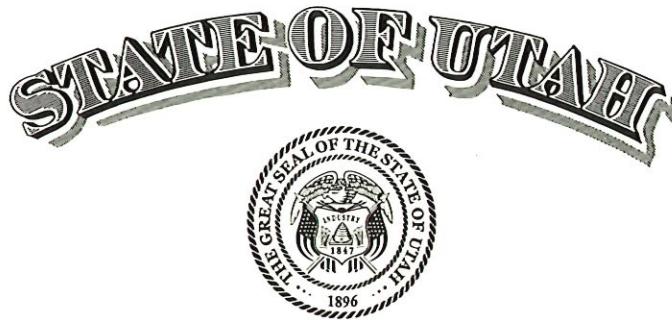




OFFICE OF THE LIEUTENANT GOVERNOR

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 PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION "B" located in TOQUERVILLE CITY, dated MAY 28, 2026, 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 PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION "B" located in WASHINGTON COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 11th day of JUNE, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation "B"

by

Pine View Public Infrastructure District No. 1

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pine View Public Infrastructure District No. 1 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective October 2, 2025, adopted a *Resolution to Annex Approximately 3.56 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation "B" satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a final local entity plat by the Washington County Surveyor, as well as the legal description of the property depicted on the plat, are attached as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

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

DATED May 8 2026.

PINE VIEW PUBLIC
INFRASTRUCTURE DISTRICT NO. 1


Darcy Stewart, Chair

STATE OF UTAH)

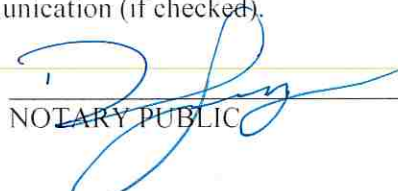
:SS.

Washington COUNTY)

On May 8 2026, personally appeared before me Darcy Stewart, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Pine View Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.

[] Notarial act performed by audio-visual communication (if checked).




NOTARY PUBLIC

**EXHIBIT A TO NOTICE OF BOUNDARY ACTION
(Annexation “B”)**

Copy of the Annexation Resolution

(see following pages)

**EXHIBIT B TO NOTICE OF BOUNDARY ACTION
(Annexation "B")**

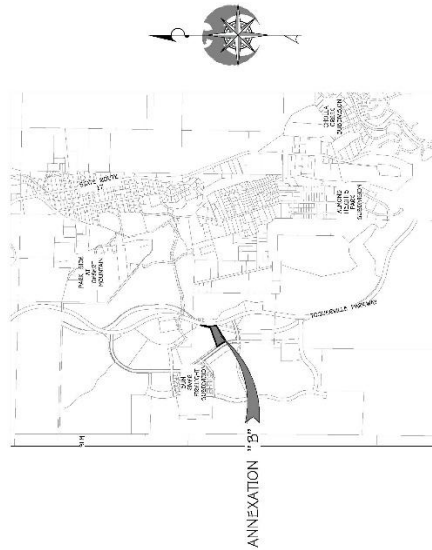
Legal Description

BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 9.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND ME.RIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.0 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES

**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP

SURVEYOR'S CERTIFICATE

LAWM & ALLEN BE CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HIGH TILLS 22 OF THE PROFESSIONAL CHARTERED THE PROFESSIONAL LAND SURVEYING ACT, AND I AM A FULLY LICENSED SURVEYOR. I AM THE LAND SURVEYOR OF THE LAND TO BE APPRAISED FOR

**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC
INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

AS FOLLOWS AND SUGGESTED HEREIN.



DATE: 04/22/2026
 TIME: 3:22 PM
 BY: ALLEN
 04/22/2026

LEGAL DESCRIPTION

[illegible]

ANDREW J. VAN DER BEEK, JR.

Received 12 June 2002; accepted 12 June 2002

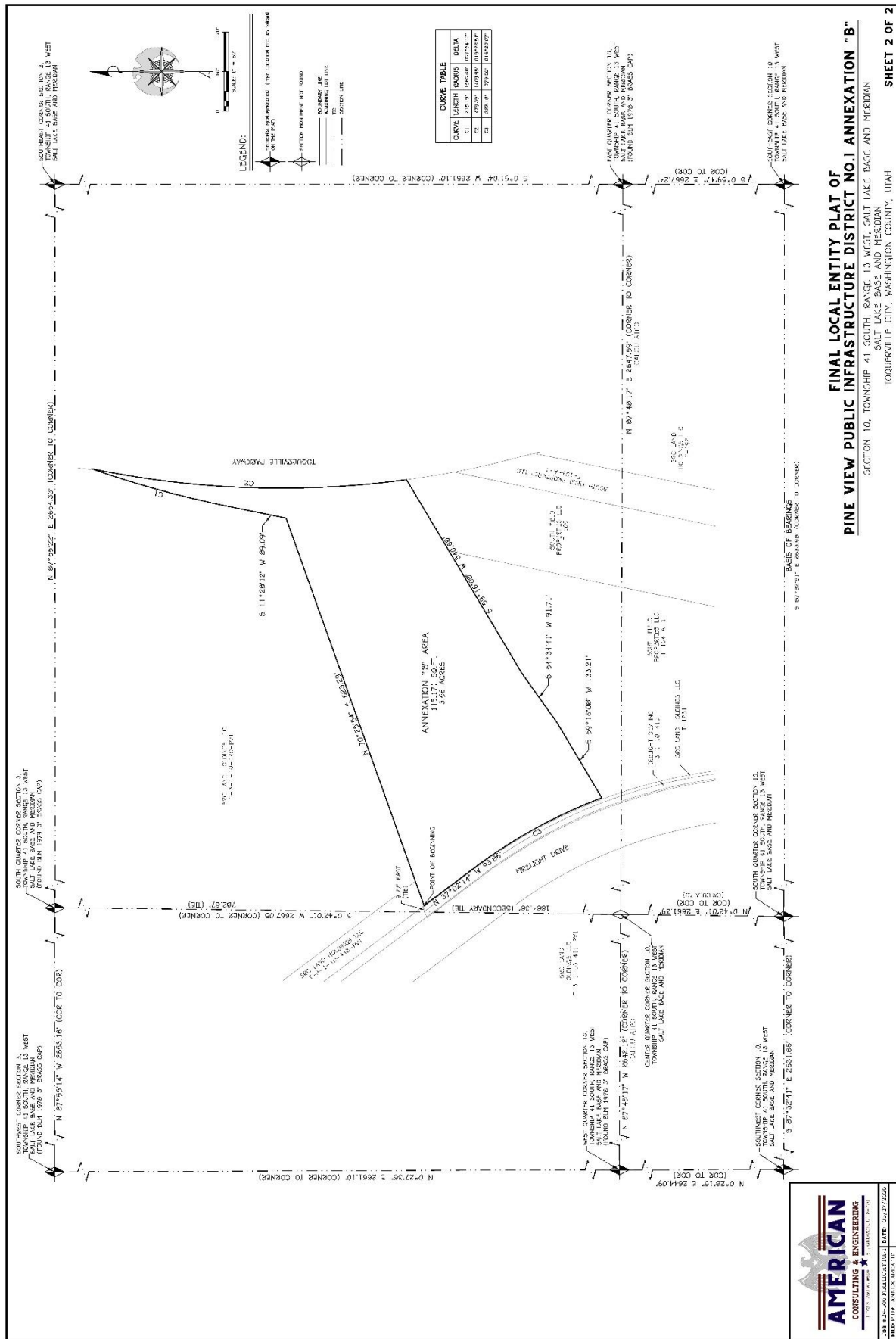
**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

FINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1		ACCEPTANCE BY COUNTY SURVYOR	RECORDED NO.	SHEET NO.
THIS IS A TRUE AND CORRECT COPY OF THE AUTHORIZED ORIGINAL OF THE PLAT OF THE FINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 AS THE SAME APPEARS ON THE RECORDS OF THE COUNTY OF FAYETTE, MISSISSIPPI, IN BOOK NO. 10, PAGE 107.		I, _____ COUNTY SURVYOR OF FAYETTE COUNTY, MISSISSIPPI, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE PLAT OF THE FINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 AS THE SAME APPEARS ON THE RECORDS OF THE COUNTY OF FAYETTE, MISSISSIPPI.		
		COUNTY CLERK, FAYETTE COUNTY, MISSISSIPPI _____ DATE: _____		

AMERICAN
CONSULTING & ENGINEERING
★
1125 K STREET, N.W.
WASHINGTON, D.C. 20004
FAX: 202/331-0600

JOB #	2,000, FIRELIGHT PA	DATE:
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FILE	TYPE	NAME	EXT	DATE	TIME	SIZE	UNIT	STATUS
9CAID	N/A							



**PETITION TO ANNEX PROPERTY INTO
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

TO: **PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1**, a Utah public infrastructure district

FROM: SRC Land Holdings, LLC, a Utah limited liability company (the “**Petitioner**”)

DATE: April __, 2026

This Petition to Annex Property into Pine View Public Infrastructure District No. 1 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 3.56 acres of property in Toquerville City, Washington County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;
7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

8. Petitioner acknowledges that the District intends to issue bonds and may make special assessments on all property within the District, specifically including the Property.

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

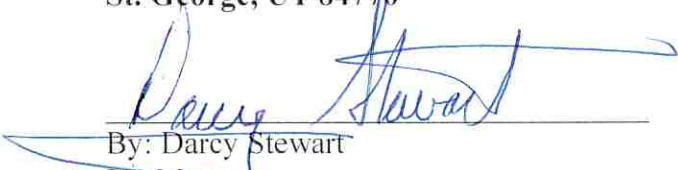
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

SRC Land Holdings, LLC
a Utah limited liability company
1404 W Sun River Pkwy, Ste 200
St. George, UT 84770



By: Darcy Stewart
Its: Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation “B”

BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 9.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND ME.RIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.0 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER’S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES

April 29, 2026

The Board of Trustees (the “Board”) of the Pine View Public Infrastructure District No. 1, held a special meeting on April 29, 2026, at the hour of 1:30 P.m., with the following members of the Board being present:

Colleen Stewart	Trustee
Neal Marchant	Trustee
Darcy Stewart	Trustee

Also present:

J. Tyler King	General Counsel
Michael Jensen	Special District Manager

Absent:

NONE

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this April 29, 2026, 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 Colleen Stewart and seconded by Neal Marchant, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 3.56 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, the District anticipates that a petition (the “Petition”) will be filed with the District requesting and consenting to the annexation of approximately 3.56 acres pursuant to Utah Code §17D-4-201(3) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”); and

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

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

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

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

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

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plat to be attached to the Boundary Notice upon finalization as Exhibit B (the “Annexation Plat”).

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

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

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

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

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

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on April 29, 2026, the Board of Trustees (the "Board") of Pine View Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Washington County, State of Utah:

Legal Description – Annexation "B"

BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 9.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND ME.RIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.0 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES

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

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

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

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

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

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

PASSED AND ADOPTED by the Board of Trustees of Pine View Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

PINE VIEW PUBLIC INFRASTRUCTURE
DISTRICT NO. 1

By: *Darcy Stewart*

Chair

ATTEST:

Colleen Stewart

By: _____
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Colleen Stewart, the undersigned clerk (or assistant clerk) of Pine View Public Infrastructure District No. 1 (the “the District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on April 29, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

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

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 29, 2026.

By: Colleen Stewart

Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Pine View Public Infrastructure District No. 1
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A JOINT MEETING ON APRIL 29, 2026, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 1:30 P.M.

A. Call to Order

B. Public Comment

C. Consent Items

D. Action Items

1. Consider approval of Resolution 2026-03, Annexation No. 2
2. Consider approval of the Amended and Restated Infrastructure Acquisition and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign
3. Consider approval of the Amended and Restated Administrative Funding and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign

E. Administrative Non-Action Items

1. Discussion on Conflict-of-Interest Disclosures

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Jill Alman at 435-628-3688 at least one full business day before the meeting.

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

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

Join Zoom Meeting:

<https://us06web.zoom.us/j/85740579380?pwd=cZ5ECPC28nOtWpYJ25npwViZ7Vam4F.1>

Meeting ID: 857 4057 9380

Passcode: 307439

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

TO: **PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1**, a Utah public infrastructure district

FROM: SRC Land Holdings, LLC, a Utah limited liability company (the “**Petitioner**”)

DATE: April __, 2026

This Petition to Annex Property into Pine View Public Infrastructure District No. 1 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 3.56 acres of property in Toquerville City, Washington County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

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

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

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;
7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

8. Petitioner acknowledges that the District intends to issue bonds and may make special assessments on all property within the District, specifically including the Property.

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

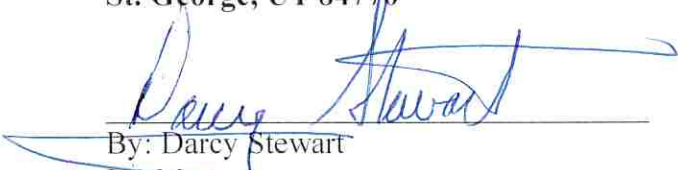
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

SRC Land Holdings, LLC
a Utah limited liability company
1404 W Sun River Pkwy, Ste 200
St. George, UT 84770



By: Darcy Stewart
Its: Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation “B”

BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 9.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND ME.RIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.0 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER’S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation "B"

by

Pine View Public Infrastructure District No. 1

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pine View Public Infrastructure District No. 1 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3) and other applicable provisions of Utah law, effective October 2, 2025, adopted a *Resolution to Annex Approximately 3.56 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation "B" satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a final local entity plat by the Washington County Surveyor, as well as the legal description of the property depicted on the plat, are attached as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

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

DATED May 8 2026.

PINE VIEW PUBLIC
INFRASTRUCTURE DISTRICT NO. 1


Darcy Stewart, Chair

STATE OF UTAH)

Washington

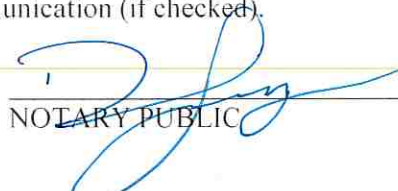
COUNTY)

:SS.

On May 8 2026, personally appeared before me Darcy Stewart, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Pine View Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.

[] Notarial act performed by audio-visual communication (if checked).




NOTARY PUBLIC

**EXHIBIT A TO NOTICE OF BOUNDARY ACTION
(Annexation “B”)**

Copy of the Annexation Resolution

(see following pages)

**EXHIBIT B TO NOTICE OF BOUNDARY ACTION
(Annexation "B")**

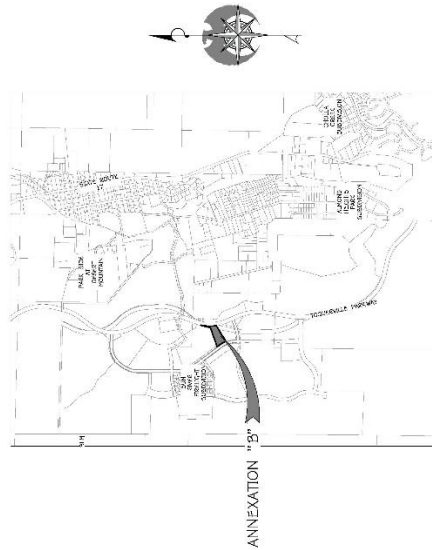
Legal Description

BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 9.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND ME.RIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.0 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES

**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP

SILVERFOX'S CERTIFICATE

SURVEYOR'S CERTIFICATE
I, **DAVID E. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, WHOSE TITLE OR OFFICE IS OF THE PROFESSIONAL CHURCHES ARE PRO. 25202616
LAND SURVEYING ACT, AND I AM IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL CHURCHES ARE PRO. 25202616
AND I AM IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL CHURCHES ARE PRO. 25202616

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC
INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

20. FROHMAN AND FROHMAN, POLYMER.



DATE: 04/28/2026
 TIME: 11:22:56
 BY: ALLEN
 ALLEN ALLEN P.D. #563341

LEGAL DESCRIPTION

[illegible]

ANDREW J. VAN DER BEEK, JR.

MILLER & ROBERTSON, A. 1980. The effects of temperature and salinity on the growth and survival of the bay anchovy (*Anchoa hepsetus*) in the Chesapeake Bay. *Fish. Res. Board Can.* 37:163-170.

