



Washington City Council
Regular Meeting Agenda - Amended
April 10, 2024

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, April 10, 2024 at 4:00 P.M.** or immediately following the Public Forum, hosted at the Washington City Office located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation
Pledge of Allegiance

1. APPROVAL OF AGENDA

2. ANNOUNCEMENTS

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. CONSENT AGENDA

a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meeting of 3/27/24.

b. BOARD AUDIT REPORT

- i. Consideration to approve the Board Audit Report from March 2024.

c. DEDICATION PLAT

- i. Consideration to approve the Sienna Hills Open Space Dedication.

5. RESOLUTIONS

- a. Consideration to approve a Resolution distributing the Recreational, Arts, and Parks Tax to Washington City Arts Council.

- b. Consideration to approve a Resolution distributing the Recreational, Arts, and Parks Tax to St. George Childrens' Museum.

- c. Consideration to approve a Compensation Resolution for Utah Local Governments Trust.

- d. Consideration to approve a Resolution Authorizing A Tax Certificate And Agreement For UAMPS Firm Power Supply Project; and Related Matters.
- e. Consideration to approve a Resolution authorizing the Washington City Public Safety and Firefighter Departments Tier II Contributory Retirement System. Human Resource Director Ruth Holyoak

6. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

7. CITY MANAGER REPORT

8. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

9. ADJOURNMENT

POSTED this 4th day of April 2024
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.



PROJECT FLOW CARD

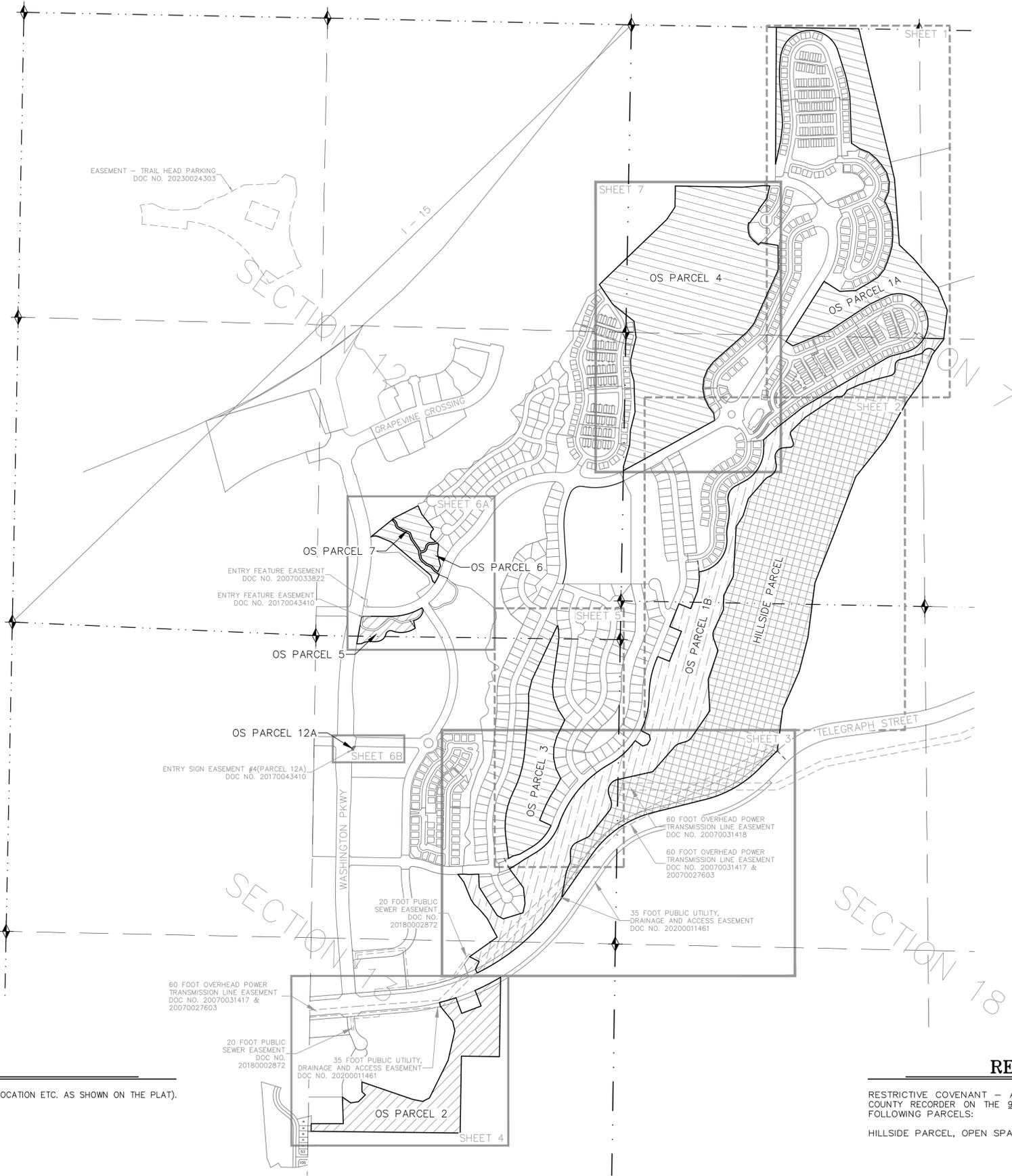
DP-24-02 Dedication Plat - Sienna Hills Open Space

Planning	Reviewed, no concern	
GIS	Reviewed, no concern	
Public Works	<p>Reviewed, comments for consideration.</p> <p>The hillside parcel contains an active and dormant landslide. Public Works would recommend that prior to acceptance that this landslide area be addressed by either mitigation or through some type of agreement between the parties acknowledging the landslide area and how the costs for mitigation, maintenance or repair are divided. Previous attempts to stop the landslide area appear to have slowed the slide but not necessarily stopped the slide. We would recommend a report indicating that the slide area is now dormant.</p> <p>OS Parcel 1B - Need to clarify exactly what Washington City is accepting ownership and responsibility for (i.e. storm drain, box culverts, etc.)</p>	
Engineer	<p>For items in a dedication plat, it has been reviewed and no concerns.</p> <p>Additional comments to consider: Hillside Parcel - The Hillside Parcel has an active landslide and a dormant landslide. Would suggest that if the City were to take this, we would want the active landslide to be mitigated prior to taking this parcel over. It appears that the actions taken about 8 yrs ago to stop the now dormant landslide have helped but would want verification that it is dormant and not active. OS Parcel 1B - Would suggest that it would be good for the City to own the floodplain area that is OS Parcel 1B. Would we want to take over their drainage structures and features? Would suggest that if we don't want to take over their drainage features (pipes, culverts, box culverts, etc.) that we make that clear.</p>	
Fire Dept.	NA	
Parks/Trails	NA	
Building dept	NA	
Washington Power	NA	

Additional Comments:

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
 SEC 7 & SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN
 SEC 12 & SEC 13, T-42-S, R-15-W, SALT LAKE BASE & MERIDIAN



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTION LINE
- TOWNSHIP SECTION LINE
- CENTER SECTION LINE
- HILLSIDE PARCEL: TO BE DEDICATED TO WASHINGTON CITY
- OPEN SPACE PARCEL 1B: TO BE DEDICATED TO WASHINGTON CITY
- OPEN SPACE PARCELS 1A, 2, 3, 4, 5, 6, 7 & 12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

RESTRICTIVE COVENANT NOTE:

RESTRICTIVE COVENANT - ARCHAEOLOGICAL DEED COVENANT, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 9TH DAY OF NOVEMBER, 2023, INSTRUMENT NO. 2023003378 IN PLACE FOR THE FOLLOWING PARCELS:
 HILLSIDE PARCEL, OPEN SPACE PARCEL 1A & OPEN SPACE PARCEL 4

SIENNA HILLS OPEN SPACE DEDICATION LOCATED IN SEC 7 & SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN SEC 12 & SEC 13, T-42-S, R-15-W, SALT LAKE BASE & MERIDIAN	
Drawn: MDR Email: MDR Checked: JAR Approved: JAR Scale: 1" = 40' Job No.: 231001	Date: MARCH, 2024 HIGH POINT ENGINEERING & SURVEYING ENGINEERING - PLANNING - SURVEYING 1360 WEST 2130 SOUTH ST. GEORGE UT 84770 OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109
SHEET CS SHEETS FILE: 231001FF	

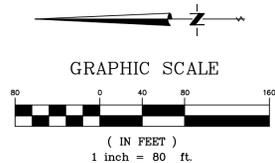
SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF SEC 7,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N52°48'10"W	17.30'
L2	S2°56'58"W	45.45'
L3	S75°44'31"W	113.10'
L4	S65°54'15"W	111.43'
L5	S36°34'33"W	46.74'
L6	S88°42'04"W	31.94'
L64	N52°48'10"W	17.30'
L65	S2°56'58"W	45.45'
L66	S75°44'31"W	113.10'
L67	S65°54'15"W	111.43'
L68	S36°34'33"W	46.74'
L69	S88°42'04"W	31.94'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.00'	45.49'	52°07'31"	N62°38'19"E	43.94'



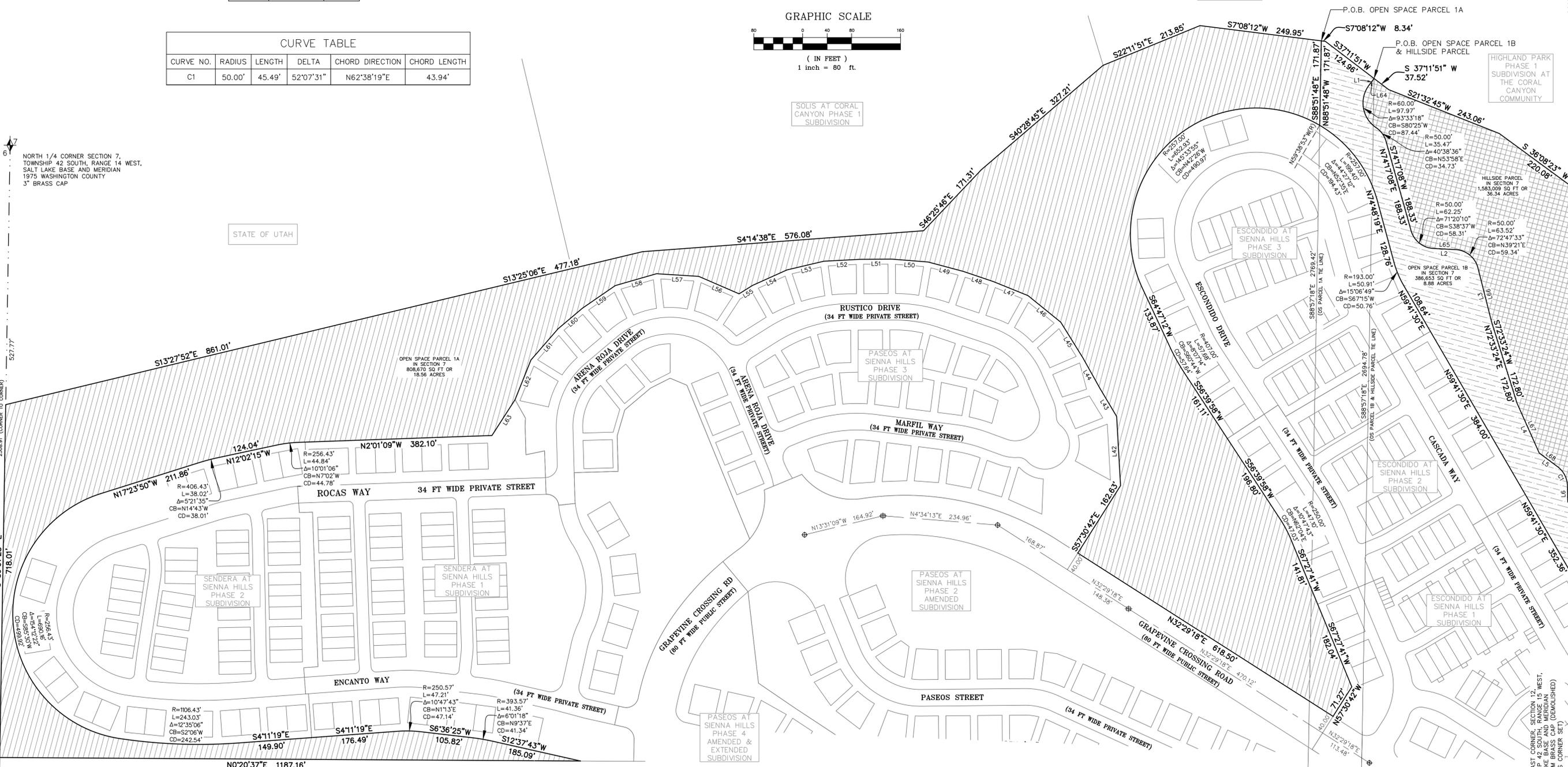
SOLIS AT CORAL CANYON PHASE 1 SUBDIVISION

HIGHLAND PARK PHASE 1 SUBDIVISION AT THE CORAL CANYON COMMUNITY

HIGHLAND PARK PHASE 1 SUBDIVISION AT THE CORAL CANYON COMMUNITY

NORTH 1/4 CORNER SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN 1975 WASHINGTON COUNTY 3" BRASS CAP

STATE OF UTAH



LEGEND	
	SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
	SECTION LINE
	TOWNSHIP SECTION LINE

LEGEND	
	HILLSIDE PARCEL: TO BE DEDICATED TO WASHINGTON CITY
	OPEN SPACE PARCEL 1B: TO BE DEDICATED TO WASHINGTON CITY
	OPEN SPACE PARCELS 1A, 2, 3, 4, 5, 6, 7 & 12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

EAST 1/4 CORNER SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN REBAR & PLASTIC CAP (STAMPED B&G) COUNTY REFERENCE NO. T25-42-15

WITNESS CORNER SET ON SECTION LINE WITH A 3" BRASS CAP IN RING & LID COUNTY REFERENCE NO. R25-42-15

MATCH LINE - SEE SHEET 2

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-9293 - SURVEY SCHEDULE: (435) 256-2109

Drawn: MDR Date: MARCH, 2024
Checked: JAR
Approved: JAR
Scale: 1" = 40'
Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
LOCATED IN
NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF SEC 7,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET
1
SHEETS
9
FILE: 231001FF

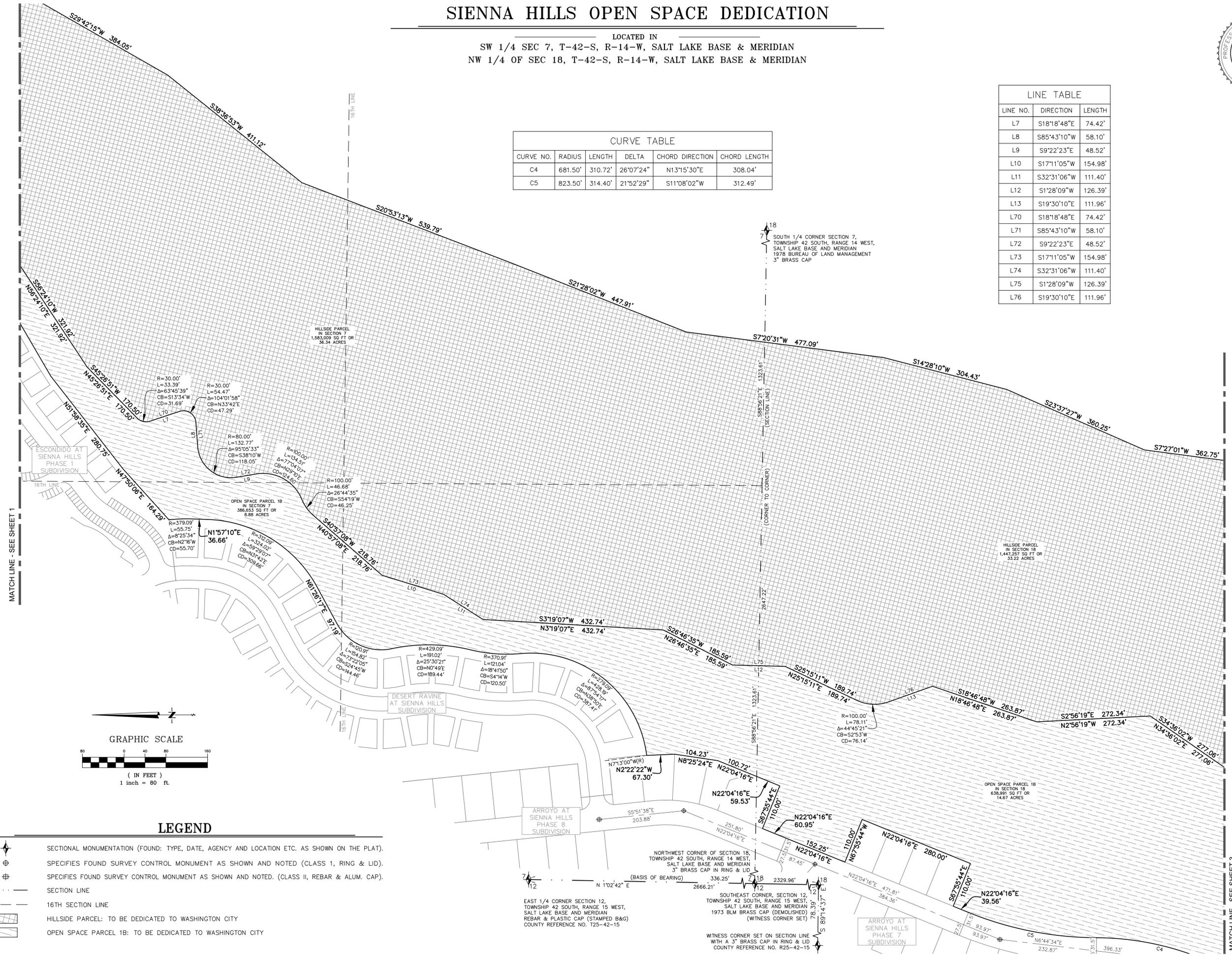
SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
 SW 1/4 SEC 7, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN
 NW 1/4 OF SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN



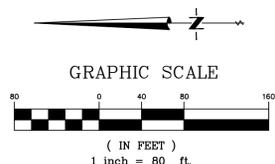
CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	681.50'	310.72'	26°07'24"	N13°15'30"E	308.04'
C5	823.50'	314.40'	21°52'29"	S11°08'02"W	312.49'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	S18°18'48"E	74.42'
L8	S85°43'10"W	58.10'
L9	S9°22'23"E	48.52'
L10	S17°11'05"W	154.98'
L11	S32°31'06"W	111.40'
L12	S1°28'09"W	126.39'
L13	S19°30'10"E	111.96'
L70	S18°18'48"E	74.42'
L71	S85°43'10"W	58.10'
L72	S9°22'23"E	48.52'
L73	S17°11'05"W	154.98'
L74	S32°31'06"W	111.40'
L75	S1°28'09"W	126.39'
L76	S19°30'10"E	111.96'



MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SECTION LINE
- 16TH SECTION LINE
- HILLSIDE PARCEL: TO BE DEDICATED TO WASHINGTON CITY
- OPEN SPACE PARCEL 1B: TO BE DEDICATED TO WASHINGTON CITY

18
 SOUTH 1/4 CORNER SECTION 7,
 TOWNSHIP 42 SOUTH, RANGE 14 WEST,
 SALT LAKE BASE AND MERIDIAN
 1978 BUREAU OF LAND MANAGEMENT
 3" BRASS CAP

12
 N 1°02'42" E
 2666.21'
 EAST 1/4 CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 REBAR & PLASTIC CAP (STAMPED B&G)
 COUNTY REFERENCE NO. T25-42-15

18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

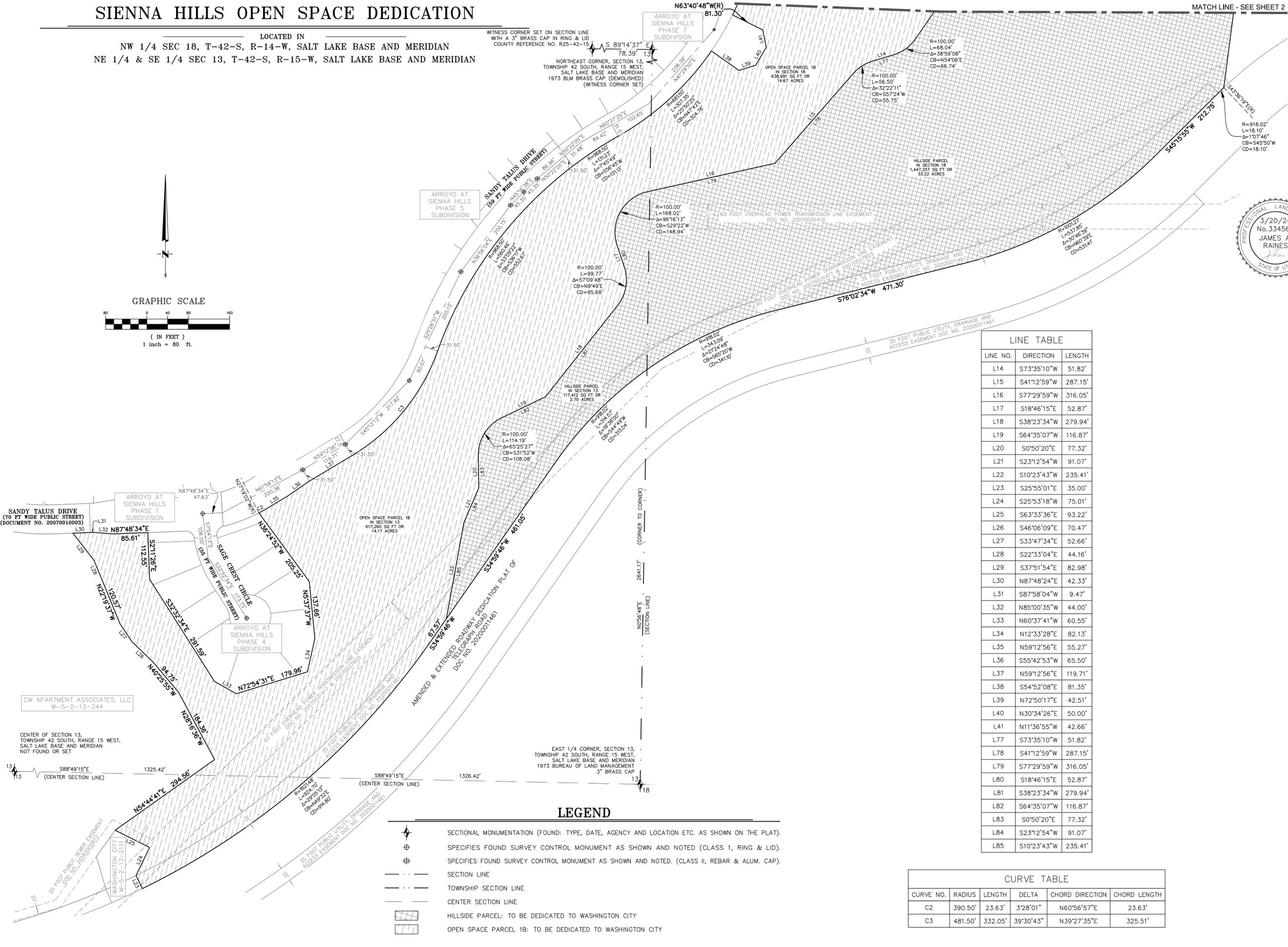
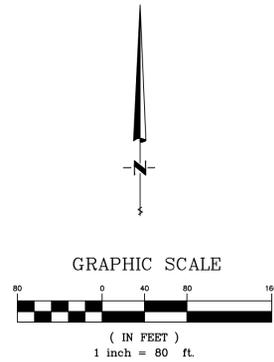
18
 2329.96'
 18
 SOUTHWEST CORNER SECTION 12,
 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
 SALT LAKE BASE AND MERIDIAN
 1973 BLM BRASS CAP (DEMOLISHED)
 (WITNESS CORNER SET)

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SIENNA HILLS OPEN SPACE DEDICATION
 LOCATED IN
 SW 1/4 SEC 7, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN
 NW 1/4 OF SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
 NW 1/4 SEC 18, T-42-S, R-14-W, SALT LAKE BASE AND MERIDIAN
 NE 1/4 & SE 1/4 SEC 13, T-42-S, R-15-W, SALT LAKE BASE AND MERIDIAN



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S73°35'10"W	51.82'
L15	S41°12'59"W	287.15'
L16	S77°29'59"W	316.05'
L17	S18°46'15"E	52.87'
L18	S38°23'34"W	279.94'
L19	S64°35'07"W	116.87'
L20	S0°50'20"E	77.32'
L21	S23°12'54"W	91.07'
L22	S10°23'43"W	235.41'
L23	S25°55'01"E	35.00'
L24	S25°53'18"W	75.01'
L25	S63°33'36"E	93.22'
L26	S46°06'09"E	70.47'
L27	S33°47'34"E	52.66'
L28	S22°33'04"E	44.16'
L29	S37°51'54"E	82.98'
L30	N87°48'24"E	42.33'
L31	S87°58'04"W	9.47'
L32	N85°00'35"W	44.00'
L33	N60°37'41"W	60.55'
L34	N12°33'28"E	82.13'
L35	N59°12'56"E	55.27'
L36	S55°42'53"W	65.50'
L37	N59°12'56"E	119.71'
L38	S54°52'08"E	81.35'
L39	N72°50'17"E	42.51'
L40	N30°34'26"E	50.00'
L41	N11°36'55"W	42.66'
L77	S73°35'10"W	51.82'
L78	S41°12'59"W	287.15'
L79	S77°29'59"W	316.05'
L80	S18°46'15"E	52.87'
L81	S38°23'34"W	279.94'
L82	S64°35'07"W	116.87'
L83	S0°50'20"E	77.32'
L84	S23°12'54"W	91.07'
L85	S10°23'43"W	235.41'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	390.50'	23.63'	3°28'01"	N60°56'57"E	23.63'
C3	481.50'	332.05'	39°30'43"	N39°27'35"E	325.51'

- ### LEGEND
- SECTION MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
 - SECTION LINE
 - TOWNSHIP SECTION LINE
 - CENTER SECTION LINE
 - HILLSIDE PARCEL: TO BE DEDICATED TO WASHINGTON CITY
 - OPEN SPACE PARCEL 1B: TO BE DEDICATED TO WASHINGTON CITY



HIGH POINT ENGINEERING & SURVEYING
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 ST. GEORGE UT 84770
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Drawn: MDR Date: MARCH, 2024
 Email: MDR
 Checked: JAR
 Approved: JAR
 Scale: 1" = 40'
 Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
 LOCATED IN
 NW 1/4 SEC 18, T-42-S, R-14-W, SALT LAKE BASE AND MERIDIAN
 NE 1/4 & SE 1/4 SEC 13, T-42-S, R-15-W, SALT LAKE BASE AND MERIDIAN

SHEET
3
 SHEETS
 FILE: 231001FP

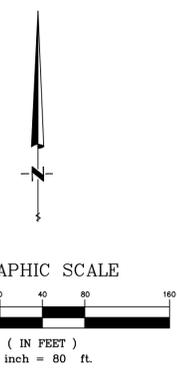
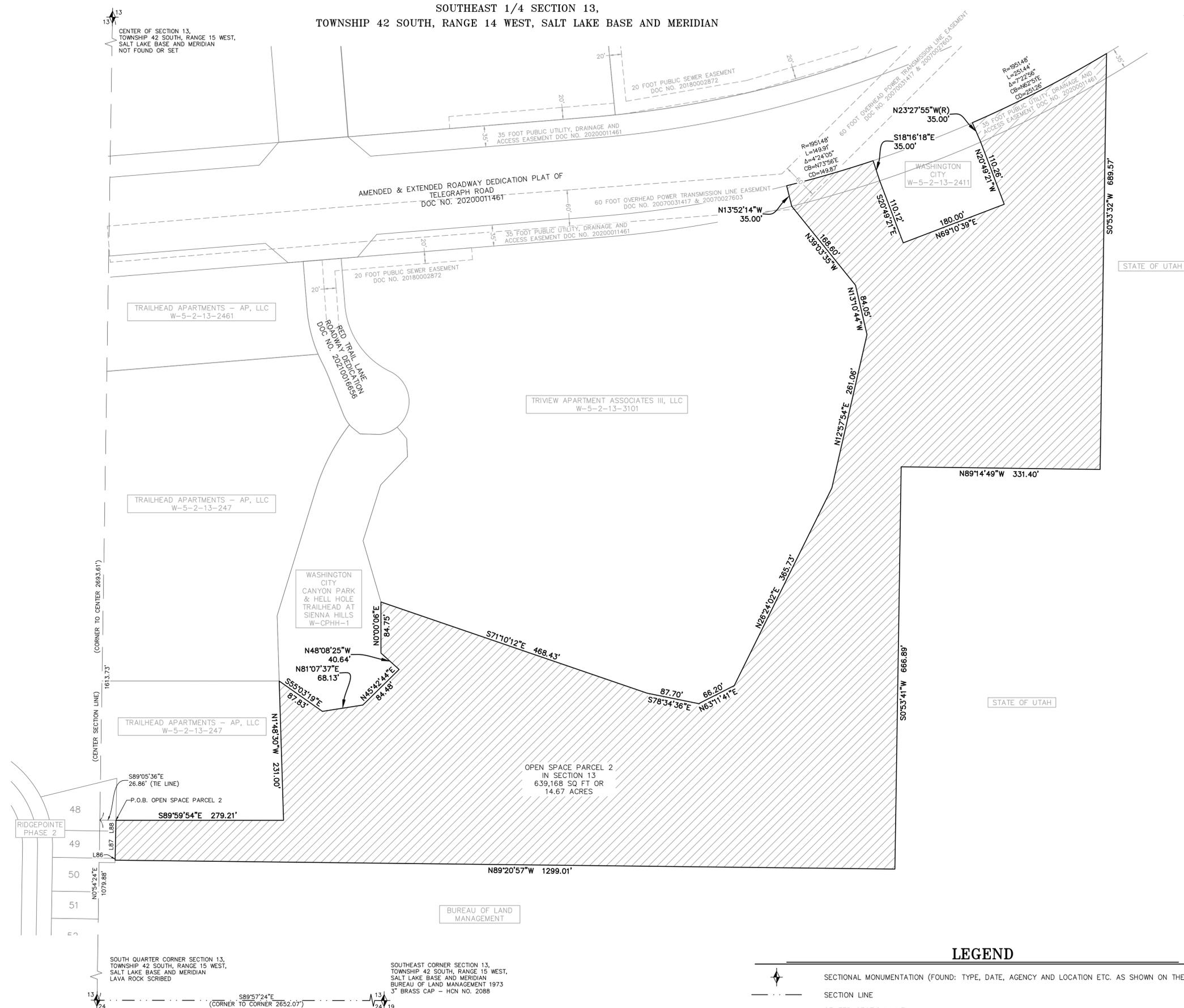
SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
SOUTHEAST 1/4 SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



CENTER OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
NOT FOUND OR SET

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L86	N1°12'37"E	3.03'
L87	N1°12'37"E	45.00'
L88	N1°12'37"E	18.06'



LEGEND	
	SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
	SECTION LINE
	CENTER SECTION LINE
	OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN SOUTHEAST 1/4 SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

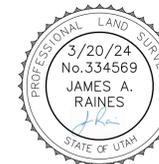
DATE: MARCH, 2024
DRAWN BY: MDR
CHECKED BY: JAR
APPROVED BY: JAR
SCALE: 1" = 80'
JOB NO.: 231001

