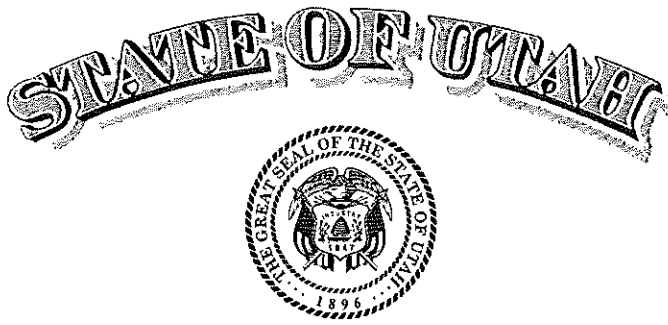




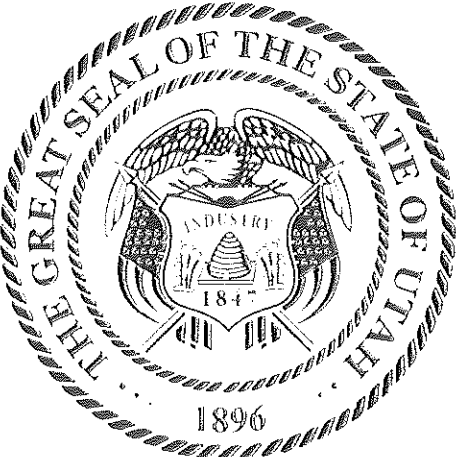
OFFICE OF THE LIEUTENANT GOVERNOR

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 STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION 1 located in SPANISH FORK CITY, dated OCTOBER 6, 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 STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION 1 located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 15th day of OCTOBER, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

Luigi G. Gyan
NOTARY PUBLIC

**EXHIBIT A TO NOTICE OF BOUNDARY ACTION
(Annexation "1")**

Copy of the Annexation Resolution

(see following pages)

EXHIBIT B TO NOTICE OF BOUNDARY ACTION
(Annexation "1")

Legal Description

An annexation into a Public Infrastructure District being Lots 8A, 14A, 13A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454:2025, having Map No. 19799 and Lot 1-3, and Part of Lots 10 & 11, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531:2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at the Southeast Corner of said Section 35; thence S. $89^{\circ}35'49''$ W. 1750.41 feet along the Section Line; thence to and along said Lot 14A the following six (6) courses: 1) North 1347.56 feet; 2) N. $38^{\circ}24'41''$ E. 38.09 feet; 3) S. $89^{\circ}59'23''$ E. 59.44 feet; 4) S. $78^{\circ}09'26''$ E. 52.76 feet; 5) N. $89^{\circ}36'44''$ E. 355.04 feet; 6) S. $89^{\circ}49'57''$ E. 136.63 feet to the southwesterly corner of said Lot 8A; thence N. $00^{\circ}21'07''$ W. 1203.20 feet along the westerly line of said Lot 8A to the northerly right-of-way line of 4350 North Street; thence West 589.73 feet along said northerly right-of-way line to the southwesterly corner of said Lot 3, Stockman Flats SF 320 Commercial Subdivision; thence N. $00^{\circ}00'46''$ W. 1360.09 feet to a northwesterly corner of said Lot 3; thence along the northerly line of said Lots 1-3, Stockman Flats SF 320 Commercial Subdivision the following twenty-nine (29) courses: 1) N. $86^{\circ}21'20''$ E. 137.39 feet; 2) S. $85^{\circ}47'49''$ E. 115.70 feet; 3) N. $79^{\circ}09'09''$ E. 126.49 feet; 4) S. $15^{\circ}59'16''$ E. 82.48 feet; 5) N. $69^{\circ}29'01''$ E. 92.97 feet; 6) N. $35^{\circ}02'56''$ E. 83.75 feet; 7) S. $67^{\circ}42'01''$ E. 110.01 feet; 8) N. $47^{\circ}41'11''$ E. 128.69 feet; 9) N. $74^{\circ}49'30''$ E. 69.76 feet; 10) S. $63^{\circ}40'19''$ E. 110.70 feet; 11) S. $75^{\circ}55'30''$ E. 178.19 feet; 12) S. $50^{\circ}53'06''$ W. 92.69 feet; 13) S. $32^{\circ}35'15''$ W. 114.07 feet; 14) N. $86^{\circ}12'50''$ W. 131.96 feet; 15) S. $23^{\circ}06'15''$ W. 67.81 feet; 16) S. $55^{\circ}19'07''$ E. 246.08 feet; 17) N. $33^{\circ}30'49''$ E. 157.88 feet; 18) N. $58^{\circ}05'53''$ E. 147.54 feet; 19) N. $74^{\circ}34'33''$ E. 94.06 feet; 20) N. $74^{\circ}34'33''$ E. 52.53 feet; 21) N. $73^{\circ}16'17''$ W. 146.59 feet; 22) N. $04^{\circ}01'18''$ W. 77.84 feet; 23) N. $82^{\circ}45'15''$ E. 129.64 feet; 24) N. $82^{\circ}45'15''$ E. 55.82 feet; 25) S. $32^{\circ}04'46''$ E. 125.59 feet; 26) S. $65^{\circ}48'51''$ E. 118.24 feet; 27) S. $48^{\circ}25'24''$ E. 204.15 feet; 28) S. $00^{\circ}15'57''$ E. 1035.86 feet; 29) S. $00^{\circ}20'26''$ E. 2653.58 feet to the Point of Beginning.

The above-described area contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

Affecting all or portions of the following parcels:

The description hereon have been prepared for the purpose of annexing Utah County Parcel No's.: 71:019:0003, 71:019:0002, 71:019:0001, 71:047:0008, 71:019:0010, 71:019:0011, 71:047:0013, 71:047:0014, a portion of 71:019:0020 (4350 North & 1150 West Streets), and a portion of 71:019:0019 (3800 North Street) into a local jurisdiction entity boundary as depicted hereon. The information herein was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

Final Local Entity Plat – Annexation “1”

**PETITION TO ANNEX PROPERTY INTO
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

TO: **STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1,**
 a Utah public infrastructure district

FROM: Caspian Investment 2, LLC, a Utah limited liability company (the “**Petitioner**”)

DATE: August **31**, 2026

This Petition to Annex Property into Stockman Flats 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 137.048 acres of property in Spanish Fork City, Utah 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. The Property is wholly within the boundaries of the creating entity, the Spanish Fork City, Utah County, Utah.
6. 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;
7. The Property so described is located within the approved Annexation Area of the District;

8. 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
9. 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.

