

# STATE OF UTAH



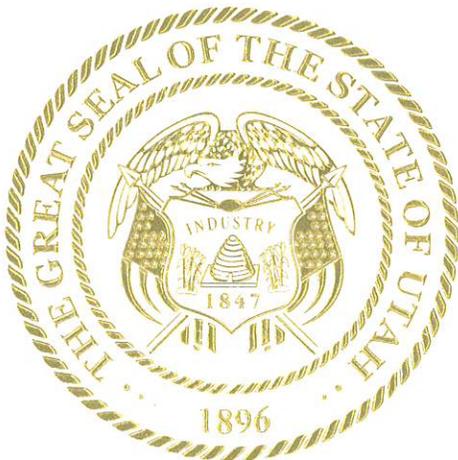
OFFICE OF THE LIEUTENANT GOVERNOR

## 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 HIGH STAR RANCH INFRASTRUCTURE DISTRICT located in KAMAS, dated DECEMBER 23, 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 HIGH STAR RANCH INFRASTRUCTURE DISTRICT located in SUMMIT COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 21<sup>st</sup> day of JANUARY, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor

12/19/2025  
F:\Vino\Map\_Site\Bench\Overall\Number\US-Dist\Sheets\IFD-FA-ANNEXATION\_recorder.dwg



0 1" = 150'

# FINAL LOCAL ENTITY PLAT - HIGH STAR RANCH INFRASTRUCTURE FINANCING DISTRICT - ANNEXATION NO. 1.

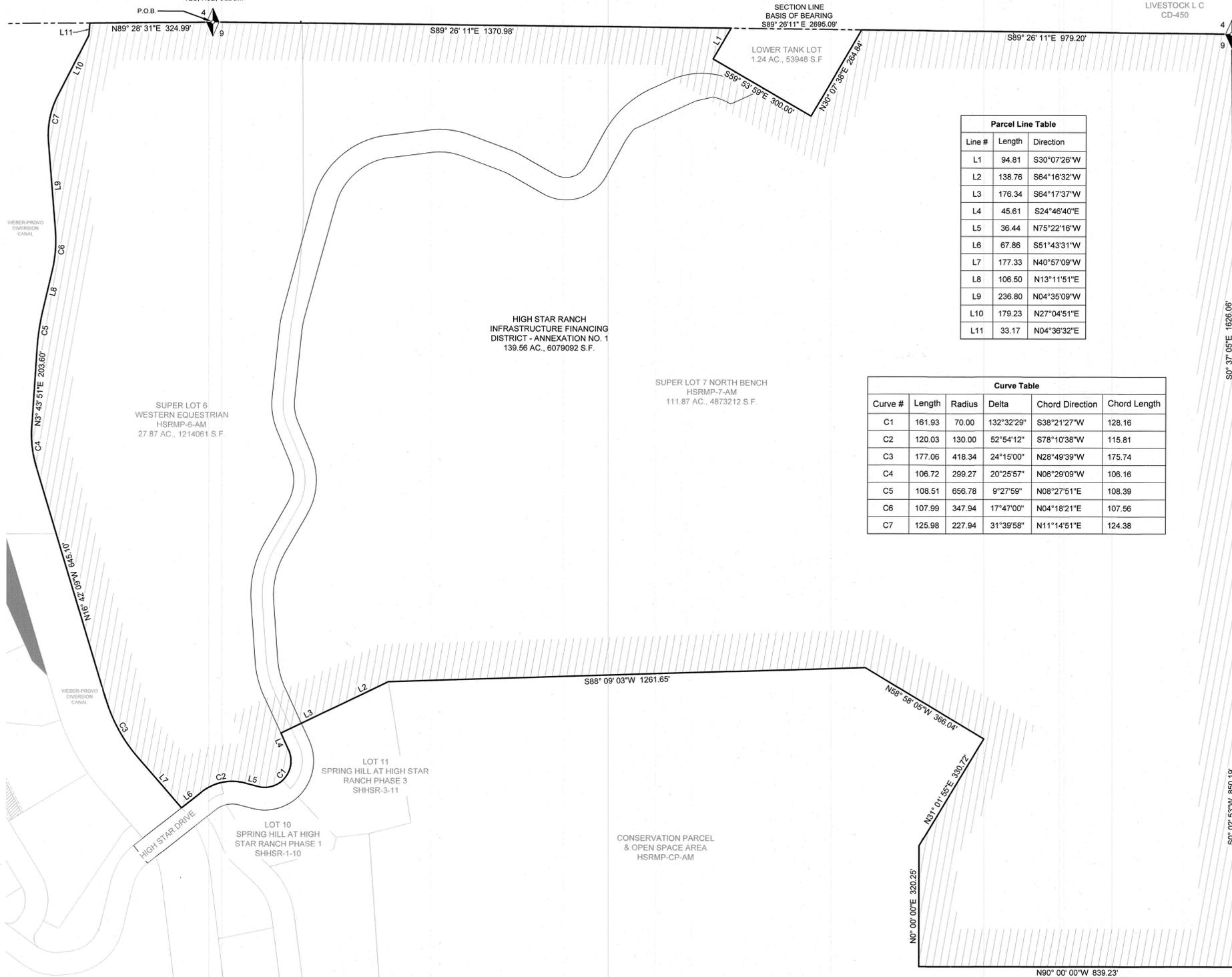
BEING ALL OF SUPER LOT 6 AND SUPER LOT 7, HIGH STAR RANCH MASTER PLAT AMENDED LOCATED IN THE NORTH HALF SECTION 9 TOWNSHIP 2 SOUTH, RANGE 6 EAST SALT LAKE BASE AND MERIDIAN, KAMAS, SUMMIT COUNTY, UTAH

John Simmons Minor Sub. LOT 2

MONSEN MARK & LINDA CD-450-D

BONNEVILLE LAND AND LIVESTOCK L C CD-450

FOUND STONE MONUMENT NE. COR. SEC. 9 T2S, R6E, SLB&M



Parcel Line Table		
Line #	Length	Direction
L1	94.81	S30°07'26"W
L2	138.76	S64°16'32"W
L3	176.34	S64°17'37"W
L4	45.61	S24°46'40"E
L5	36.44	N75°22'16"W
L6	67.86	S51°43'31"W
L7	177.33	N40°57'09"W
L8	106.50	N13°11'51"E
L9	236.80	N04°35'09"W
L10	179.23	N27°04'51"E
L11	33.17	N04°36'32"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	161.93	70.00	132°32'29"	S38°21'27"W	128.16
C2	120.03	130.00	52°54'12"	S78°10'38"W	115.81
C3	177.06	418.34	24°15'00"	N28°49'39"W	175.74
C4	106.72	299.27	20°25'57"	N06°29'09"W	106.16
C5	108.51	656.78	9°27'59"	N08°27'51"E	108.39
C6	107.99	347.94	17°47'00"	N04°18'21"E	107.56
C7	125.98	227.94	31°39'58"	N11°14'51"E	124.38

