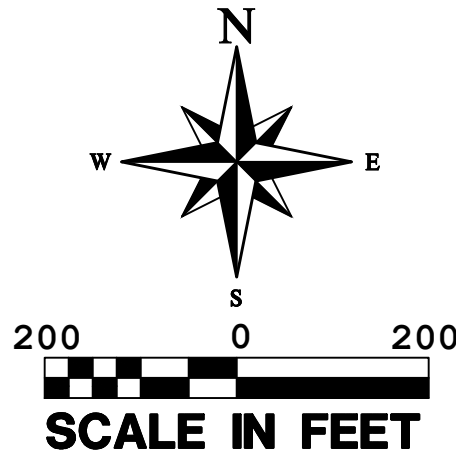
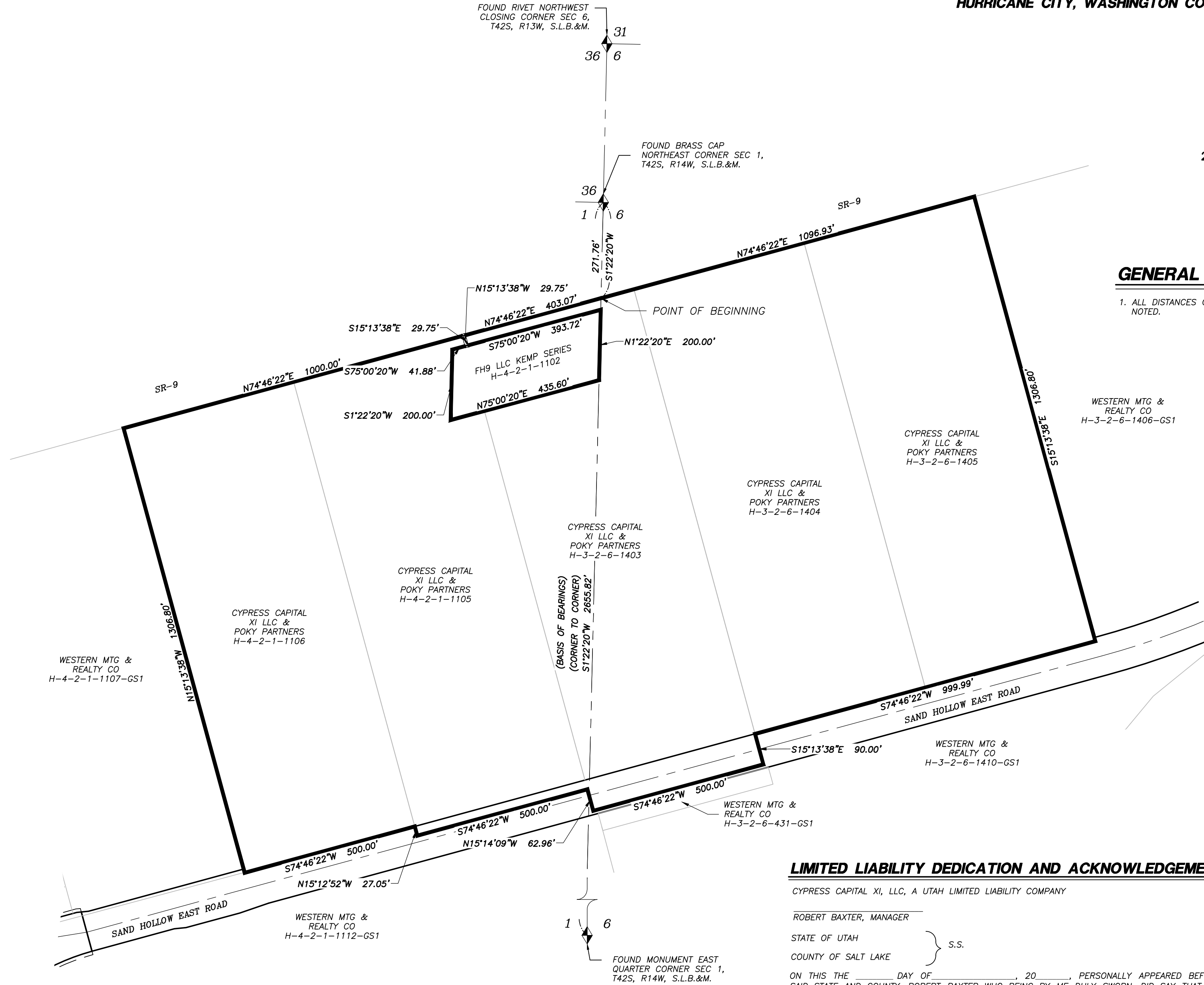


ANNEXATION PLAT FOR:
GATEWAY AT SAND HOLLOW
PUBLIC INFRASTRUCTURE DISTRICT NO. 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M. &
SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



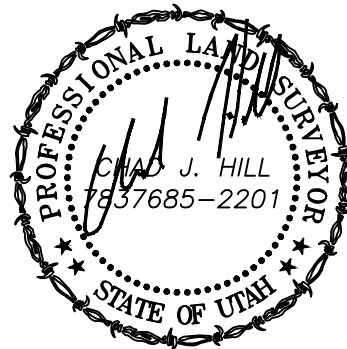
GENERAL NOTES:

1. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS ANNEXATION PLAT AND DESCRIBED HEREON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



REVIEW
DATE

SURVEYOR'S NARRATIVE

THIS ANNEXATION SURVEY WAS DONE AT THE REQUEST OF **** FOR PARCELS H-4-2-1-1106, H-4-2-1-1105, H-3-2-6-1403, H-3-2-6-1404, & H-3-2-6-1405.