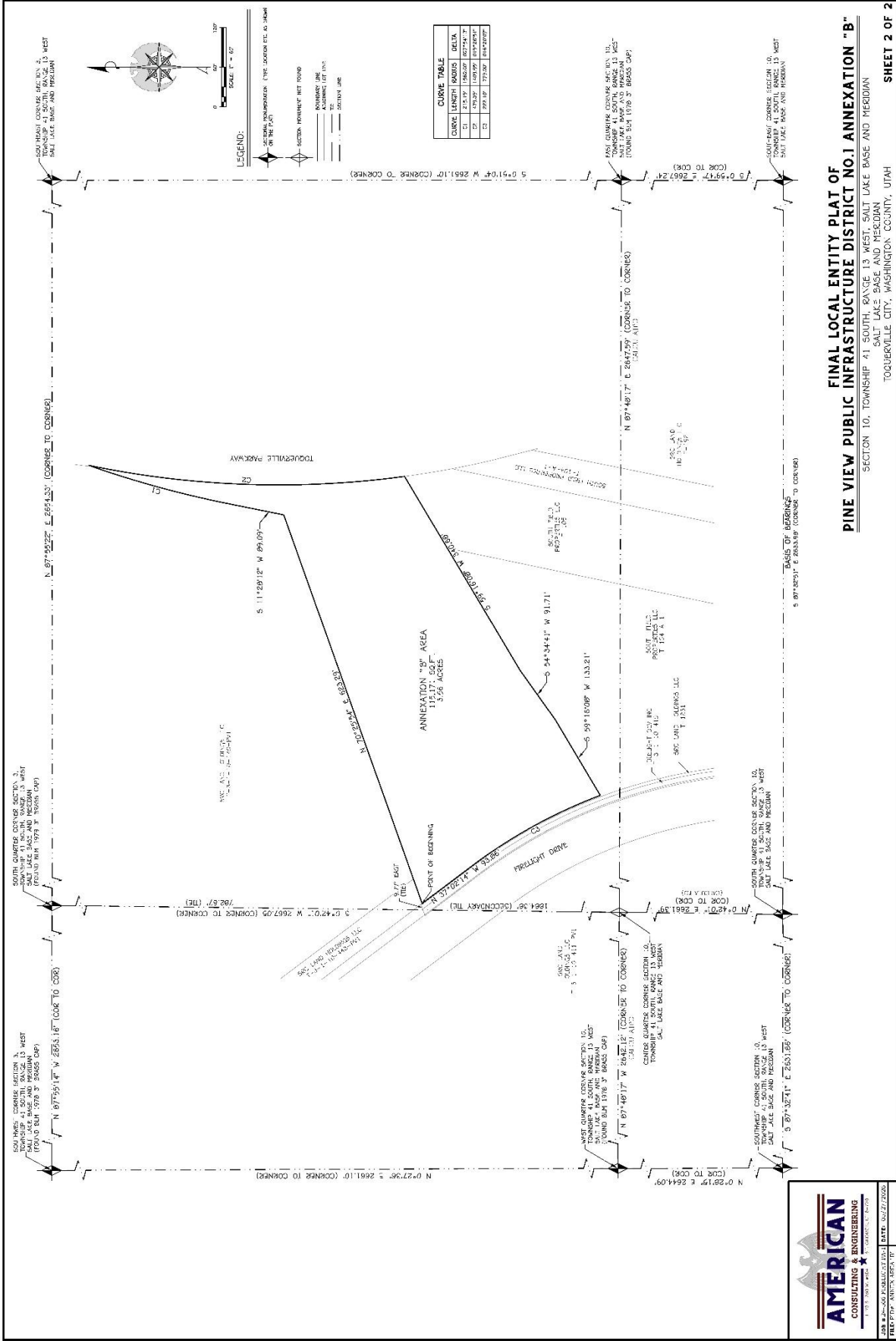
**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

FINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1		ACCEPTANCE BY COUNTY SURVYOR	RECORDED NO.	SHEET NO.
THIS IS THE INSTRUMENT OF ACCEPTANCE OF THE COUNTY OF SAN JOSE, CALIFORNIA, FOR THE FINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1, AS SHOWN ON THE ATTACHED MAP, AND FOR THE PURPOSES OF THE DISTRICT ACT, CHAPTER 100, OF THE STATUTES OF 1907, AS AMENDED. WITNESSED AND SIGNED BY THE COUNTY SURVYOR, AND BY ME, COUNTY CLERK, AT SAN JOSE, CALIFORNIA, THIS _____ DAY OF _____, 20____. _____ COUNTY CLERK _____ COUNTY SURVYOR		_____ COUNTY SURVYOR _____ COUNTY CLERK	_____ PAGE	_____ SHEET NO.