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109

SHEET 4 OF 9 SHEETS
FILE: 231001FF

SIENNA HILLS OPEN SPACE DEDICATION

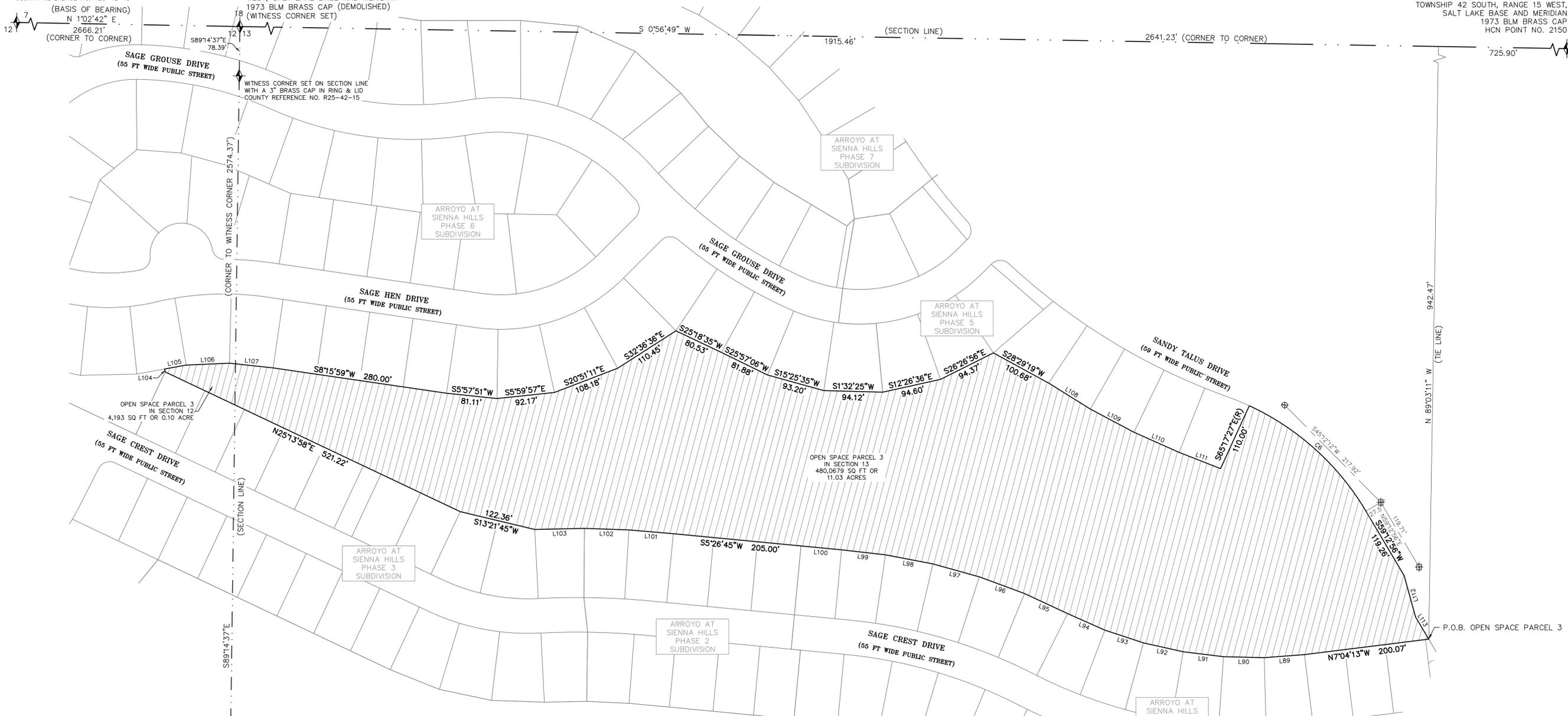
LOCATED IN
SOUTHEAST 1/4 OF SECTION 12 & NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN



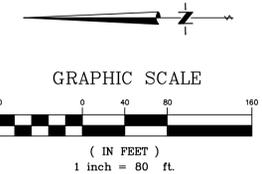
EAST 1/4 CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
REBAR & PLASTIC CAP (STAMPED B&G)
COUNTY REFERENCE NO. 125-42-15

NORTHEAST CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP (DEMOLISHED)
(WITNESS CORNER SET)

EAST 1/4 CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP
HCN POINT NO. 2150



NORTH 1/4 CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BUREAU OF LAND MANAGEMENT
3" BRASS CAP



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	422.50'	254.45'	34°30'24"	N41°57'45"E	250.62'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L89	N4°16'59"W	64.43'
L90	N1°18'58"E	65.00'
L91	N6°56'23"E	65.00'
L92	N12°33'49"E	65.00'
L93	N18°11'14"E	65.00'
L94	N23°48'40"E	65.00'
L95	N24°51'38"E	75.80'
L96	N20°12'11"E	77.04'
L97	N15°29'37"E	77.04'
L98	N10°47'02"E	77.04'
L99	N6°28'30"E	70.73'
L100	S5°26'45"W	65.00'
L101	S4°49'56"W	71.12'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L102	S1°59'19"W	71.11'
L103	S1°14'09"E	79.41'
L104	N79°45'52"E	4.75'
L105	N10°14'08"W	34.85'
L106	S2°28'48"E	69.42'
L107	S6°06'43"W	70.09'
L108	N31°49'45"E	78.11'
L109	N27°52'24"E	78.93'
L110	N23°54'00"E	78.80'
L111	S21°20'42"W	71.18'
L112	S74°30'25"W	68.25'
L113	S59°12'56"W	41.05'

LEGEND	
	SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
	SECTION LINE
	TOWNSHIP SECTION LINE
	OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
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OFFICE: (435) 668-5293 - SURVEY SCHEDULE: (435) 256-2109

Drawn: MDR Date: MARCH, 2024
Email: MARGRAINES@GMAIL.COM
Checked: JAR
Approved: JAR
Scale: 1" = 80'
Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
LOCATED IN
SOUTHEAST 1/4 OF SECTION 12 & NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET
5
SHEETS
9
FILE: 231001FP

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
SOUTHEAST 1/4 OF SECTION 12 & NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

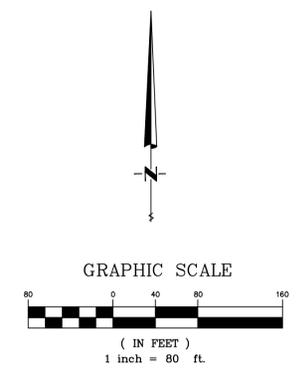
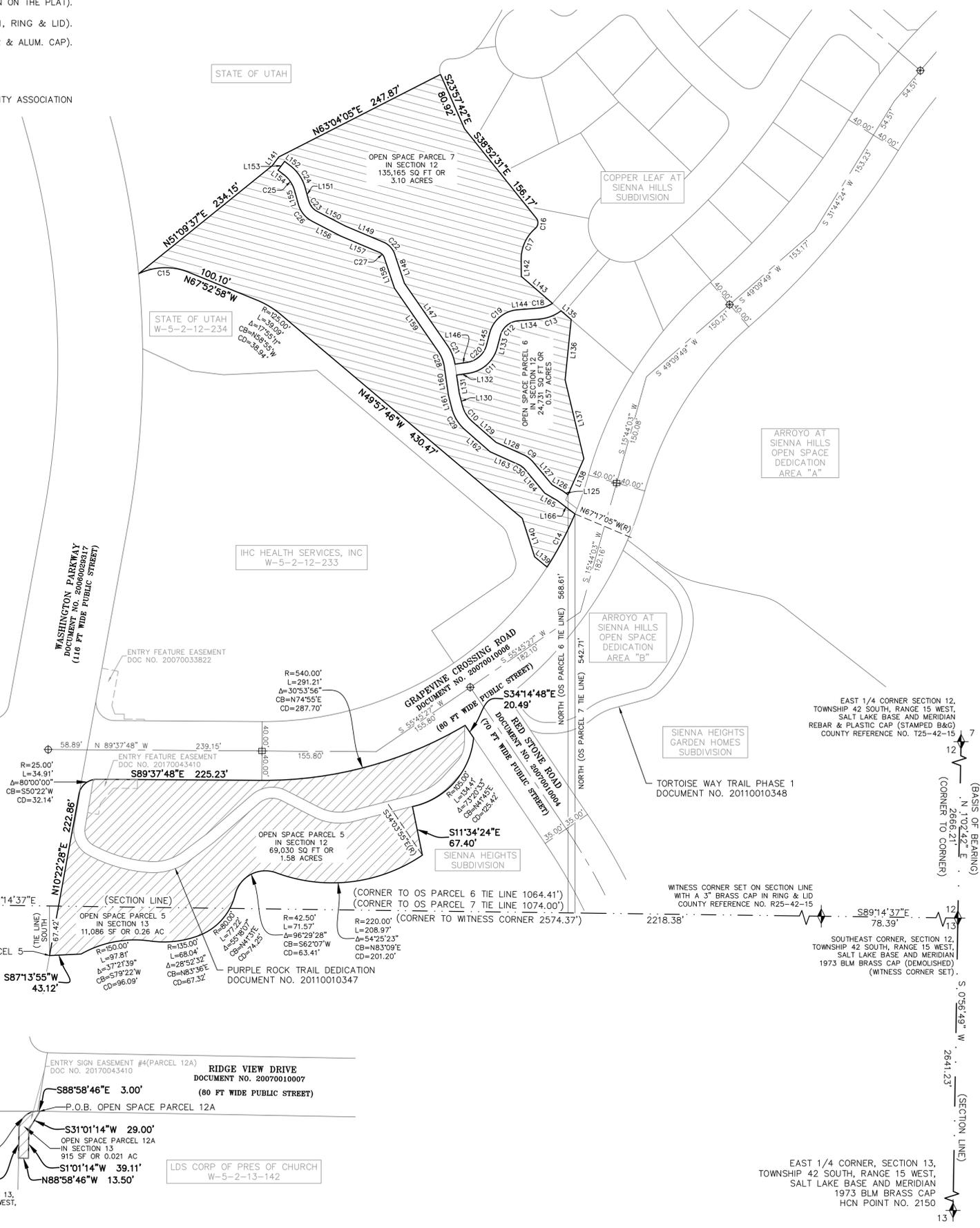


LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SECTION LINE
- CENTER SECTION LINE
- OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	37.50'	16.91'	25°50'25"	N52°53'49"W	16.77'
C10	42.50'	25.68'	34°37'27"	S31°35'04"E	25.29'
C11	47.50'	55.33'	66°44'05"	N48°14'47"E	52.25'
C12	27.50'	33.81'	70°27'03"	S50°06'16"W	31.72'
C13	57.50'	32.23'	32°06'53"	N69°16'20"E	31.81'
C14	460.00'	81.81'	10°11'23"	N27°48'36"E	81.70'
C15	85.00'	70.51'	47°31'39"	S88°21'12"W	68.50'
C16	10.00'	15.44'	88°28'26"	N5°21'42"E	13.95'
C17	55.00'	48.08'	50°05'18"	S24°33'16"W	46.56'
C18	42.50'	20.47'	27°35'36"	N71°31'58"E	20.27'
C19	42.50'	52.26'	70°27'03"	S50°06'16"W	49.03'
C20	32.50'	37.85'	66°44'05"	N48°14'47"E	35.75'
C21	62.50'	27.74'	25°25'53"	N22°05'01"W	27.51'
C22	27.50'	23.38'	48°42'48"	N42°50'52"W	22.68'
C23	22.50'	18.48'	47°04'04"	S39°06'29"E	17.97'
C24	57.50'	37.46'	37°19'34"	N34°14'14"W	36.80'
C25	42.50'	27.69'	37°19'34"	N34°14'14"W	27.20'
C26	37.50'	30.81'	47°04'04"	S39°06'29"E	29.95'
C27	12.50'	10.63'	48°42'48"	N42°50'52"W	10.31'
C28	47.50'	21.90'	26°24'46"	N21°35'34"W	21.70'
C29	57.50'	34.75'	34°37'27"	S31°35'04"E	34.22'
C30	22.50'	10.15'	25°50'25"	N52°53'49"W	10.06'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L125	N52°57'26"W	8.32'
L126	N59°54'25"W	17.49'
L127	N39°58'37"W	39.95'
L128	N65°49'02"W	40.97'
L129	N48°53'48"W	43.46'
L130	N14°16'22"W	17.62'
L131	N8°23'11"W	24.60'
L132	N81°36'49"E	16.66'
L133	N14°52'44"E	16.77'
L134	N85°19'46"E	29.02'
L135	S49°16'07"E	18.25'
L136	S5°47'07"W	82.47'
L137	S13°26'23"E	110.13'
L138	S23°51'57"W	53.77'
L139	S50°33'01"E	22.00'
L140	S17°54'13"E	54.90'
L141	S37°05'59"W	15.00'
L142	S0°29'23"E	22.93'
L143	S49°16'07"E	56.21'
L144	N85°19'46"E	29.02'
L145	N14°52'44"E	16.77'
L146	N81°36'49"E	16.66'
L147	N34°47'56"W	103.08'
L148	N18°29'28"W	41.29'
L149	N67°12'16"W	56.83'
L150	N62°38'31"W	43.03'
L151	N15°34'27"W	18.74'
L152	N52°54'01"W	9.31'
L153	S37°05'59"W	15.00'
L154	N52°54'01"W	9.31'
L155	N15°34'27"W	18.74'
L156	N62°38'31"W	43.63'
L157	N67°12'16"W	57.43'
L158	N18°29'28"W	43.43'
L159	N34°47'56"W	105.22'
L160	N8°23'11"W	39.31'
L161	N14°16'22"W	18.40'
L162	N48°53'48"W	45.70'
L163	N65°49'02"W	43.21'
L164	N39°58'37"W	42.59'
L165	N59°54'25"W	19.21'
L166	N52°57'26"W	30.74'



NORTH 1/4 CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BUREAU OF LAND MANAGEMENT
3" BRASS CAP

EAST 1/4 CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
REBAR & PLASTIC CAP (STAMPED B&G)
COUNTY REFERENCE NO. 125-42-16

WITNESS CORNER SET ON SECTION LINE
WITH A 3" BRASS CAP IN RING & LID
COUNTY REFERENCE NO. R25-42-15

SOUTHEAST CORNER, SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP (DEMOLISHED)
(WITNESS CORNER SET)

EAST 1/4 CORNER, SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP
HCN POINT NO. 2150

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109

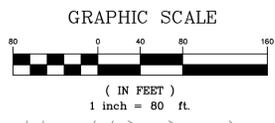
Drawn: MDR Date: MARCH, 2024
Checked: JAR
Approved: JAR
Scale: 1" = 80'
Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
LOCATED IN
SOUTHWEST 1/4 OF SECTION 12 & NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

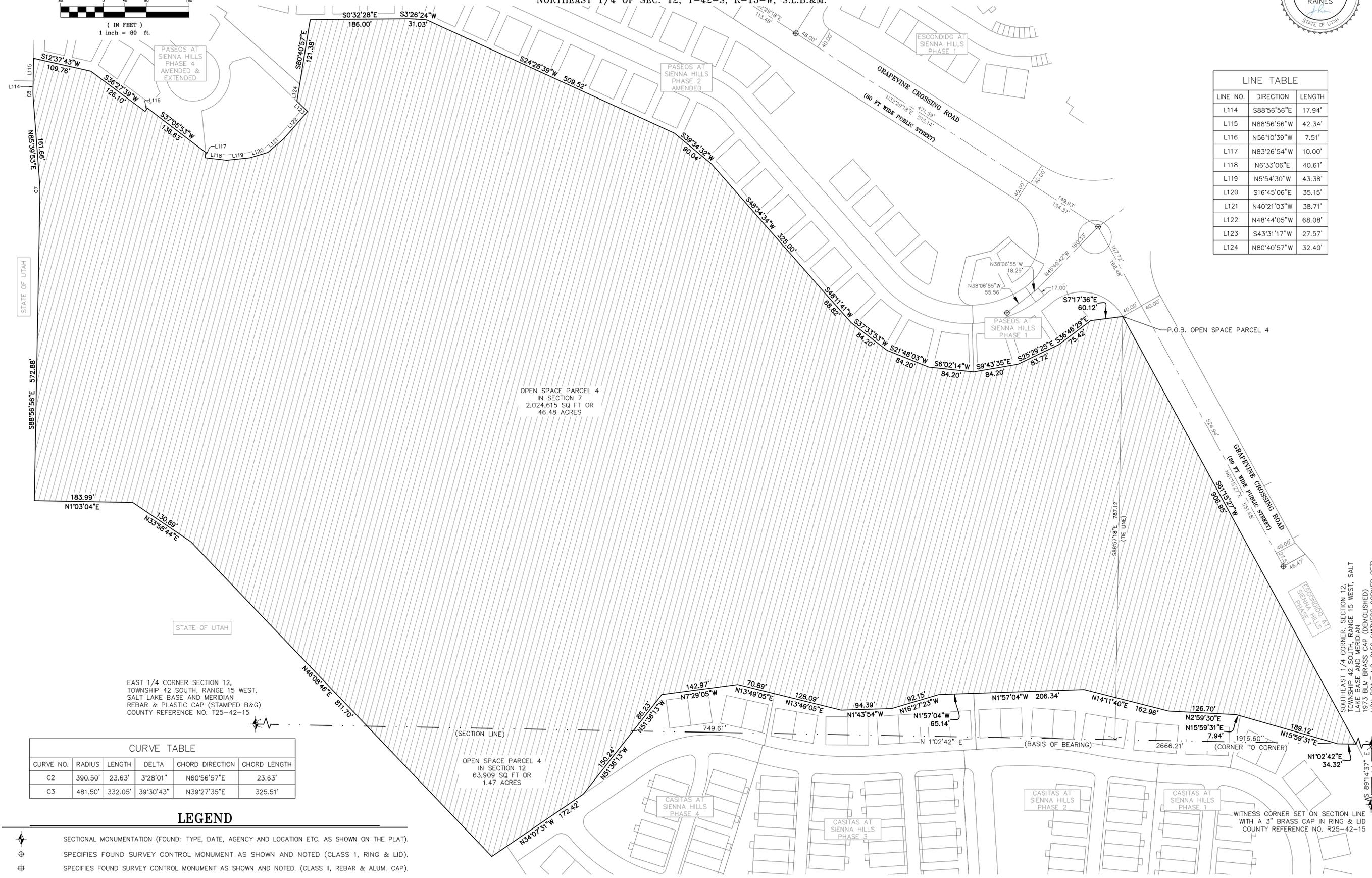
SHEET
6
SHEETS
9
FILE: 231001FF

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
SOUTHWEST 1/4 & NORTHWEST 1/4 OF SEC. 7, T-42-S, R-14-W, S.L.B.&M. &
NORTHEAST 1/4 OF SEC. 12, T-42-S, R-15-W, S.L.B.&M.



