submitted in accordance with Title 17B, Chapter 1, Section 403(2)(c), Utah Code Annotated 1953.

Petitioners hereby petitions and consents to the annexation by the District of approximately 80.74 acres of property in Toquerville City, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioners are designated sponsors, and the contact sponsors, of this Petition.

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioners are provided on the signature page below;
4. Petitioners are the title owner of the Property as of the date of this Petition, and Petitioners will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioners petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. Petitioners certifies that to the best of Petitioners’ knowledge the Property is located within an area of Toquerville City in which Toquerville City does not provide the services which are anticipated to be provided by the District (the District plans to decline providing water services which will be provided Toquerville City), and therefore no notice of the requested annexation will be provided to Toquerville under Utah Code §17B-1-406;

7. The Petitioners authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and
8. Petitioners acknowledge that the District intends to preserve portions of the Property for recreational uses and may issue bonds and levy property tax and/or make assessments on Petitioner's Property, and gives its consent to the same.

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

The Petitioners, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging any actions taken by the District prior to the date of this Petition. The Petitioners further acknowledges and understands that the District is governed by a five (5) member board of trustees, originally created by the Town of Leeds and comprised of the current owners of the Silver Cliffs subdivision property, or the officers or agents of said property owners.

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

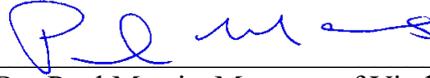
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

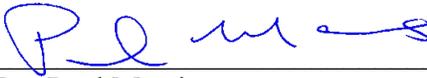
Made effective as of the date first set forth above.

Babylon Lands, LLC
a Utah limited liability company
3747 Sagebrush Drive
Santa Clara, UT 84770



By: Paul Morris, Manager of Vital Lands, LLC
Its: Manager

Grapevine Wash Local District,
a Utah local basic district
90 East 100 South
St. George, UT 84770



By: Paul Morris
Its: Chair

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Grapevine Wash Local District Annexation Nos. 2, 3, and 4

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Grapevine Wash Local District (the “Board”), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective July 10, 2025, adopted a Resolution to Annex approximately 169.19 Acres, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plats satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Washington County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT “B”, hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 10th day of July, 2025.

GRAPEVINE WASH LOCAL DISTRICT



Brecken Anderson, Board Clerk

EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

Legal Descriptions

Annexation No. 2

Beginning at a point that lies South 01°55'31" West along the section line 379.46 feet from the North Quarter Corner of Section 8, Township 42 South, Range 13 West, Salt Lake Base and Meridian; and running thence North 88°50'09" East 531.20 feet; thence South 00°23'26" West 419.04 feet; thence South 00°16'10" West 351.97 feet; thence South 79°20'50" West 496.70 feet; thence North 18°46'56" West 153.49 feet; thence North 73°12'00" West 13.21 feet; thence North 01°55'31" East 703.28 feet; to the point of beginning.

Containing 437,021 Square Feet or 10.03 Acres.

Annexation No 3:

Commencing at the Southwest Corner of Section 5, Township 41 South, Range 13 West, Salt Lake Base and Meridian, thence North 02°30'12" East 220.52 feet along the Section Line and existing Fence Line; thence continuing along an existing Fence Line the following five (5) courses: 1) North 37°54'04" West 257.58 feet, 2) North 61°07'20" East 637.63 feet, 3) South 84°47'11" East 569.84 feet, 4) North 03°50'46" East 524.03 feet, and 5) North 85°05'28" West 371.23 feet to the Southwesterly Right of Way Line of Interstate 15, thence along said Right of Way the following two (2) courses: 1) North 51°44'56" East 929.65 feet and 2) North 52°43'45" East 533.00 feet; thence departing said right of way and running South 28°48'09" East 2,247.35; thence South 01°05'12" West 142.90 feet more or less to the South Line of Said Section 5; thence South 89°35'32" West 2,876.84 feet along the section line to the point of beginning.

Containing 3,416,068 Square Feet or 78.42 Acres.

