

STATE OF UTAH



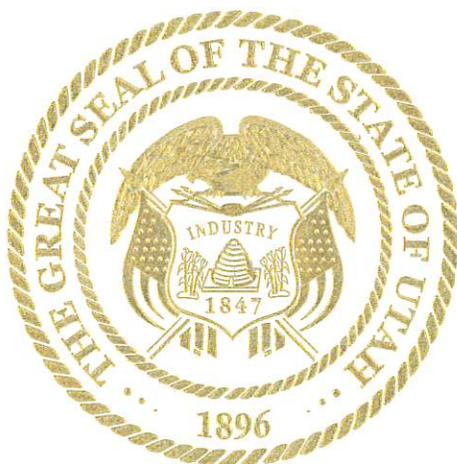
OFFICE OF THE LIEUTENANT GOVERNOR

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 OCVLTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2, ANNEXATION NO, 1 located in WASHINGTON COUNTY, dated DECEMBER 9, 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 OCVLTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2, ANNEXATION NO, 1 located in WASHINGTON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 29th day of December, 2025 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2 (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 524.952 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, a petition (the “Petition”) is anticipated to be filed with the District requesting and consenting to the annexation of approximately 524.952 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”); and

WHEREAS, the Petition is anticipated to 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 area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District (hereafter the “Governing Document”) allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District’s creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; 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 Plat to be attached to the Boundary Notice upon finalization as Exhibit B (the “Annexation Plat”).

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 Plat, is hereby annexed into the District, conditioned on receipt of the Petition as described above.

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 November 14, 2025, the Board of Trustees (the "Board") of Oculca Roca Public Infrastructure District No. 2 (the "District") adopted a resolution to annex the following particularly described property in Washington County, State of Utah:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27, AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569"; THENCE NORTH 89°56'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR 111TH PLASTIC CAP STAMPED "B&C LS4490"; THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP; THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;

THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";

THENCE SOUTH 89°54'47" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.92 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";

THENCE SOUTH 00°04'51" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.51 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 27 AND A NO. 5 REBAR 111TH PLASTIC CAP STAMPED "ROSENBERG";

THENCE NORTH 89°54'46" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.84 FEET TO A MAG NAIL SET IN THE CONCRETE PATH;

THENCE SOUTH 00°04'41" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A NO. 4 REBAR WITH CAP STAMPED "CORNERPOINT";

THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1060.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34. MARKED BY A 1909 GLO BRASS CAP;

THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 1909 GLO BRASS CAP;

THENCE NORTH 00°02'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 3397.31 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,666,893 SQUARE FEET OR 524.952 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 Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, 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 Oculita Roca Public Infrastructure District No. 2 effective as of the Effective Date set forth above.

OCULTA ROCA PUBLIC
INFRASTRUCTURE DISTRICT NO. 2

By: *Dallin Jolley*

Chair

ATTEST:

Blaine Benard

By: _____
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Blaine Benard, the undersigned clerk (or assistant clerk) of Oculita Roca Public Infrastructure District No. 2 (the “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 November 14, 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:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) 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 November 14, 2025.

By: *Blaine Benard*

Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Oculta Roca Public Infrastructure District No. 2
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF OCULTA ROCA
PUBLIC INFRASTRUCTURE DISTRICT NO. 2 WILL HOLD A MEETING ON
NOVEMBER 14, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200,
ST. GEORGE, UTAH 84770
AT 4:00 P.M.

A. Call to Order

B. Public Comment

C. Consent Items

D. Action Items

1. Consider approval of Resolution 2025-07, Annexation No. 1 and associated documents

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

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 Kristi Barker at 435-628-3688 at least one full business day before the meeting.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.

Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/86562450187?pwd=Y6iMuO1SgPLRJiarYPfs3vOdZ5fdwB.1>

Meeting ID: 865 6245 0187

Passcode: 223820

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2**

(Annexation No. 1)

TO: **OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2**, a Utah public infrastructure district

FROM: **De La Tierra Holdings, LLC**, a Utah limited liability company;
Bitterwater Enterprises, LLC, a Utah limited liability company;
John E. Lowe, an individual residing in Utah; and
Premier Western Properties, LLC, a Utah limited liability company
(together, “**Petitioners**”)

DATE: November 14, 2025

This Petition to Annex Property into Oculta Roca Public Infrastructure District No. 2 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3)(a), Utah Code Annotated 1953.