THE BASIS OF BEARINGS IS S01°22'20"W 2655.82 FEET FROM THE NORTHEAST CORNER TO THE EAST QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

ANNEXATION LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 1, S01°22'20"W 271.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF STATE ROUTE SR-9; THENCE ALONG SAID SOUTH BOUNDARY LINE, N74°46'22"E 1096.93 FEET; THENCE S15°13'38"E 1306.80 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD; THENCE ALONG SAID RIGHT-OF-WAY, S74°46'22"W 500.00 FEET; THENCE N15°14'09"W 62.96 FEET; THENCE S74°46'22"W 500.00 FEET; THENCE N15°12'52"W 27.05 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW EAST ROAD; THENCE ALONG SAID RIGHT-OF-WAY, S74°46'22"W 500.00 FEET; THENCE N15°13'39"W 1306.79 FEET TO THE SOUTH BOUNDARY OF STATE ROUTE SR-9; THENCE ALONG SAID SOUTH BOUNDARY, N74°46'22"E 1000.00 FEET; THENCE S15°13'38"E 29.75 FEET TO THE BOUNDARY OF PARCEL H-4-2-1-1102; THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES: (1) S75°00'20"W 41.88 FEET; (2) S01°22'20"W 200.00 FEET; (3) N75°00'20"E 435.60 FEET; (4) N01°22'20"E 200.00 FEET; (5) S75°00'20"W 393.72 FEET; THENCE N15°13'38"W 29.75 FEET TO THE SOUTH BOUNDARY OF STATE ROUTE SR-9; THENCE ALONG SAID SOUTH BOUNDARY, N74°46'22"E 403.07 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 3,241,925 SQUARE FEET OR 74.424 ACRES.

GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT
BOARD OF DIRECTORS SIGNATURE APPROVAL FOR ANNEXATION PLAT

WHEREAS, THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3 (COLLECTIVELY, THE "PID"), ESTABLISHED PURSUANT TO RESOLUTION NO. 2021-10 AND RELATED DOCUMENTS RECORDED, INCLUDING BUT NOT LIMITED TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AS DOCUMENT NO. 20250004828 ON FEBRUARY 12, 2025, AT 04:27:55 PM IN THE OFFICIAL WASHINGTON COUNTY RECORDS, HAS RECEIVED A REQUEST TO APPROVE AN ANNEXATION PLAT (THE "ANNEXATION PLAT") FOR THE ANNEXATION OF CERTAIN REAL PROPERTY IDENTIFIED AS PARCELS H-4-2-1-1106, H-4-2-1-1105, H-3-2-6-1403, H-3-2-6-1404, AND H-3-2-6-1405 DESCRIBED HEREIN THIS PLAT INTO THE BOUNDARIES OF THE PID; AND

WHEREAS, THE BOARD OF DIRECTORS OF THE PID (THE "BOARD") HAS REVIEWED THE ANNEXATION PLAT AND DETERMINED THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GATEWAY AT SAND HOLLOW MASTER ASSOCIATION, THE GOVERNING DOCUMENTS, AND ALL RELEVANT STATE AND LOCAL LAWS, INCLUDING BUT NOT LIMITED TO THE UTAH SPECIAL DISTRICT CODE; AND

WHEREAS, THE BOARD FINDS THAT THE ANNEXATION OF THE DESCRIBED PROPERTY IS IN THE BEST INTEREST OF THE PID AND WILL FACILITATE THE CONTINUED DEVELOPMENT, MAINTENANCE, AND ENHANCEMENT OF THE INFRASTRUCTURE AND COMMUNITY WITHIN THE PID BOUNDARIES; AND

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT HEREBY APPROVES THE ANNEXATION PLAT AS PRESENTED, SUBJECT TO ANY CONDITIONS OR REQUIREMENTS IMPOSED BY HURRICANE CITY, THE GATEWAY AT SAND HOLLOW MASTER ASSOCIATION, OR OTHER APPLICABLE GOVERNING AUTHORITIES.

APPROVED THIS ____ DAY OF _____, 2025, BY THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF THE GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT.

SIGNATURES:

TIM TIPPETT, BOARD MEMBER

BRENT MOSER, BOARD MEMBER

JASON CURTIS, BOARD MEMBER

LIMITED LIABILITY DEDICATION AND ACKNOWLEDGEMENT

POKY PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

GARY A. CLARK, MANAGER

STATE OF IDAHO

COUNTY OF BANNOCK

ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, GARY A. CLARK WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER OF POKY PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF POKY PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND THAT HE/SHE DID ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LIMITED LIABILITY DEDICATION AND ACKNOWLEDGEMENT

CYPRESS CAPITAL XI, LLC, A UTAH LIMITED LIABILITY COMPANY

ROBERT BAXTER, MANAGER

STATE OF UTAH

COUNTY OF SALT LAKE

ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROBERT BAXTER WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER OF CYPRESS CAPITAL XI, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CYPRESS CAPITAL, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE DID ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

RESIDING IN _____ COUNTY, UTAH

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
SECTION LINE
ROAD CENTERLINE
SECTION MONUMENT AS DESCRIBED

COUNTY SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, _____, LAND SURVEYOR No. _____, PROFESSIONAL UTAH, AND THE WASHINGTON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS ANNEXATION PLAT. THIS ____ DAY OF _____, A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE ANNEXATION PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, A.D. 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS ANNEXATION PLAT HAVE BEEN PAID IN FULL.	
COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE CITY, UTAH NANETTE BILLINGS, MAYOR HURRICANE CITY, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



ANNEXATION PLAT FOR:
GATEWAY AT SAND HOLLOW
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M. & SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 6/5/2025
SCALE 1"=200'
JOB NO. 336-000
SHEET NO: