STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3 located in HEBER CITY, dated NOVEMBER 5, 2025, complying with §17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3, located in WASATCH 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 November, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203107

Heber City, Utah

March 1, 2022

The City Council (the "Council") of Heber City, Utah (the "City"), met in regular session (including by electronic means) on March 1, 2022, at its regular meeting place in Heber City, Utah at 6:00 p.m., with the following members of the Council being present:

Heidi Franco	Mayor
Yvonne M. Barney	Council Member
Mike Johnson	Council Member
Rachel Kahler	Council Member
D. Scott Phillips	Council Member
Ryan PC Stack	Council Member

Also present:

Matt Brower	City Manager
Trina Cooke	City Recorder

Absent:

None

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this March 1, 2022, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Council Member Stack and seconded by Council Member Kahler adopted by the following vote:

AYE:
Council Member Yvonne Barney
Council Member Mike Johnston
Council Member Rachel Kahler
Council Member Scott Phillips
Council Member Ryan Stack

NAY: None

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2022-03

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF THE CITY OF HEBER CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1, 2, 3, 4, AND 5 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT BODIES CORPORATE AND POLITIC; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND COOPERATION AGREEMENT; APPROVING OF AN ANNEXATION AREA; APPOINTING BOARDS OF TRUSTEES OF THE DISTRICTS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution the approval of the creation of five separate public infrastructure districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "Act") within the boundaries of the City and approve an annexation area (the "Annexation Area") which any of the districts may annex into or withdrawal therefrom without further approval or hearings of the City or the Council, as further described in Governing Document Exhibits A and B (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in each District (the "Property Owners"); and

WHEREAS, on February 1, 2022, a public hearing was held by the City to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area as reasonably possible; and

WHEREAS, the City mailed or caused to be mailed prior notice of the hearing to each of the Property Owners in compliance with Section 17B-1-211(1)(b) of the Act; and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the date of this Resolution; and

WHEREAS, each board member appointed under this Resolution has previously filed with the City a disclosure of business relationships in compliance with Section 17D-4-202(9) of the PID Act; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the District boundaries (as further set forth in the Petition); and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B, for Districts No. 1 and No. 2 a Cooperation Agreement between the City, the Developer, and Districts No. 1 and No. 2, attached to the Governing Document as Governing Document Exhibit C and for Districts No. 3, No. 4, and No. 5 a form of a Cooperation Agreement between the City, the Developer, and Districts No. 3, No. 4, and No. 5, attached to the Governing Document as Governing Document Exhibit D; 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 Boundary Action for each District attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plats to be attached thereto as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of each District shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation of any area within the Annexation Area Boundaries into any of the Districts without any further action of the Council or the City and further approves withdrawal of any area within the Initial District Boundaries (as defined in the Governing Document) or Annexation Area Boundaries from any District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.

6. The Governing Document and the Cooperation Agreement in the form presented to this meeting and attached hereto as Exhibits B and Governing Document Exhibit C and the Form Cooperation Agreement between the City, the Developer, and Districts No. 3, No. 4, and No. 5, in the form presented to this meeting and attached hereto as Governing Document Exhibit D, are hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Boards of the Districts are hereby appointed as follows:

(a) District No. 1

(1) Trustee 1 – Cody Winterton for an initial six-year term.

(2) Trustee 2 – Michael Bradshaw for an initial four-year term.

(3) Trustee 3 – Patrick Parker for an initial six-year term.

(b) District No. 2

(1) Trustee 1 – Cody Winterton for an initial six-year term.

(2) Trustee 2 – Michael Bradshaw for an initial four-year term.

(3) Trustee 3 – Patrick Parker for an initial six-year term.

(c) District No. 3

(1) Trustee 1 – Cody Winterton for an initial six-year term.

(2) Trustee 2 – Michael Bradshaw for an initial four-year term.

(3) Trustee 3 – Patrick Parker for an initial six-year term.

(d) District No. 4

(1) Trustee 1 – Cody Winterton for an initial six-year term.

(2) Trustee 2 – Michael Bradshaw for an initial four-year term.

(3) Trustee 3 – Patrick Parker for an initial six-year term.

(e) District No. 5

(1) Trustee 1 – Cody Winterton for an initial six-year term.

(2) Trustee 2 – Michael Bradshaw for an initial four-year term.

(3) Trustee 3 – Patrick Parker for an initial six-year term.

(f) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah for the respective District.

8. The Council does hereby authorize the Mayor or a Council Member to execute the Boundary Notices in substantially the form attached as Exhibit C and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to certification of the creation of the Districts by the Office of the Lieutenant Governor of the State of Utah, the Council does hereby authorize the Mayor, a Council Member, or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Cooperation Agreement, and 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States (provided that the debt and mill levy limitations established therein may not be modified pursuant to this provision).

10. The Board of Trustees of each District (the "District Board") is hereby authorized and directed to record such Governing Document with the recorder of Wasatch County within 30 days of the issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. 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.

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

13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Heber City, Utah, this March 1, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne M. Barney	X	____	____	____
Mike Johnston	X	____	____	____
Rachel Kahler	X	____	____	____
D. Scott Phillips	X	____	____	____
Ryan Stack	X	____	____	____

HEBER CITY CORPORATE Seal WASATCH COUNTY UTAH

HEBER CITY, UTAH

By: Heidi Franco
Mayor

ATTEST:

By: Trina M Cooke
City Recorder

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

By: Heidi Franco
Mayor

ATTEST:

By: Trina N Cooke
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

I, Trina Cooke, the undersigned duly qualified and acting City Recorder of Heber City, Utah ("the City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on March 1, 2022, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this March 1, 2022.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

By: Trina W Cooke
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Trina Cooke, the undersigned City Recorder of Heber City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on March 1, 2022, 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) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices 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

(b) 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 addition, the Notice of 2022 Annual Meeting Schedule for the Council of the City (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be (i) posted on 2/22/2022, at the principal office of the City, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on 2/23/2022 and (iii) published on the Utah Public Notice Website (http://pmn.utah.gov) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 1, 2022.

By: _____

City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

GOVERNING DOCUMENT

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 1, 2022 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 1st day of March, 2022.

CITY COUNCIL, HEBER CITY, UTAH,
acting in its capacity as the creating authority for the Jordanelle Ridge Public Infrastructure District No. 1,

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 1st day of March, 2022.

Trina N Cooke
NOTARY PUBLIC

TRINA N. COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 1)

Copy of the Creation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(District No. 1)

Final Local Entity Plat

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 1, 2022 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 1ST day of March, 2022.

CITY COUNCIL, HEBER CITY, UTAH,
acting in its capacity as the creating authority for the Jordanelle Ridge Public Infrastructure District No. 2,

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 1ST day of March, 2022.

TRINA N. COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

Trina N. Cooke
NOTARY PUBLIC

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 2)

Copy of the Creation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(District No. 2)

Final Local Entity Plat

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 3)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 3 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 1, 2022 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 1st day of March, 2022.

CITY COUNCIL, HEBER CITY, UTAH,
acting in its capacity as the creating authority for the Jordanelle Ridge Public Infrastructure District No. 3,

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 1st day of March, 2022.

Trina N. Cooke
NOTARY PUBLIC

TRINA N. COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 3)

Copy of the Creation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(District No. 3)

Final Local Entity Plat

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 4)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 4 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 1, 2022 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 1st day of March, 2022.

CITY COUNCIL, HEBER CITY, UTAH,
acting in its capacity as the creating authority for the
Jordanelle Ridge Public Infrastructure District No. 4,

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 1st day of March, 2022.

Trina N. Cooke
NOTARY PUBLIC

TRINA N. COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 4)

Copy of the Creation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(District No. 4)

Final Local Entity Plat

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 5)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 5 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on March 1, 2022 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 1st day of March, 2022.

CITY COUNCIL, HEBER CITY, UTAH,
acting in its capacity as the creating authority for the
Jordanelle Ridge Public Infrastructure District No. 5,

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 1st day of March, 2022.

TRINA N. COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 701803
COMM. EXP. 08-21-2022

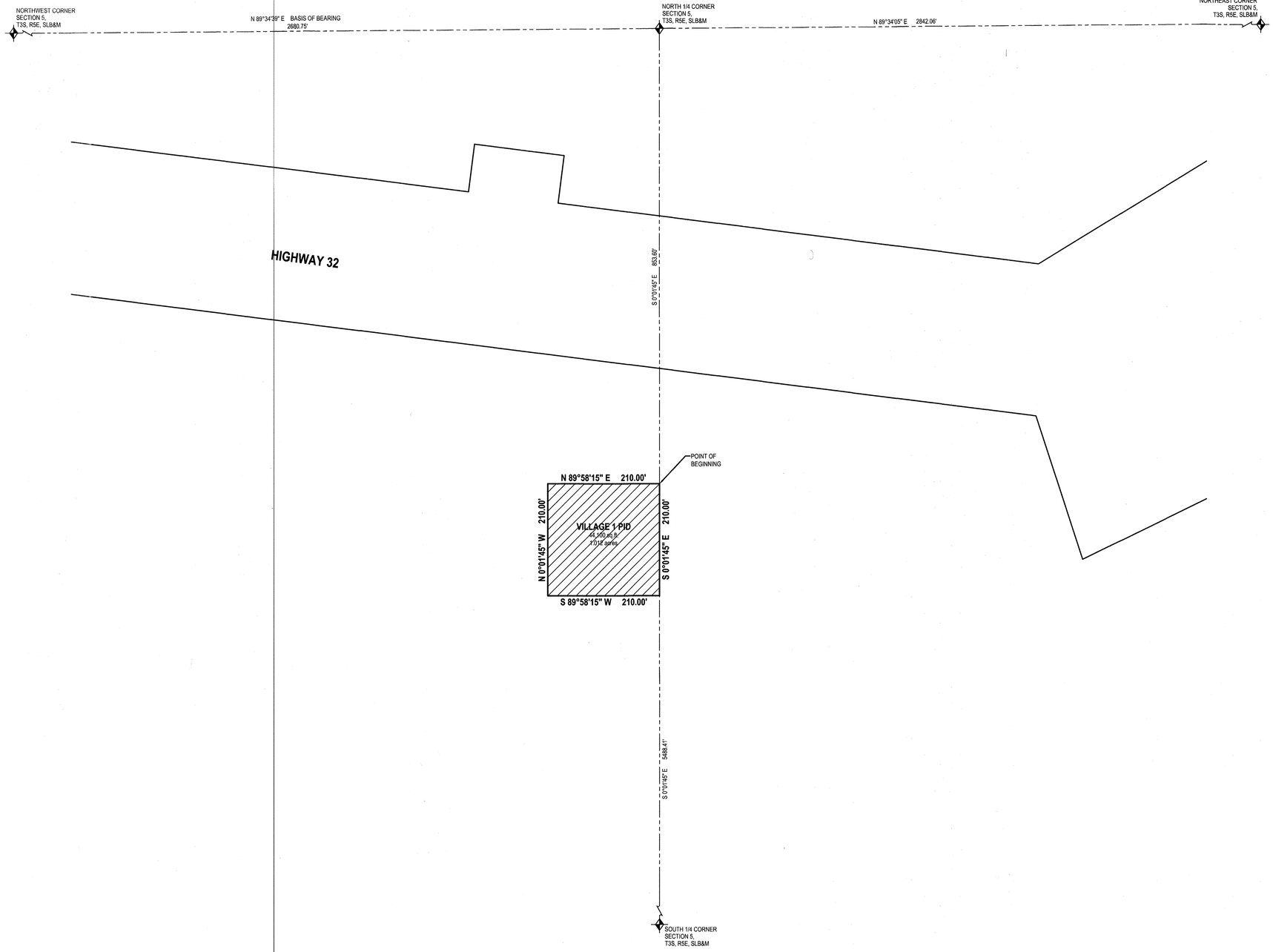
Trina N. Cooke
NOTARY PUBLIC

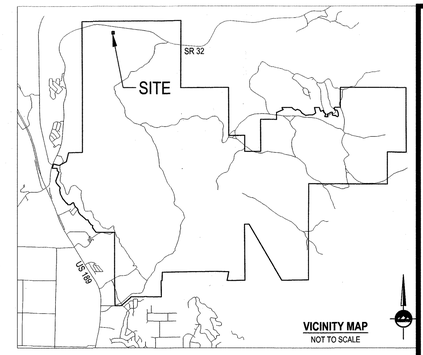
APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 5)

Copy of the Creation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(District No. 5)

Final Local Entity Plat





SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the Northwest Corner and the North Quarter Corner of Section 5, Township 3 South, Range 5 East, Salt Base and Meridian, said line measuring North 89°34'39" East 2680.75 feet.

Village 1 PID Boundary
A tract of land situate in the Northwest Quarter of Section 5, Township 3 South, Range 5 East, Salt Lake and Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'45" East 853.60 feet along the quarter section line from the North Quarter Corner of Section 5, Township 3 South, Range 5 East, Salt Lake and Base and Meridian; and running

thence South 00°01'45" East 210.00 feet along the quarter section line;
thence South 89°58'15" West 210.00 feet;
thence North 00°01'45" West 210.00 feet;
thence North 89°58'15" East 210.00 feet to the point of beginning.

Contains 44,100 Square Feet or 1.012 Acres

OCT. 29, 2025
DATE

PATRICK M. HARRIS
License No. 286882

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF ~~THIS CODE~~ UTAH STATE CODE UAC 17-23-507

THIS 6th DAY OF November, A.D. 20 25

WASATCH COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 12th DAY OF November, A.D. 20 25.

MAYOR Pro-Tem Aaron Cheatwood

CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
10-29-25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL
HEBER CITY CORPORATION
Seal
WASATCH COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF :

DATE: TIME: BOOK: PAGE:

FEE$

WASATCH COUNTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095

CONTACT:
MATT WATSON
PHONE: 801.316.3251

JORDANELLE RIDGE
PUBLIC INFRASTRUCTURE DISTRICT NO. 1

HEBER CITY, UTAH

PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY SURVEY

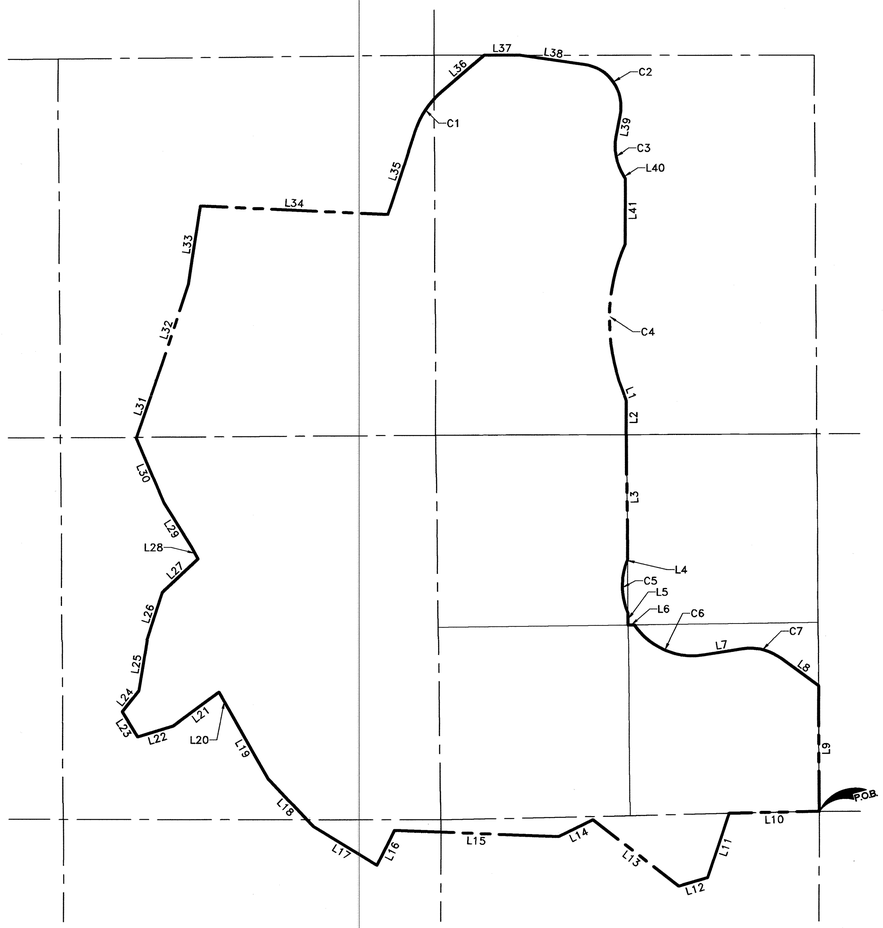
PROJECT NUMBER	PRINT DATE
10229M	2023-09-12
PROJECT MANAGER	DESIGNED BY
PMH	KFW

1 OF 1

JORDANELLE RIDGE
PUBLIC INFRASTRUCTURE DISTRICT NO. 3

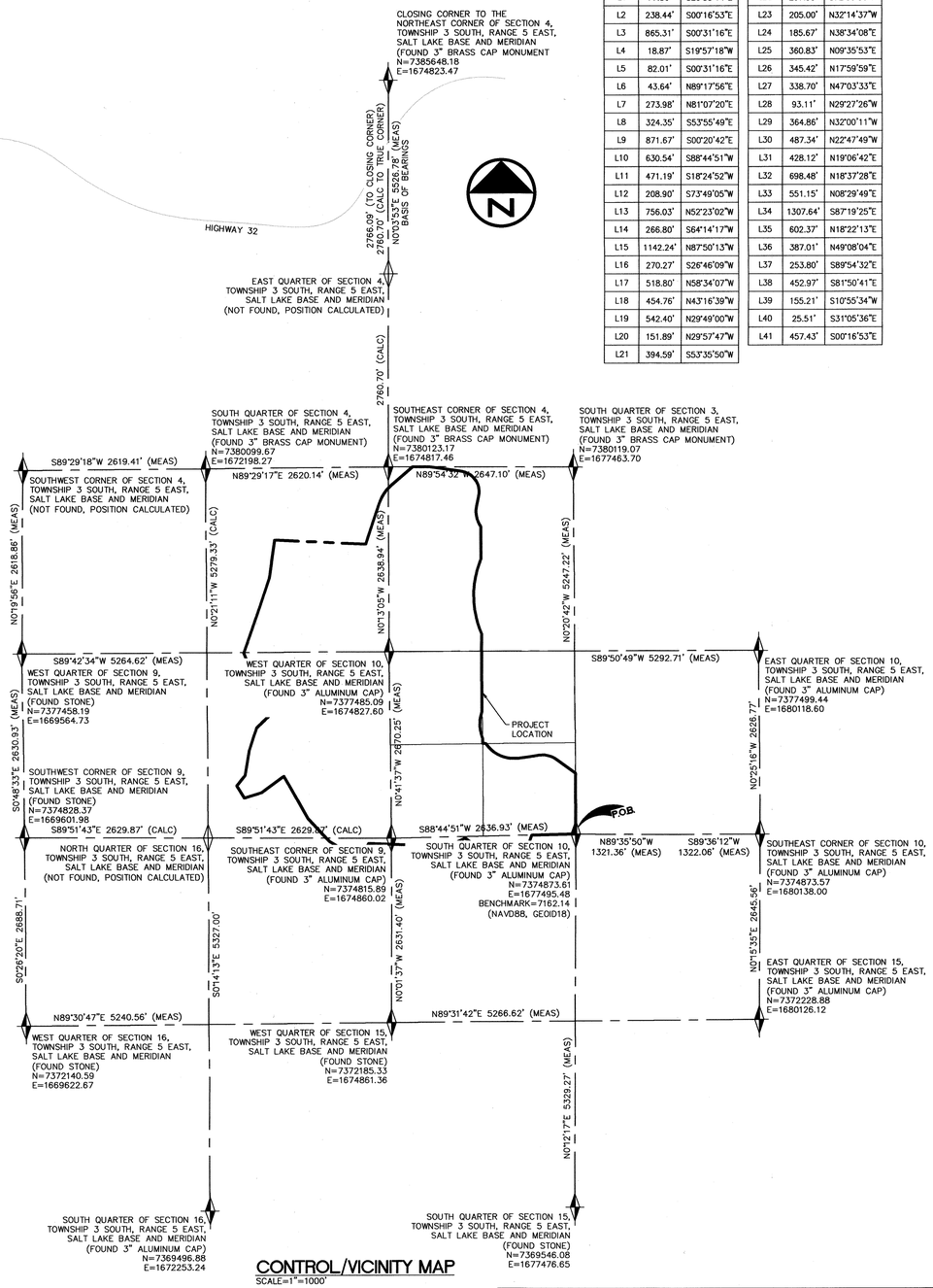
FINAL LOCAL ENTITY PLAT

LOCATED IN THE EAST HALF OF SECTION 9,
THE WEST HALF OF SECTION 10,
THE NORTHWEST QUARTER OF SECTION 15,
AND THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



BOUNDARY MAP
SCALE=1"=500'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	340.42'	634.00'	30°45'51"	N33°45'08"E	336.34'
C2	479.27'	296.00'	92°46'15"	S35°27'33"E	428.61'
C3	276.48'	377.00'	42°01'11"	S10°05'01"E	270.33'
C4	1038.23'	1337.00'	44°29'32"	S01°16'33"W	1012.34'
C5	366.07'	487.00'	43°04'05"	S01°34'45"E	357.51'
C6	551.07'	487.00'	64°50'00"	S66°27'40"E	522.13'
C7	284.77'	363.00'	44°56'51"	S76°24'14"E	277.52'



CONTROL/VICINITY MAP
SCALE=1"=1000'

Line Table		
Line #	Length	Direction
L1	77.86'	S20°58'14"E
L2	238.44'	S00°16'53"E
L3	865.31'	S00°31'16"E
L4	18.87'	S19°57'18"W
L5	82.01'	S00°31'16"E
L6	43.64'	N89°17'56"E
L7	273.98'	N81°07'20"E
L8	324.35'	S53°55'49"E
L9	871.67'	S00°20'42"E
L10	630.54'	S88°44'51"W
L11	471.19'	S18°24'52"W
L12	208.90'	S73°49'05"W
L13	756.03'	N52°23'02"W
L14	266.80'	S64°14'17"W
L15	1142.24'	N87°50'13"W
L16	270.27'	S26°46'09"W
L17	518.80'	N58°34'07"W
L18	454.76'	N43°16'39"W
L19	542.40'	N29°49'00"W
L20	151.89'	N29°57'47"W
L21	394.59'	S53°35'50"W