Annexation No. 4:

The South Half of the Southeast Quarter of Section 4, Township 41, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows: Commencing at the Southeast Corner of said Section 4; thence North 88°28'35" West 2,651.73 feet to the South Quarter Corner; thence North 00°19'02" West 1,324.92 feet to the Center South 1/16th Corner; thence South 88°32'19" East 2,654.42 feet to the East 1/6th Corner; thence South 00°11'51" East 1,327.72 feet to the point of beginning.

Containing 3,517,192 Square Feet or 80.74 Acres.

Final Local Entity Plats

[To be added when County Approves Plats]

SOUTH QUARTER CORNER SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 13
WEST, SALT LAKE BASE & MERIDIAN
FOUND 2024 TALBOT LAND SURVEY 3" ALUMINUM CAP
CADASTRAL SURVEY PLS#165634

GRAPEVINE DEV LLC
L-3179-A-3-B-QW
DOC# 20240030321

S 01°55'31" W
379.46' (TIE)

N 00°50'09" E 531.20'

POINT OF BEGINNING

SILVER CLIFFS ANNEX LLC
3202-J-HV
DOC# 20250017627

ANNEXATION NO. 2 PARCEL
437,021 SQ. FT.
10.03 ACRES

S 00°40'51" E 541.68'

SILVER CLIFFS ANNEX LLC
3202-D-1-HV
DOC# 20250017629

S 00°23'26" W 419.04'

GRAPEVINE DEVELOPMENT LLC
L-3202-D-2-QW
DOC# 20240030321

S 00°16'10" W 351.97'

BASIS OF BEARINGS
S 01°55'31" W 2708.55' (MEAS MON TO MON) N 01°55'31" E 703.20'

DANIEL J LEE
3202-A-1-B-HV
DOC# 20240025020

N 73°12'00" W 13.21'

ROGER & ROBYN NEW
3202-H-HV
DOC# 00672103

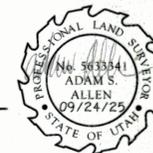
CENTER QUARTER CORNER SECTION 8, TOWNSHIP
41 SOUTH, RANGE 13 WEST, SALT LAKE
BASE & MERIDIAN FND 1990 BLM ALUM CAP

S 79°20'50" W 496.70'

GRAPEVINE DEVELOPMENT LLC
L-3202-D-2-QW
DOC# 20240030321

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER 5633341 IN ACCORDANCE WITH TITLE 50, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

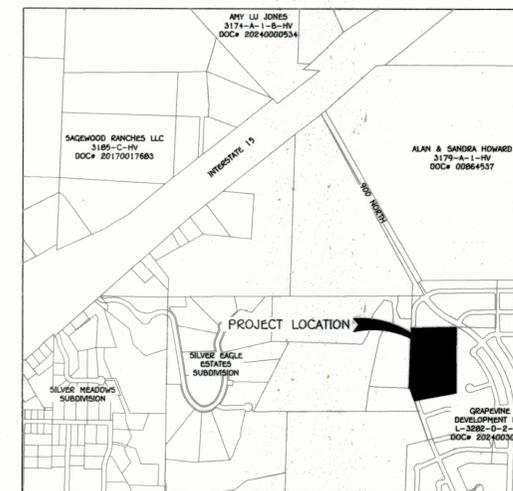


Adam Allen
ADAM ALLEN, PLS #5633341

09/24/2025
DATE:

BOUNDARY DESCRIPTION

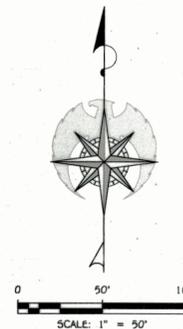
BEGINNING AT A POINT THAT LIES SOUTH 01°55'31" WEST ALONG THE SECTION LINE 379.46 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°50'09" EAST 531.20 FEET; THENCE SOUTH 00°23'26" WEST 419.04 FEET; THENCE SOUTH 00°16'10" WEST 351.97 FEET; THENCE SOUTH 79°20'50" WEST 496.70 FEET; THENCE NORTH 18°46'56" WEST 153.49 FEET; THENCE NORTH 73°12'00" WEST 13.21 FEET; THENCE NORTH 01°55'31" EAST 703.20 FEET; TO THE POINT OF BEGINNING.
CONTAINING 437,021 SQUARE FEET OR 10.03 ACRES.



VICINITY MAP
NOT TO SCALE

LEGEND:

- SECTIONAL MONUMENTATION (TYPE, LOCATION, ETC. AS SHOWN ON THE PLAT)
- ANNEXATION BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- TIE LINE
- ANNEXATION AREA



ACCEPTANCY BY COUNTY SURVEYOR	ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT	RECORDED NO.
<p>THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT SUBMITTANT TO UTAH CODE ANNOTATED 17-23-20 BY COUNTY SURVEYOR.</p> <p><i>M. D. [Signature]</i> COUNTY SURVEYOR, WASHINGTON COUNTY</p>	<p>APPROVED THIS ___ DAY OF ___ A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT.</p> <p>SIGNATURE: _____ PRINTED NAME: _____ TITLE: _____</p> <p>ATTEST: CLERK</p>	<p>_____</p> <p>COUNTY RECORDER WASHINGTON COUNTY, UTAH</p>

REV. NOTES



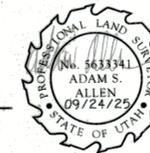
GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 2
(FINAL LOCAL ENTITY PLAT)

LEEDS, WASHINGTON COUNTY, UTAH
SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

DATE: 09/24/2025
JOB # 25-028
FILE: ANNEX.DWG
SHEET 1 / 1 SHEETS

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NUMBER 5633341 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVING COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

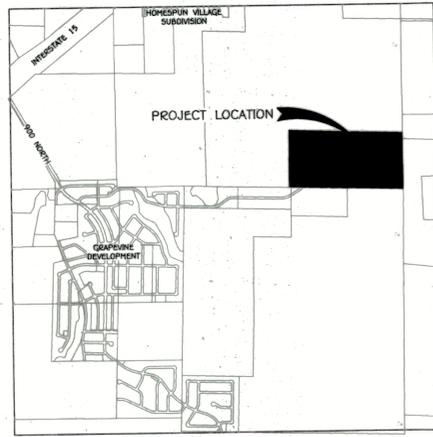


Adam Allen
 ADAM ALLEN, PLS #5633341

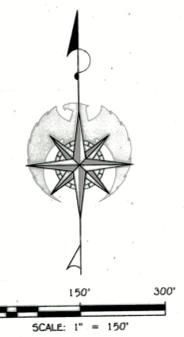
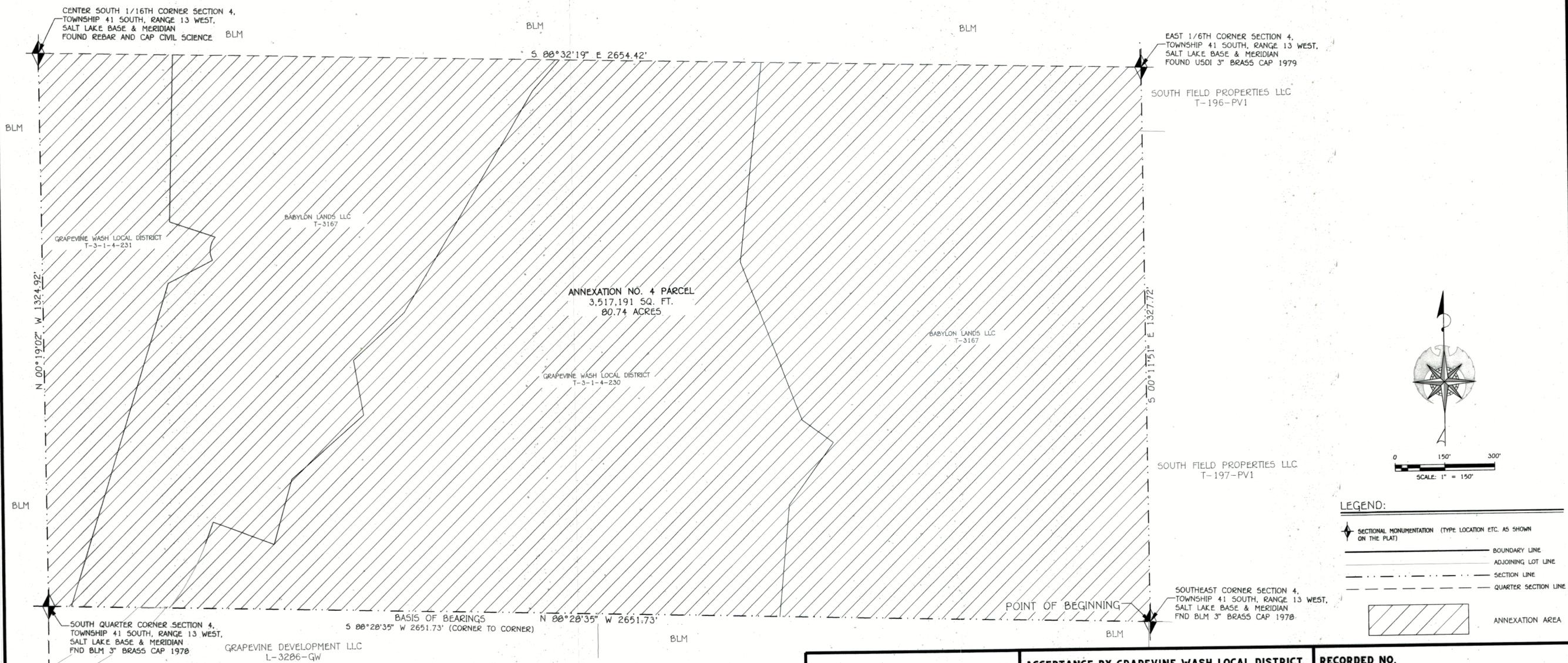
DATE: 09/24/2025

BOUNDARY DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 88°28'35" WEST 2,651.73 FEET TO THE SOUTH QUARTER CORNER; THENCE NORTH 00°19'02" WEST 1,324.92 FEET TO THE CENTER SOUTH 1/16TH CORNER; THENCE SOUTH 88°32'19" EAST 2,654.42 FEET TO THE EAST 1/6TH CORNER; THENCE SOUTH 00°11'51" EAST 1,327.72 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3,517,192 SQUARE FEET OR 80.74 ACRES.



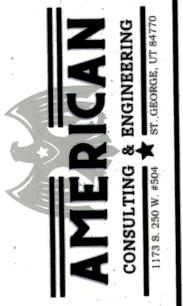
VICINITY MAP
 NOT TO SCALE



LEGEND:

	SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
	BOUNDARY LINE
	ADJOINING LOT LINE
	SECTION LINE
	QUARTER SECTION LINE
	ANNEXATION AREA

REV. NOTES:



GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 4 (FINAL LOCAL ENTITY PLAT)
 LEEDS, WASHINGTON COUNTY, UTAH
 SECTION 4, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

<p>ACCEPTANCY BY COUNTY SURVEYOR</p> <p>THIS PLAT HAS BEEN REVIEWED AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 17-23-28 AS A FINAL LOCAL ENTITY PLAT.</p> <p><i>CM [Signature]</i> COUNTY SURVEYOR, WASHINGTON COUNTY</p>	<p>ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT</p> <p>APPROVED THIS ___ DAY OF ___ A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE GRAPEVINE WASH LOCAL DISTRICT.</p> <p>SIGNATURE: _____ PRINTED NAME: _____ TITLE: _____</p> <p>ATTEST: CLERK</p>	<p>RECORDED NO.</p> <p>COUNTY RECORDER WASHINGTON COUNTY, UTAH</p>
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DATE: 09/24/2025
JOB # 20-027
FILE: ANNEXATION.DWG
SHEET 1 / 1