Petitioners hereby petition and consent to the annexation by the District of approximately 524.952 acres of property in Apple Valley Town, 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.

Each of the undersigned Petitioners is designated a sponsor, and the first Petitioner listed above is 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 addresses for Petitioners is provided on the signature page(s) below;
4. Petitioners are the title owners 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 petition for and consent 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. The Property so described is located within the approved Annexation Area of the District;
7. The Petitioners authorize 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 issue bonds and may levy taxes and/or make special assessments on all property within the District, specifically including the Property.

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 Petitioners, for themselves and for their successors in title and assigns, hereby waive any and all rights for contesting, protesting, or challenging the legality or validity of the creation and establishment of Oculita Roca Public Infrastructure District No. 2. The Petitioners further acknowledge and understand that the District is governed by a board of trustees that is currently constituted with the following members:

Dallin Jolley, Trustee, Chair
Anish Bhatia, Trustee, Treasurer/Vice Chair
Blaine Benard, Trustee, Secretary/Clerk

The Petitioners represent and certify that they do not challenge the right of any 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 Petitioners have executed this Petition as of the date indicated above.

(signature page follows)

De La Tierra Holdings, LLC

Address:
339 W. 2080 S.
Hurricane, UT 84737

Dallin Jolley

By: Dallin Jolley
Its: Authorized Signer

Bitterwater Enterprises, LLC

Address:
2385 E. 2100 N.
North Logan, UT 84341

[Signature]

By: Paul Israelson
Its: Authorized Signer

John E. Lowe

Address:
2752 E. 5900 N.
Liberty, UT 84310

John Lowe

By: Matt Lowe, attorney-in-fact for John E. Lowe

Premier Western Properties, LLC

Address:
6028 S Ridgeline Ave. Ste. 200
South Ogden, UT 84405

Matthew Lowe

By: Matt Lowe
Its: Authorized Signer

EXHIBIT A

TO PETITION FOR ANNEXATION

ANNEXATION LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27, AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR 1'11TH PLASTIC CAP STAMPED "PLS334569";

THENCE NORTH 89°58'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "B&C LS4490";

THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;

THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;

THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";

THENCE SOUTH 89°54'47" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.92 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";

THENCE SOUTH 00°04'51" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.51 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 27 AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";

THENCE NORTH 89°54'46" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 420.93 FEET TO NORTHWEST CORNER OF A PARCEL DESCRIBED IN ENTRY NO. 20110014293 AND A MAG NAIL SET IN THE CONCRETE PATH; THENCE SOUTH 00°04'41" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A NO. 4 REBAR WITH CAP STAMPED "CORNERPOINT";

THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1080.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, MARKED BY A 1909 GLO BRASS CAP;

THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 1909 GLO BRASS CAP;

THENCE NORTH 00°02'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 5277.69 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,866,893 SQUARE FEET OR 524.952 ACRES.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 1

by

Oculta Roca Public Infrastructure District No. 2

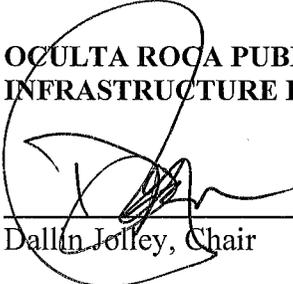
TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Oculta Roca Public Infrastructure District No. 2 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective November 14, 2025, adopted a *Resolution to Annex Approximately 524.952 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 Plat – Annexation No. 1 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, as well as the legal description of the property depicted on the plat, are attached 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.

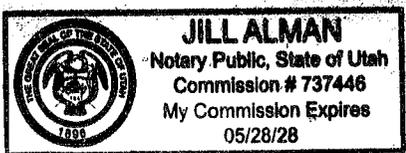
DATED this 9th day of December, 2025.

**OCULTA ROCA PUBLIC
INFRASTRUCTURE DISTRICT NO. 2**


Dallin Jolley, Chair

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

On the 9th day of December, 2025, personally appeared before me Dallin Jolley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Oculta Roca Public Infrastructure District No. 2 pursuant to his authority by law as its duly appointed chair.





NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)**

Copy of the Annexation Resolution

(see following pages)

**EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)**

Legal Description – Annexation No. 1

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27, AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";

THENCE NORTH 89°56'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR 111TH PLASTIC CAP STAMPED "B&C LS4490";

THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;

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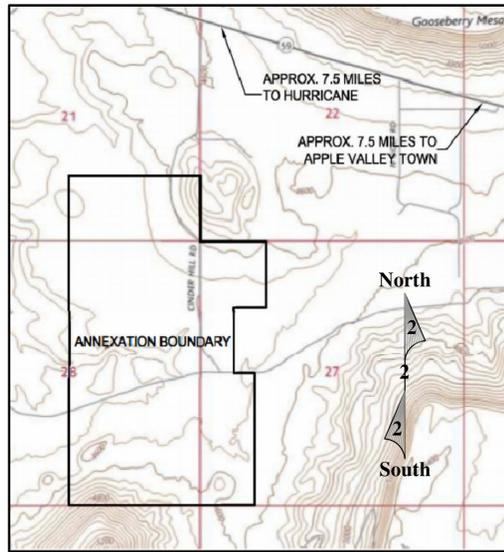
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Parcels:

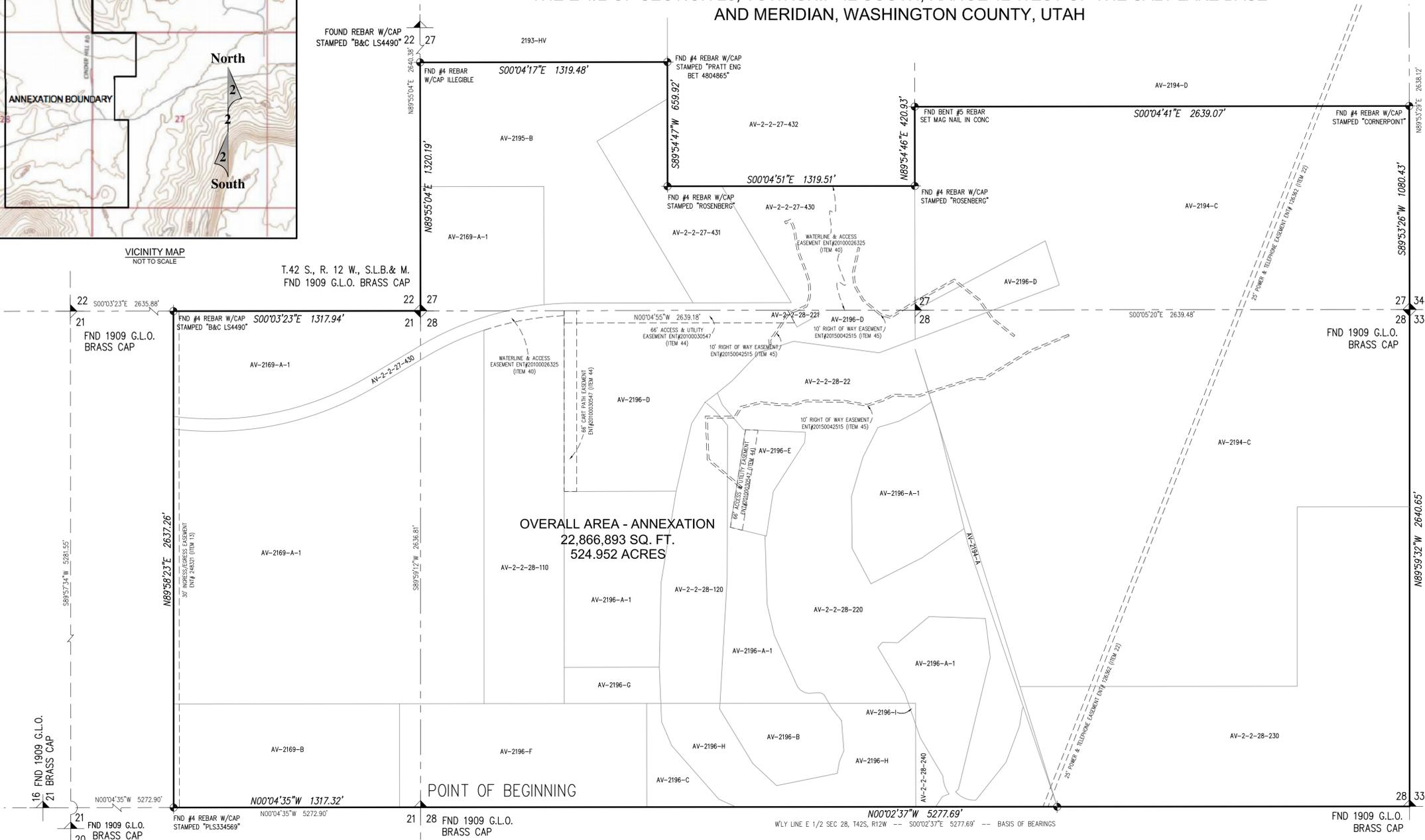
AV-2169-A-1
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AV-2194-A
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AV-2194-C
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AV-2196-B
AV-2196-C
AV-2196-D
AV-2196-E
AV-2196-F
AV-2196-G
AV-2196-H
AV-2196-I
AV-2-2-27-430
AV-2-2-27-431
AV-2-2-28-110
AV-2-2-28-120
AV-2-2-28-220
AV-2-2-28-221
AV-2-2-28-240