Caspian Investment 2, LLC
a Utah limited liability company
6440 S 3000 E
Cottonwood Heights, UT 84121



By: Farzad Mohebbizadeh

Its: Authorized Signor

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation “1”

An annexation into a Public Infrastructure District being Lots 8A, 14A, 13A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454:2025, having Map No. 19799 and Lot 1-3, and Part of Lots 10 & 11, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531:2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at the Southeast Corner of said Section 35; thence S. 89°35'49" W. 1750.41 feet along the Section Line; thence to and along said Lot 14A the following six (6) courses: 1) North 1347.56 feet; 2) N. 38°24'41" E. 38.09 feet; 3) S. 89°59'23" E. 59.44 feet; 4) S. 78°09'26" E. 52.76 feet; 5) N. 89°36'44" E. 355.04 feet; 6) S. 89°49'57" E. 136.63 feet to the southwesterly corner of said Lot 8A; thence N. 00°21'07" W. 1203.20 feet along the westerly line of said Lot 8A to the northerly right-of-way line of 4350 North Street; thence West 589.73 feet along said northerly right-of-way line to the southwesterly corner of said Lot 3, Stockman Flats SF 320 Commercial Subdivision; thence N. 00°00'46" W. 1360.09 feet to a northwesterly corner of said Lot 3; thence along the northerly line of said Lots 1-3, Stockman Flats SF 320 Commercial Subdivision the following twenty-nine (29) courses: 1) N. 86°21'20" E. 137.39 feet; 2) S. 85°47'49" E. 115.70 feet; 3) N. 79°09'09" E. 126.49 feet; 4) S. 15°59'16" E. 82.48 feet; 5) N. 69°29'01" E. 92.97 feet; 6) N. 35°02'56" E. 83.75 feet; 7) S. 67°42'01" E. 110.01 feet; 8) N. 47°41'11" E. 128.69 feet; 9) N. 74°49'30" E. 69.76 feet; 10) S. 63°40'19" E. 110.70 feet; 11) S. 75°55'30" E. 178.19 feet; 12) S. 50°53'06" W. 92.69 feet; 13) S. 32°35'15" W. 114.07 feet; 14) N. 86°12'50" W. 131.96 feet; 15) S. 23°06'15" W. 67.81 feet; 16) S. 55°19'07" E. 246.08 feet; 17) N. 33°30'49" E. 157.88 feet; 18) N. 58°05'53" E. 147.54 feet; 19) N. 74°34'33" E. 94.06 feet; 20) N. 74°34'33" E. 52.53 feet; 21) N. 73°16'17" W. 146.59 feet; 22) N. 04°01'18" W. 77.84 feet; 23) N. 82°45'15" E. 129.64 feet; 24) N. 82°45'15" E. 55.82 feet; 25) S. 32°04'46" E. 125.59 feet; 26) S. 65°48'51" E. 118.24 feet; 27) S. 48°25'24" E. 204.15 feet; 28) S. 00°15'57" E. 1035.86 feet; 29) S. 00°20'26" E. 2653.58 feet to the Point of Beginning.

The above-described area contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

Affecting all or portions of the following parcels:

The description hereon have been prepared for the purpose of annexing Utah County Parcel No's.: 71:019:0003, 71:019:0002, 71:019:0001, 71:047:0008, 71:019:0010, 71:019:0011, 71:047:0013, 71:047:0014, a portion of 71:019:0020 (4350 North & 1150 West Streets), and a portion of 71:019:0019 (3800 North Street) into a local jurisdiction entity boundary as depicted hereon. The information herein was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

Final Local Entity Plat – Annexation “1”

August 3, 2026

The Board of Trustees (the “Board”) of the Stockman Flats Public Infrastructure District No. 1, held a special meeting on August 3, 2026, at the hour of 3:00 p.m., with the following members of the Board being present:

Farzad Mohebbizadeh	Trustee
Larry Christensen	Trustee
Yolanda Mohebbizadeh	Trustee

Also present:

Matt J. Ence	General Counsel
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 August 3, 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 Farzad Mohebbizadeh and seconded by Yolanda Mohebbizadeh, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 137.048 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 137.048 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, the Property is wholly within the boundaries of the District’s creating entity; and

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

///

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

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

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 August 3, 2026, the Board of Trustees (the "Board") of Stockman Flats Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

Legal Description – Annexation "1"

An annexation into a Public Infrastructure District being Lots 8A, 14A, 13A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454:2025, having Map No. 19799 and Lot 1-3, and Part of Lots 10 & 11, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531:2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at the Southeast Corner of said Section 35; thence S. 89°35'49" W. 1750.41 feet along the Section Line; thence to and along said Lot 14A the following six (6) courses: 1) North 1347.56 feet; 2) N. 38°24'41" E. 38.09 feet; 3) S. 89°59'23" E. 59.44 feet; 4) S. 78°09'26" E. 52.76 feet; 5) N. 89°36'44" E. 355.04 feet; 6) S. 89°49'57" E. 136.63 feet to the southwesterly corner of said Lot 8A; thence N. 00°21'07" W. 1203.20 feet along the westerly line of said Lot 8A to the northerly right-of-way line of 4350 North Street; thence West 589.73 feet along said northerly right-of-way line to the southwesterly corner of said Lot 3, Stockman Flats SF 320 Commercial Subdivision; thence N. 00°00'46" W. 1360.09 feet to a northwesterly corner of said Lot 3; thence along the northerly line of said Lots 1-3, Stockman Flats SF 320 Commercial Subdivision the following twenty-nine (29) courses: 1) N. 86°21'20" E. 137.39 feet; 2) S. 85°47'49" E. 115.70 feet; 3) N. 79°09'09" E. 126.49 feet; 4) S. 15°59'16" E. 82.48 feet; 5) N. 69°29'01" E. 92.97 feet; 6) N. 35°02'56" E. 83.75 feet; 7) S. 67°42'01" E. 110.01 feet; 8) N. 47°41'11" E. 128.69 feet; 9) N. 74°49'30" E. 69.76 feet; 10) S. 63°40'19" E. 110.70 feet; 11) S. 75°55'30" E. 178.19 feet; 12) S. 50°53'06" W. 92.69 feet; 13) S. 32°35'15" W. 114.07 feet; 14) N. 86°12'50" W. 131.96 feet; 15) S. 23°06'15" W. 67.81 feet; 16) S. 55°19'07" E. 246.08 feet; 17) N. 33°30'49" E. 157.88 feet; 18) N. 58°05'53" E. 147.54 feet; 19) N. 74°34'33" E. 94.06 feet; 20) N. 74°34'33" E. 52.53 feet; 21) N. 73°16'17" W. 146.59 feet; 22) N. 04°01'18" W. 77.84 feet; 23) N. 82°45'15" E. 129.64 feet; 24) N. 82°45'15" E. 55.82 feet; 25) S. 32°04'46" E. 125.59 feet;

26) S. 65°48'51" E. 118.24 feet; 27) S. 48°25'24" E. 204.15 feet; 28) S. 00°15'57" E. 1035.86 feet; 29) S. 00°20'26" E. 2653.58 feet to the Point of Beginning.

The above-described area contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

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's 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 Stockman Flats Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Farzad Mohebbizadeh

Chair

ATTEST:

By: Yolanda Mohebbizadeh
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Yolanda Mohebbizadeh, the undersigned clerk (or assistant clerk) of Stockman Flats 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 August 3, 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 August 3, 2026.

By: Yolanda Mohebbizadeh

Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Stockman Flats Public Infrastructure District No. 1
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A MEETING ON AUGUST 3, 2026, AT THE SPANISH FORK LIBRARY, 80 SOUTH MAIN STREET, SPANISH FORK, UTAH 84660 AT 3:00 P.M.