AMERICAN
CONSULTING & ENGINEERING
★
1125 K STREET, N.W.
WASHINGTON, D.C. 20004
FACILITY: 202/638-1600

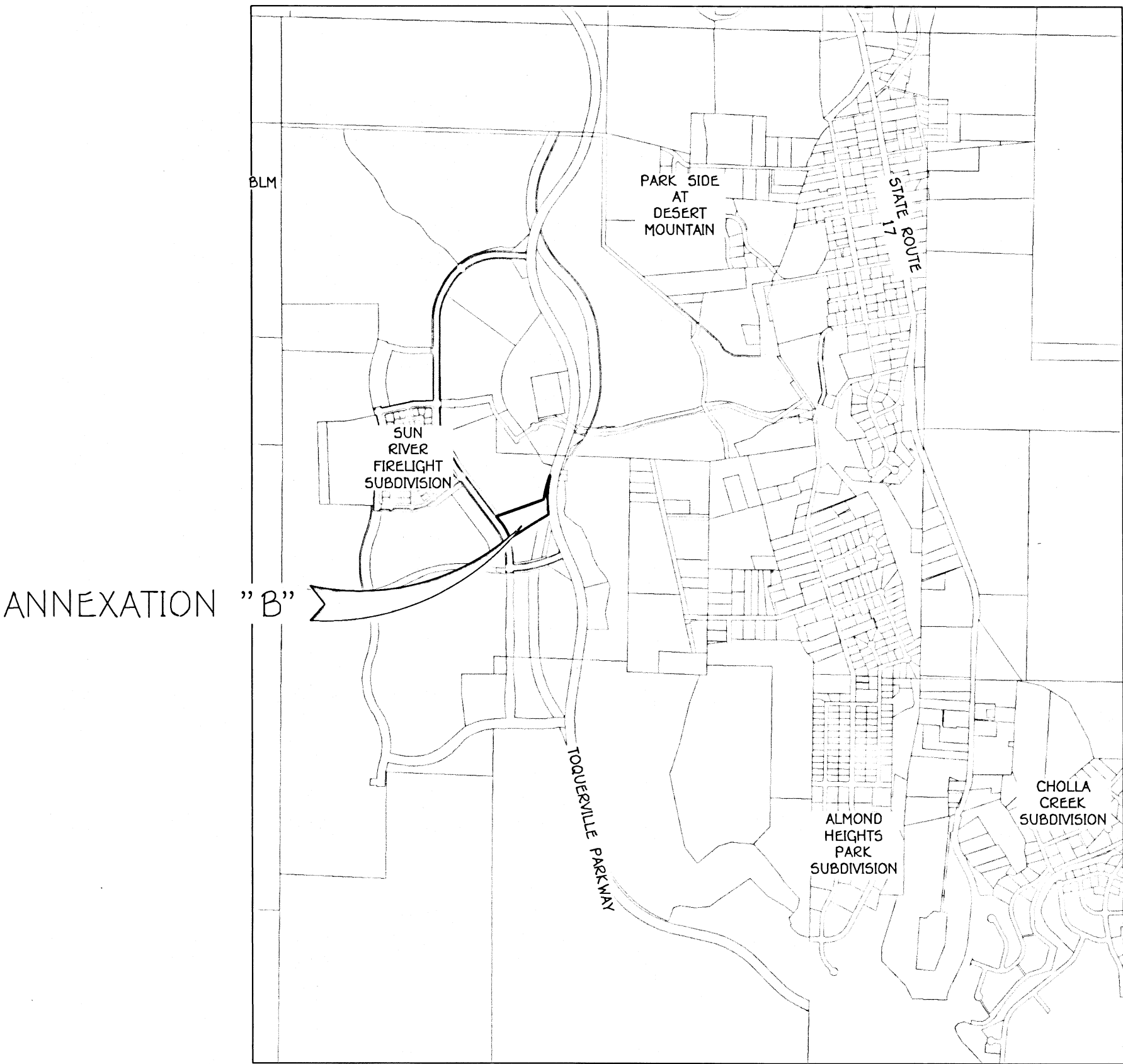
JOB #	NO. OF PIPES/LIFT PA	DATE
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[illegible]



FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 50, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD CERTIFICATE NO. 5633341. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

AS SHOWN AND DESCRIBED HEREON.

06/02/2026
DATE:



Adam Allen
ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

ANNEXATION "B"
BEGINNING AT A POINT THAT LIES SOUTH 00°42'01" WEST ALONG THE SECTION LINE 782.67 FEET, AND EAST 0.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 70°25'54" EAST 623.29 FEET; THENCE NORTH 11°28'12" EAST 89.09 FEET; THENCE NORTHERLY ALONG A 1,560.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 78°31'48" EAST) THROUGH A CENTRAL ANGLE OF 07°54'13", A DISTANCE OF 215.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TOQUERVILLE PARKWAY AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A 1,409.95 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 78°15'12" EAST) THROUGH A CENTRAL ANGLE OF 19°28'51", ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 133.21 FEET; THENCE NORTHWESTERLY ALONG A 779.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°17'49" WEST) THROUGH A CENTRAL ANGLE OF 16°20'07", A DISTANCE OF 222.10 FEET; THENCE NORTH 37°02'14" WEST 93.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 155,175 SQUARE FEET OR 3.56 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 2

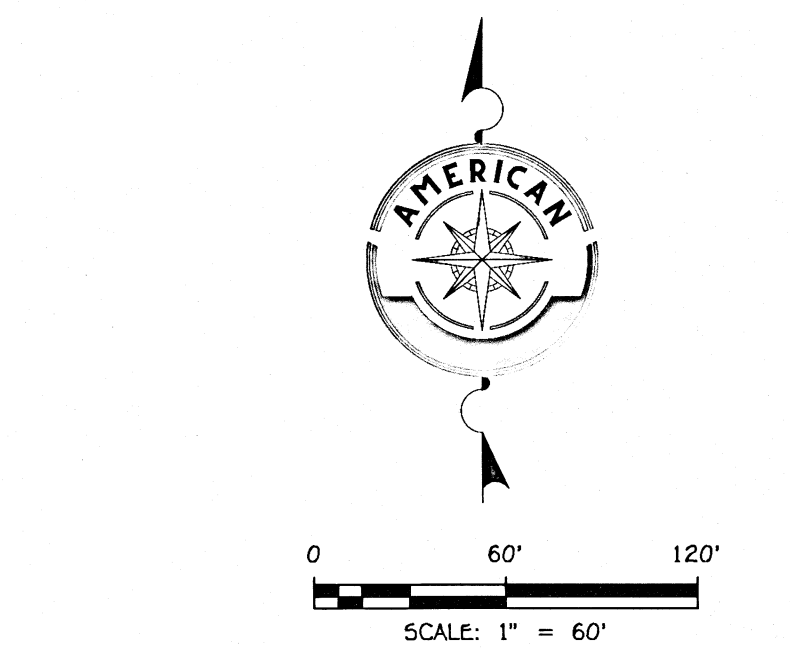
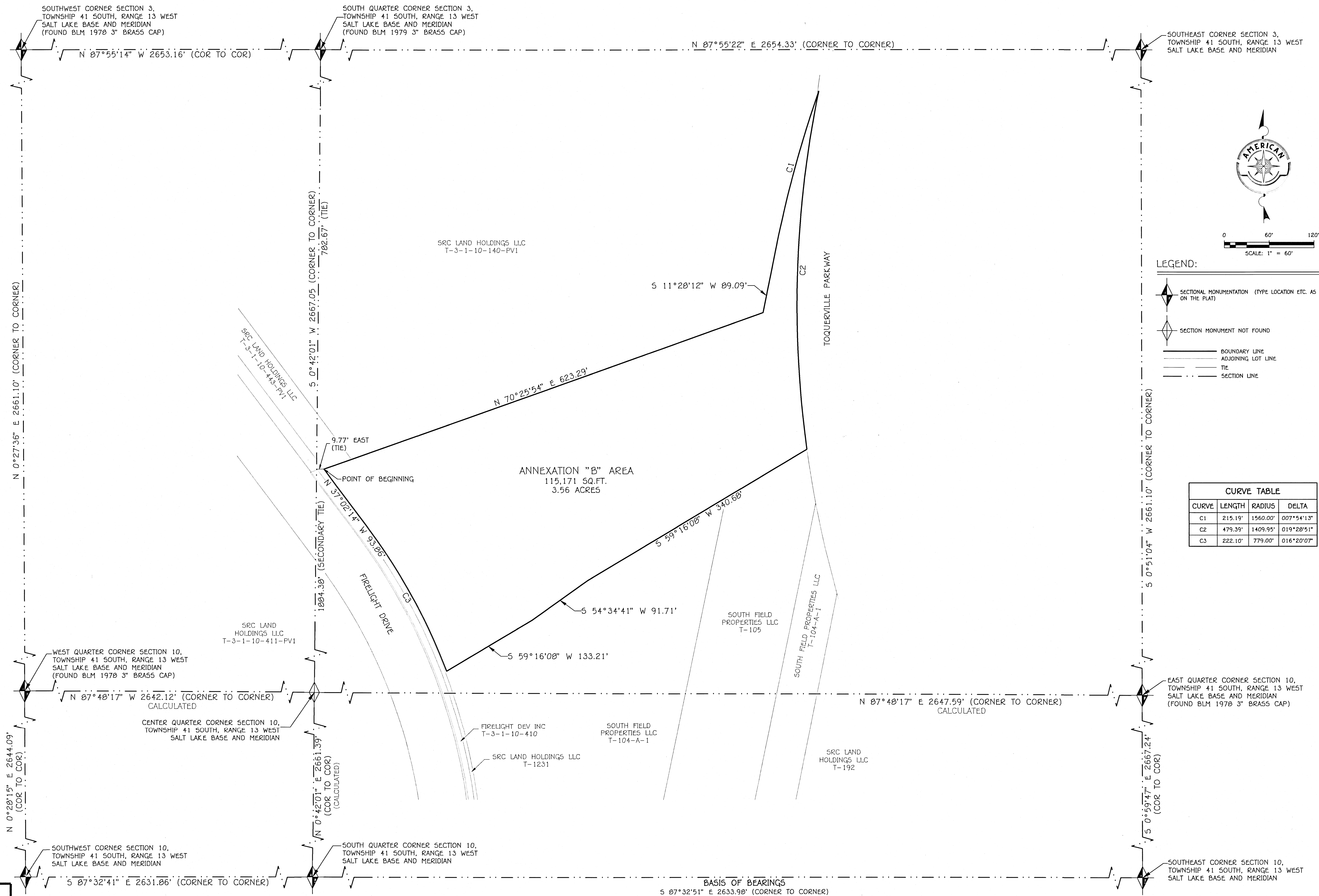
AMERICAN
CONSULTING & ENGINEERING

1173 S. 250 W. #504 ST. GEORGE, UT (435) 288-3330 www.aceuth.com

JOB # 24-506 FIRELIGHT PA1 DATE: 06/02/2026

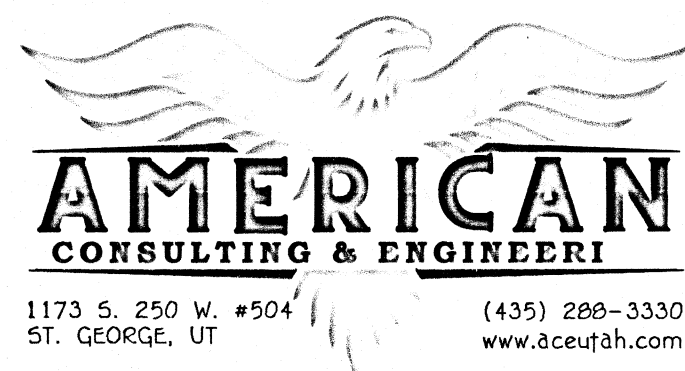
FILE: PID#1 ANNEX B SCALE: N/A

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1:	ACCEPTANCY BY COUNTY SURVEYOR	RECORDED NO.
APPROVED ON THIS 2 DAY OF June 2024 BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 PURSUANT TO RESOLUTION NO. 2024-03	THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED FOR LOCAL ENTITY PLAT, PURSUANT TO 17-60007, UTAH CODE ANNOTATED <i>Michael R. Draper</i> MICHAEL R. DRAPER P.L.S. WASHINGTON COUNTY SURVEYOR DATE: 06/02/2026	
<i>[Signature]</i>	COUNTY SURVEYOR, WASHINGTON COUNTY MICHAEL R. DRAPER P.L.S.	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH



- LEGEND:
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
 - SECTION MONUMENT NOT FOUND
 - BOUNDARY LINE
 - ADJOINING LOT LINE
 - TIE
 - SECTION LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	215.19'	1560.00'	007°54'13"
C2	479.39'	1409.95'	019°28'51"
C3	222.10'	779.00'	016°20'07"



