



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 ANNEXATION NO. 1 TO PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1 located in SALT LAKE COUNTY, dated JULY 29, 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 ANNEXATION NO. 1 TO PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1 located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 25th day of August, 2025 at Salt Lake City, Utah.

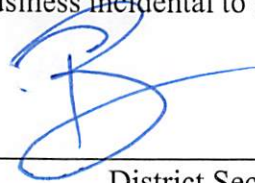
A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

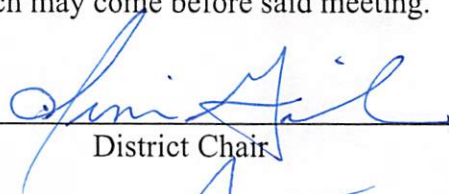
NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of Panorama Public Infrastructure District No. 1 will be held at 1:30pm on Tuesday, July 29, 2025, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Salt Lake County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

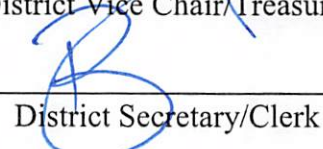
We, the members of the Board of Trustees of Panorama Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



District Chair



District Vice Chair/Treasurer



District Secretary/Clerk

July 29, 2025

The Board of Trustees (the “Board”) of Panorama Public Infrastructure District No. 1 (the “District”), held a special meeting on Tuesday, July 29, 2025, at the hour of 1:30pm, with the following members of the Board being present, including by electronic means:

Jim Giles
Nate Shipp

District Chair
District Vice Chair/Treasurer

Also present:

M. Thomas Jolley
Brandee Wasson
Benjamin Wilhelm
Aaron Wade
David Hutchison
Ryan Campbell
Chase Andrizzi

District Counsel
District Counsel Paralegal
Underwriter
Bond Counsel
District Accountant
Observer
Observer

Absent:

Bryan Flamm

District Secretary/Clerk

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this July 29, 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 Nate Shipp and seconded by Jim Giles, was adopted by the following vote:

AYE: Jim Giles / Nate Shipp

Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF TRUSTEES OF PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AUTHORIZING THE ANNEXATION NO. 1 TO PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1 FINAL LOCAL ENTITY PLAT; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “PID Act”), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on December 11, 2025, the City Council of Herriman, Utah (the “City”) did adopt a Creation Resolution (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District’s annexation of any area within the Annexation Area Boundaries into the District without any further action of the Council or the City, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the PID Act and the Governing Document;

WHEREAS, on January 16, 2025, the District previously adopted Resolution 2025-05 authorizing the annexation of certain property within the annexation area boundaries into the District and authorizing a certain Final Local Entity Plat for such annexation;

WHEREAS, no further action was taken to finalize the prior annexation and a certificate of annexation was not issued by the Utah Lieutenant Governor’s Office;

WHEREAS, it is necessary for the District to adopt a new annexation authorizing resolution and authorizing a revised Final Local Entity titled “Annexation No. 1 to Panorama Public Infrastructure District No. 1 Final Local Entity Plat”; and

WHEREAS, the property owner, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of Panorama Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby reauthorizes the annexation of certain real property in Salt Lake County (the “Subject Property”), as identified in **Exhibit B** attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Impending Boundary Action attached hereto as **Exhibit C** (the “Boundary Notice”) and one or more final local entity plats relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete

the annexation, including amendments or changes to satisfy the District Surveyor, the Salt Lake County Surveyor or Recorder, or the Office of the Lieutenant Governor.

Section 3. 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.

Section 4. All acts, orders, and resolutions, and parts thereof in conflict with this Resolution shall be, and the same are hereby, rescinded.

Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this July 29, 2025.

(SEAL)



By: _____

District Chair

ATTEST:

By: _____

District Secretary/Clerk

STATE OF UTAH)
COUNTY OF Salt Lake ss.

I, Bryan Flamm, the duly appointed and qualified District Secretary/Clerk of Panorama Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on July 29, 2025 including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this July 29, 2025.

(SEAL)



By: [Signature]
District Secretary/Clerk

EXHIBIT A

**CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW**

I, Bryan Flamm, the undersigned District Secretary/Clerk of Panorama Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the public meeting held by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a copy of a Notice, in the form attached hereto as **Schedule 1**, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as **Schedule 1**, to be delivered to the Deseret News, either directly or through the newspaper's subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this
July 29, 2025.

(SEAL)



By: _____

District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA
PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PANORAMA PUBLIC
INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON
TUESDAY, JULY 29, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE
200, SOUTH JORDAN, UTAH 84095**

AT 1:30pm

A. Call to Order

B. Preliminary Action Items

Not applicable.

C. Consent Items

1. Approve the draft minutes of the board meeting held on February 6, 2025.

D. Action Items

1. Consider adoption of the tentative operating and capital budget for calendar year 2025 and set a public hearing to take public comment on the same.
2. Consider adopting Resolution 2025-08: A resolution reauthorizing the annexation of certain property within the Annexation Area into the District; and related matters.
3. Consider adopting Resolution 2025-09: A resolution of the Board of Trustees of the Panorama Public Infrastructure District No. 1 (the "District"), making a finding that the District has obtained consent of 100% of the surface property owners within the boundaries of the District to the issuance of not to exceed \$55,000,000 of limited tax general obligation bonds and that there are no registered voters within the boundaries of the District; authorizing the posting of a notice of this resolution; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

E. Administrative Non-Action Items

1. Open meeting discussion with board members of any public infrastructure district business.

F. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.

EXHIBIT B

SUBJECT PROPERTY

**LEGAL DESCRIPTION
PREPARED FOR
ANNEXATION No.1 to PANORAMA PID No.1
HERRIMAN, UTAH**

Updated August 04, 2025
20-0294
PA

LEGAL DESCRIPTION

Located in the Section 17, Section 18, The Southeast 1/4 of Section 7 & The Southwest 1/4 Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Mountain View Corridor, said point being S00°31'33"W 1,389.44 feet along the Quarter Section line and N89°28'27"W 332.31 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following eight (8) courses: (1) S51°35'40"E 94.95 feet; thence (2) thence along the arc of a curve to the left with a radius of 15,250.00 feet a distance of 881.99 feet through a central angle of 03°18'49" Chord: S53°15'05"E 881.87 feet; thence (3) S 58°50'53" E 247.41 feet; thence (4) Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,235.01 feet (radius bears: N34°09'49"E) a distance of 470.27 feet through a central angle of 01°46'07" Chord: S56°43'15"E 470.26 feet; thence (5) S 48°43'05" E 113.83 feet; thence (6) S 58°10'01" E 74.21 feet; thence(7) S 73°47'17" E 67.96 feet; thence (8) Southeasterly along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N31°26'51"E) a distance of 40.08 feet through a central angle of 00°09'03" Chord: S58°37'41"E 40.08 feet; thence S00°36'08"W 132.36 feet, thence S 00°35'13" W 1,130.18 feet; thence N 52°55'04" W 745.34 feet; thence S 52°34'07" W 4.90 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 14.96 feet through a central angle of 03°50'07" Chord: S 50°39'04" W 14.96 feet; thence N 41°16'00" W 53.00 feet; thence N 55°24'21" W 580.00 feet; thence N 63°47'42" W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 226.50 feet a distance of 30.06 feet through a central angle of 07°36'18" Chord: S 22°24'09" W 30.04 feet; thence N 73°51'53" W 126.44 feet; thence N 00°31'33" E 69.00 feet; thence S88°56'28"W 2,129.28 feet; thence S48°17'09"W 61.78 feet; thence S59°48'34"W 174.20 feet; thence S75°50'10"W 255.50 feet; thence S01°40'43"W 580.95 feet; thence S77°58'34"W 1,215.16 feet; thence S00°53'01"W 351.36 feet; thence N89°06'59"W 2,454.02 feet; thence N00°23'00"E 4,215.82 feet to the Section line, thence along said Section line S 89°16'05" E 967.18 feet to the North Quarter Corner of said section 18, ; thence along the section line S 89°17'58" E 110.42 feet to the easterly line of Graystone Phase 2 Subdivision, plat recorded on September 20, 2017 as Entry No. 12619520 in Book 2017p at Page 254 in the Salt Lake County Recorder's Office; thence along said subdivision the following four (4) courses: (1) N 21°20'35" E 162.73 feet; thence (2) N 13°56'03" E 94.08 feet; thence (3) N 03°04'58" E 87.13 feet; thence (4) N 00°03'21" W 528.00 feet to and along Phase 1 Subdivision, plat recorded as Entry No. 12639535 in Book 2017P, Page 289, in the Salt Lake County Record's Office; thence along said phase N 07°18'53" E 117.08 feet to the Southwesterly right of way line of Juniper Crest Road, recorded April, 28 2017 Book: 2017P, Page: 91; thence along said right of way the

following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 829.00 feet a distance of 206.01 feet through a central angle of 14°14'18" Chord: S 59°55'50" E 205.48 feet; thence (2) S 52°48'16" E 100.90 feet; thence (3) N38°24'30"E 26.01 feet; thence S52°48'16"E 521.64 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 21.50 feet (radius bears: S37°11'44"W) a distance of 33.77 feet through a central angle of 90°00'00" Chord: S82°11'44"W 30.41 feet; thence S37°11'44"W 152.72 feet; thence S52°48'16"E 73.23 feet; thence along the arc of a curve to the left with a radius of 327.00 feet a distance of 236.39 feet through a central angle of 41°25'08" Chord: S73°30'50"E 231.27 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 373.00 feet a distance of 77.37 feet through a central angle of 11°53'03" Chord: S88°16'53"E 77.23 feet; thence N12°46'36"E 108.25 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 650.32 feet (radius bears: N15°33'20"E) a distance of 305.73 feet through a central angle of 26°56'10" Chord: S87°54'45"E 302.92 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 656.97 feet (radius bears: N13°05'08"W) a distance of 159.45 feet through a central angle of 13°54'21" Chord: N69°57'42"E 159.06 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: S16°00'21"W) a distance of 18.18 feet through a central angle of 41°40'09" Chord: S53°09'35"E 17.78 feet; thence N57°40'30"E 54.00 feet; thence N32°19'30"W 3.61 feet; thence along the arc of a curve to the right with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33" Chord: N10°30'14"W 16.36 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 652.00 feet (radius bears: N32°47'36"W) a distance of 46.94 feet through a central angle of 04°07'31" Chord: N55°08'39"E 46.93 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 654.55 feet (radius bears: N34°51'39"W) a distance of 167.00 feet through a central angle of 14°37'07" Chord: N47°49'48"E 166.55 feet; thence N38°24'26"E 45.79 feet; thence N44°08'07"E 120.35 feet; thence N38°24'26"E 179.65 feet to the westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line the following six (6) courses: (1) S42°46'19"E 39.62 feet; thence (2) S 51°35'40" E 434.07 feet; thence (3) S 60°04'01" E 359.73 feet; thence (4) S 51°35'40" E 804.75 feet; thence (5) S 57°10'10" E 185.29 feet; thence (6) S 51°35'40" E 246.19 feet; thence S 37°43'46" W 119.20 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 226.14 feet through a central angle of 57°58'17" Chord: S 08°44'37" W 216.61 feet; thence S 69°45'29" W 53.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 251.50 feet a distance of 130.00 feet through a central angle of 29°37'00" Chord: N 85°45'11" W 128.56 feet; thence S 38°23'28" W 104.19 feet; thence N 51°36'32" W 976.43 feet; thence S 38°23'28" W 188.51 feet; thence S 51°36'32" E 209.99 feet; thence S 00°54'21" E 180.59 feet; thence S 40°21'34" E 19.77 feet; thence S 51°22'30" E 943.68 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 557.00 feet a distance of 234.57 feet through a central angle of 24°07'45" Chord: S 73°09'56" E 232.84 feet; thence S 61°06'04" E 317.29 feet; ; thence S56°20'15"E 72.25 feet; thence S61°06'04"E 258.07 feet; thence S66°53'46"E 100.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 455.00 feet (radius bears: N21°12'15"E) a distance of 584.33 feet through a central angle of 73°34'54" Chord: N74°24'48"E 544.99 feet; thence N37°37'21"E 201.10 feet to the point of beginning.

Contains: 514.09 acres+/-

LESS AND EXCEPTING PANORAMA PID No. 1:

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian as described in certificate of incorporation, Entry No. 1434-1143 in Book 11547 at page 3604 in the Salt Lake Recorder's Office. Basis of Bearing for Description is S00°31'33" W between the North Quarter Corner and the South Quarter Corner of said Section 17, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33" W 3312.49 feet along the quarter Section line and S89°28'27"E 1240.33 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47" E 70.71 feet to an Easterly deed line as recorded in Entry No. 14148451, Book: 11442 at Page: 6837 in the Salt Lake County Recorder's office; thence S 00°35'13" W 70.71 feet along said deed line; thence N 89°24'47" W 70.71 feet; thence N 00°35'13" E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-.

ALSO, LESS AND EXCEPTING:

The following Salt Lake County Recorder Parcels: All of Parcels 33-18-400-012, 33-17-176-033 and part of Parcel 33-17-400-022.

A tract of land located in the Northwest 1/4 and Northeast 1/4 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the Quarter Section line S0°31'33" W 2445.95 feet along the Quarter Section Line and N89°28'27"W 134.23 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S63°00'54"W 88.93 feet; thence S55°07'37"W 88.93 feet; thence S53°16'58"W 66.49 feet; thence S79°19'58"W 70.60 feet; thence S89°07'29"W 272.89 feet; thence N00°00'10"E 301.12 feet; thence N02°03'59"E 269.49 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 166.00 feet (radius bears: N19°38'41"W) a distance of 42.13 feet through a central angle of 14°32'33" Chord: N63°05'03"E 42.02 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 30.00 feet a distance of 5.38 feet through a central angle of 10°16'18" Chord: N60°56'56"E 5.37 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 345.00 feet (radius bears: N38°13'11"E) a

distance of 69.69 feet through a central angle of 11°34'28" Chord: S57°34'03"E 69.58 feet; thence S63°21'18"E 440.18 feet; thence S67°45'11"E 51.80 feet; thence S55°24'21"E 147.72 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 26.14 feet through a central angle of 05°31'33" Chord: S52°38'35"E 26.13 feet; thence S36°54'31"E 38.82 feet; thence S70°55'03"W 179.80 feet to the point of beginning.

Contains: 5.85 Acres±

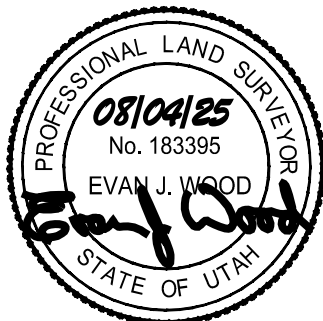
AND ALSO, LESS AND EXCEPTING

The following Salt Lake County Recorder Parcels: All of Parcels 33-18-200-031, 33-18-226-004 and 33-18-276-010.

A tract of land located in the Northeast 1/4 of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°17'58"E 730.63 feet along Section line and S0°42'02"W 653.90 feet from the North Quarter Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the arc of a curve to the right with a radius of 1,746.00 feet a distance of 929.19 feet through a central angle of 30°29'30" Chord: S 70°13'54" E 918.26 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 213.50 feet a distance of 187.37 feet through a central angle of 50°16'57" Chord: S 29°50'40" E 181.41 feet; thence S 00°51'35" W 284.75 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 943.00 feet a distance of 108.57 feet through a central angle of 06°35'47" Chord: N 62°13'05" W 108.51 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 557.00 feet a distance of 293.79 feet through a central angle of 30°13'14" Chord: N 74°01'49" W 290.39 feet; thence N 89°08'25" W 304.06 feet; thence along the arc of a curve to the right with a radius of 255.00 feet a distance of 397.03 feet through a central angle of 89°12'33" Chord: N 44°32'09" W 358.13 feet; thence N 04°41'42" W 72.25 feet; thence N 00°04'07" E 167.41 feet; thence along the arc of a curve to the left with a radius of 539.00 feet a distance of 124.00 feet through a central angle of 13°10'51" Chord: N 06°31'18" W 123.72 feet to the point of beginning.

Containing 10.48 Acres +/-



OVERALL AREA OF PID CONTAINS 497.65 acres +/-

EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation
(Panorama Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the “Board”) of Panorama Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code. Ann §17D-4-201(3)(a) and other applicable provisions of Utah law, on July 29, 2025, adopted Resolution 2025-08, a true and correct copy of which is attached as **Appendix A** hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Annexation No. 1 to Panorama Public Infrastructure District No. 1 Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as **Appendix B** hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District 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 29th day of July 2025.

Panorama Public Infrastructure District No. 1

By:

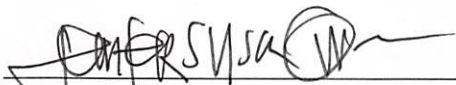

Authorized Representative

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF Salt Lake

SUBSCRIBED AND SWORN to before me this 29th day of July, 2025.




Notary Public

APPENDIX A TO NOTICE OF IMPENDING BOUNDARY ACTION

Annexation

(Panorama Public Infrastructure District No. 1)

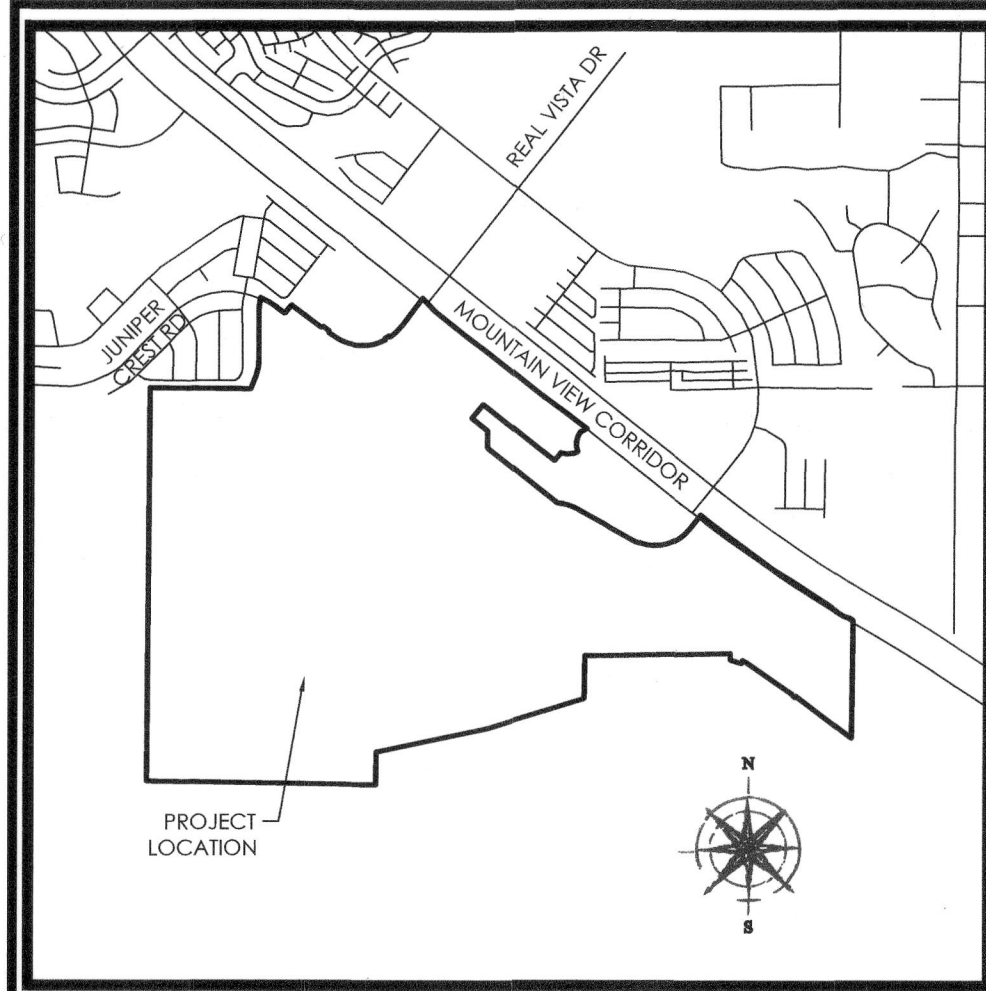
Copy of the Annexation Resolution

APPENDIX B TO NOTICE OF IMPENDING BOUNDARY ACTION

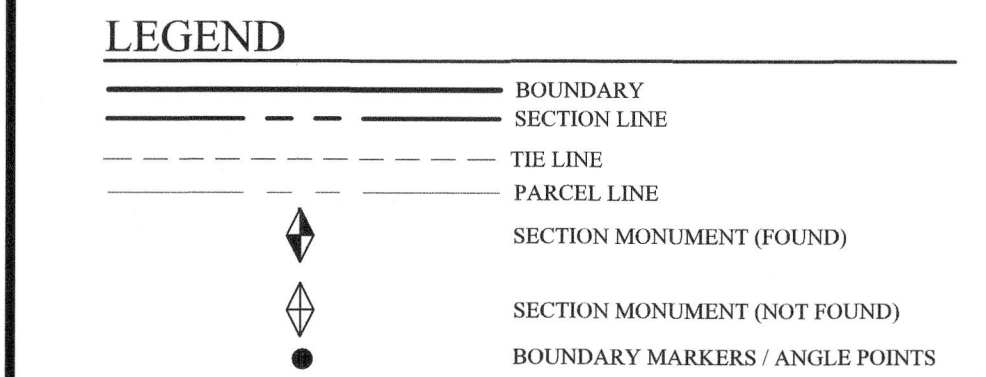
Annexation

(Panorama Public Infrastructure District No. 1)

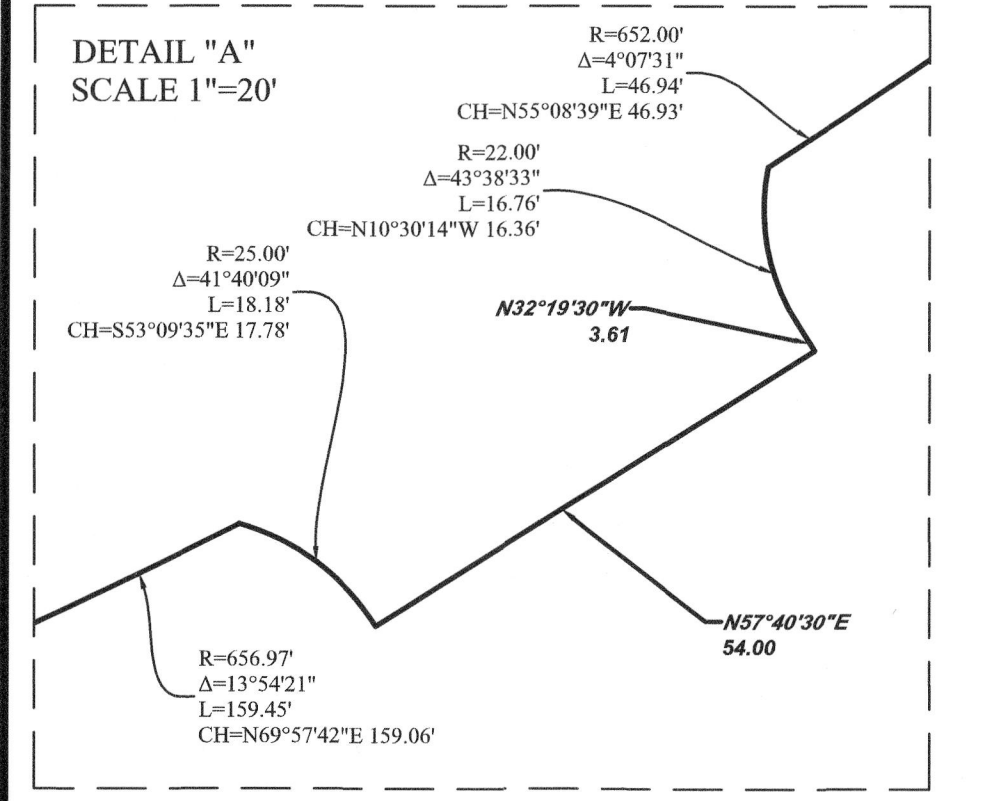
Annexation No. 1 to Panorama Public Infrastructure District No. 1 Final Local Entity Plat



VICINITY MAP
N.T.S.



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	881.99'	15250.00'	003°18'49"	S53°15'05"E
C2	470.27'	15235.01'	001°46'07"	S56°43'15"E
C3	14.96'	223.50'	003°50'07"	S50°39'04"W
C4	30.06'	226.50'	007°36'18"	S22°24'09"W
C5	159.45'	656.97'	013°54'21"	S69°57'42"W
C6	234.57'	557.00'	024°07'45"	S73°09'56"E
C8	584.33'	455.00'	073°34'54"	N74°24'48"E
C9	167.00'	654.55'	014°37'07"	N47°49'48"E
C10	226.14'	223.50'	057°58'17"	S08°44'37"W
C11	130.00'	251.50'	029°37'00"	N85°45'11"W
C12	33.77'	21.50'	090°00'00"	S82°11'44"W
C12	18.18'	25.00'	041°40'09"	S53°09'35"E
C13	77.37'	373.00'	011°53'03"	S88°16'53"E
C14	305.73'	650.32'	026°56'10"	N87°54'45"W
C15	40.08'	15235.00'	000°09'03"	N58°37'41"W
C16	206.01'	829.00'	014°14'18"	S59°55'50"E
C17	236.39'	327.00'	041°25'08"	S73°30'50"E

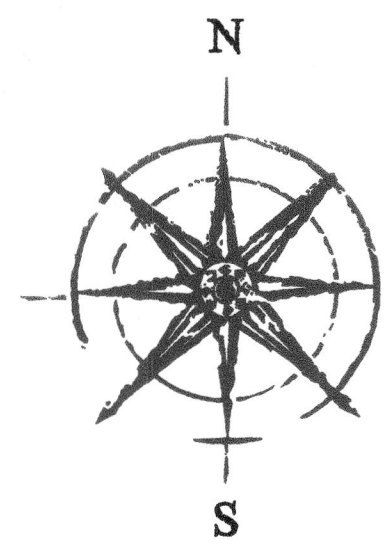


ANNEXATION NO. 1 TO PANORAMA
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED IN PARTS OF ALL OF THE SECTION 17 & SECTION 18,
THE SOUTHEAST 1/4 OF SECTION 7 & THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

ANNEXATION NO. 1 TO PANORAMA
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

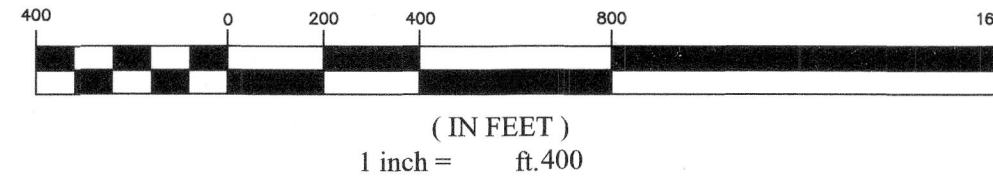
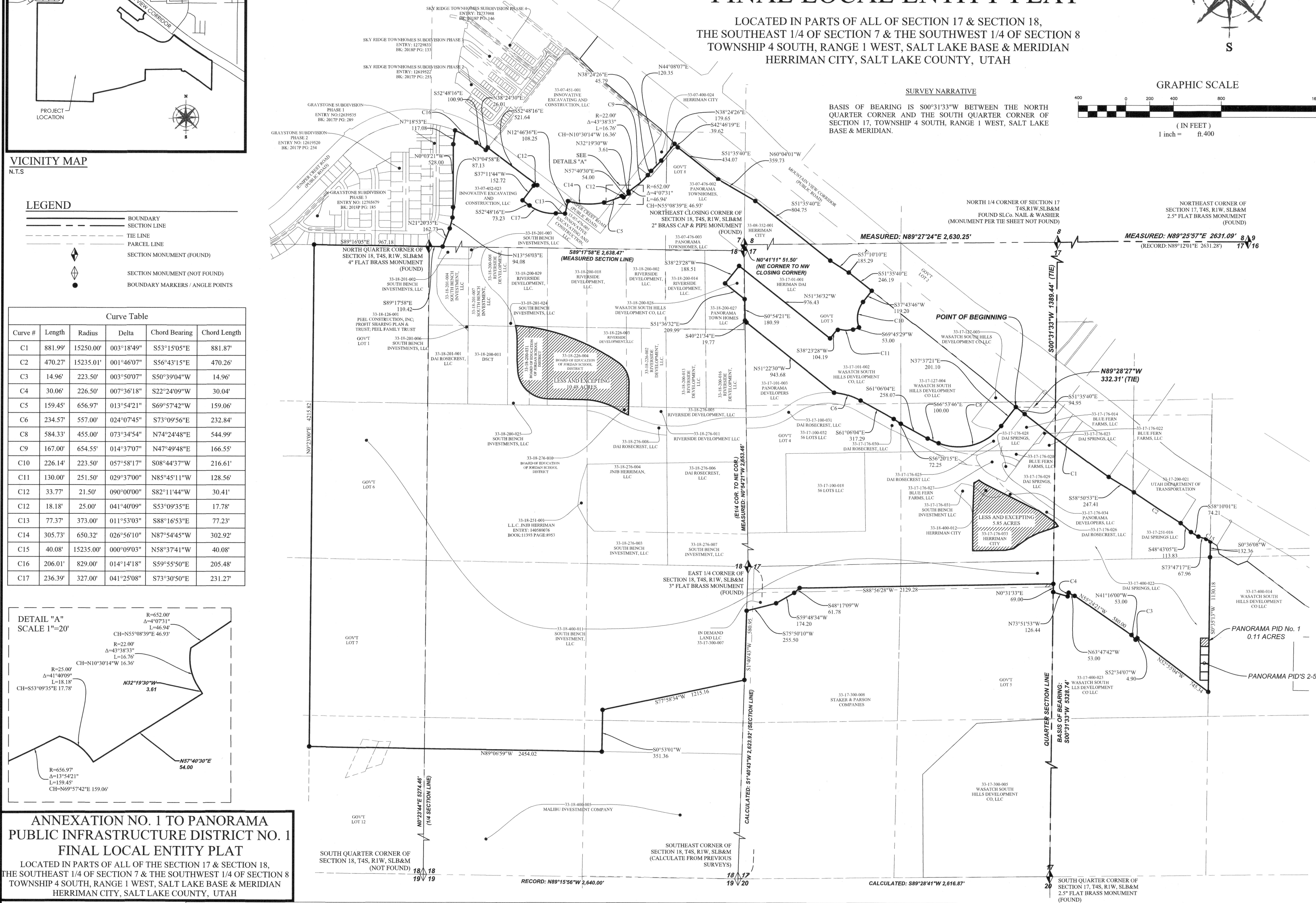
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HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SURVEY NARRATIVE

BASIS OF BEARING IS S00°31'33"W BETWEEN THE NORTH
QUARTER CORNER AND THE SOUTH QUARTER CORNER OF
SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE
BASE & MERIDIAN.

GRAPHIC SCALE



ACCEPTANCE BY PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1

Approved this 4th day of August, 2025 as a final local entity plat for
Panorama Public Infrastructure District No. 1.

Signature: Jim Giles
Printed Name: Jim Giles
Title: District Chair

Attest: B
Secretary/Clerk

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS 11th DAY
OF August, 2025
S. J. Giles for
SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY SURVEYOR

PREPARED BY



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described herein in Herriman City, Salt Lake County, Utah, and that said tract of land is to be created as Annexation No. 1 to Panorama Public Infrastructure District No. 1 and annexed into the same.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

08/04/25
No. 183395
EVAN J. WOOD
STATE OF UTAH

08/04/2025
DATE

BODY DESCRIPTION

Located in the Section 17, Section 18, The Southeast 1/4 of Section 7 & The Southwest 1/4 of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Mountain View Corridor, said point being S00°31'33"W 1,389.44 feet along the Quarter Section line and N89°28'27"W 332.31 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following eight (8) courses: (1) S51°35'40"E 94.95 feet; thence (2) thence along the arc of a curve to the left with a radius of 15,235.00 feet a distance of 881.99 feet through a central angle of 03°18'49" Chord: S53°15'05"E 881.97 feet; thence (3) S 58°50'53"E 247.41 feet; thence (4) Southeastern along the arc of a non-tangent curve to the left having a radius of 15,235.01 feet (radius bears: N34°09'49"E) a distance of 470.27 feet through a central angle of 01°46'07" Chord: S56°43'15"E 470.26 feet; thence (5) S 48°43'05"E 113.83 feet; thence (6) S 58°10'01"E 74.21 feet; thence (7) S 73°47'17"E 67.36 feet; thence (8) Southeastern along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N34°09'49"E) a distance of 40.08 feet through a central angle of 00°09'03" Chord: S58°37'41"E 40.08 feet; thence S00°36'05"W 132.86 feet; thence S 00°35'13"W 1,130.18 feet; thence N 52°55'04"W 745.34 feet; thence S 52°34'07"W 4.90 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 14.96 feet through a central angle of 03°50'07" Chord: S 50°39'04"W 14.96 feet; thence N 41°16'00"W 53.00 feet; thence N 55°24'21"W 580.00 feet; thence N 63°47'42"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 226.50 feet a distance of 30.06 feet through a central angle of 07°36'18" Chord: S 22°24'09"W 30.04 feet; thence N 73°51'53"W 126.44 feet; thence N 00°31'33"W 69.00 feet; thence S88°56'28"W 2,129.28 feet; thence S48°17'09"W 61.78 feet; thence S69°48'34"W 174.20 feet; thence S75°50'10"W 255.50 feet; thence S00°39'04"W 580.95 feet; thence S77°58'34"W 1,215.16 feet; thence S00°35'01"W 351.36 feet; thence N 89°05'09"W 2,454.02 feet; thence N00°23'00"E 4,215.82 feet to the Section line, thence along said Section line S 89°16'05"E 967.18 feet to the North Quarter Corner of said section 18, thence along the section line S 89°17'58"E 110.42 feet to the easterly line of Graystone Phase 2 Subdivision, plat recorded on September 20, 2017, as Entry No. 12619520 in Book 2017p at Page 254 in the Salt Lake County Recorder's Office, thence along said subdivision the following four (4) courses: (1) N 21°20'55"E 162.73 feet; thence (2) N 13°58'05"E 94.08 feet; thence (3) N 03°04'58"E 87.13 feet; thence (4) N 00°03'21"W 528.00 feet to and along Phase 1 Subdivision, plat recorded as Entry No. 12639535 in Book 2017p, Page 289, in the Salt Lake County Recorder's Office, thence along said phase N 07°18'53"E 117.08 feet to the Southwest right of way line of Juniper Crest Road, recorded April, 2017 Book: 2017p, Page: 91; thence along said right of way the following three (3) courses: (1) Southeastern along the arc of a non-tangent curve to the left having a radius of 208.01 feet a central angle of 14°14'18" Chord: S 59°55'50"E 205.48 feet; thence (2) S 52°48'16"E 100.50 feet; thence (3) N 38°24'30"E 26.01 feet; thence S52°48'16"E 521.64 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 21.50 feet (radius bears: S37°11'44"W) a distance of 33.77 feet through a central angle of 90°00'00" Chord: S82°11'44"W 30.41 feet; thence S37°11'44"W 152.72 feet; thence S52°48'16"E 73.23 feet; thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33" Chord: S73°30'50"E 231.27 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 373.00 feet a distance of 77.37 feet through a central angle of 11°53'03" Chord: S88°16'53"E 77.23 feet; thence N12°46'38"E 108.25 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 650.52 feet (radius bears: N15°33'20"E) a distance of 305.73 feet through a central angle of 28°56'10" Chord: S87°54'45"E 302.82 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 656.97 feet (radius bears: N13°05'08"W) a distance of 159.45 feet through a central angle of 13°54'21" Chord: N89°57'42"E 159.06 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: S16°00'21"E) a distance of 18.18 feet through a central angle of 41°40'09" Chord: S53°09'35"E 17.78 feet; thence N67°40'30"E 54.00 feet; thence N32°19'30"W 3.61 feet; thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33" Chord: N10°30'14"W 16.36 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 852.00 feet (radius bears: N32°47'36"W) a distance of 46.94 feet through a central angle of 04°07'31" Chord: N55°08'39"E 46.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 654.55 feet (radius bears: N43°51'39"W) a distance of 167.00 feet through a central angle of 14°37'07" Chord: N47°49'48"E 168.55 feet; thence N38°24'26"E 45.79 feet; thence N44°00'01"E 120.35 feet; thence N38°24'26"E 179.65 feet to the westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line the following six (6) courses: (1) S42°48'19"E 39.62 feet; thence (2) S 51°35'40"E 434.07 feet; thence (3) S 60°04'01"E 359.73 feet; thence (4) S 51°35'40"E 804.75 feet; thence (5) S 57°10'10"E 185.29 feet; thence (6) S 51°35'40"E 246.19 feet; thence S 37°43'46"W 119.20 feet; thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33" Chord: S 08°44'37"W 216.61 feet; thence S 89°45'29"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 251.50 feet a distance of 130.00 feet through a central angle of 29°37'00" Chord: N 65°45'11"W 128.56 feet; thence S 38°23'28"W 104.19 feet; thence N 51°38'32"E 208.95 feet; thence S 38°23'28"W 168.51 feet; thence S 51°38'32"E 208.95 feet; thence S 00°54'21"E 180.59 feet; thence S 40°21'34"E 18.77 feet; thence S 40°21'34"E 18.77 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 557.00 feet a distance of 234.57 feet through a central angle of 24°07'45" Chord: S 73°09'56"E 232.84 feet; thence S 61°06'04"E 317.29 feet; thence S68°20'19"E 72.25 feet; thence S61°06'04"E 258.07 feet; thence S66°53'46"E 100.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 455.00 feet (radius bears: N21°12'15"E) a distance of 584.33 feet through a central angle of 73°34'54" Chord: N74°24'48"E 544.58 feet; thence N37°32'21"E 201.10 feet to the point of beginning.

Contains: 514.09 acres +/-

A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian as described in certificate of incorporation, Entry No. 1434-1143 in Book 11547 at page 3604 in the Salt Lake County Recorder's Office. Basis of Bearing for Description is S00°31'33"W between the North Quarter corner and the South Quarter corner of said Section 17, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S00°31'33"W 3312.49 feet along the quarter Section line and S89°28'27"E 1240.33 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47"E 70.71 feet to an Easterly deed line as recorded in Entry No. 14148451, Book: 11442 at Page: 8837 in the Salt Lake County Recorder's Office; thence S 00°35'13"W 70.71 feet along said deed line; thence N 89°24'47"W 70.71 feet; thence N 00°35'13"E 70.71 feet to the point of beginning.

Containing 5,000 sq. ft. or 0.11 acre +/-

ALSO, LESS AND EXCEPTING:

The following Salt Lake County Recorder's Parcels: All of Parcels 33-18-400-012, 33-17-176-033 and part of Parcel 33-17-400-022.