FINAL LOCAL ENTITY PLAT – OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2, ANNEXATION NO, 1

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27 AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



OVERALL AREA - ANNEXATION
22,866,893 SQ. FT.
524.952 ACRES

POINT OF BEGINNING

WLY LINE E 1/2 SEC 28, T42S, R12W --- 500°02'37"E 5277.69' --- BASIS OF BEARINGS

LEGEND

- DENOTES FOUND SECTION CORNER AS NOTED
- DENOTES FOUND QUARTER SECTION CORNER AS NOTED
- DENOTES FOUND SURVEY MONUMENT
- DENOTES DISTRICT BOUNDARY
- DENOTES SECTION LINE



SCALE: 1" = 300'

IMPACTED PARCELS

- AV-2169-A-1
- AV-2169-B
- AV-2194-A
- AV-2194-C
- AV-2195-B
- AV-2196-A-1
- AV-2196-B
- AV-2196-C
- AV-2196-D
- AV-2196-E
- AV-2196-F
- AV-2196-G
- AV-2196-H
- AV-2196-I
- AV-2-2-27-430
- AV-2-2-27-431
- AV-2-2-28-110
- AV-2-2-28-120
- AV-2-2-28-220
- AV-2-2-28-221
- AV-2-2-28-240

SURVEYOR'S CERTIFICATE

I, JAMES V HEINRITZ, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 24121107-2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE DISTRICT TO BE CREATED.

JAMES V HEINRITZ, PLS 24121107-2201
FOR AND ON BEHALF OF SURVEYOR222



ACCEPTANCE BY APPROVING AUTHORITY

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2 HAS RECEIVED A PETITION SIGNED BY ALL OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED INTO THE DISTRICT AND THAT THE BOARD HAS ADOPTED A RESOLUTION APPROVING SUCH ANNEXATION; ALL IN ACCORDANCE WITH UTAH CODE 17D-4-201 AS REVISED; AND THAT THE BOARD HAS EXAMINED AND DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT SHOWN HEREON AS ANNEXATION NO. 1 TO THE DISTRICT.

ACCEPTED THIS _____ DAY OF _____, A.D. 2024.