1173 S. 250 W. #504 (435) 288-3330
ST. GEORGE, UT www.aceutah.com

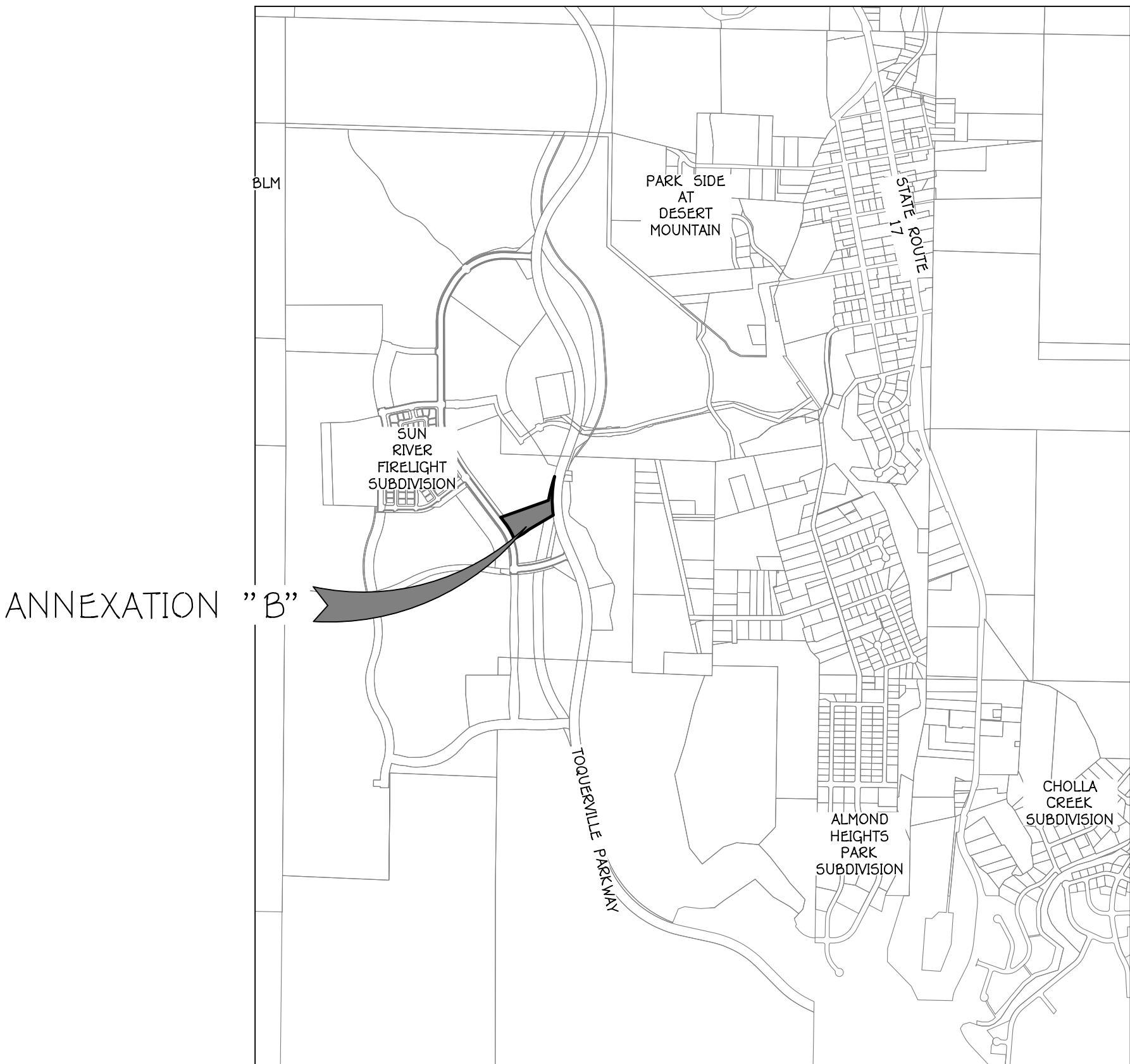
JOB #24-506 FIRELIGHT PA-1 DATE: 06/02/2026
FILE: PID#1 ANNEX AREA "B" SCALE: 1"=60'

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

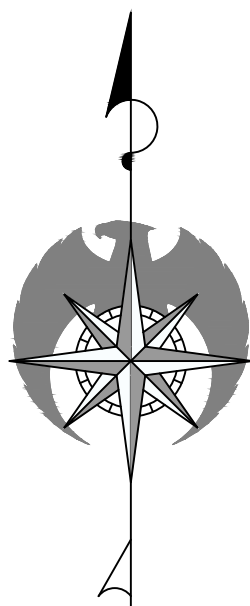
SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
SCALE: 1" = 1500'



SURVEYOR'S CERTIFICATE

I, **ADAM S. ALLEN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 50, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT., AND THAT I HOLD **CERTIFICATE NO. 5633341**. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

AS SHOWN AND DESCRIBED HEREON.

04/22/2026
DATE:



ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

ANNEXATION "B"
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FINAL LOCAL ENTITY PLAT OF PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"