A. Call to Order

B. Preliminary Action Items

1. Oaths of Office, Discussion of Trustees' Conflict Disclosures and Ethics Pledge

C. Action Items

1. Election of District Chair, Treasurer/Vice Chair, and Clerk/Secretary
2. Consider approval of Resolution 2026-01, adopting Rules of Order
3. Consider approval of Resolution 2026-02, implementing an Electronic Meetings Policy
4. Consider approval of Resolution 2026-03, adopting District Bylaws, including Ethics and Fraud Prevention Policies
5. Consider approval of Resolution 2026-04, implementing a District Records Policy
6. Consider approval of Resolution 2026-05, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT"), MAKING A FINDING THAT THE DISTRICT HAS OBTAINED CONSENT OF 100% OF THE SURFACE PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE DISTRICT TO THE ISSUANCE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026A AND SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026B IN THE COMBINED AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$100,000,000 AND THAT THERE ARE NO REGISTERED VOTERS WITHIN THE BOUNDARIES OF THE DISTRICT; AUTHORIZING THE POSTING OF A NOTICE OF THIS RESOLUTION; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS
7. Consider approval of Resolution 2026-06, CONSIDERATION OF A RESOLUTION OF THE BOARD OF TRUSTEES OF STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF LIMITED TAX GENERAL

OBLIGATION BONDS, SERIES 2026A AND SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026B IN THE COMBINED AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$35,000,000; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF INDENTURES, A BOND PURCHASE AGREEMENT, A CONTINUING DISCLOSURE AGREEMENT; AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

8. Consider approval of Resolution 2026-07, Annexation No. 1
9. Consider approval of the Infrastructure Acquisition and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign
10. Consider approval of the Administrative Funding and Reimbursement Agreement between the District and Developer and authorize the District Chair to sign
11. Consider Resolution 2026-08, Interlocal Agreement with Utah Local Governments Trust and authorizing the District Chair to obtain a Crime Policy for the District from Utah Local Governments Trust and (a) obtain a General Liability Policy proposal from Utah Local Governments Trust; (b) accept any policy proposal for aggregate coverage of a minimum of \$2 million with an annual premium; and (c) to adjust the policy period as needed to coordinate with pending bond issuance
12. Consider approval to ratify the Engagement Agreement for Bond Underwriting Services between the District and Zions Bank and authorize the District Chair to sign

KeyBanc Capital Markets

13. Consider approval of the Engagement Agreement for Legal Services between the District and Snow Jensen & Reece, PC, and authorize the District Chair to sign
14. Discussion on Municipal Advisor
15. Discussion on Municipal Accountant
16. Consider approval of the 2026 Tentative Budget

17. Consider approval of the U.S. Bank Trustee Engagement Letter

18. Consider approval to ratify the District Engineer Agreement

D. Administrative Non-Action Items

1. Board Training – Open and Public Meetings Act

2. Training required by State Auditor for new Board Members –

<https://training.auditor.utah.gov/courses/special-district-special-service-district-board-member-training-2026>

E. Adjourn

The district complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. People requesting accommodation for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting.

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

Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute.

This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/81302869828?pwd=CtI6EDixM1edlSgEWvBBi3xYP88CCl.1>

Meeting ID: 813 0286 9828

Passcode: 671836

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

TO: **STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1,**
 a Utah public infrastructure district

FROM: Caspian Investment 2, LLC, a Utah limited liability company (the “**Petitioner**”)

DATE: August **31**, 2026

This Petition to Annex Property into Stockman Flats 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 137.048 acres of property in Spanish Fork City, Utah 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. The Property is wholly within the boundaries of the creating entity, the Spanish Fork City, Utah County, Utah.
6. 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;
7. The Property so described is located within the approved Annexation Area of the District;

8. 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
9. 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.

Caspian Investment 2, LLC
a Utah limited liability company
6440 S 3000 E
Cottonwood Heights, UT 84121



By: Farzad Mohebbizadeh

Its: Authorized Signor

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation “1”

An annexation into a Public Infrastructure District being Lots 8A, 14A, 13A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454:2025, having Map No. 19799 and Lot 1-3, and Part of Lots 10 & 11, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531:2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at the Southeast Corner of said Section 35; thence S. 89°35'49" W. 1750.41 feet along the Section Line; thence to and along said Lot 14A the following six (6) courses: 1) North 1347.56 feet; 2) N. 38°24'41" E. 38.09 feet; 3) S. 89°59'23" E. 59.44 feet; 4) S. 78°09'26" E. 52.76 feet; 5) N. 89°36'44" E. 355.04 feet; 6) S. 89°49'57" E. 136.63 feet to the southwesterly corner of said Lot 8A; thence N. 00°21'07" W. 1203.20 feet along the westerly line of said Lot 8A to the northerly right-of-way line of 4350 North Street; thence West 589.73 feet along said northerly right-of-way line to the southwesterly corner of said Lot 3, Stockman Flats SF 320 Commercial Subdivision; thence N. 00°00'46" W. 1360.09 feet to a northwesterly corner of said Lot 3; thence along the northerly line of said Lots 1-3, Stockman Flats SF 320 Commercial Subdivision the following twenty-nine (29) courses: 1) N. 86°21'20" E. 137.39 feet; 2) S. 85°47'49" E. 115.70 feet; 3) N. 79°09'09" E. 126.49 feet; 4) S. 15°59'16" E. 82.48 feet; 5) N. 69°29'01" E. 92.97 feet; 6) N. 35°02'56" E. 83.75 feet; 7) S. 67°42'01" E. 110.01 feet; 8) N. 47°41'11" E. 128.69 feet; 9) N. 74°49'30" E. 69.76 feet; 10) S. 63°40'19" E. 110.70 feet; 11) S. 75°55'30" E. 178.19 feet; 12) S. 50°53'06" W. 92.69 feet; 13) S. 32°35'15" W. 114.07 feet; 14) N. 86°12'50" W. 131.96 feet; 15) S. 23°06'15" W. 67.81 feet; 16) S. 55°19'07" E. 246.08 feet; 17) N. 33°30'49" E. 157.88 feet; 18) N. 58°05'53" E. 147.54 feet; 19) N. 74°34'33" E. 94.06 feet; 20) N. 74°34'33" E. 52.53 feet; 21) N. 73°16'17" W. 146.59 feet; 22) N. 04°01'18" W. 77.84 feet; 23) N. 82°45'15" E. 129.64 feet; 24) N. 82°45'15" E. 55.82 feet; 25) S. 32°04'46" E. 125.59 feet; 26) S. 65°48'51" E. 118.24 feet; 27) S. 48°25'24" E. 204.15 feet; 28) S. 00°15'57" E. 1035.86 feet; 29) S. 00°20'26" E. 2653.58 feet to the Point of Beginning.