Line Table		
Line #	Length	Direction
L22	257.95'	S72°59'36"W
L23	205.00'	N32°14'37"W
L24	185.67'	N38°34'08"E
L25	360.83'	N09°35'53"E
L26	345.42'	N17°59'59"E
L27	338.70'	N47°03'33"E
L28	93.11'	N29°27'26"W
L29	364.86'	N32°00'11"W
L30	487.34'	N22°47'49"W
L31	428.12'	N19°06'42"E
L32	698.48'	N18°37'28"E
L33	551.15'	N08°29'49"E
L34	1307.64'	S87°19'25"E
L35	602.37'	N18°22'13"E
L36	387.01'	N49°08'04"E
L37	253.80'	S89°54'32"E
L38	452.97'	S81°50'41"E
L39	155.21'	S10°55'34"W
L40	25.51'	S31°05'36"E
L41	457.43'	S00°16'53"E

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE NORTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°03'53" EAST BETWEEN THE SOUTHEAST CORNER AND THE CLOSING CORNER TO THE NORTHEAST CORNER OF SAID SECTION 4, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 88°44'51" WEST ALONG THE SECTION LINE A DISTANCE OF 630.54 FEET; THENCE SOUTH 18°24'52" WEST 471.19 FEET; THENCE SOUTH 73°49'05" WEST 208.90 FEET; THENCE NORTH 52°23'02" WEST 756.03 FEET; THENCE SOUTH 64°14'17" WEST 266.80 FEET; THENCE NORTH 87°50'13" WEST 1,142.24 FEET; THENCE SOUTH 26°46'09" WEST 270.27 FEET; THENCE NORTH 58°34'07" WEST 518.80 FEET; THENCE NORTH 43°16'39" WEST 454.76 FEET; THENCE NORTH 29°49'00" WEST 542.40 FEET; THENCE NORTH 29°57'47" WEST 151.89 FEET; THENCE SOUTH 53°35'50" WEST 394.59 FEET; THENCE SOUTH 72°59'36" WEST 257.95 FEET; THENCE NORTH 32°14'37" WEST 205.00 FEET; THENCE NORTH 38°34'08" EAST 185.67 FEET; THENCE NORTH 09°35'53" EAST 360.83 FEET; THENCE NORTH 17°59'59" EAST 345.42 FEET; THENCE NORTH 47°03'33" EAST 338.70 FEET; THENCE NORTH 29°27'26" WEST 93.11 FEET; THENCE NORTH 32°00'11" WEST 364.86 FEET; THENCE NORTH 22°47'49" WEST 487.34 FEET; THENCE NORTH 19°06'42" EAST 428.12 FEET; THENCE NORTH 18°37'28" EAST 698.48 FEET; THENCE NORTH 08°29'49" EAST 551.15 FEET; THENCE SOUTH 87°19'25" EAST 1,307.64 FEET; THENCE NORTH 18°22'13" EAST 602.37 FEET TO THE POINT OF A 634.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 340.42 FEET THROUGH A CENTRAL ANGLE OF 30°45'51" (CHORD BEARS NORTH 33°45'08" EAST 336.34 FEET); THENCE NORTH 49°08'04" EAST 387.01 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE SOUTH 89°54'32" EAST ALONG THE SECTION LINE A DISTANCE OF 253.80 FEET; THENCE SOUTH 81°50'41" EAST 452.97 FEET TO THE POINT OF A 296.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 479.27 FEET THROUGH A CENTRAL ANGLE OF 92°46'15" (CHORD BEARS SOUTH 35°27'33" EAST 428.61 FEET); THENCE SOUTH 10°55'34" WEST 155.21 FEET TO THE POINT OF A 377.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 276.48 FEET THROUGH A CENTRAL ANGLE OF 42°01'11" (CHORD BEARS SOUTH 10°05'01" EAST 270.33 FEET); THENCE SOUTH 31°05'36" EAST 25.51 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 457.43 FEET TO THE POINT OF A 1,337.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 1,038.23 FEET THROUGH A CENTRAL ANGLE OF 44°29'32" (CHORD BEARS SOUTH 01°16'33" WEST 1,012.34 FEET); THENCE SOUTH 20°58'14" EAST 77.86 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 238.44 FEET TO THE SOUTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°31'16" EAST ALONG THE NORTH-SOUTH 40-ACRE LINE A DISTANCE OF 865.31 FEET; THENCE SOUTH 19°57'18" WEST 18.87 FEET TO THE POINT OF A 487.00 FEET RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 366.07 FEET THROUGH A CENTRAL ANGLE OF 43°04'05" (CHORD BEARS SOUTH 01°34'45" EAST 357.51 FEET) TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°31'16" EAST ALONG SAID LINE A DISTANCE OF 82.01 FEET TO THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89°17'56" EAST ALONG THE EAST-WEST 40-ACRE LINE A DISTANCE OF 43.64 FEET TO THE POINT OF A 487.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 551.07 FEET THROUGH A CENTRAL ANGLE OF 64°50'00" (CHORD BEARS SOUTH 66°27'40" EAST 522.13 FEET); THENCE NORTH 81°07'20" EAST 273.98 FEET TO THE POINT OF A 363.00 FEET RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 284.77 FEET THROUGH A CENTRAL ANGLE OF 44°56'51" (CHORD BEARS SOUTH 76°24'14" EAST 277.52 FEET); THENCE SOUTH 53°55'49" EAST 324.35 FEET; THENCE SOUTH 00°20'42" EAST 871.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,456,203 SQUARE FEET OR 377.782 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°03'53" WEST BETWEEN THE CLOSING CORNER TO THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

LEGEND

SECTION LINE
FOUND SECTION CORNER
BOUNDARY LINE
FOUND REBAR AND CAP (PLAT NOTED)

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF ~~TITLE 16 OF THE WASATCH COUNTY CODE~~ UTAH STATE CODE UAC 17-23-20 AND 73

THIS 13th DAY OF November, A.D. 2025.

WASATCH COUNTY SURVEYOR

ACCEPTANCE FROM LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 13th DAY OF November, A.D. 2025.

MAYOR PRO-TEM Aaron Cheatwood

CLERK-RECORDER (SEE SEAL)

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR KAGAN M. DIXON No. 9061091 10/02/2025 STATE OF UTAH		HEBER CITY CORPORATION Seal WASATCH COUNTY, UTAH