A tract of land located in the Northwest 1/4 and Northeast 1/4 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the Quarter Section line S0°31'33"W 2445.95 feet along the Quarter Section line and N89°28'27"W 134.23 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S63°05'44"W 88.93 feet; thence S55°07'37"W 88.93 feet; thence S53°16'58"W 66.49 feet; thence S79°19'58"W 70.60 feet; thence S89°07'29"W 272.89 feet; thence N00°00'10"E 301.12 feet; thence N02°03'59"E 269.49 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 186.00 feet (radius bears: N19°38'41"W) a distance of 42.13 feet through a central angle of 14°32'23" Chord: N67°05'03"E 42.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 30.00 feet a distance of 5.38 feet through a central angle of 10°16'18" Chord: N80°56'56"E 5.37 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 345.00 feet (radius bears: N38°13'11"E) a distance of 69.69 feet through a central angle of 11°34'28" Chord: S57°34'03"E 69.58 feet; thence S62°21'10"E 440.18 feet; thence S67°45'11"E 51.80 feet; thence S55°24'21"E 147.72 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 26.14 feet through a central angle of 05°31'33" Chord: S52°38'35"E 26.13 feet; thence S36°54'31"E 38.82 feet; thence S70°55'03"W 178.80 feet to the point of beginning.

Contains: 5.85 Acres

AND ALSO, LESS AND EXCEPTING

The following Salt Lake County Recorder's Parcels: All of Parcels 33-18-200-031, 33-18-226-004 and 33-18-275-010.

A tract of land located in the Northeast 1/4 of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

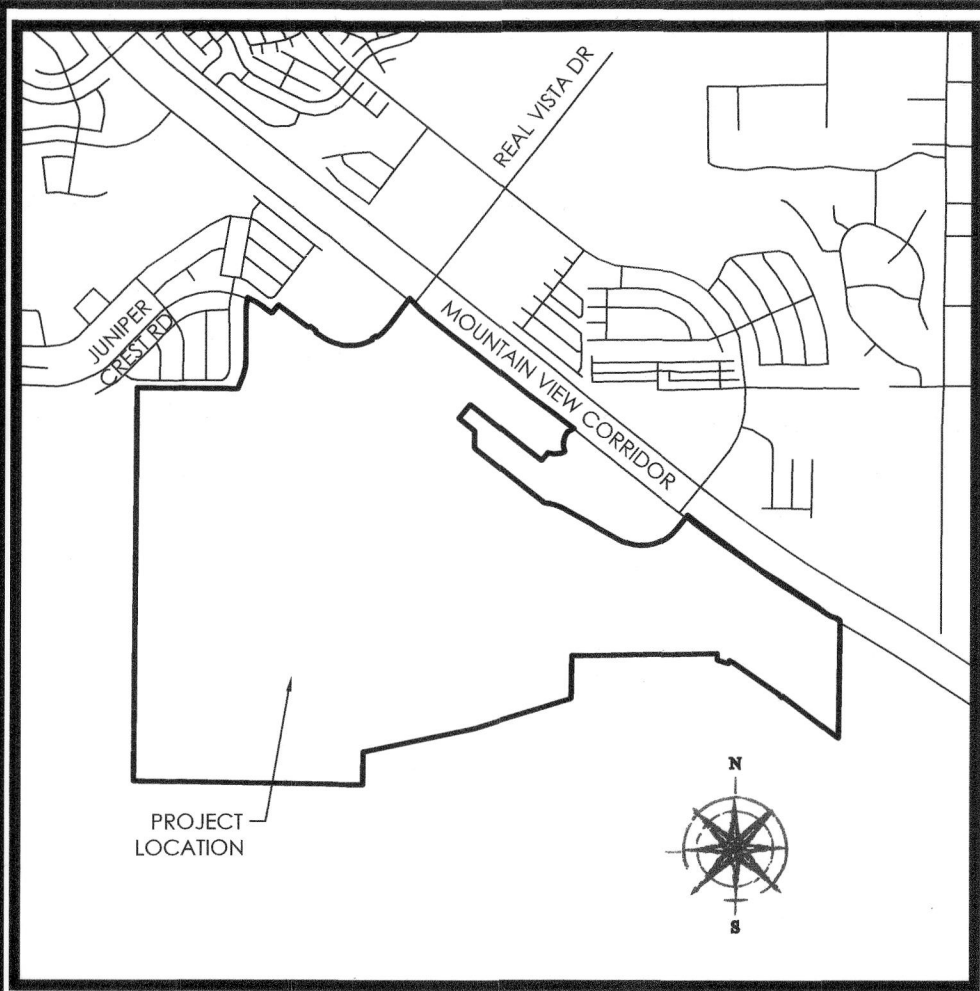
Beginning at a point S89°17'58"E 730.63 feet along Section line and S0°42'02"W 653.90 feet from the North Quarter Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the arc of a curve to the right with a radius of 1,746.00 feet a distance of 929.19 feet through a central angle of 30°29'30" Chord: S 70°13'54"E 918.26 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 213.50 feet a distance of 187.37 feet through a central angle of 50°16'57" Chord: S 29°50'40"E 181.41 feet; thence S 00°51'35"W 284.75 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 943.00 feet a distance of 108.57 feet through a central angle of 06°35'47" Chord: N 62°13'05"W 108.51 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 557.00 feet a distance of 293.79 feet through a central angle of 30°13'14" Chord: N 74°04'49"W 290.39 feet; thence N 89°05'09"W 304.08 feet; thence along the arc of a curve to the right with a radius of 255.00 feet a distance of 397.03 feet through a central angle of 89°12'33" Chord: N 44°32'09"W 358.13 feet; thence N 04°41'42"W 72.25 feet; thence N 00°04'07"E 167.41 feet; thence along the arc of a curve to the left with a radius of 539.00 feet a distance of 124.00 feet through a central angle of 13°10'51" Chord: N 06°31'18"W 123.72 feet to the point of beginning.

Containing 10.48 Acres +/-

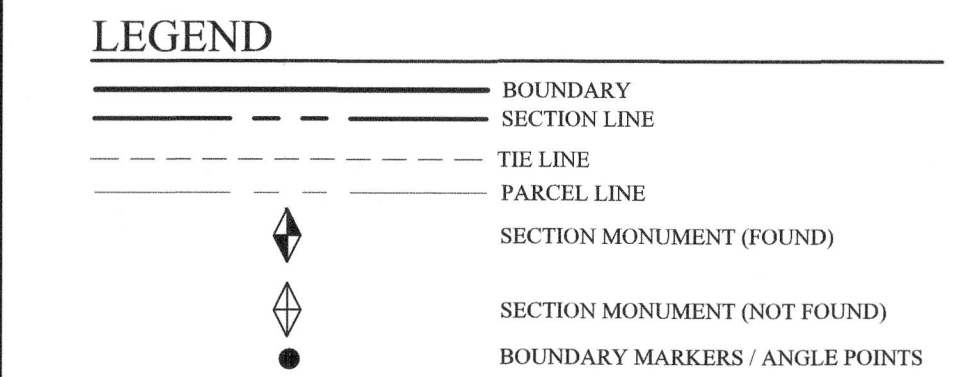
OVERALL AREA OF PID CONTAINS 497.65 acres +/-

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

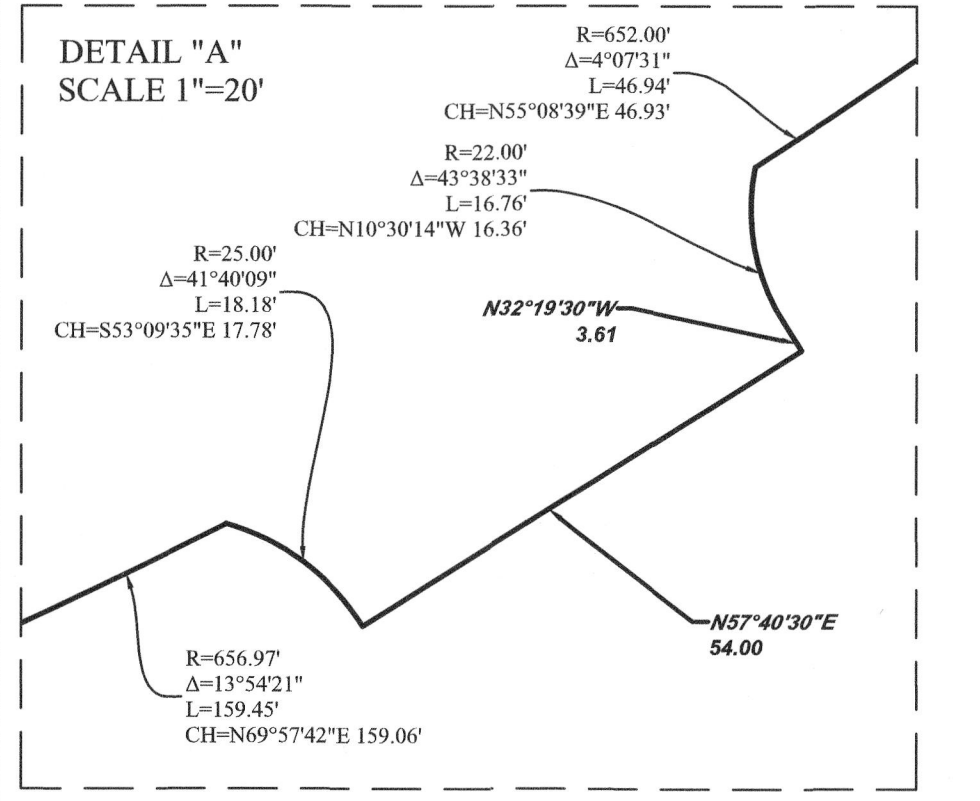
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____ FEE _____
DEPUTY SALT LAKE COUNTY RECORDER



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N.T.S.