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF SUPER LOT 6 WESTERN EQUESTRIAN AND SUPER LOT 7 NORTH BENCH, HIGH STAR RANCH MASTER PLAT AMENDED, ENTRY NUMBER 1086681, LOCATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, KAMAS CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH QUARTER CORNER SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SUPER LOT 6, RUNNING THENCE SOUTH 89°28'11" EAST 1370.98 FEET ALONG THE NORTH LINE OF SAID SUPER LOT 7 AND SUPER LOT 6 TO A POINT ON THE WEST LINE OF THE OF THE LOWER TANK LOT OF SAID HIGH STAR MASTER PLAT AMENDED; THENCE ALONG THE BOUNDARY OF SAID LOWER TANK LOT AND THE NORTH LINE OF SAID SUPER LOT 7 THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 30°07'26" WEST 94.81 FEET; (2) SOUTH 59°53'59" EAST 300.00 FEET; (3) NORTH 30°07'38" EAST 264.84 FEET; (4) SOUTH 89°26'11" EAST 979.20 FEET TO A POINT ON THE EAST LINE OF SAID SUPER LOT 7; THENCE ALONG THE EAST AND SOUTH LINE OF SAID SUPER LOT 6 THE FOLLOWING NINE (9) COURSES; (1) SOUTH 0°37'05" EAST 1626.06 FEET; (2) SOUTH 0°02'53" WEST 850.19 FEET; (3) WEST 839.23 FEET; (4) NORTH 320.25 FEET; (5) NORTH 31°01'55" EAST 330.72 FEET; (6) NORTH 58°58'05" WEST 366.04 FEET; (7) SOUTH 88°09'03" WEST 1281.65 FEET; (8) SOUTH 64°16'32" WEST 138.76 FEET; (9) SOUTH 64°17'37" WEST 176.34 FEET TO A POINT ON THE NORTHERLY LINE OF HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6; THENCE ALONG SAID HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6 THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 24°46'40" EAST 45.61 FEET TO THE BEGINNING OF A 70 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (2) 161.93 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 132°32'29" (CHORD BEARS SOUTH 38°21'27" WEST 128.16 FEET); (3) NORTH 75°22'16" WEST 36.44 FEET TO THE BEGINNING OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (4) 120.03 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 52°54'12" (CHORD BEARS SOUTH 78°10'38" WEST 115.81 FEET); (5) SOUTH 51°43'31" WEST 67.86 FEET TO A POINT ON THE EAST LINE OF THE WEBER-PROVO DIVERSION CANAL AND A POINT ON THE WEST LINE OF SAID SUPER LOT 6; THENCE ALONG SAID CANAL AND SAID WEST LINE OF SUPER LOT 6 THE FOLLOWING TWELVE (12) COURSES; (1) NORTH 40°57'09" WEST 177.33 FEET TO THE BEGINNING OF A 418.34 FOOT RADIUS NON-TANGENT CURVE RIGHT; (2) 177.06 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°15'00" (CHORD BEARS NORTH 28°49'39" WEST 175.74 FEET); (3) NORTH 18°42'09" WEST 645.10 FEET TO THE BEGINNING OF A 299.27 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (4) 106.72 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'57" (CHORD BEARS NORTH 06°29'09" WEST 106.16 FEET); (5) NORTH 03°43'51" EAST 203.60 FEET TO THE BEGINNING OF A 656.78 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (6) 108.51 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 09°27'59" (CHORD BEARS NORTH 08°27'51" EAST 108.39 FEET); (7) NORTH 13°11'51" EAST 106.50 FEET TO THE BEGINNING OF A 347.94 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (8) 107.99 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°47'00" (CHORD BEARS NORTH 04°18'21" EAST 107.56 FEET); (9) NORTH 04°35'09" WEST 236.80 FEET TO THE BEGINNING OF A 227.94 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (10) 125.98 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 31°39'58" (CHORD BEARS NORTH 11°14'51" EAST 124.38 FEET); (11) NORTH 27°04'51" EAST 179.23 FEET; (12) NORTH 04°36'32" EAST 33.17 FEET TO THE NORTH LINE OF SAID SUPER LOT 6 AND THE NORTH LINE OF SAID SECTION NINE; THENCE NORTH 89°28'31" EAST 324.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 139.56 AC / 6079092 S.F. +/-

BLIND BULL LAND COMPANY CD-531

CONSERVATION PARCEL & OPEN SPACE AREA HSRMP-CP-AM

### SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PREPARED THIS FINAL LOCAL ENTITY PLAT - HIGH STAR RANCH INFRASTRUCTURE FINANCING DISTRICT - ANNEXATION NO. 1, IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH CODE 17-73-507 AND 17B-2a-13.

Travis R. Gower  
Travis R. Gower  
December 22, 2025  
DATE  
STATE OF UTAH  
PROFESSIONAL LAND SURVEYOR  
No. 6439364  
TRAVIS R. GOWER  
P.L.S. 6439364

RECORDED	
STATE OF UTAH, COUNTY OF SUMMIT, FILED AT THE REQUEST OF: _____	
DATE: _____ TIME: _____	
FEE: _____ ENTRY NO. _____	
BY: SUMMIT COUNTY RECORDER	

**LEGEND**

SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

ANNEXATION AREA

INFRASTRUCTURE FINANCING DISTRICT

THIS PLAT HAS BEEN REVIEWED AND ACCEPTED BY THE INFRASTRUCTURE FINANCING DISTRICT.

*George W. Wright*  
IFD CHAIR  
12/16/25

*Mark Burrows*  
IFD CLERK/SECRETARY  
12/16/25

SUMMIT COUNTY SURVEYOR

THIS FINAL LOCAL ENTITY PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH SECTION 17-73-507 OF UTAH CODE ON THIS 23<sup>rd</sup> DAY OF DECEMBER, 2025

*Gregory R. Wolbach*  
PLS 187788  
SUMMIT COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT - HIGH STAR RANCH INFRASTRUCTURE FINANCING DISTRICT - ANNEXATION NO. 1.