WASATCH COUNTY RECORDER

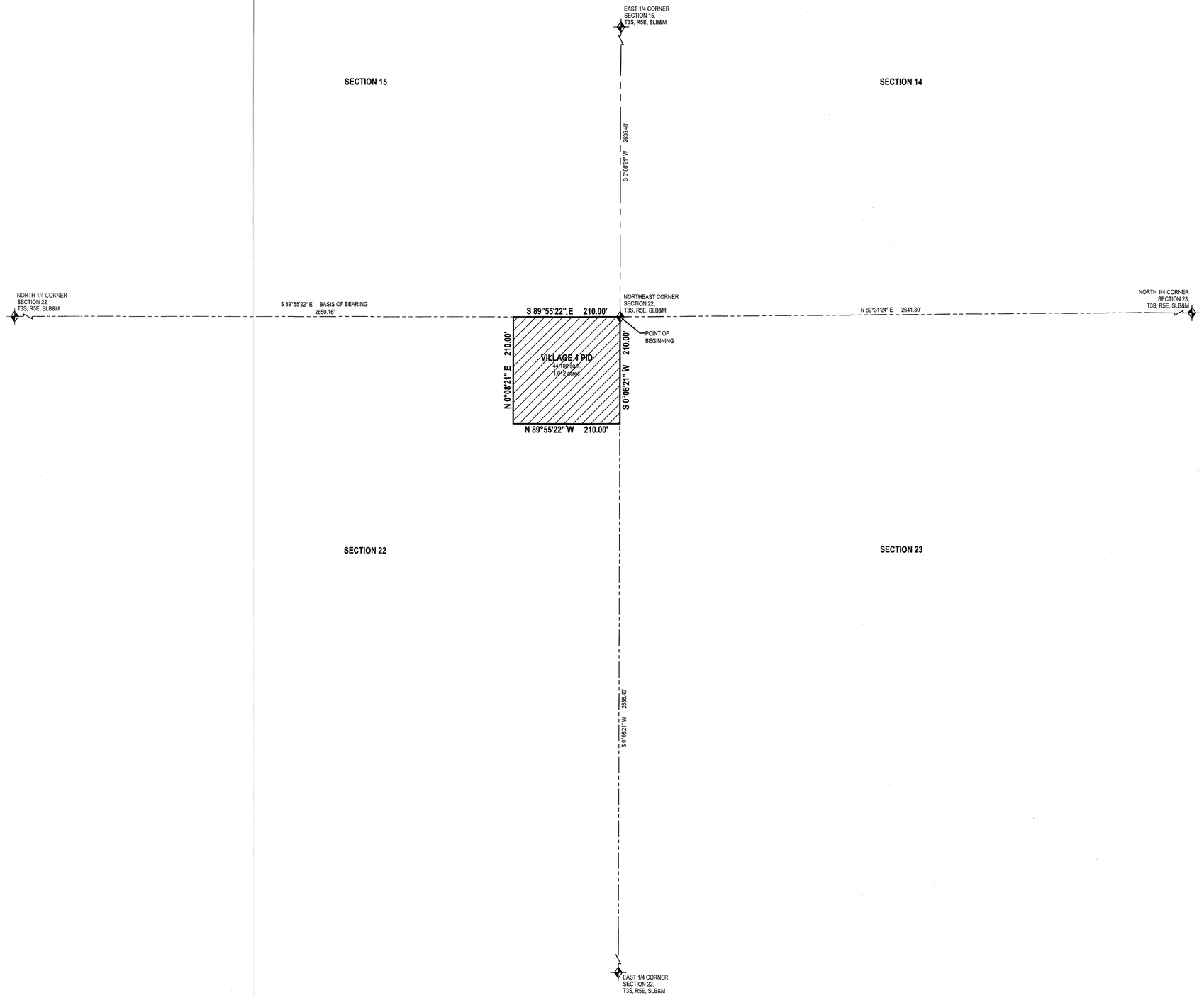
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

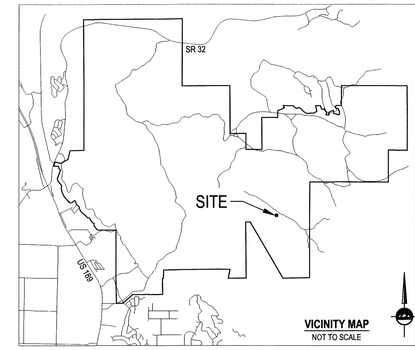
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

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WASATCH COUNTY RECORDER





SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the North Quarter Corner and the Northeast Corner of Section 22, Township 3 South, Range 5 East, Salt Base and Meridian, said line measuring South 89°55'22" West 2650.16 feet.

Village 4 PID Boundary
A tract of land situate in the Northeast Quarter of Section 22, Township 3 South, Range 5 East, Salt Lake and Base and Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of Section 22, Township 3 South, Range 5 East, Salt Lake and Base and Meridian; and running

thence South 00°08'21" West 210.00 feet along the section line;
thence North 89°55'22" West 210.00 feet;
thence North 00°08'21" East 210.00 feet to the section line;
thence South 89°55'22" East 210.00 feet along the section line to the point of beginning.

Contains 44,100 Square Feet or 1.012 Acres

OCT. 29, 2025
DATE

PATRICK M. HARRIS
License No. 286882

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF ~~TITLE 17 OF THE WASATCH COUNTY CODE~~ UTAH STATE CODE UAC 17-73-507
THIS 13TH DAY OF NOVEMBER, A.D. 2025

WASATCH COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS 17TH DAY OF NOVEMBER A.D. 2025

MAYOR PRO-TEM. Raven Cheatwood
CLERK-RECORDER (SEE SEAL BELOW)

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
10-29-25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE$ _____ WASATCH COUNTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095

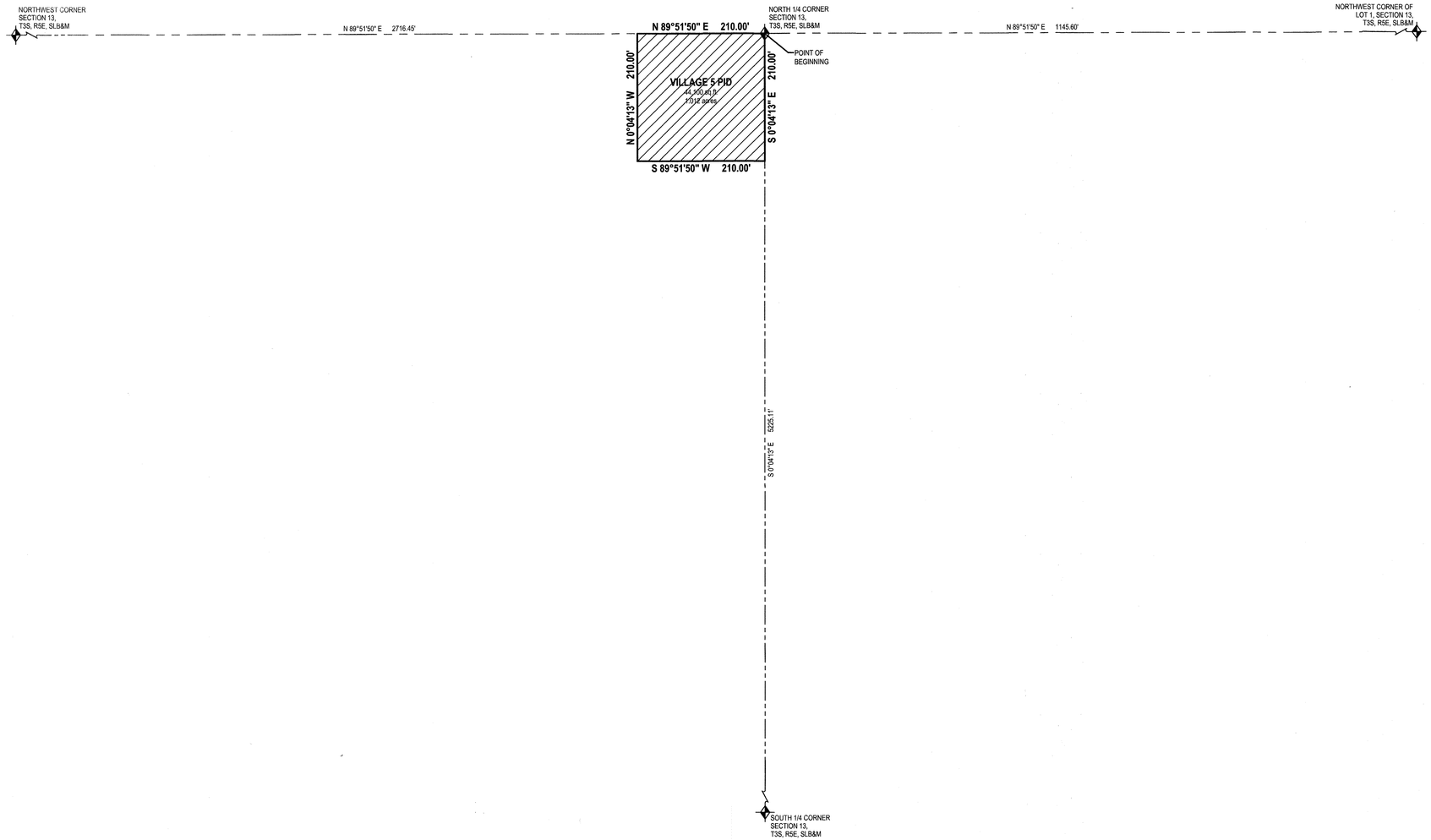
CONTACT:
MATT WATSON
PHONE: 801.316.3251