The above-described area contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

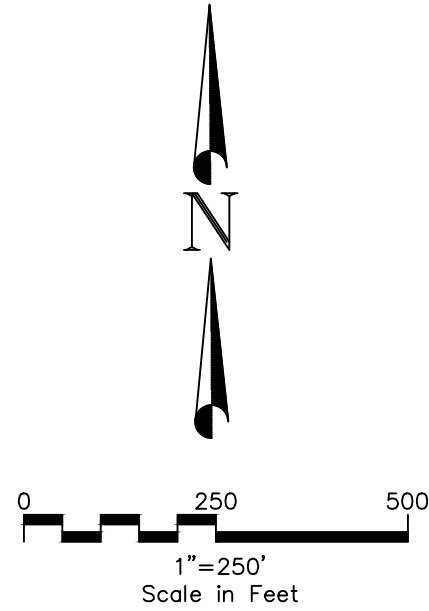
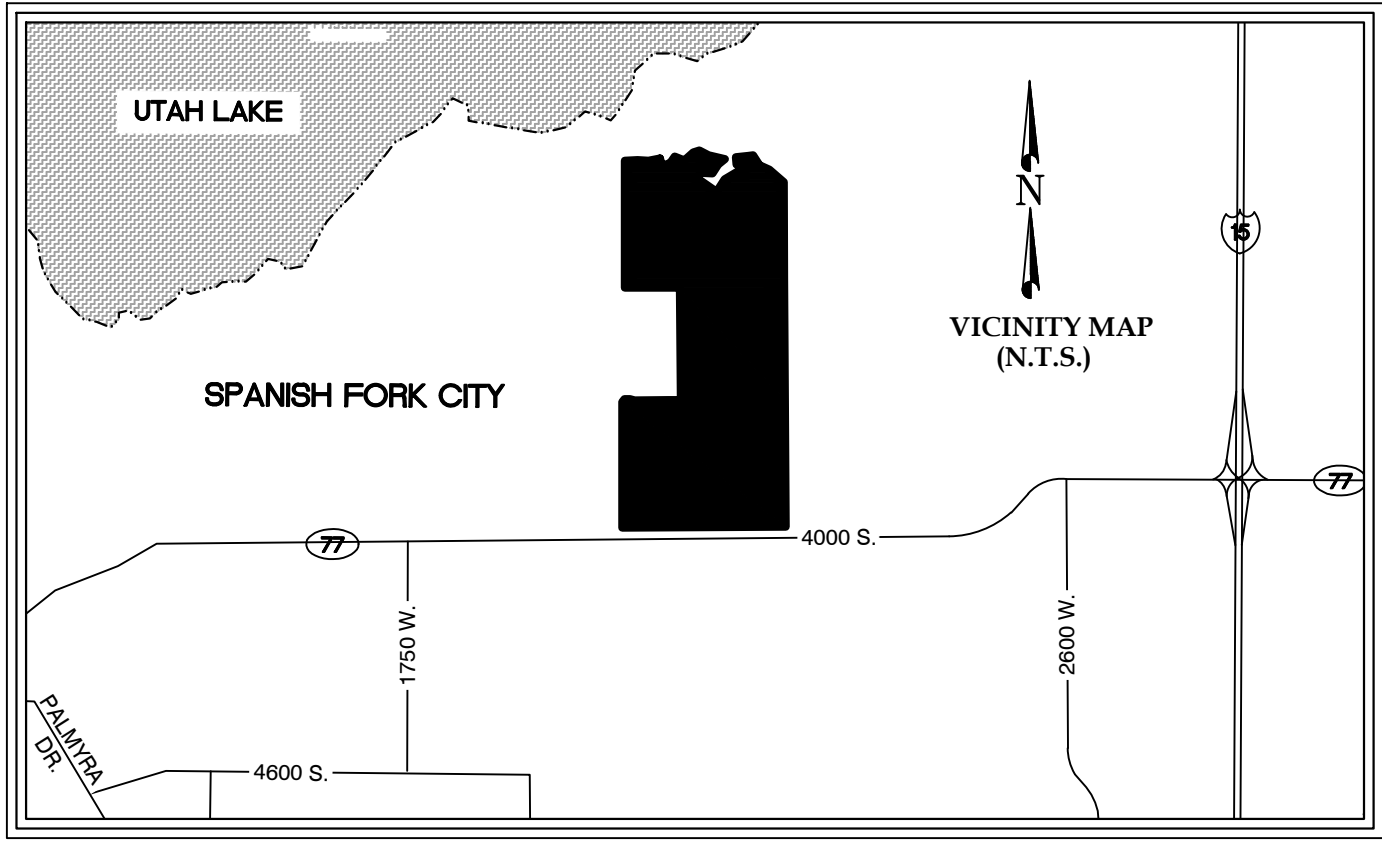
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The description hereon have been prepared for the purpose of annexing Utah County Parcel No's.: 71:019:0003, 71:019:0002, 71:019:0001, 71:047:0008, 71:019:0010, 71:019:0011, 71:047:0013, 71:047:0014, a portion of 71:019:0020 (4350 North & 1150 West Streets), and a portion of 71:019:0019 (3800 North Street) into a local jurisdiction entity boundary as depicted hereon. The information herein was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

Final Local Entity Plat – Annexation “1”

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1
RESOLUTION NO. _____
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2026

BOUNDARY LINE TABLE		
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L3	52.76	S78° 09' 26"E
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L5	136.63	S89° 49' 57"E
L6	1203.23	N0° 21' 07"W
L7	137.39	N86° 21' 20"E
L8	115.70	S85° 47' 49"E
L9	126.49	N79° 09' 09"E
L10	82.48	S15° 59' 16"E
L11	92.97	N69° 29' 01"E
L12	83.75	N35° 02' 56"E
L13	110.01	S67° 42' 01"E
L14	128.69	N47° 41' 11"E
L15	69.76	N74° 49' 30"E
L16	110.70	S63° 40' 19"E
L17	178.19	S75° 55' 30"E
L18	92.69	S50° 53' 06"W
L19	114.07	S32° 35' 15"W
L20	131.96	N86° 12' 50"W
L21	67.81	S23° 06' 15"W
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L32	118.24	S65° 48' 51"E
L33	204.15	S48° 25' 24"E



NARRATIVE

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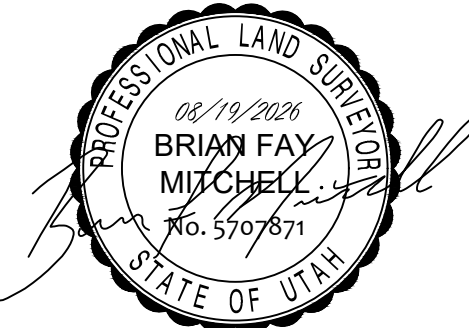
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The above-described annexation contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-73-507 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this ____ day of ____, 2026



Legend of Symbols & Abbreviations

- Annexation Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann. 17-73-507 as amended.

Dated this ____ day of ____, A.D. 2026.

Utah County Surveyor

STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This plat approved as to form by the Board of Stockman Flats Public Infrastructure District No. 1 of Utah County, Utah
This ____ day of ____, pursuant to Resolution _____.

Chair, Stockman Flats Public Infrastructure District No. 1

ATTEST: _____

TITLE: _____

South Quarter Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 57-48

POB
Southeast Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 58-48

SHEET
1
1

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXATION NO. 1

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

PREPARED BY:

**CIR CIVIL ENGINEERING
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation "1"

by

Stockman Flats Public Infrastructure District No. 1

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Stockman Flats 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 137.048 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 Utah 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 SEPT. 2, 2026

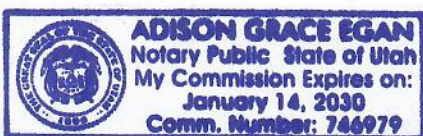
STOCKMAN FLATS PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

F. Mohebbizadeh
_____, Chair

STATE OF UTAH)
)
) :ss.
Salt Lake COUNTY)

On 9/2/26, personally appeared before me * Farzad Mohebbizadeh, 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 Stockman Flats 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).