LINE NO.	DIRECTION	LENGTH
L114	S88°56'56"E	17.94'
L115	N88°56'56"W	42.34'
L116	N56°10'39"W	7.51'
L117	N83°26'54"W	10.00'
L118	N6°33'06"E	40.61'
L119	N5°54'30"W	43.38'
L120	S16°45'06"E	35.15'
L121	N40°21'03"W	38.71'
L122	N48°44'05"W	68.08'
L123	S43°31'17"W	27.57'
L124	N80°40'57"W	32.40'



OPEN SPACE PARCEL 4
IN SECTION 7
2,024,615 SQ FT OR
46.48 ACRES

OPEN SPACE PARCEL 4
IN SECTION 12
63,909 SQ FT OR
1.47 ACRES

EAST 1/4 CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
REBAR & PLASTIC CAP (STAMPED B&G)
COUNTY REFERENCE NO. T25-42-15

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	390.50'	23.63'	3°28'01"	N60°56'57"E	23.63'
C3	481.50'	332.05'	39°30'43"	N39°27'35"E	325.51'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- SECTION LINE
- TOWNSHIP SECTION LINE
- OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A: TO BE DEDICATED TO SIENNA HILLS COMMUNITY ASSOCIATION

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109

Drawn: MDR Date: MARCH, 2024
Email: MARGRAINES@GMAIL.COM
Checked: JAR
Approved: JAR
Scale: 1" = 80'
Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
LOCATED IN
SOUTHWEST 1/4 & NORTHWEST 1/4 OF SEC. 7, T-42-S, R-14-W, S.L.B.&M. &
NORTHEAST 1/4 OF SEC. 12, T-42-S, R-15-W, S.L.B.&M.

LEGAL DESCRIPTIONS

OPEN SPACE PARCEL 1A:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N10°2'42"E 2861.79 FEET ALONG THE SECTION LINE AND S88°57'18"E 2768.42 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N88°17'48"E 171.87 FEET TO A POINT BEING LOCATED ON THE SOUTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) TO A POINT OF A 257.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N59°38'53"W, THENCE ALONG THE ARC OF SAID CURVE 652.93 FEET THROUGH A CENTRAL ANGLE OF 145°33'55"; (2) THENCE S6444°7'21"W 133.87 FEET (3) TO THE POINT OF A 407.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 57.68 FEET THROUGH A CENTRAL ANGLE OF 67°17'44"; (4) THENCE S90°39'58"W 181.11 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S56°39'58"W 196.80 FEET; (2) TO THE POINT OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.10 FEET THROUGH A CENTRAL ANGLE OF 107°47'43"; (3) THENCE S67°27'41"W 141.81 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S67°27'41"W 182.04 FEET; (2) THENCE N57°30'42"W 71.27 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "PASOS AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N23°29'18"E 618.50 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "PASOS AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING TWENTY TWO (22) COURSES: (1) S57°30'42"E 162.63 FEET; (2) THENCE N86°45'22"E 140.91 FEET; (3) THENCE N59°07'52"E 65.95 FEET; (4) THENCE N60°40'22"E 72.50 FEET; (5) THENCE N58°03'48"E 84.87 FEET; (6) THENCE N38°58'01"E 85.95 FEET; (7) THENCE N21°57'53"E 76.44 FEET; (8) THENCE N18°37'21"E 65.00 FEET; (9) THENCE N14°53'08"E 74.21 FEET; (10) THENCE N4°31'19"E 74.70 FEET; (11) THENCE N02°23'37"W 65.00 FEET; (12) THENCE N2°59'51"W 73.81 FEET; (13) THENCE N13°13'10"W 77.44 FEET; (14) THENCE N12°15'12"E 87.13 FEET; (15) THENCE N31°52'44"W 52.37 FEET; (16) THENCE N23°18'02"E 89.73 FEET; (17) THENCE N33°30'07"E 86.58 FEET; (18) THENCE N15°57'43"W 87.62 FEET; (19) THENCE N34°27'15"W 81.46 FEET; (20) THENCE N40°00'59"W 65.00 FEET; (21) THENCE N48°54'56"W 84.21 FEET; (22) THENCE N86°04'39"W 86.96 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N57°02'42"W 86.90 FEET; (2) THENCE N02°01'09"W 382.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) N2°01'09"W 13.08 FEET (2) TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 44.84 FEET THROUGH A CENTRAL ANGLE OF 100°10'6"; (3) THENCE N12°02'15"W 124.04 FEET (4) TO THE POINT OF A 406.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 38.02 FEET THROUGH A CENTRAL ANGLE OF 02°21'35"; (5) THENCE N17°29'50"W 211.86 FEET (6) TO THE POINT OF A 256.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 149.90 FEET THROUGH A CENTRAL ANGLE OF 154°12'22"; (7) TO THE POINT OF A 1106.43 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 243.03 FEET THROUGH A CENTRAL ANGLE OF 12°35'06"; (8) THENCE S04°11'19"E 149.90 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE "SENDERA AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) S04°11'19"E 176.57 FEET (2) TO THE POINT OF A 250.57 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET THROUGH A CENTRAL ANGLE OF 107°47'43"; (3) THENCE S06°36'25"W 108.82 FEET (4) TO THE POINT OF A 393.57 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 41.36 FEET THROUGH A CENTRAL ANGLE OF 67°01'18"; (5) THENCE S12°37'43"W 185.09 FEET TO A POINT ON THE EAST LINE OF SECTIONAL LOT 1, SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SECTIONAL LOT LINE THE FOLLOWING ONE (1) COURSE: (1) N02°03'37"E 1187.16 FEET TO A POINT ON THE NORTH SECTION LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTH SECTION LINE THE FOLLOWING FIVE (5) COURSES: (1) S89°01'28"E 718.01 FEET TO A POINT ON THE EAST LINE OF THE SIENNA HILLS DEVELOPMENT BOUNDARY - ALTA SURVEY; DOCUMENT NO. S5005986-06, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) S13°27'52"E 861.01 FEET; (2) THENCE S13°25'06"E 477.18 FEET; (3) THENCE S04°14'38"E 576.08 FEET; (4) THENCE S48°25'46"E 171.31 FEET; (5) THENCE S40°28'46"E 127.21 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE "HIGHLAND PARK PHASE 1" SUBDIVISION AT THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S22°11'51"E 213.85 FEET; (2) THENCE S07°08'12"W 249.95 FEET TO THE POINT OF BEGINNING.

CONTAINS 808,670 SQ FT OR 18.56 ACRES MORE LESS

OPEN SPACE PARCEL 2:

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°54'24"E 1079.86 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S89°05'36"E 26.86 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION AND SAID POINT ALSO BEING LOCATED ON THE SOUTHERLY BOUNDARY OF THE STATE OF UTAH PATENT NO. 206562 AREA 17B; DOCUMENT NO. 20200009934, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S89°59'54"E 279.21 FEET; (2) THENCE N01°48'30"W 231.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF "CANYON PARK AND RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) S55°03'19"E 87.83 FEET; (2) THENCE N81°07'37"E 68.13 FEET; (3) THENCE N45°42'44"E 84.48 FEET; (4) THENCE N48°08'25"W 40.64 FEET; (5) THENCE N00°00'06"E 84.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE AMENDED AND RESTATED STATE OF UTAH PATENT NO. 20617; DOCUMENT NO. 20191001970, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S37°10'12"E 468.43 FEET; (2) THENCE S78°34'36"E 87.70 FEET; (3) THENCE N63°11'41"E 66.20 FEET; (4) THENCE N62°40'02"E 366.73 FEET; (5) THENCE N12°57'54"E 261.06 FEET; (6) THENCE N13°10'44"W 84.05 FEET; (7) THENCE N39°03'35"W 168.60 FEET; THENCE N13°52'14"W 35.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD--PHASE II", DOCUMENT NO. 20200011461, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) TO A POINT OF A 1951.48 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N13°52'14"W, THENCE ALONG THE ARC OF SAID CURVE 149.91 FEET THROUGH A CENTRAL ANGLE OF 042°05'5"; THENCE S18°16'18"E 35.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE AMENDED AND RESTATED STATE OF UTAH EXCHANGE PATENT NO. 20010; DOCUMENT NO. 20080005082, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S2°49'21"E 110.12 FEET; (2) THENCE N69°10'39"E 180.00 FEET; (3) THENCE N2°04'49"W 110.26 FEET; THENCE N23°27'55"W 35.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD--PHASE II", DOCUMENT NO. 20200011461, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) TO A POINT OF A 1951.48 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N23°27'55"W, THENCE ALONG THE ARC OF SAID CURVE 251.44 FEET THROUGH A CENTRAL ANGLE OF 07°22'56"; TO A POINT ON THE EAST LINE OF THE SIENNA HILLS DEVELOPMENT BOUNDARY - ALTA SURVEY; DOCUMENT NO. S5005986-06, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S00°53'32"W 689.57 FEET; (2) THENCE N89°14'49"W 331.40 FEET; (3) THENCE S00°53'41"W 666.89 FEET; (4) THENCE N89°20'57"W 1299.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE STATE OF UTAH PATENT NO. 20357; DOCUMENT NO. 201600204161, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N01°23'37"E 3.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE STATE OF UTAH PATENT NO. 20355; DOCUMENT NO. 201900046676, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N01°23'37"E 45.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE STATE OF UTAH PATENT NO. 20356; DOCUMENT NO. 201900046677, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N01°23'37"E 18.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 639,168 SQ FT OR 14.67 ACRES MORE LESS

OPEN SPACE PARCEL 3:

A PARCEL OF LAND LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°56'49"W 1915.46 FEET ALONG THE EAST SECTION LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND N89°03'11"W 942.47 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND SAID POINT ALSO BEING LOCATED ON THE EASTERLY BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: (1) N07°04'13"W 200.07 FEET; (2) THENCE N04°16'59"W 64.43 FEET; (3) THENCE N01°18'59"E 65.00 FEET; (4) THENCE N06°56'23"E 65.00 FEET; (5) THENCE N12°33'49"E 65.00 FEET; (6) THENCE N18°11'41"E 65.00 FEET; (7) THENCE N23°46'40"E 65.00 FEET; (8) THENCE N24°51'38"E 75.80 FEET; (9) THENCE N20°12'11"E 77.04 FEET; (10) THENCE N15°28'37"E 77.04 FEET; (11) THENCE N10°47'02"E 77.04 FEET; (12) THENCE N06°28'30"E 70.73 FEET; (13) THENCE N05°26'45"E 65.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N05°26'45"E 205.00 FEET; (2) THENCE N04°49'56"E 71.12 FEET; (3) THENCE N01°59'19"E 71.11 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N01°14'09"W 79.41 FEET (2) THENCE N13°21'45"E 122.36 FEET; (3) THENCE N25°13'58"E 521.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: (1) N79°45'52"E 4.75 FEET; (2) THENCE S10°14'08"E 34.85 FEET; (3) THENCE S02°28'48"E 69.42 FEET; (4) THENCE S06°06'43"W 70.09 FEET; (5) THENCE S08°15'59"W 280.00 FEET; (6) THENCE S05°57'51"W 81.11 FEET; (7) THENCE S05°59'57"E 92.17 FEET; (8) THENCE S20°51'14"E 108.18 FEET; (9) THENCE S32°36'36"E 110.45 FEET; (10) THENCE S25°18'35"W 80.53 FEET; (11) THENCE S25°57'06"W 81.88 FEET; (12) THENCE S19°25'35"W 93.20 FEET; (13) THENCE S03°32'25"W 94.12 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWELVE (12) COURSES: (1) S12°26'36"E 94.60 FEET; (2) THENCE S26°26'56"E 94.37 FEET; (3) THENCE S28°29'19"W 100.68 FEET; (4) THENCE S31°49'45"W 78.11 FEET; (5) THENCE S27°52'24"W 78.93 FEET; (6) THENCE S21°20'42"W 71.18 FEET; (7) THENCE S65°17'27"E 110.00 FEET TO A POINT ON A 422.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N65°17'27"W, THENCE ALONG THE ARC OF SAID CURVE 254.45 FEET THROUGH A CENTRAL ANGLE OF 34°30'24"; (10) THENCE S59°12'56"W 119.26 FEET; (11) THENCE S74°30'25"W 68.25 FEET; (12) THENCE S59°12'56"W 41.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 484,872 SQ FT OR 11.13 ACRES MORE LESS

OPEN SPACE PARCEL 4:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF ESCONDIDO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT ALSO BEING N10°24'2"E 1916.60 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION, AND S88°57'18"E 787.12 FEET AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY FOR THE FOLLOWING ONE (1) COURSE: (1) S61°15'27"W 906.95 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N01°02'42"E 34.32 FEET; (2) THENCE N15°59'31"E 189.12 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N15°59'31"E 7.94 FEET; (2) THENCE N2°59'30"E 126.70 FEET (3) THENCE N4°11'40"E 162.96 FEET; (4) THENCE N01°57'04"W 206.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N01°57'04"W 65.14 FEET; (2) THENCE N16°27'23"W 92.15 FEET; (3) THENCE N01°43'54"W 94.39 FEET; (4) THENCE N13°49'05"E 128.09 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE "CASITAS AT SIENNA HILLS PHASE 4" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N13°49'05"E 70.89 FEET; (2) THENCE N07°29'05"W 142.97 FEET; (3) THENCE N51°35'13"W 236.47 FEET; (4) THENCE N34°07'31"W 172.42 FEET; THENCE N34°07'31"W 34.09 FEET; THENCE N46°08'46"E 811.70 FEET; THENCE N33°58'44"E 130.89 FEET; THENCE N01°03'04"E 183.99 FEET; THENCE S88°56'56"E 572.88 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.98 FEET THROUGH A CENTRAL ANGLE OF 05°23'11"; THENCE N85°39'53"E 161.66 FEET TO A POINT ON A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 12.22 FEET THROUGH A CENTRAL ANGLE OF 05°23'11"; THENCE S88°56'56"E 7.94 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASOS AT SIENNA HILLS PHASE 4 AMENDED & EXTENDED" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: (1) S88°56'56"E 42.34 FEET; (2) THENCE S12°37'43"W 109.76 FEET; (3) THENCE S36°27'39"W 126.10 FEET; (4) THENCE S56°10'39"E 7.51 FEET; (5) THENCE S37°05'53"W 136.63 FEET; (6) THENCE N83°26'54"W 10.00 FEET; (7) THENCE S06°33'06"W 40.61 FEET; (8) THENCE S05°54'30"E 43.38 FEET; (9) THENCE S16°45'06"E 35.15 FEET; (10) THENCE S40°21'05"E 38.17 FEET; (11) THENCE S48°14'05"E 38.17 FEET; (12) THENCE N43°11'17"E 27.50 FEET; (13) THENCE S80°40'57"E 32.40 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASOS AT SIENNA HILLS PHASE 2 AMENDED" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) S80°40'57"E 121.38 FEET; (2) THENCE S00°32'28"E 186.00 FEET; (3) THENCE S32°26'24"W 31.03 FEET; (4) THENCE S24°28'39"W 509.52 FEET; (5) THENCE S39°34'32"W 90.04 FEET; (6) THENCE S48°34'34"W 325.00 FEET; (7) THENCE S48°11'41"W 68.82 FEET; (8) THENCE S37°33'53"W 84.20 FEET; (9) THENCE S21°48'03"W 84.20 FEET; (10) THENCE S06°02'14"W 84.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE "PASOS AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S09°43'35"E 84.20 FEET; (2) THENCE S25°29'25"E 83.72 FEET; (3) THENCE S36°48'29"E 75.42 FEET; (4) THENCE S07°17'36"E 60.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,088,524 SQ FT OR 47.95 ACRES MORE LESS

OPEN SPACE PARCEL 5:

A PARCEL OF LAND LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF WASHINGTON PARKWAY, SAID POINT BEING S89°14'27"E 355.99 FEET ALONG THE SECTION LINE AND SOUTH 67.42 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST RIGHT OF WAY LINE N10°22'28"E 222.46 FEET TO THE POINT OF BEGINNING OF A 62.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 10.63 FEET THROUGH A CENTRAL ANGLE OF 48°42'48"; (2) THENCE S89°37'48"E 225.23 FEET (3) TO A POINT ON A 540.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 29.21 FEET THROUGH A CENTRAL ANGLE OF 107°47'43"; (4) THENCE S06°36'25"W 108.82 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TELEGRAPH ROAD, ROADWAY DEDICATION PLAT NO. 202000100041, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WEST RIGHT OF WAY LINE S34°14'48"E 20.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE "SIENNA HEIGHTS" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34.91 FEET THROUGH A CENTRAL ANGLE OF 80°00'00"; (2) THENCE S89°37'48"E 225.23 FEET (3) TO A POINT ON A 540.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 29.21 FEET THROUGH A CENTRAL ANGLE OF 107°47'43"; (4) THENCE S06°36'25"W 108.82 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TELEGRAPH ROAD, ROADWAY DEDICATION PLAT NO. 202000100041, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WEST RIGHT OF WAY LINE S34°14'48"E 20.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE "SIENNA HEIGHTS" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N34°03'55"W, THENCE ALONG THE ARC OF SAID CURVE 208.97 FEET THROUGH A CENTRAL ANGLE OF 54°25'23"; (4) TO A POINT ON A 42.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 13.41 FEET THROUGH A CENTRAL ANGLE OF 73°20'33"; (2) THENCE S11°34'24"E 67.40 FEET (3) TO A POINT OF A 220.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N43°03'55"W, THENCE ALONG THE ARC OF SAID CURVE 208.97 FEET THROUGH A CENTRAL ANGLE OF 54°25'23"; (4) TO A POINT ON A 42.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 13.41 FEET THROUGH A CENTRAL ANGLE OF 96°29'28"; (5) TO A POINT ON A 80.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 68.04 FEET THROUGH A CENTRAL ANGLE OF 28°52'32"; (7) TO A POINT ON A 150.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 97.81 FEET THROUGH A CENTRAL ANGLE OF 37°21'39"; (8) THENCE S87°13'55"W 43.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 90,702 SQ FT OR 2.08 ACRES MORE LESS

LESS AND EXCEPTING THE PORTION OF LAND DESCRIBED IN "PURPLE ROCK TRAIL DEDICATION"; DOCUMENT NO. 20110010347, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH.