LOCATED IN THE NORTH HALF SECTION 9 TOWNSHIP 2 SOUTH, RANGE 6 EAST SALT LAKE BASE AND MERIDIAN, KAMAS, SUMMIT COUNTY, UTAH

PROJECT NAME  
**HIGH STAR IFD ANNEXATION #1**

1" = 150'

DRAWN: AP PROJECT # LUM2501-01-01  
DATE: 12/19/2025

CHECKED: TG SHEET NO: 1 OF 1

REG & D  
RIMROCK ENGINEERING & DEVELOPMENT  
tgower@re-n-d.com  
801-837-0633

RESOLUTION NO. 2025-06A

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF HIGH STAR RANCH INFRASTRUCTURE FINANCING DISTRICT (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 139.56 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 139.56 acres pursuant to Utah Code §17B-1-403(2)(b) of the Limited Purpose Local Government Entities – Special Districts, Title 17B, Chapter 1, and Chapter 2a, Part 13, Utah Code (collectively, 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 expansion area within which the District may annex property; and

WHEREAS, the Property is within the designated expansion 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 to the Boundary Notice (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 anticipated to be particularly described in the Petition, and will be depicted on the Annexation Plat, is hereby approved for annexation 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 405, Chapter 1, Title 17B, Utah Code Annotated 1953, that on January 7, 2026, the Board of Trustees (the "Board") of High Star Ranch Infrastructure Financing District (the "District") adopted a resolution to annex the following particularly described property in Summit County, State of Utah:

A PARCEL OF LAND BEING ALL OF SUPER LOT 6 WESTERN EQUESTRIAN AND SUPER LOT 7 NORTH BENCH, HIGH STAR RANCH MASTER PLAT AMENDED, ENTRY NUMBER 1086681, LOCATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, KAMAS CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH QUARTER CORNER SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SUPER LOT 6; RUNNING THENCE SOUTH 89°26'11" EAST 1370.98 FEET ALONG THE NORTH LINE OF SAID SUPER LOT 7 AND SUPER LOT 6 TO A POINT ON THE WEST LINE OF THE OF THE LOWER TANK LOT OF SAID HIGH STAR MASTER PLAT AMENDED; THENCE ALONG THE BOUNDARY OF SAID LOWER TANK LOT AND THE NORTH LINE OF SAID SUPER LOT 7 THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 30°07'26" WEST 94.81 FEET; (2) SOUTH 59°53'59" EAST 300.00 FEET; (3) NORTH 30°07'38" EAST 264.84 FEET; (4) SOUTH 89°26'11" EAST 979.20 FEET TO A POINT ON THE EAST LINE OF SAID SUPER LOT 7; THENCE ALONG THE EAST AND SOUTH LINE OF SAID SUPER LOT 6 THE FOLLOWING NINE (9) COURSES; (1) SOUTH 0°37'05" EAST 1626.06 FEET; (2) SOUTH 0°02'53" WEST 850.19 FEET; (3) WEST 839.23 FEET; (4) NORTH 320.25 FEET; (5) NORTH 31°01'55" EAST 330.72 FEET; (6) NORTH 58°58'05" WEST 366.04 FEET; (7) SOUTH 88°09'03" WEST 1261.65 FEET; (8) SOUTH 64°16'32" WEST 138.76 FEET; (9) SOUTH 64°17'37" WEST 176.34 FEET TO A POINT ON THE NORTHERLY LINE OF HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6; THENCE ALONG SAID HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6 THE