Adison Grace Egan
NOTARY PUBLIC

**EXHIBIT A TO NOTICE OF BOUNDARY ACTION
(Annexation "1")**

Copy of the Annexation Resolution

(see following pages)

EXHIBIT B TO NOTICE OF BOUNDARY ACTION
(Annexation "1")

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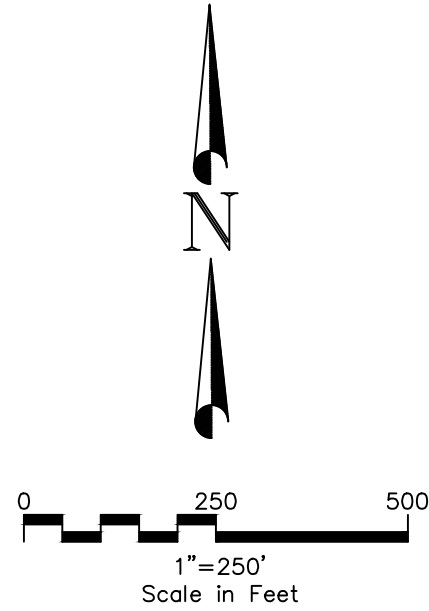
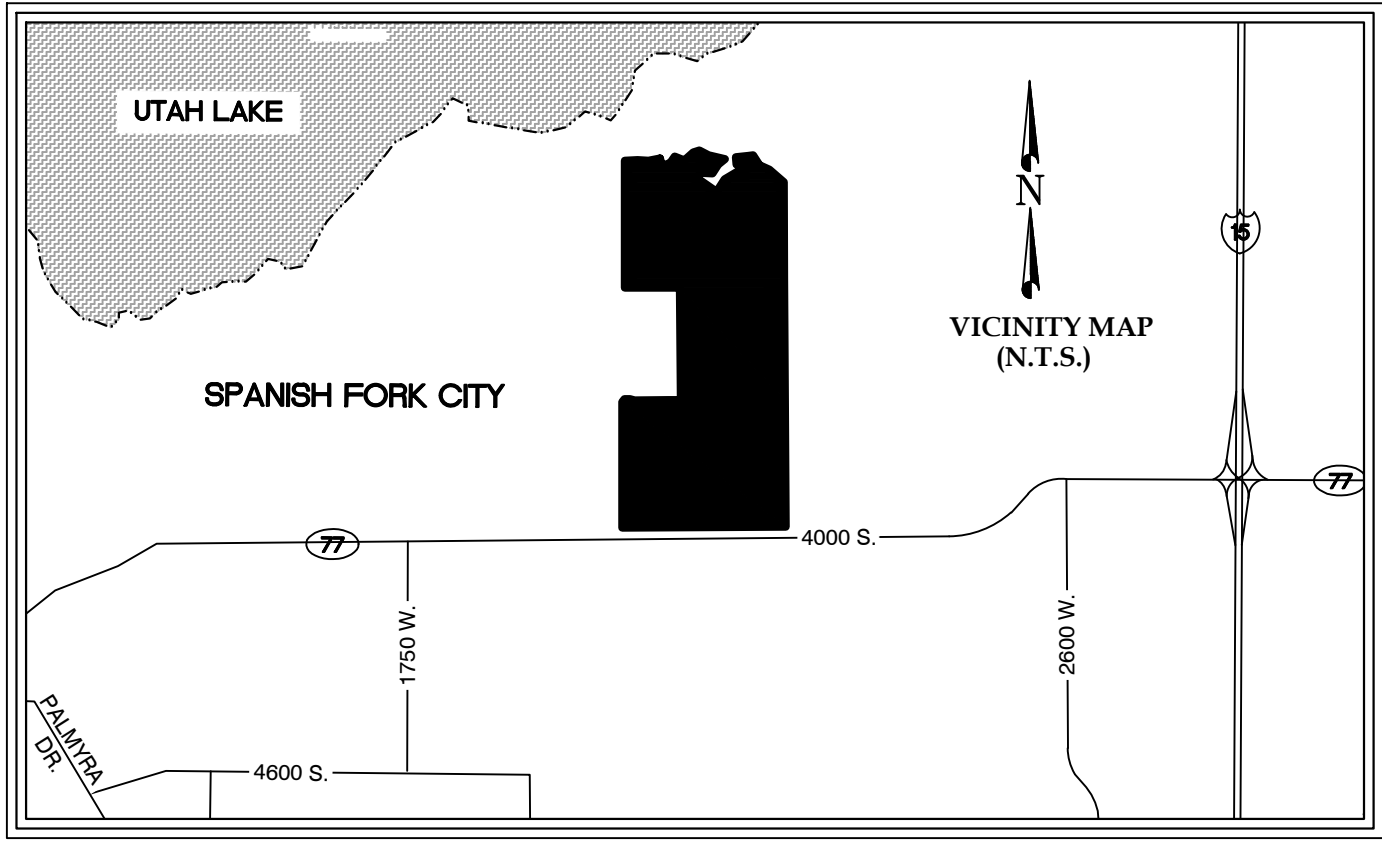
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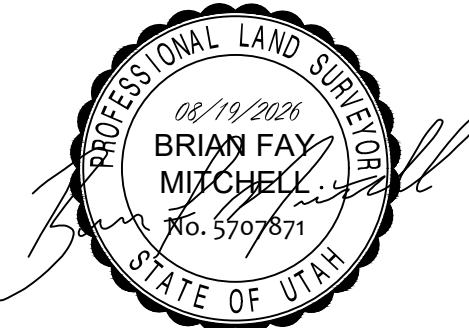
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The above-described annexation contains 5,969,834 sq. ft. in area or 137.048 acres more or less.

SURVEYOR'S CERTIFICATE

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entity Plat, in accordance with Section 17-73-507 was made by me and shown hereon is a true and correct representation of said Final Local Entity Plat.

Signed this ____ day of ____, 2026



Legend of Symbols & Abbreviations

- Annexation Boundary
- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXATION NO. 1

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

PREPARED BY:

**CIR CIVIL ENGINEERING
+SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann. 17-73-507 as amended.

Dated this ____ day of ____, A.D. 2026.

Utah County Surveyor

STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This plat approved as to form by the Board of Stockman Flats Public Infrastructure District No. 1 of Utah County, Utah
This ____ day of ____, pursuant to Resolution _____.