A STRIP OF LAND 15.00 FEET IN WIDTH, BEING 7.5 FEET LEFT AND RIGHT OF THE DESCRIBED CENTERLINE, TO BE USED AS A TRAIL FOR PUBLIC USE, LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, STATE OF UTAH, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT WHICH IS NORTH 01°05'21" EAST 164.00 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 404.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GRAPEVINE CROSSING ROAD RECORDED ON FEBRUARY 27, 2007 AS DOCUMENT NO. 20070010006, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, IN THE STATE OF UTAH, RUNNING THENCE SOUTH 09°47'10" WEST 62.19 FEET TO THE POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE SOUTHEASTERLY 37.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°20'55" TO THE POINT OF COMPOUND CURVATURE OF A 195.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; SOUTHEASTERLY 84.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°57'49"; THE CHORD OF SAID CURVE BEARS SOUTH 74°02'40" EAST FOR A DISTANCE OF 84.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A 75.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE NORTHEASTERLY 52.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'39"; THE CHORD OF SAID CURVE BEARS NORTH 73°22'07" EAST FOR A DISTANCE OF 51.66 FEET TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY 51.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 49°14'52" EAST 81.70 FEET TO THE POINT OF CURVATURE OF A 35.00 FOOT RADIUS CURVE CONCAVE RIGHT; THENCE NORTHEASTERLY 41.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'36" TO THE POINT OF TANGENCY; THENCE SOUTH 63°04'32" EAST 49.96 FEET TO POINT CURVATURE OF A 70.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 50.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°09'39" TO THE POINT OF TANGENCY; THENCE NORTH 75°55'03" EAST 86.36 FEET TO THE POINT OF CURVATURE OF A 95.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°14'32" TO THE POINT OF TANGENCY; THENCE NORTH 42°31'17" EAST 27.46 FEET TO THE POINT OF CURVATURE OF A 45.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE NORTHEASTERLY 32.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°59'19" TO THE POINT OF TANGENCY; THENCE NORTH 01°31'58" WEST 15.07 FEET TO THE WESTERLY RIGHT-OF-WAY OF RED STONE ROAD RECORDED ON FEBRUARY 27, 2007 AS DOCUMENT NO. 20070010004, IN THE OFFICE OF WASHINGTON COUNTY RECORDER, IN SAID COUNTY, IN THE STATE OF UTAH, SAID POINT ALSO BEING THE POINT OF TERMINUS, THE SIDE LINE OF SAID 15 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINT AND TO BEGIN AND TERMINATE AT THE RIGHT-OF-WAY. LENGTH OF TRAIL: 717.49 FEET (0.14 MILES)

CONTAINS 10,586 SQ FT OR 0.24 ACRE MORE OR LESS

OPEN SPACE PARCEL 6:

A PARCEL OF LAND LOCATED IN SECTIONS 12, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF "TORTOSE WAY TRAIL PHASE 1 DEDICATION"; DOCUMENT NO. 20110010348, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; SAID POINT BEING S89°17'37"E 1064.41 FEET ALONG THE SECTION LINE AND NORTH 568.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: (1) N52°57'26"W 8.32 FEET; (2) THENCE N59°54'25"W 17.49 FEET; (3) THENCE N39°58'37"W 39.95 FEET (4) TO A POINT ON A 37.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 16.91 FEET THROUGH A CENTRAL ANGLE OF 25°50'25"; (5) THENCE N65°49'02"W 40.97 FEET; (6) THENCE N48°53'48"W 43.46 FEET (7) TO A POINT ON A 42.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 25.66 FEET THROUGH A CENTRAL ANGLE OF 34°37'27"; (8) THENCE N14°16'22"W 17.62 FEET; (9) THENCE N08°23'11"W 24.60 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF "CREOSOTE PASSAGE TRAIL DEDICATION"; DOCUMENT NO. 201100

LEGAL DESCRIPTIONS PARCELS TO BE DEDICATED TO THE CITY

OPEN SPACE PARCEL 1B (TO BE DEDICATED TO THE CITY WITH THIS PLAT):

A PARCEL OF LAND LOCATED IN SECTIONS 7 & 18, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND SECTION 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N102°42'E 2552.61 FEET ALONG THE SECTION LINE AND S88°57'18"E 2694.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N52°48'10"W 17.30 FEET TO A POINT OF A 60.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 97.97 FEET THROUGH A CENTRAL ANGLE OF 93°33'18"; TO A POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 35.47 FEET THROUGH A CENTRAL ANGLE OF 40°38'36"; THENCE S74°17'08"W 188.33 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 62.25 FEET THROUGH A CENTRAL ANGLE OF 71°20'10"; THENCE S02°56'58"W 45.45 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 63.52 FEET THROUGH A CENTRAL ANGLE OF 72°47'33"; THENCE S75°44'31"W 113.10 FEET; THENCE S72°33'24"W 172.80 FEET; THENCE S65°54'15"W 111.43 FEET; THENCE S36°34'33"W 46.74 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 45.49 FEET THROUGH A CENTRAL ANGLE OF 52°07'31"; THENCE S88°42'04"W 31.94 FEET; THENCE S56°24'10"W 321.92 FEET; THENCE S45°26'51"W 170.50 FEET; TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.39 FEET THROUGH A CENTRAL ANGLE OF 63°45'39"; THENCE S18°18'48"E 74.42 FEET; TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 54.47 FEET THROUGH A CENTRAL ANGLE OF 104°01'58"; THENCE S85°43'10"W 58.10 FEET TO A POINT OF A 80.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 132.77 FEET THROUGH A CENTRAL ANGLE OF 95°05'33"; THENCE S09°22'23"E 48.52 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 134.51 FEET THROUGH A CENTRAL ANGLE OF 77°04'07"; TO A POINT OF A 100.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 46.68 FEET THROUGH A CENTRAL ANGLE OF 26°44'35"; THENCE S40°57'08"W 218.76 FEET; THENCE S17°11'05"W 154.98 FEET; THENCE S32°31'06"W 111.40 FEET; THENCE S03°19'07"W 432.74 FEET; THENCE S26°46'35"W 185.59 FEET; THENCE S01°28'09"W 126.39 FEET; THENCE S25°15'11"W 189.74 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 168.02 FEET THROUGH A CENTRAL ANGLE OF 44°45'21"; THENCE S19°30'10"E 111.96 FEET; THENCE S18°46'48"W 263.87 FEET; THENCE S02°56'19"E 272.34 FEET; THENCE S34°36'02"W 277.06 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 68.04 FEET THROUGH A CENTRAL ANGLE OF 38°59'08"; THENCE S73°35'10"W 51.82 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 56.50 FEET THROUGH A CENTRAL ANGLE OF 32°22'11"; THENCE S41°25'59"W 287.15 FEET; THENCE S57°29'59"W 316.05 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 168.02 FEET THROUGH A CENTRAL ANGLE OF 96°16'13"; THENCE S18°46'15"E 52.87 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 99.77 FEET THROUGH A CENTRAL ANGLE OF 57°09'48"; THENCE S38°23'34"W 279.94 FEET; THENCE S64°35'07"W 116.87 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 114.19 FEET THROUGH A CENTRAL ANGLE OF 65°25'27"; THENCE S05°02'20"E 77.32 FEET; THENCE S23°25'54"W 91.07 FEET; THENCE S10°23'43"W 235.41 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD-PHASE 1"; DOCUMENT NO. 202200011461 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) TO A POINT OF A 1821.48 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 924.70 FEET THROUGH A CENTRAL ANGLE OF 29°05'13"; THENCE N25°55'01"W 35.00 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE STATE OF UTAH EXCHANGE PATENT NO. 201332; DOCUMENT NO. 20200005536 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N25°53'18"E 75.01 FEET; (2) THENCE N63°33'36"W 93.22 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY; DOCUMENT NO. 201900445424 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID EASTERN BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) N54°44'41"E 294.56 FEET; (2) THENCE N28°16'36"W 184.36 FEET; (3) THENCE N40°25'55"W 84.75 FEET; (4) THENCE N46°06'09"W 70.47 FEET; (5) THENCE N33°47'34"W 52.66 FEET; (6) THENCE N22°19'37"W 120.57 FEET; (7) THENCE N22°33'04"W 44.16 FEET; (8) THENCE N37°51'54"W 82.98 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "SANDY TALUS DRIVE ROADWAY DEDICATION PLAT"; DOCUMENT NO. 20220010003 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 4" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S02°11'26"E 112.55 FEET; (2) THENCE S05°02'20"E 77.32 FEET; (3) THENCE S23°25'54"W 91.07 FEET; (4) THENCE S10°23'43"W 235.41 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD-PHASE 1"; DOCUMENT NO. 202200011461 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N87°58'04"E 9.47 FEET; (2) THENCE S85°00'35"E 44.00 FEET; (3) THENCE N87°48'34"E 85.61 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 4" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) S02°11'26"E 112.55 FEET; (2) THENCE S05°02'20"E 77.32 FEET; (3) THENCE S23°25'54"W 91.07 FEET; (4) THENCE S10°23'43"W 235.41 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD-PHASE 1"; DOCUMENT NO. 202200011461 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) TO A POINT ON A 390.50 FOOT RADIUS CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N27°19'02"W; THENCE ALONG THE ARC OF SAID CURVE 23.63 FEET THROUGH A CENTRAL ANGLE OF 3°28'01"; (2) THENCE N59°12'56"E 55.27 FEET; (3) THENCE N54°25'52"E 65.50 FEET; (4) THENCE N59°12'56"E 119.71 FEET (5) TO A POINT ON A 481.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 332.05 FEET THROUGH A CENTRAL ANGLE OF 39°30'43"; (6) TO A POINT ON A 968.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 560.46 FEET THROUGH A CENTRAL ANGLE OF 33°09'22"; TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 7" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES: (1) TO A POINT ON A 968.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 131.23 FEET THROUGH A CENTRAL ANGLE OF 7°45'49"; (2) TO A POINT ON A 681.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 307.35 FEET THROUGH A CENTRAL ANGLE OF 25°50'25"; (3) THENCE S54°52'08"E 81.35 FEET; (4) THENCE N72°50'17"E 42.51 FEET; (5) THENCE N30°34'26"E 50.00 FEET; (6) THENCE N11°36'55"W 42.66 FEET; (7) THENCE N63°40'48"W 81.30 FEET (8) TO A POINT ON A 681.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N63°40'48"W; THENCE ALONG THE ARC OF SAID CURVE 310.72 FEET THROUGH A CENTRAL ANGLE OF 26°07'24"; (9) TO A POINT ON A 823.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 314.40 FEET THROUGH A CENTRAL ANGLE OF 21°52'29"; (10) THENCE N22°04'16"E 39.56 FEET; (11) THENCE S67°55'44"E 110.00 FEET; (12) THENCE N22°04'16"E 280.00 FEET; (13) THENCE N67°55'44"W 110.00 FEET; (14) THENCE N22°04'16"E 152.25 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ARROYO AT SIENNA HILLS PHASE 8" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) THENCE N22°04'16"E 60.95 FEET; (2) THENCE S67°55'44"E 110.00 FEET; (3) THENCE N22°04'16"E 59.53 FEET; (4) THENCE N22°04'16"E 100.72 FEET (5) THENCE N08°25'24"E 104.23 FEET; (6) THENCE N02°22'22"W 67.30 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "DESERT RAVINE AT SIENNA HILLS" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) TO A POINT ON A 279.09 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N07°33'00"W; THENCE ALONG THE ARC OF SAID CURVE 428.19 FEET THROUGH A CENTRAL ANGLE OF 87°54'17"; (2) TO A POINT ON A 370.91 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 121.04 FEET THROUGH A CENTRAL ANGLE OF 18°41'50"; (3) TO A POINT ON A 429.09 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 191.02 FEET THROUGH A CENTRAL ANGLE OF 25°30'21"; (4) TO A POINT ON A 120.91 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 154.82 FEET THROUGH A CENTRAL ANGLE OF 73°22'05"; (5) THENCE N61°26'17"E 97.19 FEET (6) TO A POINT ON A 312.09 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 324.02 FEET THROUGH A CENTRAL ANGLE OF 59°29'07"; (7) THENCE N01°57'10"E 36.66 FEET (8) TO A POINT ON A 379.09 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 55.75 FEET THROUGH A CENTRAL ANGLE OF 08°25'34"; TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 1" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N47°50'06"E 164.29 FEET; (2) THENCE N51°98'35"E 280.75 FEET; (3) THENCE N59°41'30"E 352.36 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING ONE (1) COURSE: (1) N59°41'30"E 384.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF THE "ESCONDIDO AT SIENNA HILLS PHASE 3" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID SOUTHERN BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) THENCE N59°41'30"E 108.64 FEET (2) TO THE POINT OF A 193.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 50.91 FEET THROUGH A CENTRAL ANGLE OF 15°06'49"; (3) THENCE N74°48'19"E 128.76 FEET (4) TO THE POINT OF A 287.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 199.40 FEET THROUGH A CENTRAL ANGLE OF 44°27'12"; THENCE S88°51'48"E 171.87 FEET TO A POINT BEING LOCATED ON THE WESTERLY BOUNDARY OF THE "HIGHLAND PARK PHASE 1" SUBDIVISION AT THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S07°08'12"W 8.34 FEET (2) THENCE S37°11'51"W 124.96 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,642,904 SQ FT OR 37.72 ACRES MORE LESS

LEGAL DESCRIPTIONS PARCELS TO BE DEDICATED TO THE CITY

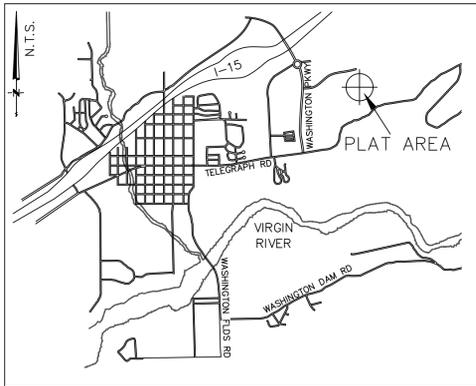
HILLSIDE PARCEL (TO BE DEDICATED TO THE CITY WITH THIS PLAT):