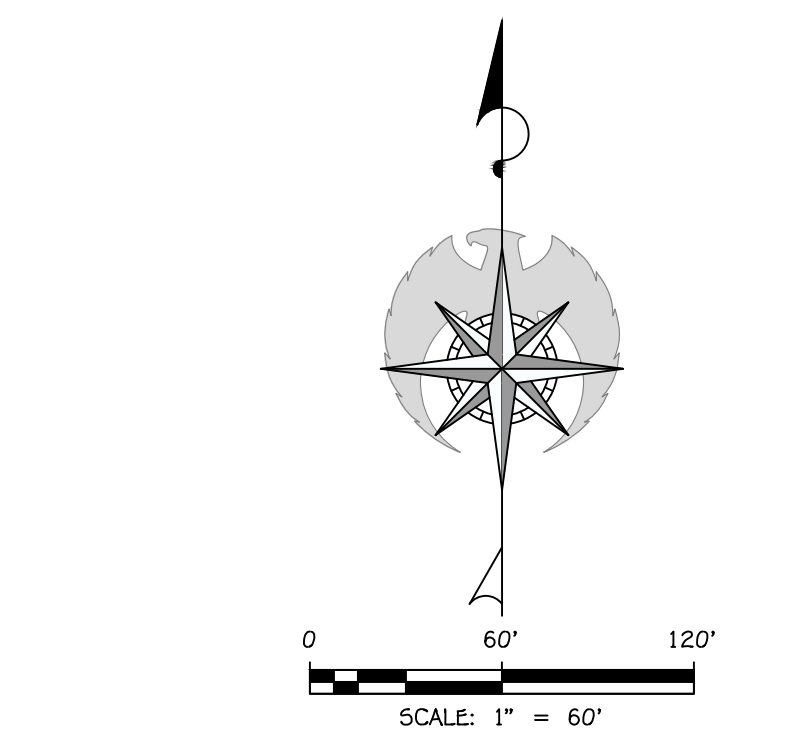
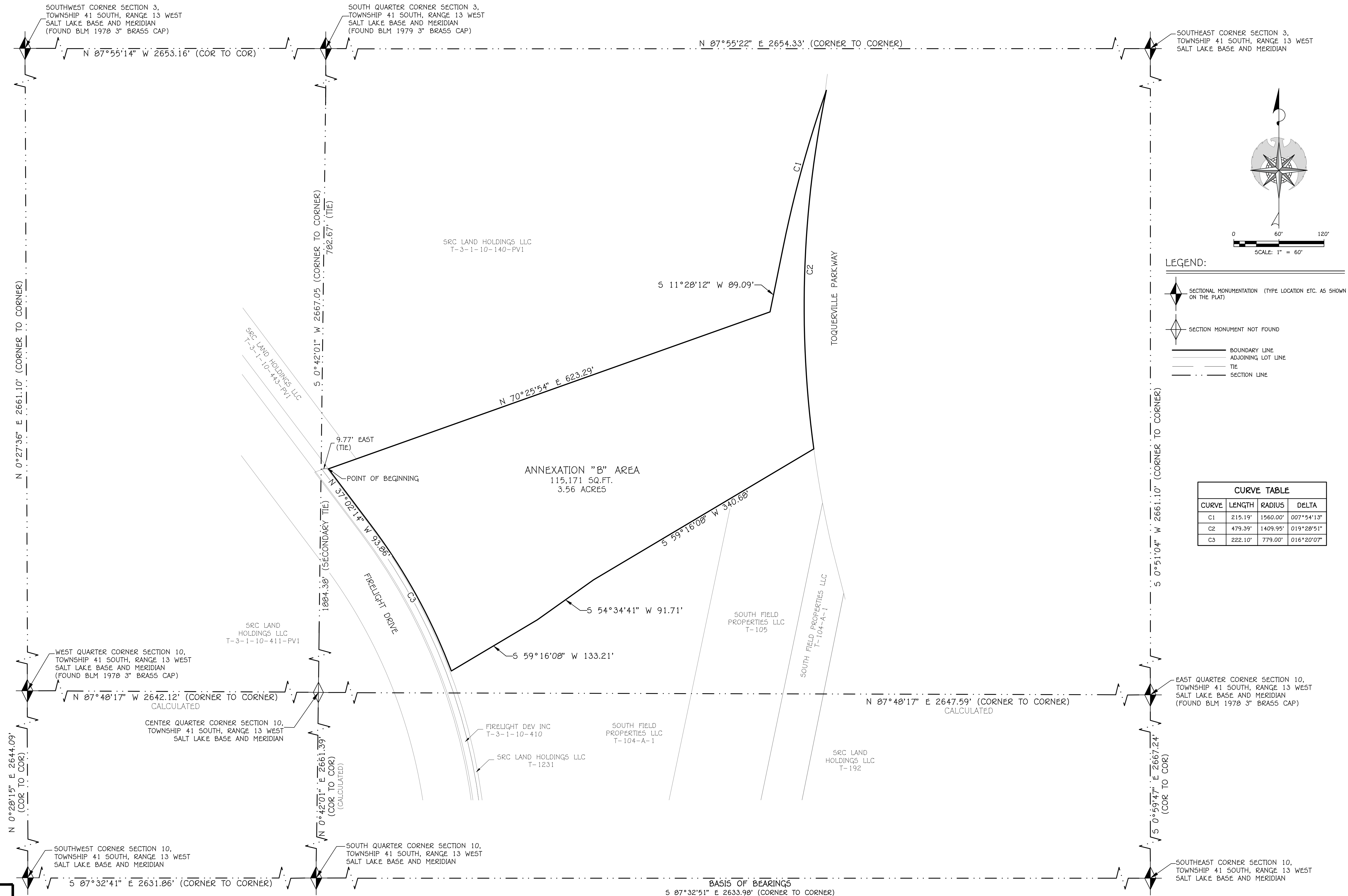
SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 2

1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 24-506 FIRELIGHT PA1	DATE: 05/27/2026
FILE: PID#1 ANNEX B	SCALE: N/A

PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1:	ACCEPTANCY BY COUNTY SURVEYOR	RECORDED NO.
APPROVED ON THIS ____ DAY OF ____ 20__ BY THE PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 PURSUANT TO RESOLUTION NO. ____.	THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO 17-73-507, UTAH CODE ANNOTATED. MICHEAL R. DRAPER P.L.S WASHINGTON COUNTY SURVEYOR DATE: COUNTY SURVEYOR, WASHINGTON COUNTY MICHAEL R. DRAPER P.L.S.	
		FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH



- LEGEND:**
- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
 - SECTION MONUMENT NOT FOUND
 - BOUNDARY LINE
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 - TIE
 - SECTION LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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AMERICAN
CONSULTING & ENGINEERING

1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB #24-506 FIRELIGHT PA-1 DATE: 05/27/2026

FILE: PID#1 ANNEX AREA "B"

**FINAL LOCAL ENTITY PLAT OF
PINE VIEW PUBLIC INFRASTRUCTURE DISTRICT NO.1 ANNEXATION "B"**

SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
SALT LAKE BASE AND MERIDIAN
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH

C:\Dropbox\American\04 Large Projects\506 Firelight\25-506-B PA-1\03 Drawings\Survey Drawings\Annex Plats\2026.04.14 Annex pond Hill for Pid#1.dwg