Chair, Stockman Flats Public Infrastructure District No. 1

ATTEST: _____

TITLE: _____

South Quarter Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 57-48

South Quarter Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 58-48

SHEET

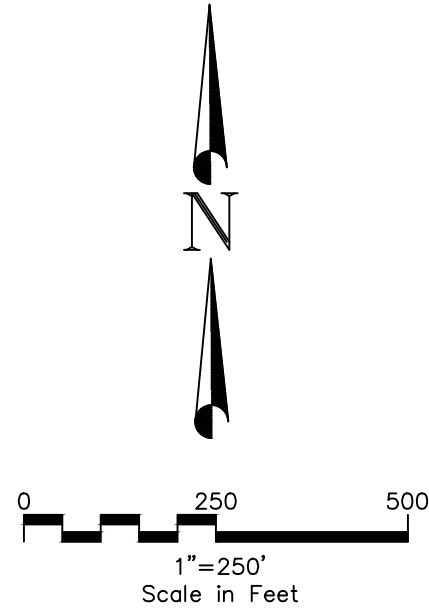
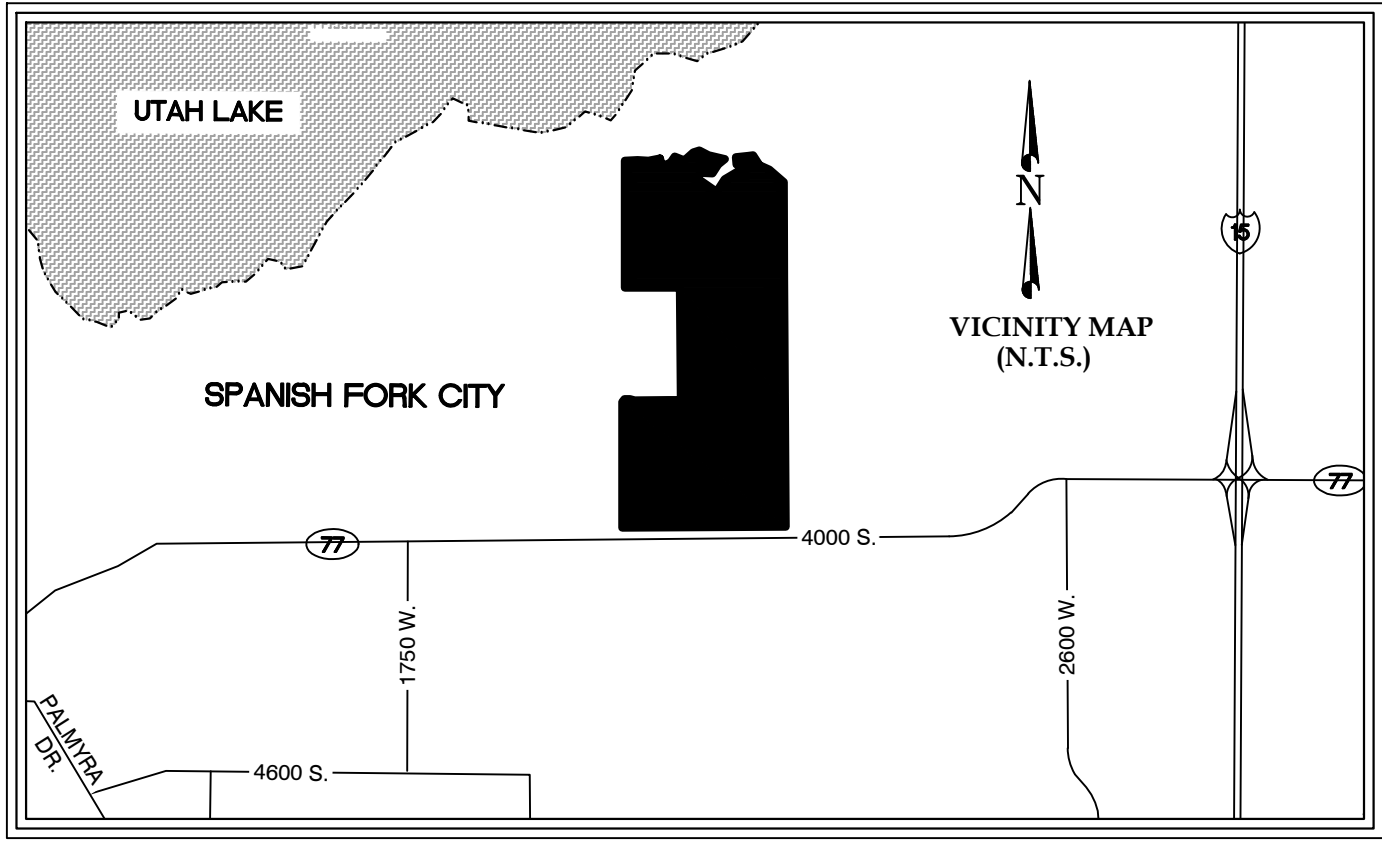
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FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1
RESOLUTION NO. _____.

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2026

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.09	N38° 24' 41"E
L2	59.44	S89° 59' 23"E
L3	52.76	S78° 09' 26"E
L4	355.04	N89° 36' 44"E
L5	136.63	S89° 49' 57"E
L6	1203.23	N0° 21' 07"W
L7	137.39	N86° 21' 20"E
L8	115.70	S85° 47' 49"E
L9	126.49	N79° 09' 09"E
L10	82.48	S15° 59' 16"E
L11	92.97	N69° 29' 01"E
L12	83.75	N35° 02' 56"E
L13	110.01	S67° 42' 01"E
L14	128.69	N47° 41' 11"E
L15	69.76	N74° 49' 30"E
L16	110.70	S63° 40' 19"E
L17	178.19	S75° 55' 30"E
L18	92.69	S50° 53' 06"W
L19	114.07	S32° 35' 15"W
L20	131.96	N86° 12' 50"W
L21	67.81	S23° 06' 15"W
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L28	77.84	N4° 01' 18"W
L29	129.64	N82° 45' 15"E
L30	55.82	N82° 45' 15"E
L31	125.59	S32° 04' 46"E
L32	118.24	S65° 48' 51"E
L33	204.15	S48° 25' 24"E



NARRATIVE

This plat and the description hereon have been prepared for the purpose of annexing Utah County Parcel No.'s: 71:019:0003, 71:019:0002, 71:019:0001, 71:047:0008, 71:019:0010, 71:019:0011, 71:047:0013, 71:047:0014, a portion of 71:019:0020 (4350 North & 1150 West Streets), and a portion of 71:019:0019 (3800 North Street) into a local jurisdiction entity boundary as depicted hereon. The information shown hereon was compiled from documents of record found in the Office of the Utah County Recorder and does not purport to be based upon an actual survey of the area to be annexed.