A PARCEL OF LAND LOCATED IN SECTIONS 7 & 18, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND SECTION 13, TOWNSHIP 42 SOUTH RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N102°42'E 2552.61 FEET ALONG THE SECTION LINE AND S88°57'18"E 2694.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND SAID POINT ALSO BEING LOCATED ON THE WESTERLY BOUNDARY OF THE "HIGHLAND PARK PHASE 1" SUBDIVISION AT THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES: (1) S37°11'51"W 37.52 FEET; (2) THENCE S21°32'45"W 243.06 FEET; (3) THENCE S36°08'23"W 220.08 FEET; (4) THENCE S29°42'15"W 384.05 FEET; (5) THENCE S38°36'53"W 411.12 FEET; (6) THENCE S20°53'13"W 539.79 FEET; (7) THENCE S21°28'02"W 447.91 FEET; (8) THENCE S07°20'31"W 477.09 FEET; (9) THENCE S14°28'10"W 304.43 FEET; (10) THENCE S23°37'27"W 360.25 FEET; (11) THENCE S07°27'01"W 362.75 FEET TO A POINT ON THE NORTHERN BOUNDARY OF THE "AMENDED & EXTENDED ROADWAY DEDICATION PLAT OF TELEGRAPH ROAD-PHASE 1"; DOCUMENT NO. 202200011461 RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) TO A POINT OF A 918.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S43°36'19"E; THENCE ALONG THE ARC OF SAID CURVE 18.10 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; (2) THENCE S45°15'55"W 212.75 FEET; (3) TO A POINT OF A 1001.27 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 537.85 FEET THROUGH A CENTRAL ANGLE OF 30°46'39"; (4) THENCE S76°02'34"W 471.30 FEET; (5) TO A POINT OF A 918.02 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 343.09 FEET THROUGH A CENTRAL ANGLE OF 21°24'48"; TO A POINT ON THE EAST SECTIONAL OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; (6) SAID POINT ALSO BEING A POINT OF A 918.02 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 314.57 FEET THROUGH A CENTRAL ANGLE OF 96°16'13"; THENCE S07°27'01"W 362.75 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 114.19 FEET THROUGH A CENTRAL ANGLE OF 65°25'27"; THENCE N64°35'07"E 116.87 FEET; THENCE N38°23'34"E 279.94 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 99.77 FEET THROUGH A CENTRAL ANGLE OF 57°09'48"; THENCE N18°46'15"W 52.87 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 168.02 FEET THROUGH A CENTRAL ANGLE OF 96°16'13"; THENCE N77°29'59"E 316.05 FEET; THENCE N41°25'59"E 287.15 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 56.50 FEET THROUGH A CENTRAL ANGLE OF 32°22'11"; THENCE N73°35'10"E 51.82 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 68.04 FEET THROUGH A CENTRAL ANGLE OF 38°59'08"; THENCE N34°36'02"E 277.06 FEET; THENCE N02°56'19"W 272.34 FEET; THENCE N18°46'48"E 263.87 FEET; THENCE N19°30'10"W 111.96 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 78.11 FEET THROUGH A CENTRAL ANGLE OF 44°45'21"; THENCE N25°15'11"E 189.74 FEET; THENCE N01°28'09"E 126.39 FEET; THENCE N26°46'35"E 185.59 FEET; THENCE N03°19'07"E 432.74 FEET; THENCE N32°31'06"E 111.40 FEET; THENCE N17°11'05"E 154.98 FEET; THENCE N40°57'08"E 218.76 FEET TO A POINT OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 46.68 FEET THROUGH A CENTRAL ANGLE OF 26°44'35"; TO A POINT OF A 100.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 134.51 FEET THROUGH A CENTRAL ANGLE OF 77°04'07"; THENCE N09°22'23"W 48.52 FEET TO A POINT OF A 80.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 132.77 FEET THROUGH A CENTRAL ANGLE OF 95°05'33"; THENCE N85°43'10"E 58.10 FEET TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 54.47 FEET THROUGH A CENTRAL ANGLE OF 104°01'58"; THENCE N18°18'48"W 74.42 FEET; TO A POINT OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 33.39 FEET THROUGH A CENTRAL ANGLE OF 63°45'39"; THENCE N45°26'51"E 170.50 FEET; THENCE N56°24'10"E 321.92 FEET; THENCE N88°42'04"E 31.94 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 45.49 FEET THROUGH A CENTRAL ANGLE OF 52°07'31"; THENCE N36°34'33"E 46.74 FEET; THENCE N65°54'15"E 111.43 FEET; THENCE N72°33'24"E 172.80 FEET; THENCE N75°44'31"E 113.10 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 63.52 FEET THROUGH A CENTRAL ANGLE OF 72°47'33"; THENCE N02°56'58"E 45.45 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 62.25 FEET THROUGH A CENTRAL ANGLE OF 71°20'10"; THENCE N74°17'08"E 188.33 FEET TO A POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 35.47 FEET THROUGH A CENTRAL ANGLE OF 40°38'36"; TO A POINT OF A 60.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 97.97 FEET THROUGH A CENTRAL ANGLE OF 93°33'18"; THENCE S52°48'10"E 17.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,147,678 SQ FT OR 72.26 ACRES MORE LESS

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 334569, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO OPEN SPACE PARCELS AND HILLSIDE PARCEL, HEREAFTER TO BE KNOWN AS:

SIENNA HILLS OPEN SPACE DEDICATION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



JAMES A. RAINES
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 334569

MARCH 20TH, 2024

DATE:

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACTS OF LAND, TO BE HEREAFTER KNOWN AS:

SIENNA HILLS OPEN SPACE

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE SIENNA HILLS COMMUNITY ASSOCIATION FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A, IDENTIFIED ON THIS PLAT, IN ACCORDANCE WITH AND SUBJECT TO THE TERMS AND CONDITIONS OF DEDICATION OF SAID PARCELS SET FORTH IN THE SECOND AMENDED AND COMPLETELY RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR SIENNA HILLS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 1ST DAY OF SEPTEMBER, 2023, INSTRUMENT NO. 20230026958, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY OPEN SPACE PARCEL 1B & HILLSIDE PARCEL IDENTIFIED ON THIS PLAT AND DO HEREBY GRANT TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS OF LAND SHOWN OR REFERENCED ON THIS PLAT AS EASEMENTS AND OPEN SPACE PARCELS 1A,2,3,4,5,6,7&12A FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE; EXCEPTING AND RESERVING ALL COAL, OIL, GAS, AND OTHER MINERALS IN ALL LANDS SO DEDICATED AND CONVEYED.

IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

STATE OF UTAH

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DIRECTOR - MICHELLE E. MCCONKIE

APPROVED AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

STATE OF UTAH ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, MICHELLE E. MCCONKIE WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

SIENNA HILLS OPEN SPACE DEDICATION

LOCATED IN
SEC 7 & SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN
SEC 12 & SEC 13, T-42-S, R-15-W, SALT LAKE BASE & MERIDIAN

<p>APPROVAL OF PUBLIC WORKS</p> <p>THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20____.</p> <p>PUBLIC WORKS, WASHINGTON CITY</p>	<p>ENGINEER'S APPROVAL</p> <p>THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.</p> <p>ENGINEER, WASHINGTON CITY</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.</p> <p>CITY ATTORNEY, WASHINGTON CITY</p>	<p>APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH</p> <p>WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p>MAYOR, WASHINGTON CITY</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p>RECORDED No.</p> <p>FILE: 231001FF</p>
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HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 668-6293 - SURVEY SCHEDULE: (435) 256-2109



Drawn: MDR Date: MARCH, 2024
Email: _____
Checked: JAR
Approved: JAR
Scale: N.T.S.
Job No.: 231001

SIENNA HILLS OPEN SPACE DEDICATION
LOCATED IN
SEC 7 & SEC 18, T-42-S, R-14-W, SALT LAKE BASE & MERIDIAN
SEC 12 & SEC 13, T-42-S, R-15-W, SALT LAKE BASE & MERIDIAN

SHEET
9
SHEETS

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: April 10, 2024

ACTION REQUESTED: Dedication plat approval for approximately 207.82 acres of open space parcels in the Sienna Hills Planned Community Development to the Community Association and Washington City

APPLICANT: S.I.T.L.A - State of Utah

OWNER: S.I.T.L.A - State of Utah

ENGINEER: High Point Engineering & Surveying - Marc Raines

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to dedicate approximately 207.82 acres of the Sienna Hills Planned Community Development to the Sienna Hills Community Association and Washington City. The following open space parcels are proposed to be dedicated to the Sienna Hills Community Association 1A,2,3,4,5,6,7 and 12A (approximately 97.84 acres) and the following open space parcel 1B along with the Hillside Parcel is being proposed to be dedicated to Washington City (approximately 109.98).

This dedication plat conforms to the Sienna Hills Planned Community Development. Staff supports the dedication plat request and would like to remind the City Council of the landslide area on the hillside along with maintaining the drainage pipes and culverts on parcel 1B and which would become the responsibility of Washington City if this land is dedicated to Washington City.

Recommendation

Staff recommends the City Council approve the dedication plat dedicating the open space parcels 1A,2,3,4,5,6,7 and 12A to Sienna Hills Community Association and the open space parcel 1B along with the Hillside Parcel to Washington City.

Briefing Document

Description: RAP Tax Applications

Presenter: Jeremy Redd

Submitted By: Jeremy Redd

Recommendation: Determine which RAP tax applications to fund.

Background Information:

Applicants have been asked to give a brief outline of their request in 2 minutes or less.

Name	Desc	Amount Requested	Previous Awards
St. George Children's Museum	Support & operational costs for children's programs	\$10,000	First Application
Washington City Arts Council, Inc.**	Growth & development of arts in Washington City	\$35,500	Various applications under previous 501c3.
TOTAL		\$45,500	

** Arts Council has not turned in 501(c)3 paperwork yet. Any award would need to be contingent upon receipt of that paperwork.

Fiscal Impact: RAP tax funds are budgeted to be allocated by the City according to community needs.

Impacted Fund: General Fund

Washington City Arts Council Inc

1628465

03/25/2024 - 09/30/2024

11c2e120-eb1c-11ee-8e09-8da8d14b1c49

RAP Tax Application

New

Active

Application Review Status

Pre-Review

Reviewing

Final-Review

Not Reviewed

03/25/2024

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity

Washington City Arts Council Inc

Address

P. O. Box 610

City

Washington

State

UT

Zip Code

84780

Email Address

deb2015@gmail.com

Type of Entity

Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

 501c3.jpg

Contact Person

Deborah Bice

Primary Phone
(435) 319-9666

Project Title
Growth and Development of the Arts in Washington, Utah

Project Start Date
04/01/2024

Project End Date
04/01/2025

Total Project Budget
35500

RAP Funds Requested
35500

Describe in general terms the concept and objectives of the project:

Washington City Arts Council's project goals are to promote the growth and development of the arts throughout the Washington Community by providing innovative art opportunities, quality art education, by creating small and large art events for local artists, individuals, patrons, and organizations. The ultimate goal for WCAC is to develop Washington City as an art destination.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

WCAC is working to cultivate a cultural identity by setting our community apart and attracting people to our uniqueness through our art education, our Art Gala and our annual large event in Veterans Park, ("All About Art"). We also teach various mediums of art to adults and children to create a more cultured atmosphere, stimulate interest in creativity and enhance the art abilities of our residents.

WCAC's collaborative efforts provide Washington artists a voice in the cultural growth of the community. We continue to collaborate with the Washington City Historical Society, Southern Utah Weavers, Dixie Quilt Guild, Lions Club, Washington City Museum, and the Cowboy Poets Society. Art contributes and fosters community gatherings and socializing. WCAC believes that through collaboration with other community organizations, there is growth.

WCAC's commitment to continue opportunities for art education provides children with problem solving and critical thinking skills when creating and experiencing art.

WCAC will provide the business of art education to our artists, not only to showcase but to develop their artistic skills thus enhancing quality and professionalism.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

WCAC programs are designed for all residents including families, school age children and adults. The secondary beneficiaries are the tourist and visitors to our community.

- Art Gallery shows with 50 plus artists to showcase their work with attendees including the surrounding communities with hundreds of local residents and artists family members.
- Art Education has created an overwhelming interest and as a result a need for larger venues. We have over 500 people in the local and surrounding communities requesting information about our workshops
- The Art Gala is a celebration for Washington Artists and benefits both the artists and the community.

- Our All About Art event draws artists and visitors from Utah, Nevada, Idaho and Arizona. This event puts Washington City on the map and brings in revenue for food, gas, lodging and awareness of the City of Washington.

How specifically will this project contribute to overall Washington City growth and economic development?

WCAC events and art education create a more rounded community and a more desirable place to visit and live.

The awareness of the art opportunities have drawn people to Washington City both to participate and learn about what our community has to offer. A more desirable community fosters growth, development and generational residency.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

The grant monies are used for local events, art education as well as for several large events which provide opportunities for community artists to showcase and sell their work thereby creating tourism, visitors from surrounding communities as well as nearby states. This will generate revenue for Washington City as we grow and become established as an art destination. When visitors come to Washington to attend WCAC events, there is the potential to create revenue in the form of food, gas and hotels.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted at being "made possible through RAP Tax funding"?

WCAC acknowledges the funding from Washington City RAP tax by including the logo on Facebook, Instagram, workshop flyers, banners and postcards. The RAP tax logo is also included on all marketing materials, brochures and invitations.

Upload the Completed Summary Financials Worksheet and Any Additional Documentation

 Finance sheet 2.jpg

 finance sheet one.jpg

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

This budget includes all the projected finance results for the following large and small events as well as workshops and art exhibits.

The Washington City Arts Council runs ten workshops a year, seven adult and three kids workshop including the "Kids Art in the Park" workshop. We hold two yearly art exhibitions, a yearly Gala and the yearly "All About Art" event in Veterans Park.

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.

Washington City Arts Council's project is on going through out the 12 month grant period.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

Deborah Bice - 03/25/2024 8:53 pm

Washington City RAP Tax Cultural Funding Project Application

Summary Financials Worksheet

Entity Applying for RAP Tax Funding:

Application Request for Entity Budget for upcoming fiscal year 2023-2024

(or)

Application Request RAP Tax Cultural Funding for standalone project to be completed by:

Completion Date 3-25-2024

	Applicant Entity Projected Budget		or	Standalone Project Budget	Explanations
	Annual Entity Budget				
Project Cash Income					
Ticket Sales/Admissions					
Program fees (tuition, etc.)		5,200			Workshops, Red Cliff Gallery fees
RAP Tax Funds Requested		35,500			
Other Public Support Grants (specify)					
Private Individual Contributions					
Foundation Contributions					
Corporate Contributions					
Fundraising Events (specify)					
<u>All About Art Event</u>		<u>5,000</u>			<u>Booth Rent 50x\$100⁰⁰</u>
Total Cash Income:		<u>45,700</u>			

Project Cash Expenses					
Administrative Salaries/Benefits					
Artistic/Creative Salaries/Benefits					
Artistic/Creative Contractor Fees		8,050			Workshop instructors, Gallery assistant, Event music
Exhibition Production Expenses					
Exhibition Materials & Supplies		600			Red Cliff Gallery & All About Art Event
Royalties/Licensing Fees					
Other Artistic/Creative Expense					

RESOLUTION R2024-xx
A RESOLUTION DISTRIBUTING THE RECREATIONAL, ARTS,
AND PARKS TAX IN WASHINGTON CITY TO WASHINGTON CITY ARTS COUNCIL

WHEREAS, Washington County submitted a ballot opinion question to the residents of the county pursuant to state law, on November 4, 2014, allowing the residents to vote on whether to impose a one tenth of one percent (1/10th of 1% sales and use tax (“RAP tax”) for the purpose of funding recreational and cultural facilities and organizations such as the following:

- A. Publicly owned or operated athletic fields, parks, playgrounds, gymnasiums, swimming pools, campgrounds, trails, or other facilities used for recreational purposes; and
- B. Non-profit organizations, institutions, and municipal or county cultural councils having as their primary purpose the advancement and preservation of art, music, theater, dance, cultural arts, or natural history; and

WHEREAS, the Washington City Council entered into an Interlocal Agreement with Washington County and other municipal corporations within the county (St. George, Hurricane, Santa Clara, Ivins, Enterprise, Toquerville, LaVerkin, Springdale, Leeds, Virgin, Rockville, Apple Valley, Hildale, and New Harmony (collectively “Municipalities”)) regarding the distribution of potential RAP tax revenue in order to ensure that the distribution of the RAP tax revenue is fair to residents, and ensure that the Municipalities and the County work together to improve recreation, arts, and parks throughout the County; and

WHEREAS, the residents voted yes to support the tax and the tax became operative on April 1, 2015; and

WHEREAS, Utah Code Section 59-12-703 authorizes the County and the Municipalities to expend RAP tax revenues collected to fund cultural and recreational facilities as well as to fund the ongoing operating expenses of recreational and cultural facilities, as these terms are defined in state law, within the County and Municipalities; and

WHEREAS, the City Council has determined that awarding the RAP Tax is in the best interest of the citizens of Washington City.