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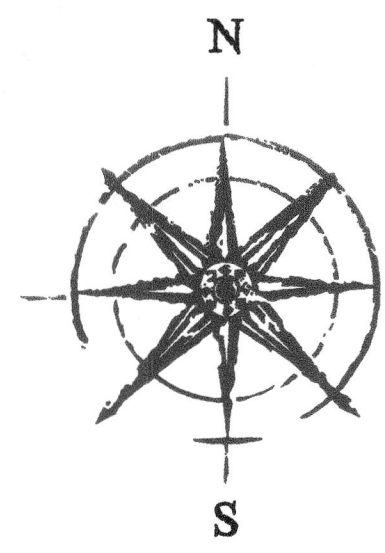


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LOCATED IN PARTS OF ALL OF THE SECTION 17 & SECTION 18,
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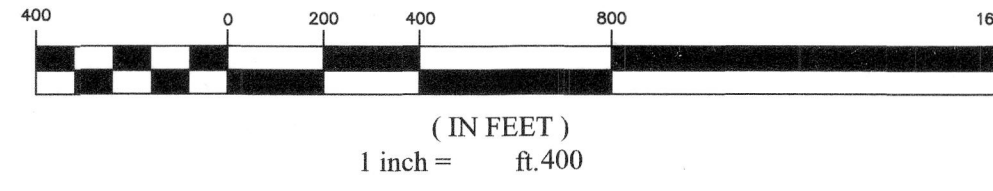
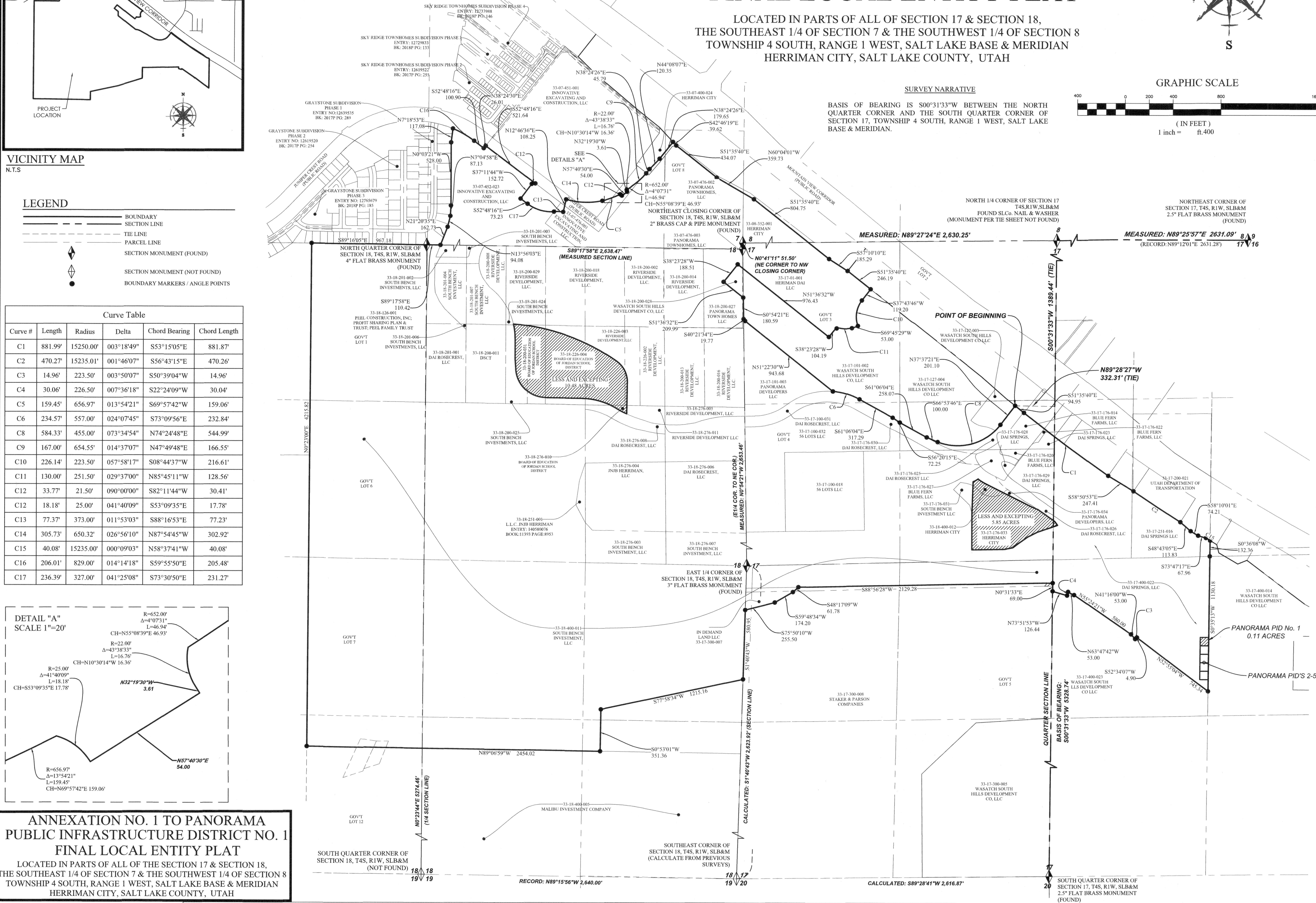
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HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SURVEY NARRATIVE

BASIS OF BEARING IS S00°31'33"W BETWEEN THE NORTH
QUARTER CORNER AND THE SOUTH QUARTER CORNER OF
SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE
BASE & MERIDIAN.

GRAPHIC SCALE



ACCEPTANCE BY PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1

Approved this 4th day of August, 2025 as a final local entity plat for
Panorama Public Infrastructure District No. 1.

Signature: [Signature]
Printed Name: Jim Giles
Title: District Chair

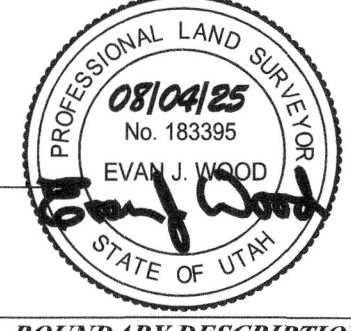
Attest: [Signature]
Secretary/Clerk

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS 11th DAY
OF August, 2025
[Signature]
SALT LAKE COUNTY SURVEYOR

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6940 SOUTH HIGHT TREET DRIVE SUITE 200
MIDVALE, UT 84047 (801) 352-4075
www.focusnh.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional
land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat
according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of
the tract of land shown and described herein in Herriman City, Salt Lake County, Utah, and that said tract of land is to be
created as Annexation No. 1 to Panorama Public Infrastructure District No. 1 and annexed into the same.



EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

08/04/25
DATE

BODY DESCRIPTION

Located in the Section 17, Section 18, The Southeast 1/4 of Section 7 & The Southwest 1/4 of Section 8, Township 4 South, Range 1 West, Salt
Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Mountain View Corridor, said point being S00°31'33"W 1,389.44 feet along the Quarter
Section line and N89°28'27"W 332.31 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base
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thence along the arc of a curve to the left with a radius of 15,235.00 feet a distance of 881.99 feet through a central angle of 03°18'49" Chord:
S53°15'05"E 881.97 feet; thence (3) S 58°50'53"E 247.41 feet; thence (4) Southeastly along the arc of a non-tangent curve to the left
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S56°43'15"E 470.26 feet; thence (5) S 48°43'05"E 113.83 feet; thence (6) S 58°10'01"E 74.21 feet; thence (7) S 73°47'17"E 67.96 feet;
thence (8) Southeastly along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N31°20'51"E) a
distance of 40.08 feet through a central angle of 00°09'03" Chord: S58°37'41"E 40.08 feet; thence S00°36'05"W 132.86 feet; thence
S 00°35'13"W 1,130.18 feet; thence N 52°55'04"W 745.34 feet; thence S 52°34'07"W 4.90 feet; thence along the arc of a curve to the left
with a radius of 223.50 feet a distance of 14.96 feet through a central angle of 03°50'07" Chord: S 50°39'04"W 14.96 feet; thence
N 41°16'00"W 53.00 feet; thence N 55°24'21"W 580.00 feet; thence N 63°47'42"W 53.00 feet; thence Southerly along the arc of a
non-tangent curve to the left having a radius of 226.50 feet a distance of 30.06 feet through a central angle of 07°36'18" Chord:
S 22°24'09"W 30.04 feet; thence N 73°51'53"W 126.44 feet; thence N 00°31'33"W 69.00 feet; thence S88°56'28"W 2,129.28 feet; thence
S48°17'09"W 61.78 feet; thence S69°48'34"W 174.20 feet; thence S75°50'10"W 255.50 feet; thence S00°39'04"W 580.95 feet; thence
S77°58'34"W 1,215.16 feet; thence S00°53'01"W 351.36 feet; thence N 89°05'09"W 2,454.02 feet; thence N00°23'00"E 4,215.82 feet to the
Section line, thence along said Section line S 89°16'05"E 967.18 feet to the North Quarter Corner of said section 18, thence along the
section line S 89°17'58"E 1,104.42 feet to the easterly line of Graystone Phase 2 Subdivision, plat recorded on September 20, 2017 as Entry
No. 12619520 in Book 2017p at Page 254 in the Salt Lake County Recorder's Office; thence along said subdivision the following four (4)
courses: (1) N 21°20'55"E 162.73 feet; thence (2) N 13°58'05"E 94.08 feet; thence (3) N 03°04'58"E 87.13 feet; thence (4) N 00°03'21"W
528.00 feet to and along Phase 1 Subdivision, plat recorded as Entry No. 12639535 in Book 2017p, Page 289, in the Salt Lake County
Recorder's Office; thence along said phase N 07°18'53"E 117.08 feet to the Southwestly right of way line of Juniper Crest Road, recorded
April, 2017 Book: 2017p, Page: 91; thence along said right of way the following three (3) courses: (1) Southeastly along the arc of a
non-tangent curve to the left having a radius of 208.01 feet a central angle of 14°14'18" Chord: S 59°55'50"E 205.48 feet; thence (2) S 52°48'16"E 100.50 feet; thence (3) N 38°24'30"E 26.01 feet; thence S52°48'16"E 521.64 feet; thence
Westerly along the arc of a non-tangent curve to the left having a radius of 21.50 feet (radius bears: S37°11'44"W) a distance of 33.77 feet
through a central angle of 90°00'00" Chord: S82°11'44"W 30.41 feet; thence S37°11'44"W 152.72 feet; thence S52°48'16"E 73.23 feet;
thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33"
Chord: S73°30'50"E 231.27 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 373.00 feet a distance of
77.37 feet through a central angle of 11°53'03" Chord: S88°16'53"E 77.23 feet; thence N12°46'38"E 108.25 feet; thence Easterly along the arc of a
non-tangent curve to the left having a radius of 650.52 feet (radius bears: N15°33'20"E) a distance of 305.73 feet through a central
angle of 28°56'10" Chord: S87°54'45"E 302.82 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of
656.97 feet (radius bears: N13°05'08"W) a distance of 159.45 feet through a central angle of 13°54'21" Chord: N89°57'42"E 159.06 feet;
thence Southeastly along the arc of a non-tangent curve to the right having a radius of 25.00 feet (radius bears: S16°00'21"E) a distance of
18.18 feet through a central angle of 41°40'09" Chord: S53°09'35"E 17.78 feet; thence N67°40'30"E 54.00 feet; thence N32°19'30"W
3.61 feet; thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33"
Chord: N10°30'14"W 16.36 feet; thence Northeastly along the arc of a non-tangent curve to the left having a radius of 852.00 feet (radius
bears: N32°47'36"W) a distance of 46.94 feet through a central angle of 04°07'31" Chord: N55°08'39"E 46.93 feet; thence Northeastly along the arc of a
non-tangent curve to the left having a radius of 654.55 feet (radius bears: N43°51'39"W) a distance of 167.00 feet through a
central angle of 14°37'07" Chord: N47°49'48"E 168.55 feet; thence N38°24'26"E 45.79 feet; thence N44°00'01"E 120.35 feet; thence
N38°24'26"E 179.65 feet to the westerly right-of-way line of Mountain View Corridor; thence along said westerly right-of-way line the following
six (6) courses: (1) S42°48'19"E 39.62 feet; thence (2) S 51°35'40"E 434.07 feet; thence (3) S 60°04'01"E 359.73 feet; thence (4)
S 51°35'40"E 804.75 feet; thence (5) S 57°10'10"E 185.29 feet; thence (6) S 51°35'40"E 246.19 feet; thence S 37°43'46"W 119.20 feet;
thence along the arc of a curve to the left with a radius of 22.00 feet a distance of 16.76 feet through a central angle of 43°38'33"
Chord: S 08°44'37"W 216.61 feet; thence S 89°45'29"W 53.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a
radius of 251.50 feet a distance of 130.00 feet through a central angle of 29°37'00" Chord: N 65°45'11"W 128.56 feet; thence S 38°23'28"W
104.19 feet; thence N 51°38'32"W 376.43 feet; thence S 38°23'28"W 168.51 feet; thence S 51°36'32"E 209.89 feet; thence S 00°54'21"E
180.59 feet; thence S 40°21'34"E 19.77 feet; thence S 40°21'34"E 19.77 feet; thence Easterly along the arc of a non-tangent curve to the
right having a radius of 557.00 feet a distance of 234.57 feet through a central angle of 24°07'45" Chord: S 73°09'56"E 232.84 feet; thence
S 61°06'04"E 317.29 feet; thence S56°20'19"E 72.25 feet; thence S81°06'04"E 258.07 feet; thence S86°53'46"E 100.00 feet; thence
Easterly along the arc of a non-tangent curve to the left having a radius of 455.00 feet (radius bears: N21°12'15"E) a distance of 584.33 feet
through a central angle of 73°34'54" Chord: N74°24'48"E 544.39 feet; thence N37°32'21"E 201.10 feet to the point of beginning.