CHAIRMAN _____ SECRETARY _____

DISTRICT BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27, AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";
 THENCE NORTH 89°58'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "B&C LS4490";
 THENCE SOUTH 00°02'37" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;
 THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;
 THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRAIT ENG BET 4804865";
 THENCE SOUTH 89°54'47" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.92 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";
 THENCE SOUTH 00°04'51" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.51 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 27 AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";
 THENCE NORTH 89°54'46" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 420.93 FEET TO NORTHWEST CORNER OF A PARCEL DESCRIBED IN ENTRY NO. 20110014293 AND A MAG NAIL SET IN THE CONCRETE PATH;
 THENCE SOUTH 00°04'41" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A NO. 4 REBAR WITH CAP STAMPED "CORNERPOINT";
 THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1080.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, MARKED BY A 1909 GLO BRASS CAP;
 THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 1909 GLO BRASS CAP;
 THENCE NORTH 00°02'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 5277.69 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 22,866,893 SQUARE FEET OR 524.952 ACRES.

DRAWN BY: JVH CHECKED BY: IMH DATE: 11/14/2025 PROJECT NO.: SCALE: 1"=300' PAGE 1 OF 1	<p>SPOT-ON SURVEYING</p>	<p>SURVEYOR222 PROFESSIONAL LAND SURVEYORS St. George UTAH 84790 801-230-8081 WWW.SURVEYOR222.COM</p>
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FINAL LOCAL ENTITY PLAT - OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2, ANNEXATION NO. 1

WASHINGTON COUNTY, UTAH
SCALE 1" = 300'

COUNTY SURVEYOR'S APPROVAL	RECORDED NUMBER
THE HEREON ANNEXATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____ COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 1

by

Oculta Roca Public Infrastructure District No. 2

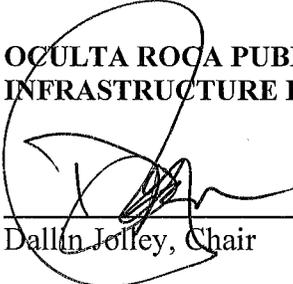
TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Oculta Roca Public Infrastructure District No. 2 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective November 14, 2025, adopted a *Resolution to Annex Approximately 524.952 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 Plat – Annexation No. 1 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, as well as the legal description of the property depicted on the plat, are attached 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.

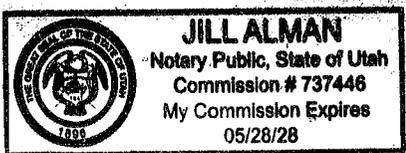
DATED this 9th day of December, 2025.

**OCULTA ROCA PUBLIC
INFRASTRUCTURE DISTRICT NO. 2**


Dallin Jolley, Chair

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

On the 9th day of December, 2025, personally appeared before me Dallin Jolley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Oculta Roca Public Infrastructure District No. 2 pursuant to his authority by law as its duly appointed chair.





NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)**

Copy of the Annexation Resolution

(see following pages)

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
(Annexation No. 1)

Legal Description – Annexation No. 1

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, THE W 1/2 OF SECTION 27, AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST-WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";

THENCE NORTH 89°56'23" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR 111TH PLASTIC CAP STAMPED "B&C LS4490";

THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;

THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;

THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";

THENCE SOUTH 89°54'47" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.92 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "ROSENBERG";

THENCE SOUTH 00°04'51" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.51 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 27 AND A NO. 5 REBAR 111TH PLASTIC CAP STAMPED "ROSENBERG";

THENCE NORTH 89°54'46" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.84 FEET TO A MAG NAIL SET IN THE CONCRETE PATH;

THENCE SOUTH 00°04'41" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A NO. 4 REBAR WITH CAP STAMPED "CORNERPOINT";

THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1060.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34. MARKED BY A 1909 GLO BRASS CAP;

THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 1909 GLO BRASS CAP; THENCE NORTH 00°02'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 3397.31 FEET THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 22,666,893 SQUARE FEET OR 524.952 ACRES.

Parcels:

AV-2169-A-1
AV-2169-B
AV-2194-A
AV-2194-B
AV-2194-C
AV-2195-B
AV-2196-A-1
AV-2196-B
AV-2196-C
AV-2196-D
AV-2196-E
AV-2196-F
AV-2196-G
AV-2196-H
AV-2196-I
AV-2-2-27-430
AV-2-2-27-431
AV-2-2-28-110
AV-2-2-28-120
AV-2-2-28-220
AV-2-2-28-221
AV-2-2-28-240