FOLLOWING FIVE (5) COURSES; (1) SOUTH 24°46'40" EAST 45.61 FEET TO THE BEGINNING OF A 70 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (2) 161.93 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 132°32'29" (CHORD BEARS SOUTH 38°21'27" WEST 128.16 FEET); (3) NORTH 75°22'16" WEST 36.44 FEET TO THE BEGINNING OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (4) 120.03 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 52°54'12" (CHORD BEARS SOUTH 78°10'38" WEST 115.81 FEET); (5) SOUTH 51°43'31" WEST 67.86 FEET TO A POINT ON THE EAST LINE OF THE WEBER-PROVO DIVERSION CANAL AND A POINT ON THE WEST LINE OF SAID SUPER LOT 6; THENCE ALONG SAID CANAL AND SAID WEST LINE OF SUPER LOT 6 THE FOLLOWING TWELVE (12) COURSES; (1) NORTH 40°57'09" WEST 177.33 FEET TO THE BEGINNING OF A 418.34 FOOT RADIUS NON-TANGENT CURVE RIGHT; (2) 177.06 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°15'00" (CHORD BEARS NORTH 28°49'39" WEST 175.74 FEET); (3) NORTH 16°42'09" WEST 645.10 FEET TO THE BEGINNING OF A 299.27 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (4) 106.72 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'57" (CHORD BEARS NORTH 06°29'09" WEST 106.16 FEET); (5) NORTH 03°43'51" EAST 203.60 FEET TO THE BEGINNING OF A 656.78 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (6) 108.51 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 09°27'59" (CHORD BEARS NORTH 08°27'51" EAST 108.39 FEET); (7) NORTH 13°11'51" EAST 106.50 FEET TO THE BEGINNING OF A 347.94 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (8) 107.99 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°47'00" (CHORD BEARS NORTH 04°18'21" EAST 107.56 FEET); (9) NORTH 04°35'09" WEST 236.80 FEET TO THE BEGINNING OF A 227.94 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (10) 125.98 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 31°39'58" (CHORD BEARS NORTH 11°14'51" EAST 124.38 FEET); (11) NORTH 27°04'51" EAST 179.23 FEET; (12) NORTH 04°36'32" EAST 33.17 FEET TO THE NORTH LINE OF SAID SUPER LOT 6 AND THE NORTH LINE OF SAID SECTION NINE; THENCE NORTH 89°28'31" EAST 324.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 139.56 AC / 6079092 S.F. +/-

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 High Star Ranch  
Infrastructure Financing District effective as of the Effective Date set forth above.

HIGH STAR RANCH  
INFRASTRUCTURE FINANCING  
DISTRICT

By: *George Wright*

---

George Wright, Chair

ATTEST:

By: *Michael Brenny*  
\_\_\_\_\_  
Michael Brenny, Secretary/Clerk



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Michael Brenny, the undersigned clerk (or assistant clerk) of High Star Ranch Infrastructure Financing District (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 January 7, 2026, 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 January 7, 2026.

By: *Michael Brenny*

---

Michael Brenny, Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

**PUBLIC NOTICE AND AGENDA**  
**High Star Ranch Infrastructure Financing District**  
**Board of Trustees**  
**Special Meeting**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF HIGH STAR RANCH INFRASTRUCTURE FINANCING DISTRICT WILL HOLD A MEETING ON January 7, 2026, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770**  
**AT 10:00 a.m.**

**A. Call to Order**

**B. Public Comment**

**C. Consent Items**

1. Consider approval of the Board Meeting Minutes held on December 4, 2025

**D. Action Items**

1. Consider approval of the Municipal Advisory Agreement
2. Consider approval of Resolution 2025-06a, Annexation No. 1
3. Consider approval of Resolution 2026-01, Withdrawal No. 1

**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/82064380479?pwd=rTxKp3jeb0AfglYOgArvYUBv5W7D4m.1>*

*Meeting ID: 820 6438 0479*

*Passcode: 241640*

EXHIBIT B

ANNEXATION PETITION

EXHIBIT C

NOTICE OF BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION**

**Annexation No. 1**

**by**

**High Star Ranch Infrastructure Financing District**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees of High Star Ranch Infrastructure Financing District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-405 and other applicable provisions of Utah law, effective December 4, 2025, adopted a *Resolution to Annex Approximately 139.56 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. §17-73-507, approved as a final local entity plat by the Summit 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.

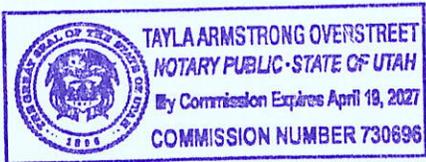
**DATED** this 23<sup>rd</sup> day of December, 2025.

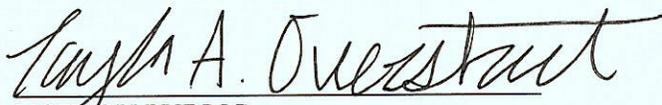
**HIGH STAR RANCH  
INFRASTRUCTURE FINANCING DISTRICT**

  
\_\_\_\_\_  
George Wright, Chair

STATE OF UTAH )  
Utah )  
COUNTY )  
:ss.