Contains: 514.09 acres +/-

LESS AND EXCEPTING PANORAMA PID No. 1:
A parcel of land located in the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian as described
in certificate of incorporation, Entry No. 1434-1143 in Book 11547 at page 3604 in the Salt Lake County Recorder's Office. Basis of Bearing for
Description is S00°31'33"W between the North Quarter corner and the South Quarter corner of said Section 17, located in Herriman City,
Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point located S00°31'33"W 3312.49 feet along the quarter Section line and S89°28'27"E 1240.33 feet from the North
Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S 89°24'47"E 70.71 feet to an
Easterly deed line as recorded in Entry No. 14148451, Book: 11442 at Page: 8837 in the Salt Lake County Recorder's Office; thence
S 00°35'13"W 70.71 feet along said deed line; thence N 89°24'47"W 70.71 feet; thence N 00°35'13"E 70.71 feet to the point of beginning.

Containing 5,000 sq. ft. or 0.11 acre +/-

ALSO, LESS AND EXCEPTING:

The following Salt Lake County Recorder's Parcels: All of Parcels 33-18-400-012, 33-17-176-033 and part of Parcel 33-17-400-022.

A tract of land located in the Northwest 1/4 and Northeast 1/4 of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman
City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point along the Quarter Section line S0°31'33"W 2445.95 feet along the Quarter Section line and N89°28'27"W
134.23 feet from the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence
S60°05'44"W 88.93 feet; thence S55°07'37"W 88.93 feet; thence S53°16'58"W 66.49 feet; thence S79°19'58"W 70.60 feet; thence
S89°07'29"W 272.89 feet; thence N00°00'10"E 301.12 feet; thence N02°03'59"E 269.49 feet; thence Northeastly along the arc of a
non-tangent curve to the left having a radius of 186.00 feet (radius bears: N19°38'41"W) a distance of 42.13 feet through a central angle of
14°32'23" Chord: N67°05'03"E 42.02 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of
30.00 feet a distance of 5.38 feet through a central angle of 10°16'18" Chord: N80°56'56"E 5.37 feet; thence Southeastly along the arc of a
non-tangent curve to the left having a radius of 345.00 feet (radius bears: N38°13'11"E) a distance of 69.69 feet through a central angle of
11°34'28" Chord: S57°34'03"E 69.58 feet; thence S62°21'10"E 440.18 feet; thence S67°45'11"E 51.80 feet; thence S55°24'21"E 147.72 feet;
thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 26.14 feet through a central angle of 05°31'33" Chord:
S52°38'35"E 26.13 feet; thence S36°54'31"E 38.82 feet; thence S70°55'03"W 178.80 feet to the point of beginning.

Containing 10.48 Acres +/-

AND ALSO, LESS AND EXCEPTING

The following Salt Lake County Recorder's Parcels: All of Parcels 33-18-200-031, 33-18-226-004 and 33-18-275-010.

A tract of land located in the Northeast 1/4 of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman
City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S89°17'58"E 730.63 feet along Section line and S0°42'02"W 653.90 feet from the North Quarter Corner of Section
18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the arc of a curve to the right with a radius of
1,746.00 feet a distance of 929.19 feet through a central angle of 30°29'30" Chord: S 70°13'54"E 918.26 feet to a point of compound
curvature; thence along the arc of a curve to the right with a radius of 213.50 feet a distance of 187.37 feet through a central angle of
50°16'57" Chord: S 29°50'40"E 181.41 feet; thence S 00°51'35"W 284.75 feet; thence Northeastly along the arc of a non-tangent curve to
the right having a radius of 943.00 feet a distance of 108.57 feet through a central angle of 06°35'47" Chord: N 62°13'05"W 108.51 feet to a
point of reverse curvature; thence along the arc of a curve to the left having a radius of 557.00 feet a distance of 293.79 feet through a central
angle of 30°13'14" Chord: N 74°04'49"W 280.39 feet; thence N 89°05'09"W 304.08 feet; thence along the arc of a curve to the right with a
radius of 255.00 feet a distance of 397.03 feet through a central angle of 89°12'33" Chord: N 44°32'09"W 358.13 feet; thence N 04°41'42"W
72.25 feet; thence N 00°04'07"E 167.41 feet; thence along the arc of a curve to the left with a radius of 539.00 feet a distance of 124.00 feet
through a central angle of 13°10'51" Chord: N 06°31'18"W 123.72 feet to the point of beginning.

Containing 10.48 Acres +/-

OVERALL AREA OF PID CONTAINS 497.65 acres +/-

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

\$ FEE

DEPUTY SALT LAKE COUNTY RECORDER

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation
(Panorama Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the “Board”) of Panorama Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code. Ann §17D-4-201(3)(a) and other applicable provisions of Utah law, on July 29, 2025, adopted Resolution 2025-08, a true and correct copy of which is attached as **Appendix A** hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Annexation No. 1 to Panorama Public Infrastructure District No. 1 Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as **Appendix B** hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District 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 29th day of July 2025.

Panorama Public Infrastructure District No. 1

By:

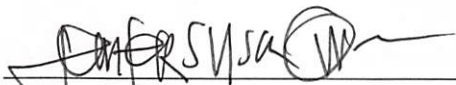

Authorized Representative

VERIFICATION

STATE OF UTAH)
COUNTY OF Salt Lake :ss.

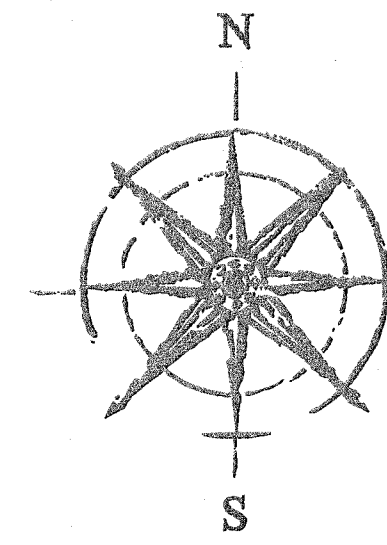
SUBSCRIBED AND SWORN to before me this 29th day of July, 2025.