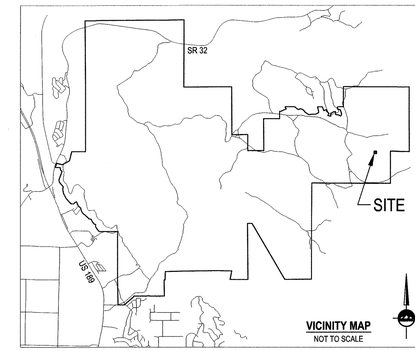
JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 4

HEBER CITY, UTAH

PUBLIC INFRASTRUCTURE DISTRICT NO. 4 BOUNDARY SURVEY

PROJECT NUMBER 10229M
PRINT DATE 2023-09-12
PROJECT MANAGER PMH
DESIGNED BY KFW





SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the North Quarter Corner and the Northwest Corner of Lot 1of Section 13, Township 3 South, Range 5 East, Salt Base and Meridian, said line measuring North 89°51'50" East 1145.60 feet.

Village 5 PID Boundary
A tract of land situate in the Northwest Quarter of Section 13, Township 3 South, Range 5 East, Salt Lake and Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter Corner of Section 13, Township 3 South, Range 5 East, Salt Lake and Base and Meridian; and running

thence South 00°04'13" East 210.00 feet along the quarter section line;
thence South 89°51'50" West 210.00 feet;
thence North 00°04'13" West 210.00 feet to the section line;
thence North 89°51'50" East 210.00 feet along the section line to the point of beginning.

Contains 44,100 Square Feet or 1.012 Acres

OCT. 29, 2025
DATE

PATRICK M. HARRIS
License No. 286882

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF ~~THE LAW OF THE WASATCH COUNTY CODE~~ UTAH STATE CODE UAC 17-73-507

THIS 13th DAY OF November, A.D. 2025

WASATCH COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 19th DAY OF November, A.D. 2025.

MAYOR Pro-Tem Aaron Cheatwood

CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL
PROFESSIONAL LAND SURVEYOR
10-25-25
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL
HEBER CITY CORPORATION
Seal
WASATCH COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE$ _____ WASATCH COUNTY RECORDER

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095

CONTACT:
MATT WATSON
PHONE: 801.316.3251

JORDANELLE RIDGE
PUBLIC INFRASTRUCTURE DISTRICT NO. 5
HEBER CITY, UTAH

PUBLIC INFRASTRUCTURE DISTRICT NO. 5 BOUNDARY SURVEY

PROJECT NUMBER 10229M
PRINT DATE 2023-09-12
PROJECT MANAGER PMH
DESIGNED BY KFW

1 OF 1

RESOLUTION 2025-18

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF HEBER CITY, UTAH (THE "CITY"), RATIFYING AND RE-ADOPTING RESOLUTION 2022-03, WHICH PROVIDED FOR THE CREATION OF JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1, 2, 3, 4, AND 5 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT BODIES CORPORATE AND POLITIC; AUTHORIZED AND APPROVED THE GOVERNING DOCUMENT AND COOPERATION AGREEMENT; APPROVED AN ANNEXATION AREA; APPOINTED BOARDS OF TRUSTEES OF THE DISTRICTS; AND AUTHORIZED OTHER DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, on March 1, 2022, Heber City adopted Resolution 2022-03, a copy of which is attached hereto as Exhibit A, providing for the creation of Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5 (collectively, the "Districts"); and

WHEREAS, prior to adopting of Resolution 2022-03, Heber City obtained consent of 100% of all surface property owners proposed to be included in each District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners was certified by the Recorder of the City pursuant to the Public Infrastructure District Act, U.C.A. § 17D-4-101, *et seq*. (the "Act") and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of the Resolution 2022-03, held a public hearing after 6:00 P.M. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners have submitted a withdrawal of consent to the creation of the Districts; and

WHEREAS, according to attestations filed with the City, each board member appointed under Resolution 2022-03 is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached as Exhibit A to Resolution 2022-03; and

WHEREAS, to comply with Section 17D-4-201(2)(e) of the Act, Heber City is adopting this Resolution to ratify and re-adopt the terms and conditions of Resolution 2022-03 creating Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5.

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 for the District a Notice of Boundary Action for each District attached hereto as Exhibit B (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of each of the Districts shall be as set forth in the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation of any area within the Annexation Area Boundaries into any of the Districts without any further action of the Council or the City and further approves withdrawal of any area within the Initial District Boundaries (as defined in the Governing Document) or Annexation Area Boundaries from any District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the District to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Trustees of each the Board of the Districts shall be initially composed of the same members as set forth in Resolution 2022-03. Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

7. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit B, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

8. Prior to recordation of a certificate of creation for each of the Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, and 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

9. The Board of Trustees of each of the Districts (the "District Board") is hereby authorized and directed to record such Governing Document with the recorder of the Wasatch County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

10. 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.

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

12. All terms and conditions of Resolution 2022-03 are incorporated into this resolution.

13. This resolution shall take effect immediately provided that, in the event that the Plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than thirty (30) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Plat is finalized, as certified in writing by any one of the Mayor, a Councilperson, or the City Attorney.

ADOPTED and PASSED by the City Council of Heber City, Utah, this 21st day of October, 2025, by the following vote:

	AYE	NAY	ABSENT	ABSTAIN
Aaron Cheatwood	X			
Michael Johnston	X			
Sid Ostergaard	X			
Scott Phillips	X			
Yvonne Barney	X			

APPROVED:

Heidi Franco

Mayor Heidi Franco

ATTEST:

City Recorder



EXHIBIT A

RESOLUTION 2022-03

EXHIBIT B

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 1*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
JORDANELLE RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 3)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 3 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 3*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 4)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 4 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 4*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH, acting in its capacity as the creating authority for JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 4

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 5)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 5 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 5*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH, acting in its capacity as the creating authority for JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 5

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

RESOLUTION 2025-18

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF HEBER CITY, UTAH (THE "CITY"), RATIFYING AND RE-ADOPTING RESOLUTION 2022-03, WHICH PROVIDED FOR THE CREATION OF JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1, 2, 3, 4, AND 5 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT BODIES CORPORATE AND POLITIC; AUTHORIZED AND APPROVED THE GOVERNING DOCUMENT AND COOPERATION AGREEMENT; APPROVED AN ANNEXATION AREA; APPOINTED BOARDS OF TRUSTEES OF THE DISTRICTS; AND AUTHORIZED OTHER DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, on March 1, 2022, Heber City adopted Resolution 2022-03, a copy of which is attached hereto as Exhibit A, providing for the creation of Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5 (collectively, the "Districts"); and

WHEREAS, prior to adopting of Resolution 2022-03, Heber City obtained consent of 100% of all surface property owners proposed to be included in each District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners was certified by the Recorder of the City pursuant to the Public Infrastructure District Act, U.C.A. § 17D-4-101, *et seq*. (the "Act") and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of the Resolution 2022-03, held a public hearing after 6:00 P.M. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners have submitted a withdrawal of consent to the creation of the Districts; and

WHEREAS, according to attestations filed with the City, each board member appointed under Resolution 2022-03 is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached as Exhibit A to Resolution 2022-03; and

WHEREAS, to comply with Section 17D-4-201(2)(e) of the Act, Heber City is adopting this Resolution to ratify and re-adopt the terms and conditions of Resolution 2022-03 creating Jordanelle Ridge Public Infrastructure Districts Nos. 1, 2, 3, 4 and 5.

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 for the District a Notice of Boundary Action for each District attached hereto as Exhibit B (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of each of the Districts shall be as set forth in the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation of any area within the Annexation Area Boundaries into any of the Districts without any further action of the Council or the City and further approves withdrawal of any area within the Initial District Boundaries (as defined in the Governing Document) or Annexation Area Boundaries from any District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the District to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Trustees of each the Board of the Districts shall be initially composed of the same members as set forth in Resolution 2022-03. Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

7. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit B, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

8. Prior to recordation of a certificate of creation for each of the Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, and 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

9. The Board of Trustees of each of the Districts (the "District Board") is hereby authorized and directed to record such Governing Document with the recorder of the Wasatch County within thirty (30) days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

10. 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.

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

12. All terms and conditions of Resolution 2022-03 are incorporated into this resolution.

13. This resolution shall take effect immediately provided that, in the event that the Plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than thirty (30) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Plat is finalized, as certified in writing by any one of the Mayor, a Councilperson, or the City Attorney.

ADOPTED and PASSED by the City Council of Heber City, Utah, this 21st day of October, 2025, by the following vote:

	AYE	NAY	ABSENT	ABSTAIN
Aaron Cheatwood	X			
Michael Johnston	X			
Sid Ostergaard	X			
Scott Phillips	X			
Yvonne Barney	X			

APPROVED:

Heidi Franco

Mayor Heidi Franco

ATTEST:

City Recorder



EXHIBIT A

RESOLUTION 2022-03

EXHIBIT B

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 1*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
JORDANELLE RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 3)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 3 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 3*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 3

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 4)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 4 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 4*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH, acting in its capacity as the creating authority for JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 4

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Jordanelle Ridge Public Infrastructure District No. 5)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "Council"), acting in its capacity as the creating entity for the Jordanelle Ridge Public Infrastructure District No. 5 (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on October 21, 2025 adopted a *Resolution 2025-18 Providing for the Creation of Jordanelle Ridge Public Infrastructure District No. 5*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 21ST day of October, 2025.

CITY COUNCIL OF HEBER CITY, UTAH, acting in its capacity as the creating authority for JORDANELLE RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 5

By: Heidi Franco
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this 28th day of October, 2025.

TRINA N COOKE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

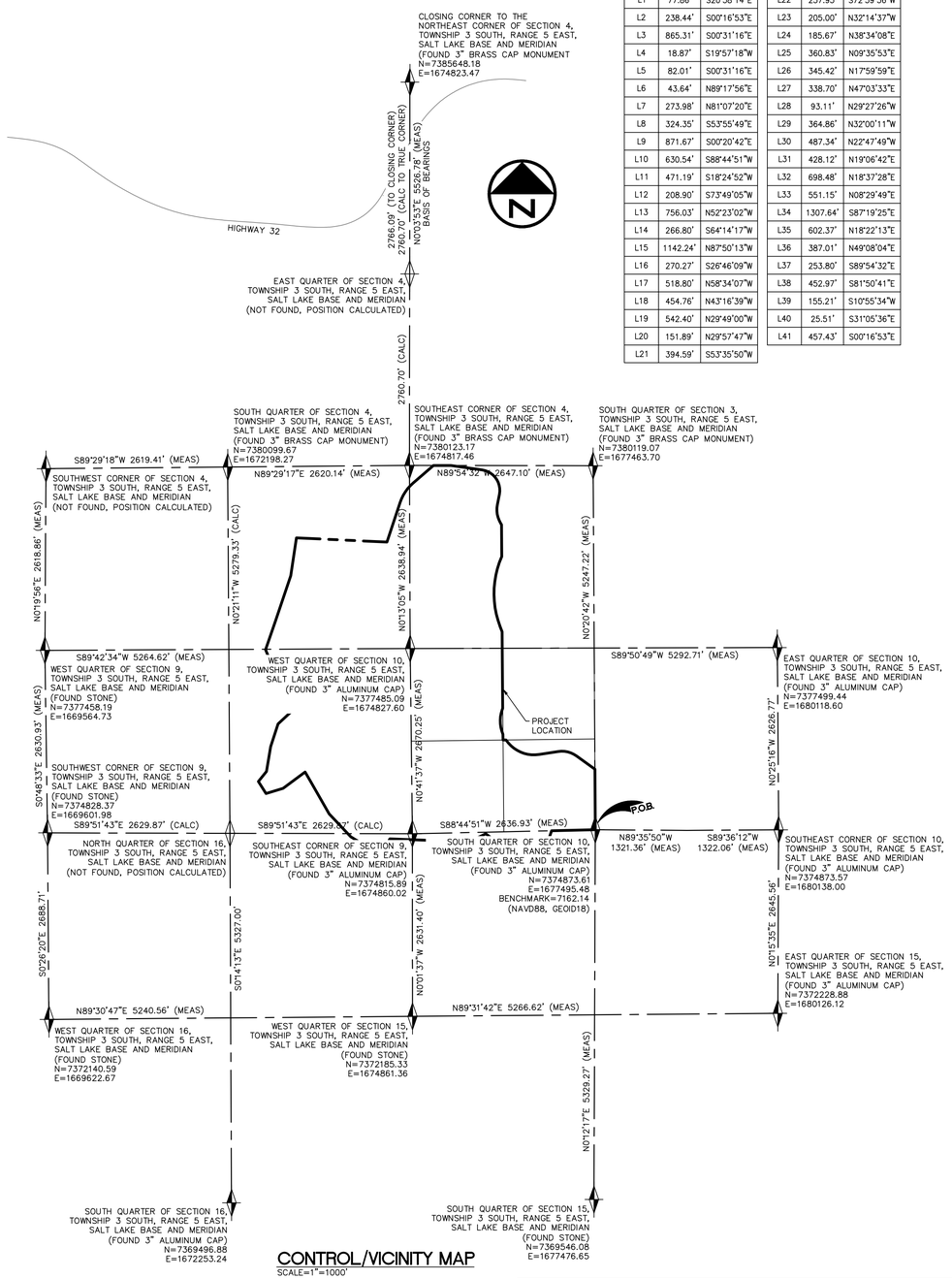
JORDANELLE RIDGE
PUBLIC INFRASTRUCTURE DISTRICT NO. 3

FINAL LOCAL ENTITY PLAT

LOCATED IN THE EAST HALF OF SECTION 9,
THE WEST HALF OF SECTION 10,
THE NORTHWEST QUARTER OF SECTION 15,
AND THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
ALTA/NSPS LAND TITLE SURVEY



BOUNDARY MAP
SCALE=1"=500'



CONTROL/VICINITY MAP
SCALE=1"=1000'

Line Table		
Line #	Length	Direction
L1	77.86'	S20°58'14"E
L2	238.44'	S00°16'53"E
L3	865.31'	S00°31'16"E
L4	18.87'	S19°57'18"W
L5	82.01'	S00°31'16"E
L6	43.64'	N89°17'56"E
L7	273.98'	N81°07'20"E
L8	324.35'	S53°55'49"E
L9	871.67'	S00°20'42"E
L10	630.54'	S88°44'51"W
L11	471.19'	S18°24'52"W
L12	208.90'	S73°49'05"W
L13	756.03'	N52°23'02"W
L14	266.80'	S64°14'17"W
L15	1142.24'	N87°50'13"W
L16	270.27'	S26°46'09"W
L17	518.80'	N58°34'07"W
L18	454.76'	N43°16'39"W
L19	542.40'	N29°49'00"W
L20	151.89'	N29°57'47"W
L21	394.59'	S53°35'50"W

Line Table		
Line #	Length	Direction
L22	257.95'	S72°59'36"W
L23	205.00'	N32°14'37"W
L24	185.67'	N38°34'08"E
L25	360.83'	N09°35'53"E
L26	345.42'	N17°59'59"E
L27	338.70'	N47°03'33"E
L28	93.11'	N29°27'26"W
L29	364.86'	N32°00'11"W
L30	487.34'	N22°47'49"W
L31	428.12'	N19°06'42"E
L32	698.48'	N18°37'28"E
L33	551.15'	N08°29'49"E
L34	1307.64'	S87°19'25"E
L35	602.37'	N18°22'13"E
L36	387.01'	N49°08'04"E
L37	253.80'	S89°54'32"E
L38	452.97'	S81°50'41"E
L39	155.21'	S10°55'34"W
L40	25.51'	S31°05'36"E
L41	457.43'	S00°16'53"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	340.42'	634.00'	30°45'51"	N33°45'08"E	336.34'
C2	479.27'	296.00'	92°46'15"	S35°27'33"E	428.61'
C3	276.48'	377.00'	42°01'11"	S10°05'01"E	270.33'
C4	1038.23'	1337.00'	44°29'32"	S01°16'33"W	1012.34'
C5	366.07'	487.00'	43°04'05"	S01°34'45"E	357.51'
C6	551.07'	487.00'	64°50'00"	S66°27'40"E	522.13'
C7	284.77'	363.00'	44°56'51"	S76°24'14"E	277.52'

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE NORTHEAST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°03'53" EAST BETWEEN THE SOUTHEAST CORNER AND THE CLOSING CORNER TO THE NORTHEAST CORNER OF SAID SECTION 4, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 88°44'51" WEST ALONG THE SECTION LINE A DISTANCE OF 630.54 FEET; THENCE SOUTH 18°24'52" WEST 471.19 FEET; THENCE SOUTH 73°49'05" WEST 208.90 FEET; THENCE NORTH 52°23'02" WEST 756.03 FEET; THENCE SOUTH 64°14'17" WEST 266.80 FEET; THENCE NORTH 87°50'13" WEST 1,142.24 FEET; THENCE SOUTH 26°46'09" WEST 270.27 FEET; THENCE NORTH 58°34'07" WEST 518.80 FEET; THENCE NORTH 43°16'39" WEST 454.76 FEET; THENCE NORTH 29°49'00" WEST 542.40 FEET; THENCE NORTH 29°57'47" WEST 151.89 FEET; THENCE SOUTH 53°35'50" WEST 394.59 FEET; THENCE SOUTH 72°59'36" WEST 257.95 FEET; THENCE NORTH 32°14'37" WEST 205.00 FEET; THENCE NORTH 38°34'08" EAST 185.67 FEET; THENCE NORTH 09°35'53" EAST 360.83 FEET; THENCE NORTH 17°59'59" EAST 345.42 FEET; THENCE NORTH 47°03'33" EAST 338.70 FEET; THENCE NORTH 29°27'26" WEST 93.11 FEET; THENCE NORTH 32°00'11" WEST 364.86 FEET, THENCE NORTH 22°47'49" WEST 487.34 FEET; THENCE NORTH 19°06'42" EAST 428.12 FEET; THENCE NORTH 18°37'28" EAST 698.48 FEET; THENCE NORTH 08°29'49" EAST 551.15 FEET; THENCE SOUTH 87°19'25" EAST 1,307.64 FEET; THENCE NORTH 18°22'13" EAST 602.37 FEET TO THE POINT OF A 634.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 340.42 FEET THROUGH A CENTRAL ANGLE OF 30°45'51" (CHORD BEARS NORTH 33°45'08" EAST 336.34 FEET); THENCE NORTH 49°08'04" EAST 387.01 FEET TO THE NORTH LINE OF SAID SECTION 10; THENCE SOUTH 89°54'32" EAST ALONG THE SECTION LINE A DISTANCE OF 253.80 FEET; THENCE SOUTH 81°50'41" EAST 452.97 FEET TO THE POINT OF A 296.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 479.27 FEET THROUGH A CENTRAL ANGLE OF 92°46'15" (CHORD BEARS SOUTH 35°27'33" EAST 428.61 FEET); THENCE SOUTH 10°55'34" WEST 155.21 FEET TO THE POINT OF A 377.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 276.48 FEET THROUGH A CENTRAL ANGLE OF 42°01'11" (CHORD BEARS SOUTH 10°05'01" EAST 270.33 FEET); THENCE SOUTH 31°05'36" EAST 25.51 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 457.43 FEET TO THE POINT OF A 1,337.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 1,038.23 FEET THROUGH A CENTRAL ANGLE OF 44°29'32" (CHORD BEARS SOUTH 01°16'33" WEST 1,012.34 FEET); THENCE SOUTH 20°58'14" EAST 77.86 FEET TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°16'53" EAST ALONG SAID LINE A DISTANCE OF 238.44 FEET TO THE SOUTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°31'16" EAST ALONG THE NORTH-SOUTH 40-ACRE LINE A DISTANCE OF 865.31 FEET; THENCE SOUTH 19°57'18" WEST 18.87 FEET TO THE POINT OF A 487.00 FEET RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 366.07 FEET THROUGH A CENTRAL ANGLE OF 43°04'05" (CHORD BEARS SOUTH 01°34'45" EAST 357.51 FEET) TO THE NORTH-SOUTH 40-ACRE LINE; THENCE SOUTH 00°31'16" EAST ALONG SAID LINE A DISTANCE OF 82.01 FEET TO THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 89°17'56" EAST ALONG THE EAST-WEST 40-ACRE LINE A DISTANCE OF 43.64 FEET TO THE POINT OF A 487.00 FEET RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 551.07 FEET THROUGH A CENTRAL ANGLE OF 64°50'00" (CHORD BEARS SOUTH 66°27'40" EAST 522.13 FEET); THENCE NORTH 81°07'20" EAST 273.98 FEET TO THE POINT OF A 363.00 FEET RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 284.77 FEET THROUGH A CENTRAL ANGLE OF 44°56'51" (CHORD BEARS SOUTH 76°24'14" EAST 277.52 FEET); THENCE SOUTH 53°55'49" EAST 324.35 FEET; THENCE SOUTH 00°20'42" EAST 871.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,456,203 SQUARE FEET OR 377.782 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°03'53" WEST BETWEEN THE CLOSING CORNER TO THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

LEGEND

SECTION LINE
FOUND SECTION CORNER
BOUNDARY LINE
FOUND REBAR AND CAP (PLAT NOTED)

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.

THIS _____ DAY OF _____, A.D. 2025.

WASATCH COUNTY SURVEYOR

ACCEPTANCE FROM LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 2025.

MAYOR

CLERK-RECORDER (SEE SEAL)

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
KAGAN M. DIXON No. 9061091 10/02/2025 PROFESSIONAL LAND SURVEYOR STATE OF UTAH		

WASATCH COUNTY RECORDER

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE

WASATCH COUNTY RECORDER