NOW, THEREFORE, BE IT RESOLVED that the Washington City Council hereby approves the distribution of RAP tax for fiscal year 2023-2024 which distribution is shown below, and shall become effective on April 10, 2024.

Organization	Requested Amount	Recommended Amount
Washington City Arts Council	\$35500	

PASSED AND APPROVED on this 10th day of April, 2024.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

SEP 23 2012

ST GEORGE CHILDRENS MUSEUM
350 W 2500 S
WASHINGTON, UT 84780-2386

Employer Identification Number:
27-4166652

DLN:
17053005444012

Contact Person:
KEVIN W PAYTON ID# 31454

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990 Required:
Yes

Effective Date of Exemption:
January 25, 2011

Contribution Deductibility:
Yes

Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

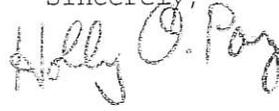
Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

ST GEORGE CHILDRENS MUSEUM

Sincerely,

A handwritten signature in cursive script that reads "Holly O. Paz". The signature is written in dark ink and is positioned below the word "Sincerely,".

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

St. George Children's Museum

03/29/2024 - 09/30/2024

9230407

RAP Tax Application

d3bc0570-ee16-11ee-aaa2-37ba8584d7f4

New

Active

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

03/29/2024

Fees

There are no fees

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Name of Entity

St. George Children's Museum

Address

86 S Main St.

City

St. George

State

UT

Zip Code

84770

Website

<https://www.sgchildrensmuseum.org/>

Email Address

will@sgchildrensmuseum.org

Type of Entity

Private Non-Profit with 501(c)(3) letter

501 c3 Paperwork

 SGCM 501c3 Letter.pdf

Contact Person

Will Craven

Primary Phone

(828) 553-5267

Secondary Phone

(435) 986-4000

Project Title

Operations

Project Start Date

01/01/2024

Project End Date

12/31/2024

Total Project Budget

749500

RAP Funds Requested

10000

Describe in general terms the concept and objectives of the project:

The St. George Children's Museum is actively seeking grant funding to support our operational endeavors, which are geared towards maintaining affordable admission prices while continuing to offer discounted admissions, top-notch exhibits, and engaging clubs and classes. Our central aim is to uphold and broaden accessibility to our museum for families and children across our community.

Our funding objectives span various operational facets, with a particular emphasis on subsidizing admissions for approximately 15% of our annual visitors. Last year, with over 107,000 guests, we provided an estimated \$83,250 in discounts. By extending reduced or complimentary admissions, we ensure that families facing financial constraints can still enjoy our museum's educational and interactive offerings.

Furthermore, we have ambitious plans for enhancing our facility, including renovating two existing exhibit spaces and integrating interactive elements into three additional areas. These enhancements are designed to elevate the visitor experience and foster deeper exploration and learning among our young audience.

Additionally, we're eager to expand our repertoire of clubs and classes to cater to a broader age range and incorporate a more comprehensive array of subjects. This expansion will enable us better to serve our community's diverse interests and learning needs.

This initiative underscores our steadfast commitment to nurturing discovery, imagination, and creativity in every child. Through subsidized admissions and ongoing improvements, we aspire to create a more inclusive environment where all children can partake in our museum's enriching experiences regardless of economic circumstances.

Currently, the St. George Children's Museum extends discounted or free admission to several groups, including:

1. EBT cardholders
2. Active military personnel
3. Veterans
4. First responders
5. Washington County library cardholders
6. School field trips
7. Homeschool co-ops
8. Families with children on the autism spectrum
9. Families with children who are deaf or hard of hearing
10. Families with children with Down syndrome

These offerings are part of our commitment to ensuring accessibility and inclusivity for all members of our community. We strive to provide enriching experiences for children and families from diverse backgrounds and circumstances.

However, we aim to expand these offerings to reach more individuals and families within Washington County.

What is the artistic or cultural rationale for this project? How will the project contribute to artistic/cultural development within Washington City?

The programs and exhibits at the St. George Children's Museum align with Washington City's artistic and cultural vision by offering accessible arts and cultural activities for children in the community. Although immediate contributions may not be readily apparent, these initiatives lay the foundation for future development by providing avenues for creative engagement.

Through engaging activities like Craftivity, Make Art Tuesday, Tinker Lab, Watercolor Club, and Lego Club, children aged 4 to 12 can explore various artistic disciplines and hone their skills. These programs and dedicated exhibit spaces, such as The Tuacahn Theater and the Visual Arts Exhibit, serve as platforms for guidance and inspiration. They ignite passions in areas like filmmaking, painting, or social engagement, fostering a deeper appreciation for beauty and art.

As children grow and refine their talents, they hold the potential to make significant artistic and cultural contributions to Washington City and beyond. Maintaining low and discounted admissions ensures that all families can access these transformative experiences regardless of financial ability.

Ultimately, these programs contribute to shaping Southern Utah and Washington City's cultural landscape by nurturing a community where creativity thrives. In essence, they empower children to engage in activities that shape their future and enrich the cultural fabric of their community.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc.

The potential beneficiaries of the St. George Children's Museum exhibits and programs are children within the 3-12 target demographic who engage in the museum's diverse programs. In 2023, the museum hosted approximately 107,500 guests, with an estimated 50,000 coming from outside Washington County, highlighting its regional appeal.

Though operations support grants, we were able to offer free or discounted admission to 15,251 guests,

and we would like to see that number grow. Our target is to be able to provide free or discounted admission to 18% of our guests annually, particularly those within Washington County who may face financial barriers to admission.

How specifically will this project contribute to overall Washington City growth and economic development?

The St. George Children's Museum contributes to the growth and economic development of Washington City and the surrounding region in various ways. By providing affordable access to families with children, quality exhibits, engaging activities, clubs, and classes, the museum becomes a sought-after destination for residents and tourists exploring southwestern Utah. As visitors come to enjoy the region's natural beauty, outdoor activities, and significant events such as the Huntsman World Senior Games, St. George Marathon, Ironman 70.3, and performances at the Tuacahn Center for the Performing Arts, the museum offers a dedicated space for children to participate in enriching activities.

This focus on children's programming enhances the overall experience for families visiting the area and encourages longer stays and repeat visits, thereby boosting local tourism revenues. Moreover, the museum's vibrant interactive exhibits and engaging programs attract residents and tourists, generating additional income through donations and ticket sales.

Furthermore, by providing educational and entertaining experiences for children, the museum fosters a sense of community pride and investment in the region. Families are more inclined to settle in areas with diverse cultural and recreational amenities for their children, ultimately contributing to southern Utah's long-term economic prosperity.

In summary, the St. George Children's Museum not only enriches the lives of children and families but also serves as a critical driver of local tourism enhances community engagement, and supports overall economic development in Washington City and throughout Washington County.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings?

The St. George Children's Museum serves over 107,500 guests annually, and the wear and tear on both the building and displays underscores the need for continuous improvement and innovation. Each year, we aim to refresh some of our exhibit spaces entirely or partially. In 2023, we significantly changed four of our 15 exhibit spaces. We successfully opened three fully renovated exhibit spaces, and one received a refreshing update.

The funds we seek will be utilized to create new exhibits, programs, and interactive experiences tailored to children's evolving interests and preferences. By investing in these new offerings, the museum ensures that every visitor can enthusiastically participate in activities that foster discovery, imagination, and creativity. These fresh experiences not only enrich the visitor experience but also attract new audiences and encourage repeat visits.

Ultimately, by prioritizing the development of new and expanded entity offerings, the St. George Children's Museum remains dynamic and relevant, fulfilling its mission to provide enriching experiences for children and families in the community while maintaining operational efficiency.

How will the applicant entity promote and attribute the project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of a project be promoted as being "made possible through RAP Tax funding"?

The St. George Children's Museum will promote and attribute the donation from the Washington City RAP Tax funding through various promotional channels. Specifically:

1. **Print Materials:** The Washington City RAP Tax logo will be prominently displayed on printed materials such as brochures, flyers, posters, banners, and other project-related materials. These materials will also include messaging indicating that the project was made possible through RAP Tax funding.
2. **Digital Platforms:** The Washington City RAP Tax logo and messaging acknowledging RAP Tax funding will be featured on the applicant entity's website and in electronic communications such as email newsletters and digital advertisements.
3. **Social Media:** Posts on social media platforms, including Facebook, Instagram, and Twitter, will highlight the role of RAP Tax funding in supporting the project. The Washington City RAP Tax logo and relevant messaging will be integrated into these posts to ensure visibility and recognition.
4. **Physical Signage:** Within the museum premises, signage will be strategically placed to acknowledge the support of RAP Tax funding for the project. This may include plaques and displays near areas or exhibits benefiting from RAP Tax dollars.

Overall, we will ensure that Washington City RAP Tax funding is promoted across various channels and platforms. By prominently featuring the Washington City RAP Tax logo and messaging in project promotional materials, we will effectively communicate the significance of RAP Tax funding in supporting the project and acknowledge the community's investment in enhancing recreational, artistic, and cultural opportunities for residents and visitors alike.

[Upload the Completed Summary Financials Worksheet and Any Additional Documentation](#)

 [Washington City 2024 RAP Tax Financials Worksheet.pdf](#)

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council.

The St. George Children's Museum operates with a dedicated team, including 4 full-time and 12 part-time employees, supported by volunteers. We are open for approximately 270 days each year, offering visitors access to 15 exhibit spaces and 5 weekly activities covered by admission fees. Throughout the year, we organize an average of 7 clubs and host 4 major public events, enriching our visitors' experiences.

We actively collaborate with local community partners to provide complimentary admission to children on the spectrum, those who are deaf or hard of hearing, and children with Down syndrome. This initiative reflects our commitment to ensuring all children have the opportunity to enjoy our museum.

To sustain our operations and keep admission costs low, we rely on a combination of grant funding and support from local businesses. Many generous businesses sponsor specific exhibits or activities, allowing us to offer free or discounted admission to 15% of our guests annually. Additionally, our annual membership program boasts over 600 families, providing them unlimited access to the museum and various other discounts and benefits. Through these efforts, we strive to make the St. George Children's Museum accessible and enriching for Washington County residents and beyond.

[Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion.](#)

Since we are requesting general operation funds, the project timeline will be based on the calendar and fiscal year, commencing on January 1 and concluding on December 31. Throughout the year, we will offer a diverse range of clubs, classes, and activities to cater to the interests of our young visitors.

Our schedule includes spring watercolor and LEGO clubs, summer LEGO and STEM clubs, and fall watercolor and LEGO clubs. Additionally, we will continue our weekly programs such as Make Art Tuesdays, Story Time Wednesdays, Music Time Thursdays, Craftivity Fridays, and Tinker Lab on Saturdays. These offerings provide ongoing opportunities for children to engage in enriching and educational experiences.

Furthermore, we plan to undertake two exhibit remodels and four refreshes during this period, with three projects already underway. These updates are essential to ensure that our museum remains dynamic and captivating for our visitors, offering them new and exciting experiences with each visit. By completing these projects within the designated timeline, we aim to elevate the overall visitor experience and uphold the museum's reputation as a premier destination for families in the community.

Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and
2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and
3. Any funds awarded during any fiscal year that remain unused as of June 30, 2022 will be returned to Washington City; and
4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and
5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780

William J. Craven - 03/29/2024 3:53 pm

Washington City RAP Tax Cultural Funding Project Application

Summary Financials Worksheet

Entity Applying for RAP Tax Funding:

Application Request for Entity Budget for upcoming fiscal year 2023-2024

(or)

Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date** _____

		Applicant Entity Projected Budget		or	Standalone Project Budget	Explanations
		Annual Entity Budget				
Project Cash Income						
Ticket Sales/Admissions	\$576,500					
Program fees (tuition, etc.)						
RAP Tax Funds Requested	\$10,000					
Other Public Support Grants (specify)	\$66,000					Washington County RAP, St. George City RAP
Private Individual Contributions	\$11,500					
Foundation Contributions	\$45,000					
Corporate Contributions	\$20,000					
Fundraising Events (specify)	\$15,000					10th Anniversary Ask and Fundraiser
Investment	\$5,500					
Total Cash Income:	\$749,500					
Project Cash Expenses						
Administrative Salaries/Benefits	\$340,000					
Artistic/Creative Salaries/Benefits	\$170,000					
Artistic/Creative Contractor Fees	\$18,000					
Exhibition Production Expenses	\$61,000					
Exhibition Materials & Supplies						
Royalties/Licensing Fees						
Other Artistic/Creative Expense						

RESOLUTION R2024-xx
A RESOLUTION DISTRIBUTING THE RECREATIONAL, ARTS,
AND PARKS TAX IN WASHINGTON CITY TO ST. GEORGE CHILDREN'S MUSEUM

WHEREAS, Washington County submitted a ballot opinion question to the residents of the county pursuant to state law, on November 4, 2014, allowing the residents to vote on whether to impose a one tenth of one percent (1/10th of 1% sales and use tax ("RAP tax")) for the purpose of funding recreational and cultural facilities and organizations such as the following:

- A. Publicly owned or operated athletic fields, parks, playgrounds, gymnasiums, swimming pools, campgrounds, trails, or other facilities used for recreational purposes; and
- B. Non-profit organizations, institutions, and municipal or county cultural councils having as their primary purpose the advancement and preservation of art, music, theater, dance, cultural arts, or natural history; and

WHEREAS, the Washington City Council entered into an Interlocal Agreement with Washington County and other municipal corporations within the county (St. George, Hurricane, Santa Clara, Ivins, Enterprise, Toquerville, LaVerkin, Springdale, Leeds, Virgin, Rockville, Apple Valley, Hildale, and New Harmony (collectively "Municipalities")) regarding the distribution of potential RAP tax revenue in order to ensure that the distribution of the RAP tax revenue is fair to residents, and ensure that the Municipalities and the County work together to improve recreation, arts, and parks throughout the County; and

WHEREAS, the residents voted yes to support the tax and the tax became operative on April 1, 2015; and

WHEREAS, Utah Code Section 59-12-703 authorizes the County and the Municipalities to expend RAP tax revenues collected to fund cultural and recreational facilities as well as to fund the ongoing operating expenses of recreational and cultural facilities, as these terms are defined in state law, within the County and Municipalities; and

WHEREAS, the City Council has determined that awarding the RAP tax is in the best interest of the citizens of Washington City.

NOW, THEREFORE, BE IT RESOLVED that the Washington City Council hereby approves the distribution of RAP tax for fiscal year 2023-2024 which distribution is shown below, and shall become effective on April 10, 2024.

Organization	Requested Amount	Recommended Amount
St. George Children's Museum	\$10000	

PASSED AND APPROVED on this 10th day of April, 2024.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

RESOLUTION R2024-xx
A RESOLUTION AUTHORIZING BOARD MEMBER TO RECEIVE
COMPENSATION FOR SERVICE ON THE BOARD OF DIRECTORS
OF THE UTAH LOCAL GOVERNMENTS TRUST

WHEREAS Kress Staheli (“Board Member”) is serving as a member of the board of directors (the “Board”) for the Utah Local Governments Trust (the “Trust”), an interlocal agency formed pursuant to Utah Code Section 11-13-101, et. seq.; and

WHEREAS the Washington City Council (“Governing Body), pursuant to section 11-13-403(1)(e), after reviewing the duties and responsibilities of Board Member’s service on the Board has determined that Board Member’s receipt of compensation for services rendered to the Board are appropriate; and

WHEREAS after discussion in a public meeting held April 10, 2024.

NOW, THEREFORE, BE IT RESOLVED that the Washington City Council hereby approves that Board Member’s receipt of compensation in the amount of \$300.00 per Board meeting attended, and, if applicable, \$150.00 for any executive committee attended is hereby approved, together with \$681.48 of group insurance benefits received by virtue of Board Member’s service on the Board.

PASSED AND APPROVED on this 10th day of April, 2024.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

Briefing Document

Description:

A RESOLUTION AUTHORIZING A TAX CERTIFICATE AND AGREEMENT FOR UAMPS' FIRM POWER SUPPLY PROJECT; AND RELATED MATTERS.

Presenter: Rick Hansen

Submitted By: Rick Hansen

Recommendation:

Recommend to approve the provided Resolution:

A Resolution Authorizing A Tax Certificate And Agreement For UAMPS' Firm Power Supply Project; And Related Matters.

Background Information:

UAMPS staff has identified an opportunity to realize a cost savings to the Red Mesa and Steel Solar 1A & 1B Projects by utilizing a Pre-Pay arrangement for the output of these solar projects. This is the same basic resolution that was previously approved in December 2023 for the Nebo Power Plant gas purchases and will be part of the same UAMPS pre-pay transaction. Also, see included UAMPS talking points for additional details.

The Power Board on 4-2-2024 recommended approval of the resolution to the City Council.

Fiscal Impact:

Through the pre-pay transaction it is anticipated that a savings of 8.0% will be realized for the power received from these projects. This will result in lower operating costs to the project participants.

Impacted Fund: Electric

A RESOLUTION AUTHORIZING A TAX CERTIFICATE AND AGREEMENT
FOR UAMPS' FIRM POWER SUPPLY PROJECT; AND RELATED
MATTERS.

*** *** ***

WHEREAS, Washington City, Utah (the "*Participant*") is a member of Utah Associated Municipal Power Systems ("*UAMPS*") and has previously entered into the Master Firm Power Supply Agreement with UAMPS that enables the parties to enter into firm transactions for the purchase and sale of electricity from specified power supply resources;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, UAMPS has entered into (a) the Amended and Restated Solar Power Purchase Agreement (as such agreement may be amended and restated from time to time, the "*Red Mesa PPA*") with NTUA Generation—Utah, LLC, (b) the Second Amended and Restated Solar Power Purchase Agreement (the "*Steel Solar 1A PPA*") with Steel Solar, LLC and (c) the Second Amended and Restated Solar Power Purchase Agreement (the "*Steel Solar 1B PPA*" and, together with the Red Mesa PPA and the Steel Solar 1A PPA, the "*PPAs*") with Steel Solar, LLC;

WHEREAS, pursuant to the Master Firm Power Supply Agreement, the Participant has elected to participate in the PPAs pursuant to (a) the Red Mesa Tapaha Solar Firm Power Supply Agreement Amended and Restated Transaction Schedule, (b) the Steel 1(A) Solar Project Firm Power Supply Agreement Second Amended and Restated Transaction Schedule and (c) the Steel 1B Solar Project Firm Power Supply Agreement Second Amended and Restated Transaction Schedule (such Transaction Schedules and the Master Firm Power Supply Agreement are referred to collectively herein as the "*Firm PSAs*"), each between the Participant and UAMPS;*

WHEREAS, the Participant understands that in order to provide a discounted price for portions of the electricity sold to the Participant under the Firm PSAs (such portions are referred to herein as the "*Prepaid Portions*"), UAMPS will participate in a prepayment transaction being undertaken by Southeast Energy Authority, a Cooperative District ("*SEA*") by (a) assigning its rights to portions of the electricity to be delivered under the PPAs to the commodity supplier under the prepayment transaction and (b) entering into a Commodity Supply Contract (the "*Supply Contract*") with SEA under which it will purchase the assigned electricity from SEA at prices that reflect discounts from the contract prices under the PPAs, and the savings from such discounts will be applied by UAMPS for the benefit of the Participant and the other Participants in the PPAs;

WHEREAS, the Participant has been advised that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the "*Prepay Bonds*") with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the "*Code*"); and

* Capitalized terms used and not otherwise defined herein have the meanings assigned to them in the Firm PSA and the Tax Certificate and Agreement.

WHEREAS, the Participant acknowledges that its use of the Prepaid Portions of the electricity it purchases under the Firm PSAs will be subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds, and desires to adopt this resolution to authorize a Tax Certificate and Agreement that sets forth the Participant's agreement to comply with such restrictions;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF WASHINGTON CITY, UTAH, AS FOLLOWS:

Section 1. Approval of Tax Certificate and Agreement. The Tax Certificate and Agreement, in substantially the form attached hereto as *Exhibit A*, is hereby authorized and approved.

Section 2. Authorized Officers; Final Changes and Dating. The Participant's Representative and Alternate Representative to UAMPS (the "*Authorized Officers*") are each hereby authorized to execute and deliver the Tax Certificate and Agreement and to deliver the same to UAMPS on behalf of the Participant. Each of the Authorized Officers is hereby delegated authority to approve such changes to the Tax Certificate and Agreement as are necessary to complete the form thereof, together with any minor or non-substantive changes, and his or her execution of the Tax Certificate and Agreement shall be conclusive evidence of such approval. The Authorized Officers shall deliver an executed and undated copy of the Tax Certificate and Agreement on or prior to the date requested by UAMPS, and UAMPS is hereby authorized to deliver the Tax Certificate and Agreement, dated the issue date of the Prepay Bonds, to SEA on behalf of the Participant.

Section 3. Other Actions With Respect to the Tax Certificate and Agreement. The Authorized Officers shall take all action necessary or reasonably required to carry out and give effect to the Tax Certificate and Agreement including adjusting the priority of the Participant's resources within the UAMPS Power Pool to ensure the Qualified Use of the electricity from the Participant's Entitlement Share in the Project.

Section 4. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 5. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the Governing Body of Washington City, Utah, this day,

_____.

WASHINGTON CITY, UTAH

By _____
Mayor

[SEAL]

ATTEST:

City Recorder

EXHIBIT A

[TAX CERTIFICATE AND AGREEMENT]

TAX CERTIFICATE AND AGREEMENT

This Tax Certificate and Agreement is executed in connection with the Commodity Supply Contract (the “*Supply Contract*”) between Southeast Energy Authority, a Cooperative District (“*SEA*”) and Utah Associated Municipal Power Systems (“*UAMPS*”).

WHEREAS, _____ (the “*Participant*”) is a member of UAMPS and has entered into the Master Firm Power Supply Agreement dated as of _____, and [describe Red Mesa, Steel Solar 1A and Steel Solar 1B transaction schedules as applicable] (the “*Firm PSA*”) ¹ with UAMPS pursuant to which the Participant has an Entitlement Share (as defined in the Firm PSA) in the energy, environmental attributes and other benefits received by UAMPS under the [describe Red Mesa, Steel Solar 1A and Steel Solar 1B PPAs as applicable] (the “*PPA*”) ²;

WHEREAS, the Participant understands that in order to provide a discounted price for a portion of the electricity sold to the Participant under the Firm PSA (such portion is referred to below as the “*Prepaid Portion*”), UAMPS will participate in a prepayment transaction being undertaken by SEA by (a) assigning its rights to a portion of the electricity to be delivered under the PPA to the commodity supplier under the prepayment transaction and (b) entering into the Supply Contract under which it will purchase the assigned electricity from SEA at a discounted price for sale to the Participant under the Firm PSA;

WHEREAS, the Participant further understands that SEA will issue bonds to finance a prepayment for the electricity that it sells to UAMPS under the Supply Contract (the “*Prepay Bonds*”) with the intention that the interest on the Prepay Bonds will qualify for tax exemption under Section 103 of the Internal Revenue Code of 1986, as amended (the “*Code*”); and

WHEREAS, the Participant acknowledges that its use of the Prepaid Portion of the electricity it purchases under the Firm PSA is subject to certain restrictions that are necessary to establish and maintain the tax-exempt status of interest on the Prepay Bonds;

ACCORDINGLY AND IN FURTHERANCE OF THE FOREGOING, THE PARTICIPANT HEREBY CERTIFIES AND AGREES AS FOLLOWS:

1. The Participant is a political subdivision of the State of _____, ³ and owns and operates a municipal utility system that provides electricity service to retail customers located in an established service area (the “*System*”).

¹ For Participants in more than one transaction schedule, the term “Firm PSA” will apply separately to each transaction schedule.

² For Participants in more than one transaction schedule, the term “PPA” will apply separately to each Power Purchase Agreement.

³ Utah for all Participants, except California for TDPUD and Nevada for Fallon.

2. The Participant will (a) use all of the Prepaid Portion of the electricity it acquires under the Firm PSA in a Qualified Use (as defined below), (b) not take any action (or make any allocation) that is inconsistent with the Qualified Use of the Prepaid Portion of such electricity, (c) not take or omit to take any action with respect to the Prepaid Portion of such electricity, its Entitlement Share or its System which could adversely affect the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds issued by SEA, (d) take, and pay the costs of, such remedial actions as may be necessary to maintain the tax-exempt or tax-advantaged status of interest on the Prepay Bonds or any refunding bonds in the event of its failure to use such electricity in a Qualified Use, and (e) act in accordance with such reasonable written instructions as may be provided by SEA (through UAMPS) from time to time in order to maintain the tax exempt or tax-advantaged status of the Prepay Bonds.

3. “*Qualified Use*” means the sale of electricity to retail customers located within the “electricity service area” of a municipal utility pursuant to generally applicable and uniformly applied rate schedules or tariffs; *provided* that: (a) “Qualified Use” shall not include any sale of electricity that gives rise to “private business use” or a “private loan” within the meaning of Section 141 of the Code; and (b) “Qualified Use” shall include such additional uses of electricity as may be approved by SEA (through UAMPS) with a favorable opinion of bond counsel. For purposes of this definition: (i) “electricity service area” has the meaning assigned to such term in U.S. Treasury Regulation Section 1.148-1(e)(2)(iii); and (ii) a “municipal utility” is a state or local government unit that owns and operates an electric distribution utility.

4. In each of the five calendar years preceding 2024, the amount of electricity sold to retail customers in the Participant’s electricity service area has equaled or exceeded the amount of the Prepaid Portion of the electricity attributable to its Entitlement Share under the Firm PSA (excluding the amount of electricity that the Participant was obligated to take under a long term agreement that was either (i) purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations, or (ii) generated from gas that a person is obligated to take under a long term agreement that was purchased pursuant to a long term prepaid agreement using the proceeds of tax-exempt or tax-advantaged obligations), and it anticipates this to be the case in 2024.

5. The Participant expects to make the required payments under the Firm PSA solely from the current revenues of the System.

Dated: _____, 2024.

[NAME OF PARTICIPANT]

By: _____
[Name]
[Title]

TALKING POINTS RE PREPAY TRANSACTION FIRM POWER SUPPLY PROJECT

March 2024

OVERVIEW

- The Internal Revenue Code and US Treasury Regulations ("Tax Code and Regulations") contain special provisions that allow tax-exempt bonds to be issued to finance prepayments for natural gas and electricity. The prepay transactions are structured to convert the difference between the issuer's lower (tax-exempt) cost of funds and the prepaid energy supplier's higher (taxable) cost of funds into a discounted price for prepaid energy.
 - The initial discount is expected to be at least 8.0% and will be determined before closing.
 - The amount of the discount will be reset periodically over the term of the prepay (every five to ten years) when the bonds are refinanced.
- UAMPS will assign existing gas or electricity purchase agreements into the prepay transaction and the discount will be applied to the contract prices under these agreements.
- The Tax Code and Regulations require that the prepaid (discounted) gas or electricity (including electricity that is generated using prepaid natural gas as fuel) be used by UAMPS members to serve retail customers in their municipal utility service areas. This is referred to as the "Qualifying Use" requirement.
- The date of closing has not yet been determined but will likely take place in Q2 2024.
- The term of the transaction is thirty years.

CONTRACT STRUCTURE

- Southeast Energy Authority ("SEA") will issue bonds for a 30-year prepayment for gas or electricity from a special purpose entity ("Prepay LLC") organized by J. Aron & Company, the commodities affiliate of Goldman Sachs & Co.
 - UAMPS has no obligation on the bonds issued by SEA.
- UAMPS will assign previously-executed gas purchase or power purchase agreement(s) to J. Aron through a Limited Assignment Agreement ("LAA").
 - The LAA does not require any changes to the existing purchase agreement, but will be consented to by the seller.
 - The LAA is designed to leave the seller indifferent to the prepay. All interactions between UAMPS and seller remain the same.
 - The amount of gas or electricity purchases assigned to J. Aron under the LAA establishes the monthly cashflows required over the 30-year term of the prepay.
- UAMPS has already received approval from the Nebo Project to assign a 5-year gas purchase made to fuel the Nebo Power Plant into the prepay.
- UAMPS also seeks to assign the Red Mesa Power Purchase Agreement (PPA) and Steel Solar 1A and 1B PPAs into the prepay. The Red Mesa PPA will receive the prepay discount at the outset, and the Steel Solar PPAs receive the prepay discount in a couple of years after they have an established operational track record.
- UAMPS is assigning less than the total amount of anticipated solar generation from each PPA to allow for flexibility in operations.

- The term of the PPAs is shorter than the term of the prepay (25 years, versus 30 years). For the last approximately five years of the prepay, UAMPS will assign other power purchase agreements into the prepay to support the required monthly cashflows and to continue to receive the discount from the prepay.
- The LAA provides J. Aron “flash title” to the assigned gas or electricity, which is then delivered to Prepay LLC, which is then delivered to SEA, which then delivers the gas or electricity to UAMPS.
 - o If the prepaid transaction terminates for any reason, the LAA also terminates and UAMPS and the seller are restored to their original positions.
- UAMPS will enter a “Commodity Supply Agreement” with SEA to purchase the gas or electricity from SEA at a discount.
- The bonds issued by SEA will need to be refinanced from time to time over the 30-year term of the prepay. When the bonds are refinanced, the discount available to UAMPS under the Commodity Supply Agreement will need to be reset.
 - o Changes in market conditions could lead to a lower (or higher) savings for UAMPS.
 - o The Commodity Supply Agreement will specify the minimum discount to be achieved for each reset period. If minimum is not achieved, UAMPS may choose not to take energy from the prepay project during the reset period.

QUALIFIED USE CERTIFICATE

- UAMPS has provided a resolution for the governing boards of the Firm Power Project Participants who have an Entitlement Share in the Red Mesa PPA and/or the Steel Solar 1A or 1B PPAs (“Participants”) to approve the form of a “Qualified Use Certificate” for the prepaid energy. **Please have the resolution approved, signed and returned to UAMPS by May 3, 2024.**
 - o **Complete the resolution by filling in the date it was adopted on page 2. Please do not make changes to these documents without contacting UAMPS.**
 - o **Do not complete or sign the generic form of the Qualified Use Certificate that’s attached to the resolution. We will send you a final, individualized Qualified Use Certificate a few weeks before the bond closing for execution.**
- The Qualified Use Certificate states that the electricity that the Participant receives from the prepay will be used to serve retail customers located in the established service territory of its electric utility system.
 - o If, during the term of the prepay, a Participant uses the prepaid electricity for a non-Qualified Use, it agrees that it will cooperate with UAMPS to remediate the non-Qualified Use through its other power purchases from UAMPS.
- The Participant must also confirm in the Qualified Use Certificate that the amount of its historic electricity sales to its retail customers equals or exceeds the amount of prepaid electricity attributable to its Entitlement Share under the applicable PPA.

Briefing Document

Description: Tier 2 URS Public Safety & Firefighter Contributions

Presenter: Ruth Holyoak

Submitted By: Ruth Holyoak

Background Information:

Enhancements to Tier 2 Public Safety & Firefighter retirement benefits will take effect beginning July 1, 2024. They apply to new and current Tier 2 Public Safety & Firefighter Retirement system employees for benefits earned on or after July 1, 2024.

Due to the cost of the plan enhancements, contributions to the Tier 2 Public Safety & Firefighter plans require an employee contribution of 4.73%. However, an employer may “pick up” the employee’s portion and treat it as an employer contribution under IRS Code Section 414(h)

RESOLUTION R2024-xx

**A RESOLUTION AUTHORIZING THE WASHINGTON CITY
NEW PUBLIC SAFETY & FIREFIGHTER DEPARTMENTS
TIER II CONTRIBUTORY RETIREMENT SYSTEM**

WHEREAS, Washington City currently funds all mandated retirement contributions for employees eligible for and who participate as members in the Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, It is the intent of the City to approve and authorize Washington City to pay contributions for the new benefit enhancements administered by the Utah Retirement Systems for employees eligible for and who participate as members in the Public Safety and Firefighter Tier II Contributory Retirement System; and

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions; and

WHEREAS, the city desires to formally pick up 4.73% of the employee contributions required to be paid under Subsection 49-23-301(2)(c), as enacted in S.B. 56, Public Safety and Firefighter Tier II Retirement Enhancements (2020 General Session), for all city employees participating in the New Public Safety and Firefighter Tier II Contributory Retirement System; and

NOW THEREFORE, be it resolved by the City Council of Washington City, shall prospectively pick up and pay required employee contributions for all city employees who are members of the New Public Safety and Firefighter Tier II Contributory Retirement System.

PASSED AND APPROVED on this 10th day of April 2024.

Washington City

Kress Staheli, Mayor

Attest:

Tara Pentz, City Recorder