BOUNDARY DESCRIPTION

An annexation being Lots 8A, 14A, 13A, Stockman Flats Caspian Plat "A" recorded July 8, 2025 as Entry No. 50454/2025, having Map No. 19799 and Lot 1-3, and Part of Lots 10 & 11, Stockman Flats SF 320 Commercial Subdivision recorded November 1, 2024 as Entry No. 76531/2024 in the Office of the Utah County Recorder. Said entire tract is located in the East Half of Section 35, Township 7 South, Range 2 East, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southeast Corner of said Section 35; thence S. 89°35'49" W. 1750.41 feet along the Section Line; thence to and along said Lot 14A the following six (6) courses: 1) North 1347.56 feet; 2) N. 38°24'41" E. 38.09 feet; 3) S. 89°59'23" E. 59.44 feet; 4) S. 78°09'26" E. 52.76 feet; 5) N. 89°36'44" E. 355.04 feet; 6) S. 89°49'57" E. 136.63 feet to the southwesterly corner of said Lot 8A; thence N. 00°21'07" W. 1203.20 feet along the westerly line of said Lot 8A to the northerly right-of-way line of 4350 North Street; thence West 589.73 feet along said northerly right-of-way line to the southwesterly corner of said Lot 3, Stockman Flats SF 320 Commercial Subdivision; thence N. 00°00'46" W. 1360.09 feet to a northwesterly corner of said Lot 3; thence along the northerly line of said Lots 1-3, Stockman Flats SF 320 Commercial Subdivision the following twenty-nine (29) courses: 1) N. 86°21'20" E. 137.39 feet; 2) S. 85°47'49" E. 115.70 feet; 3) N. 79°09'09" E. 126.49 feet; 4) S. 15°59'16" E. 82.48 feet; 5) N. 69°29'01" E. 92.97 feet; 6) N. 35°02'56" E. 83.75 feet; 7) S. 67°42'01" E. 110.01 feet; 8) N. 47°41'11" E. 128.69 feet; 9) N. 74°49'30" E. 69.76 feet; 10) S. 63°40'19" E. 110.70 feet; 11) S. 75°55'30" E. 178.19 feet; 12) S. 50°53'06" W. 92.69 feet; 13) S. 32°35'15" W. 114.07 feet; 14) N. 86°12'50" W. 131.96 feet; 15) S. 23°06'15" W. 67.81 feet; 16) S. 55°19'07" E. 246.08 feet; 17) N. 33°30'49" E. 157.88 feet; 18) N. 58°05'53" E. 147.54 feet; 19) N. 74°34'33" E. 94.06 feet; 20) N. 74°34'33" E. 52.53 feet; 21) N. 73°16'17" W. 146.59 feet; 22) N. 04°01'18" W. 77.84 feet; 23) N. 82°45'15" E. 129.64 feet; 24) N. 82°45'15" E. 55.82 feet; 25) S. 32°04'46" E. 125.59 feet; 26) S. 65°48'51" E. 118.24 feet; 27) S. 48°25'24" E. 204.15 feet; 28) S. 00°15'57" E. 1035.86 feet; 29) S. 00°20'26" E. 2653.58 feet to the Point of Beginning.

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Legend of Symbols & Abbreviations

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ACCEPTANCE BY UTAH COUNTY SURVEYOR

This plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity plat, pursuant to Utah County Ann. 17-73-507 as amended.

Dated this ____ day of ____, A.D. 2026.

Utah County Surveyor

STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This plat approved as to form by the Board of Stockman Flats Public Infrastructure District No. 1 of Utah County, Utah
This ____ day of ____, pursuant to Resolution _____.

Chair, Stockman Flats Public Infrastructure District No. 1

ATTEST: _____

TITLE: _____

South Quarter Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 57-48

POB
Southeast Corner
Section 35, T.7S., R.2E.
3" Utah County Brass Cap
Tie No. 58-48

SHEET
1
1

FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXATION NO. 1

LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING

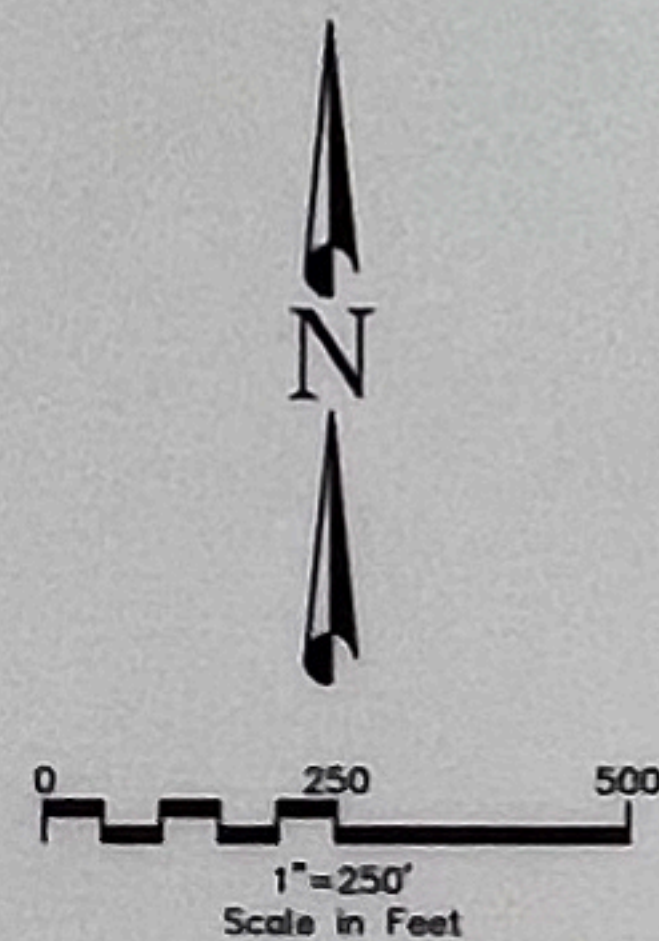
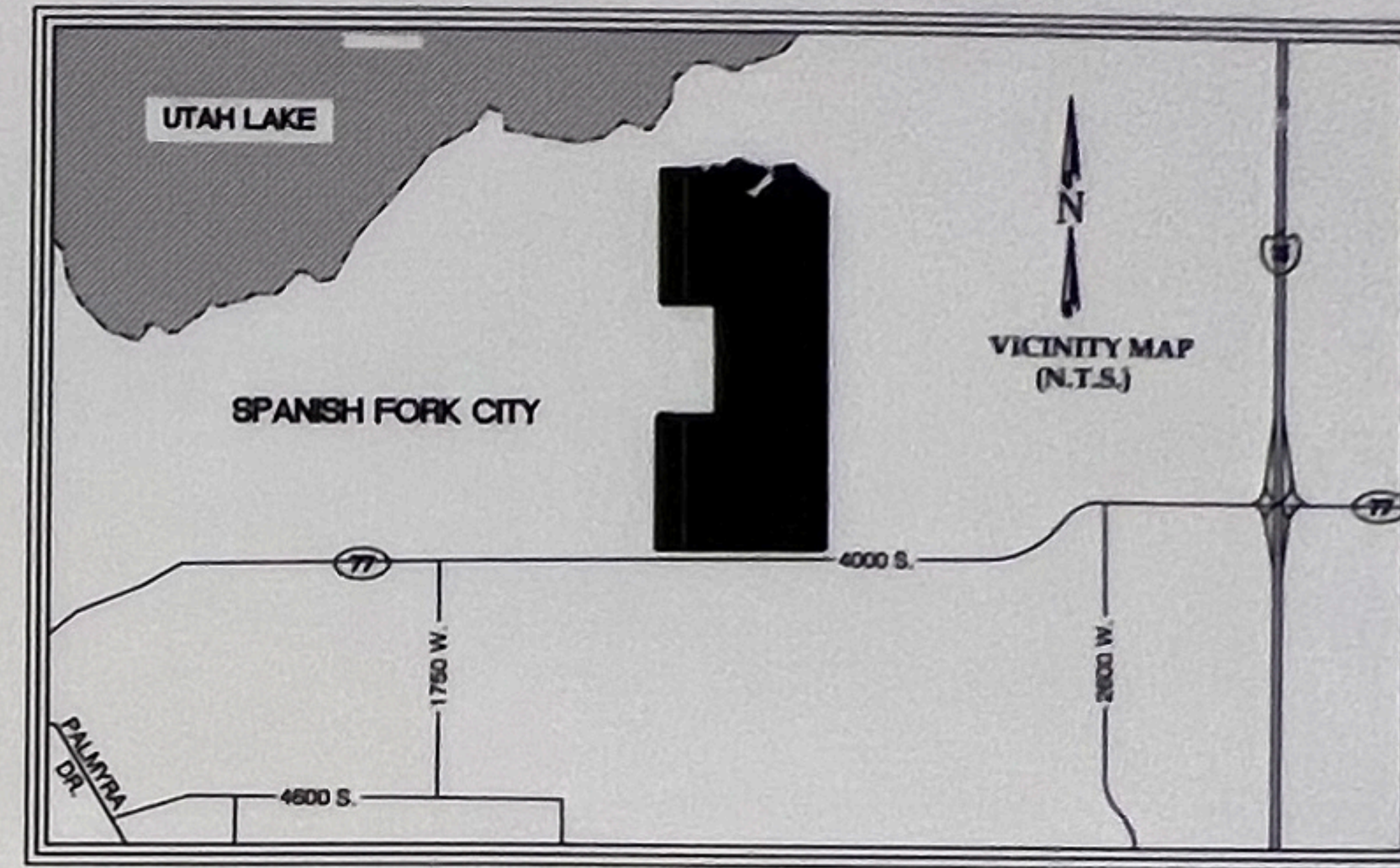
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