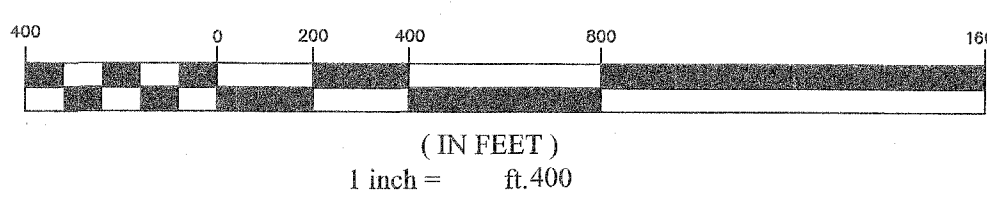

Notary Public

ANNEXATION NO. 1 TO PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1 FINAL LOCAL ENTITY PLAT

LOCATED IN PARTS OF ALL OF SECTION 17 & SECTION 18,
THE SOUTHEAST 1/4 OF SECTION 7 & THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



SURVEY NARRATIVE

BASIS OF BEARING IS S00°31'33"W BETWEEN THE NORTH
QUARTER CORNER AND THE SOUTH QUARTER CORNER OF
SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE
BASE & MERIDIAN.

NORTH 1/4 CORNER OF SECTION 17,
T4S, R1W, SLB&M
FOUND S.L.C. NAIL & WASHER
(MONUMENT PER THE SHEET NOT FOUND)

NORTHEAST CORNER OF
SECTION 17, T4S, R1W, SLB&M
2.5" FLAT BRASS MONUMENT
(FOUND)

NORTHWEST CORNER OF
SECTION 17, T4S, R1W, SLB&M
2" BRASS CAP & PIPE MONUMENT
(FOUND)

NORTHEAST CORNER OF
SECTION 18, T4S, R1W, SLB&M
STONE MONUMENT (FOUND)

DETAIL "B"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "C"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "D"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "E"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "F"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "G"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "H"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "I"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "J"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "K"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "L"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "M"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "N"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "O"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "P"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "Q"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "R"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "S"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "T"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "U"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "V"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "W"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "X"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "Y"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "Z"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "AA"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "AB"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "AC"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "AD"
SCALE N.T.S.

NE CORNER TO NW
CLOSING CORNER

DETAIL "AE"
SCALE N.T.S.

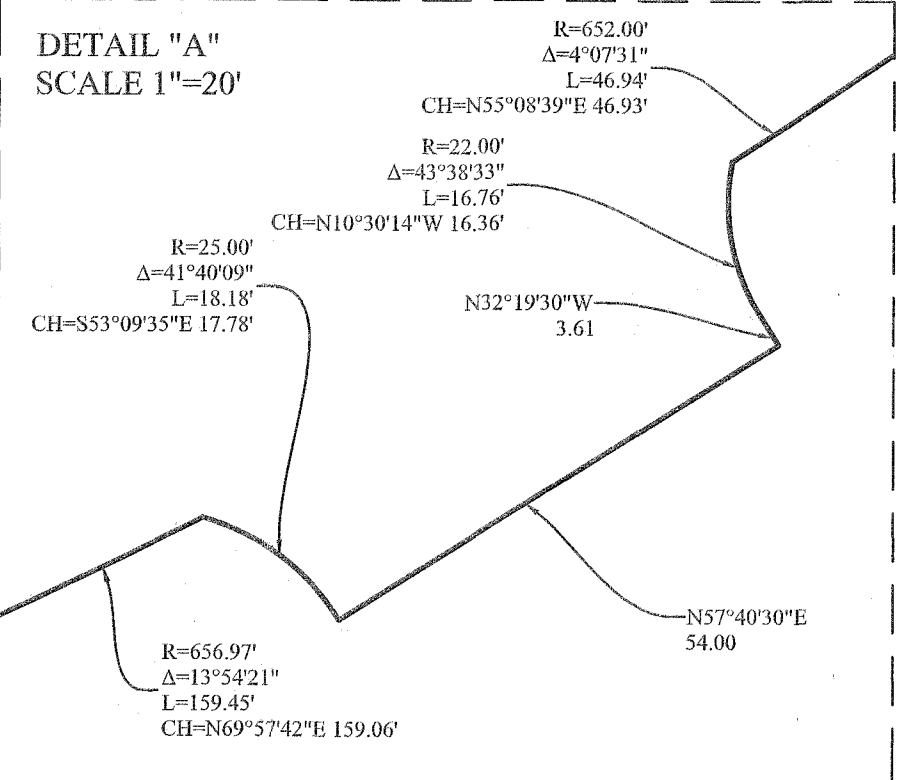
NE CORNER TO NW
CLOSING CORNER

VICINITY MAP N.T.S.

LEGEND

- BOUNDARY SECTION LINE
- TIE LINE
- PARCEL LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- BOUNDARY MARKERS / ANGLE POINTS

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	881.99'	15250.00'	003°18'49"	S53°15'05"E
C2	470.27'	15235.01'	001°46'09"	S56°43'15"E
C3	14.96'	223.50'	003°50'07"	S50°39'04"W
C4	30.06'	226.50'	007°36'18"	S22°24'09"W
C5	159.45'	656.97'	013°54'21"	N69°57'42"E
C6	234.57'	557.00'	024°07'45"	S73°09'56"E
C8	584.33'	455.00'	073°34'54"	N74°24'48"E
C9	167.00'	654.55'	014°37'07"	N47°49'48"E
C10	226.14'	223.50'	057°58'17"	S08°44'37"W
C11	130.00'	251.50'	029°37'00"	N85°45'11"W
C12	18.18'	25.00'	041°40'09"	S53°09'35"E
C13	77.37'	373.00'	011°53'03"	S88°16'53"E
C14	305.73'	650.32'	026°56'10"	S87°54'45"E
C15	40.08'	15235.00'	000°09'03"	S58°37'41"E
C16	206.01'	829.00'	014°14'18"	S59°55'50"E
C17	236.39'	327.00'	041°25'08"	S73°30'50"E



ANNEXATION NO. 1 TO PANORAMA
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT
LOCATED IN PARTS OF ALL OF THE SECTION 17 & SECTION 18,
THE SOUTHEAST 1/4 OF SECTION 7 & THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY SURVEYOR

ACCEPTANCE BY PANORAMA PUBLIC INFRASTRUCTURE DISTRICT NO. 1

Approved this 20 day of August, 2025 as a final local entity plat for
Panorama Public Infrastructure District No. 1.

Signature: [Signature]
Printed Name: Jim Giles
Title: District Chair

Attest: B
Secretary/Clerk

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS 20 DAY
OF August, 2025
SALT LAKE COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Herriman City, Salt Lake County, Utah, and that said tract of land is to be created as Annexation No. 1 to Panorama Public Infrastructure District No. 1 and annexed into the same.

[Signature]
EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

08/20/25
08/20/2025

DATE

Located in the Section 17, Section 18, The Southeast 1/4 of Section 7 & The Southwest 1/4 Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Mountain View Corridor, said point being S00°31'33"W 1,389.44 feet along the Quarter Section line to the North Quarter Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line the following eight (8) courses: (1) S51°35'40"E 94.95 feet; thence (2) along the arc of a curve to the left with a radius of 15,250.00 feet a distance of 881.99 feet through a central angle of 03°18'49" Chord: S53°15'05"E 881.87 feet; thence (3) S58°50'53"E 247.41 feet; thence (4) Southeast along the arc of a non-tangent curve to the left having a radius of 15,235.01 feet (radius bears: N34°09'49"E) a distance of 470.27 feet through a central angle of 01°46'09" Chord: S56°43'15"E 470.26 feet; thence (5) S 48°43'05"E 113.83 feet; thence (6) S 58°10'01"E 74.21 feet; thence (7) S 73°47'17"E 87.96 feet; thence (8) Southeast along the arc of a non-tangent curve to the left having a radius of 15,235.00 feet (radius bears: N31°25'51"E) a distance of 40.08 feet through a central angle of 00°09'03" Chord: S58°37'41"E 40.08 feet; thence S00°36'08"W 132.36 feet; thence S00°35'13"W 1,130.18 feet; thence N 52°55'04"W 745.34 feet; thence S 52°34'07"W 4.90 feet; thence along the arc of a curve to the left with a radius of 223.50 feet a distance of 14.96 feet through a central angle of 03°50'07" Chord: S 59°39'04"W 14.96 feet; thence N 41°16'00"W 53.00 feet; thence N 55°24'21"W 590.00 feet; thence N 63°47'42"E 53.00 feet; thence South along the arc of a non-tangent curve to the left having a radius of 226.50 feet a distance of 30.06 feet through a central angle of 07°36'18" Chord: S22°24'09"W 30.04 feet; thence N 73°51'53"W 126.44 feet; thence N 00°31'33"E 69.00 feet; thence S88°56'28"W 2,129.28 feet; thence S48°17'09"W 61.78 feet; thence S59°48'34"W 174.20 feet; thence S75°50'10"W 255.50 feet; thence S01°40'43"W 580.95 feet; thence S77°58'34"W 1,215.16 feet; thence S00°53'01"W 351.36 feet; thence N89°05'59"W 2,454.02 feet; thence N00°23'00"E 4,215.82 feet to the Section line; thence along said Section line S 89°18'05"E 887.18 feet to the North Quarter Corner of said section 18; thence along the section line S 89°17'59"E 110.42 feet to the easterly line of Graystone Phase 2 Subdivision, plat recorded on September 20, 2017 as Entry No. 12619520 in Book 2017p at Page 254 in the Salt Lake County Recorder's Office; thence along said subdivision the following four (4) courses: (1) N 21°20'35"E 162.73 feet; thence (2) N 13°50'03"E 94.08 feet; thence (3) N 03°04'58"E 87.13 feet; thence (4) N 00°03'21"W 528.00 feet; thence along Graystone Phase 1 Subdivision, plat recorded as Entry No. 12639535 in Book 2017p, Page 288, in the Salt Lake County Recorder's Office; thence along said Phase 1 Subdivision the following eight (8) courses: (1) S 89°17'59"E 110.42 feet to the easterly line of Graystone Phase 2 Subdivision, plat recorded on September 20, 2017 as Entry No. 12619520 in Book 2017p at Page 254 in the Salt Lake County Recorder's Office; thence along said subdivision the following four (4) courses: (1) N 21°20'35"E 162.73 feet; thence (2) N 13°50'03"E 94.08 feet; thence (3) N 03°04'58"E 87.13 feet; 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