On the 23<sup>rd</sup> day of December, 2025, personally appeared before me George Wright, 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 High Star Ranch Infrastructure Financing District 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 BEING ALL OF SUPER LOT 6 WESTERN EQUESTRIAN AND SUPER LOT 7 NORTH BENCH, HIGH STAR RANCH MASTER PLAT AMENDED, ENTRY NUMBER 1086681, LOCATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, KAMAS CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH QUARTER CORNER SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SUPER LOT 6; RUNNING THENCE SOUTH 89°26'11" EAST 1370.98 FEET ALONG THE NORTH LINE OF SAID SUPER LOT 7 AND SUPER LOT 6 TO A POINT ON THE WEST LINE OF THE OF THE LOWER TANK LOT OF SAID HIGH STAR MASTER PLAT AMENDED; THENCE ALONG THE BOUNDARY OF SAID LOWER TANK LOT AND THE NORTH LINE OF SAID SUPER LOT 7 THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 30°07'26" WEST 94.81 FEET; (2) SOUTH 59°53'59" EAST 300.00 FEET; (3) NORTH 30°07'38" EAST 264.84 FEET; (4) SOUTH 89°26'11" EAST 979.20 FEET TO A POINT ON THE EAST LINE OF SAID SUPER LOT 7; THENCE ALONG THE EAST AND SOUTH LINE OF SAID SUPER LOT 6 THE FOLLOWING NINE (9) COURSES; (1) SOUTH 0°37'05" EAST 1626.06 FEET; (2) SOUTH 0°02'53" WEST 850.19 FEET; (3) WEST 839.23 FEET; (4) NORTH 320.25 FEET; (5) NORTH 31°01'55" EAST 330.72 FEET; (6) NORTH 58°58'05" WEST 366.04 FEET; (7) SOUTH 88°09'03" WEST 1261.65 FEET; (8) SOUTH 64°16'32" WEST 138.76 FEET; (9) SOUTH 64°17'37" WEST 176.34 FEET TO A POINT ON THE NORTHERLY LINE OF HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6; THENCE ALONG SAID HIGH STAR DRIVE AND THE SOUTH LINE OF SAID SUPER LOT 6 THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 24°46'40" EAST 45.61 FEET TO THE BEGINNING OF A 70 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (2) 161.93 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 132°32'29" (CHORD BEARS SOUTH 38°21'27" WEST 128.16 FEET); (3) NORTH 75°22'16" WEST 36.44 FEET TO THE BEGINNING OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (4) 120.03 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 52°54'12" (CHORD BEARS SOUTH 78°10'38" WEST 115.81 FEET); (5) SOUTH 51°43'31" WEST 67.86 FEET TO A POINT ON THE EAST LINE OF THE WEBER-PROVO DIVERSION CANAL AND A POINT ON THE WEST LINE OF SAID SUPER LOT 6; THENCE ALONG SAID CANAL AND SAID WEST LINE OF SUPER LOT 6 THE FOLLOWING TWELVE (12) COURSES; (1) NORTH 40°57'09" WEST 177.33 FEET TO THE BEGINNING OF A 418.34 FOOT RADIUS NON-TANGENT CURVE RIGHT; (2) 177.06 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 24°15'00" (CHORD BEARS NORTH 28°49'39" WEST 175.74 FEET); (3) NORTH 16°42'09" WEST 645.10 FEET TO THE BEGINNING OF A 299.27 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (4) 106.72 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'57" (CHORD BEARS NORTH 06°29'09" WEST 106.16 FEET); (5) NORTH 03°43'51"

EAST 203.60 FEET TO THE BEGINNING OF A 656.78 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (6) 108.51 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 09°27'59" (CHORD BEARS NORTH 08°27'51" EAST 108.39 FEET); (7) NORTH 13°11'51" EAST 106.50 FEET TO THE BEGINNING OF A 347.94 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; (8) 107.99 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17°47'00" (CHORD BEARS NORTH 04°18'21" EAST 107.56 FEET); (9) NORTH 04°35'09" WEST 236.80 FEET TO THE BEGINNING OF A 227.94 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (10) 125.98 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 31°39'58" (CHORD BEARS NORTH 11°14'51" EAST 124.38 FEET); (11) NORTH 27°04'51" EAST 179.23 FEET; (12) NORTH 04°36'32" EAST 33.17 FEET TO THE NORTH LINE OF SAID SUPER LOT 6 AND THE NORTH LINE OF SAID SECTION NINE; THENCE NORTH 89°28'31" EAST 324.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 139.56 AC / 6079092 S.F. +/-

Parcel Nos.: HSRMP-6-AM, HSRMP-7-AM