UTAH COUNTY RECORDER

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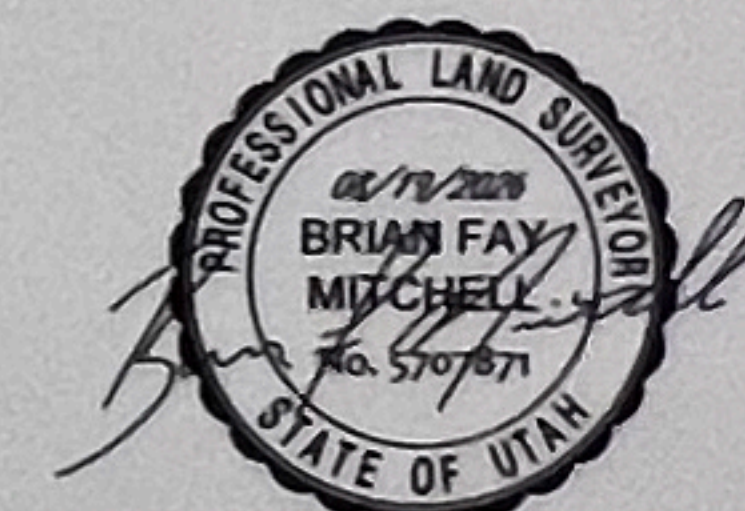
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Signed this 1st day of September, 2026



Legend of Symbols & Abbreviations

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- Adjacent Parcel
- Angle Point in Annexation Boundary (Not Marked)
- Section Corner Monument (Not Located)

ACCEPTANCE BY UTAH COUNTY SURVEYOR

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Dated this 2 day of SEPTEMBER, A.D. 2026.

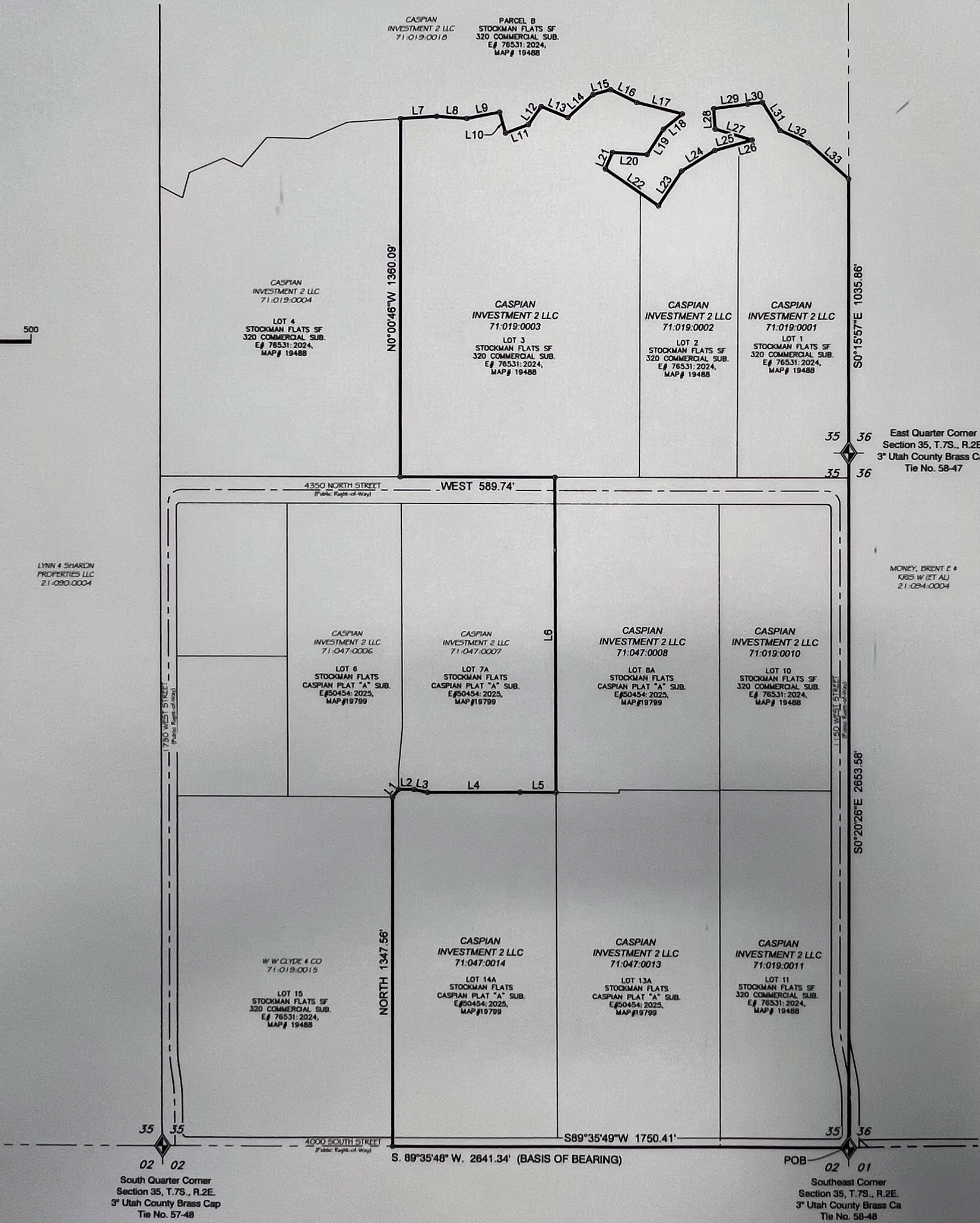
[Signature]
Utah County Surveyor

STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This plat approved as to form by the Board of Stockman Flats Public Infrastructure District No. 1 of Utah County, Utah
This 23 day of SEPT, pursuant to Resolution 2026-07

[Signature]
Chair, Stockman Flats Public Infrastructure District No. 1

ATTEST: *[Signature]*
TITLE: Vice Chair



FINAL LOCAL ENTITY PLAT
STOCKMAN FLATS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXATION NO. 1
LOCATED IN THE EAST HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
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PREPARED BY:

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UTAH COUNTY RECORDER

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