

STATE OF UTAH



ENR 2021 05 Bk 383 Pg 243  
Date: 5/19/2021 11:01:01AM  
Fee: \$40.00 Credit Card Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: DAY GREG

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the ROAM PUBLIC INFUSTRUCTRE DISTRICS NO 1. AND 2, July, 15th, 2021 complying with Section 17B-1-215, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the ROAM PUBLIC INFUSTRUCTRE DISTRICS NO 1. AND 2, located in Morgan County, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 19<sup>th</sup> day of May, 2021 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor



**NOTICE OF IMPENDING BOUNDARY ACTION  
(District No. 1)**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the County Commission of the Morgan County, Utah (the "Commission"), acting in its capacity as the creating entity for the ROAM Public Infrastructure District No. 1 (the "District"), at a regular meeting of the Commission, duly convened pursuant to notice, on April 20, 2021 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

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

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

DATED this 4<sup>th</sup> day of May, 2021.

**COUNTY COMMISSION OF MORGAN COUNTY, UTAH,  
acting in its capacity as the creating authority for the  
ROAM Public Infrastructure District No. 1,**

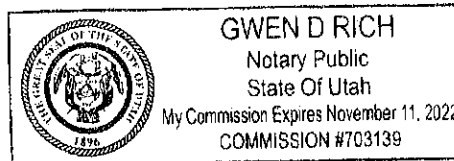
By: [Signature]  
AUTHORIZED REPRESENTATIVE

**VERIFICATION**

STATE OF UTAH     )  
                                  :ss.  
COUNTY OF MORGAN     )

SUBSCRIBED AND SWORN to before me this 4 day of  
May, 2021.

[Signature]  
NOTARY PUBLIC



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

**Copy of the Creation Resolution**

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

**Final Local Entity Plat**



**NOTICE OF IMPENDING BOUNDARY ACTION  
(District No. 2)**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the County Commission of the Morgan County, Utah (the "Commission"), acting in its capacity as the creating entity for the ROAM Public Infrastructure District No. 2 (the "District"), at a regular meeting of the Commission, duly convened pursuant to notice, on April 20, 2021 adopted a *Resolution Providing for the Creation of a Public Infrastructure District*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

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

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

DATED this 4<sup>th</sup> day of May, 2021.

**COUNTY COMMISSION OF MORGAN COUNTY, UTAH,  
acting in its capacity as the creating authority for the  
ROAM Public Infrastructure District No. 2,**

By: [Signature]  
AUTHORIZED REPRESENTATIVE

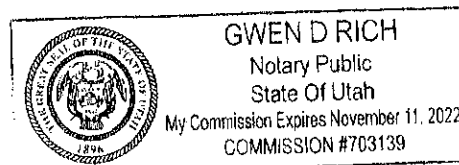
**VERIFICATION**

STATE OF UTAH     )  
                              :SS.  
COUNTY OF MORGAN     )

SUBSCRIBED AND SWORN to before me this 4 day of

May, 2021.

[Signature]  
NOTARY PUBLIC



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

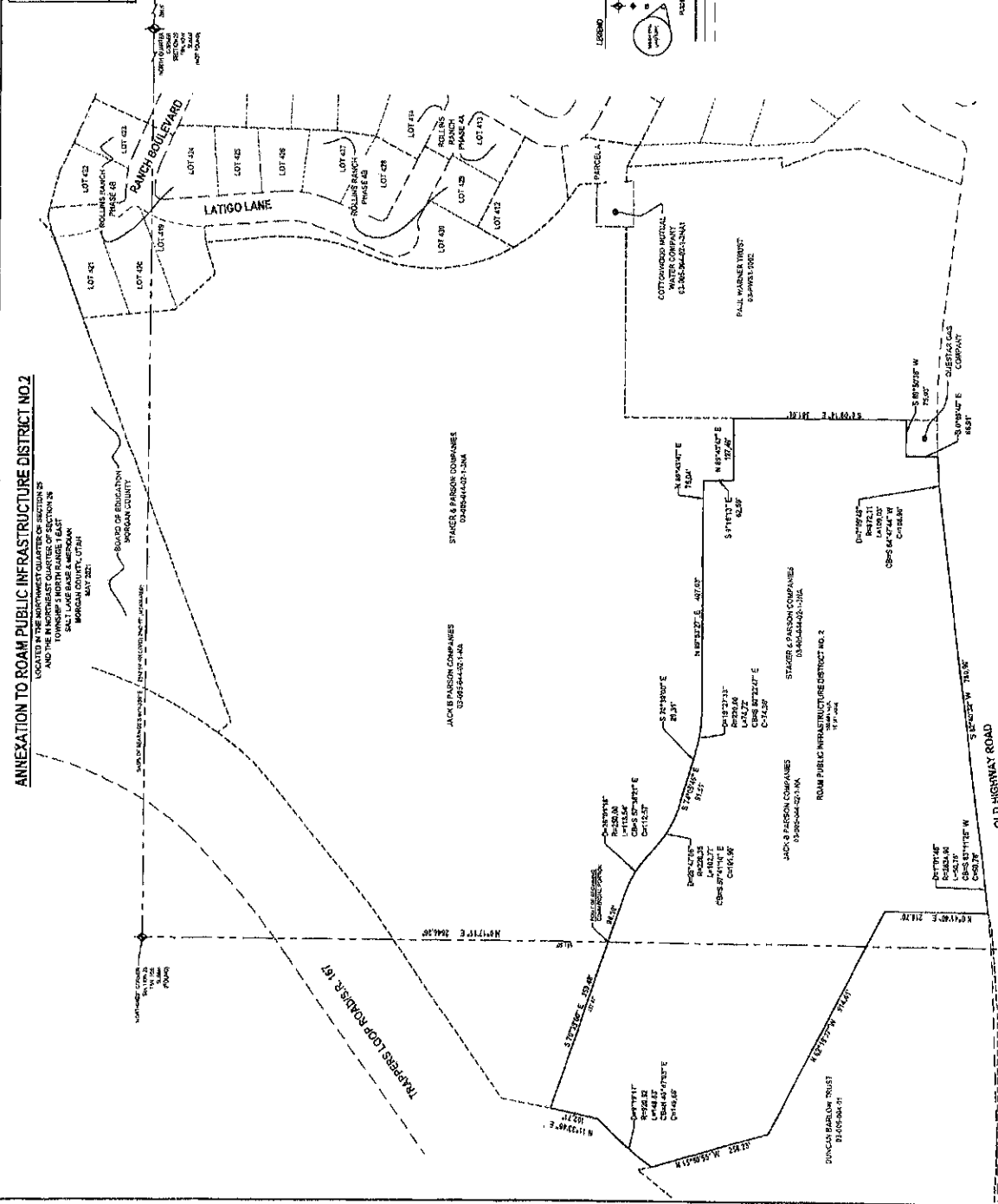
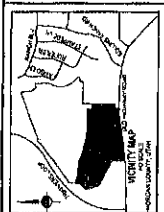
**Copy of the Creation Resolution**

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

**Final Local Entity Plat**



ANNEXATION TO ROAM PUBLIC INFRASTRUCTURE DISTRICT NO. 2  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 25  
AND THE NORTHEAST QUARTER OF SECTION 26  
TOWNSHIP 36N RANGE 4E MERIDIAN  
MORGAN COUNTY, UTAH  
MAY 2021



**SURVEYOR'S STATEMENT**  
I, the undersigned, a duly Licensed Professional Engineer in the State of Utah, have examined the above described plat and the accompanying field notes and certify that the same are a true and correct representation of the actual survey made by me or under my direct supervision and that the same conform to the requirements of the Utah Surveying Act, Chapter 101, Utah Code, and the rules and regulations of the State Board of Engineering and Surveying.



**ANNEXTION TO ROAM PUBLIC INFRASTRUCTURE DISTRICT NO. 2**  
MORGAN COUNTY RECORDER  
MAY 5 2021

**ENGIN**  
MORGAN COUNTY COMMISSION  
MAY 5 2021

**LEGEND**  
SECTION CORNER  
CORNER POINT MARKING  
PROPOSED STREET WIDENING  
EXISTING STREET WIDENING  
PROPOSED PUBLIC UTILITY EASEMENT  
EXISTING PUBLIC UTILITY EASEMENT  
EASEMENT  
ENCROACHMENT  
ENCROACHMENT  
ENCROACHMENT  
ENCROACHMENT

**LEGEND**  
SECTION CORNER  
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PROPOSED STREET WIDENING  
EXISTING STREET WIDENING  
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EXISTING PUBLIC UTILITY EASEMENT  
EASEMENT  
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RESOLUTION CR-21-06

A RESOLUTION OF THE COUNTY COMMISSION (THE "COMMISSION") OF THE COUNTY OF MORGAN COUNTY, UTAH (THE "COUNTY"), PROVIDING FOR THE CREATION OF THE ROAM PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 AND 2 (THE "DISTRICTS") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND INTERLOCAL AGREEMENT; APPROVING OF AN ANNEXATION AREA; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the County requesting adoption by resolution the approval of the creation of two separate public infrastructure districts pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "Act") within the boundaries of the County and approve an annexation area (the "Annexation Area") which the Districts may annex into or withdrawal therefrom without further approval or hearings of the County or the Commission, as further described in Governing Document Exhibits A and C (as hereinafter defined) for the purpose of financing public infrastructure costs; and

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

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

WHEREAS, the County prior to consideration of this Resolution, public hearings were held after 6:00 p.m. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60 day protest period pursuant to Section 17B-2a-1204 of the PID Act; and

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

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B and an Interlocal Agreement between the County and the Districts, attached to the Governing Document as Governing Document Exhibit D; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notices of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plats attached thereto as Boundary Notice Exhibit B (the "Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Commission and by officers of the Commission directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.
2. The Districts are hereby created as separate entities from the County in accordance with the Governing Document and the Act. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.
3. Pursuant to the terms of the PID Act, the Commission does hereby approve the annexation of any area within the Annexation Area Boundaries into any of the Districts without any further action of the Commission or the County and further approves withdrawal of any area within the Initial District Boundaries (as defined in the Governing Document) or Annexation Area Boundaries from any of the Districts without any further action, hearings, or resolutions of the Commission or the County, upon compliance with the terms of the PID Act and the Governing Document.
4. The Commission does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the County to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the County under 17B-1-408, Utah Code Annotated 1953.
5. It is hereby found and determined by the Commission that the creation of the District is appropriate to the general welfare, order and security of the County, and the organization of the District pursuant to the PID Act is hereby approved.
6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibits B and Governing Document Exhibit D are hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.
7. The Boards of the Districts are hereby appointed as follows:
  - (a) District No. 1:
    - (i) Trustee 1 – Greg Day for an initial six-year term.
    - (ii) Trustee 2 – Tony Hill for an initial six-year term.

(iii) Trustee 3 – Seth Robertson for an initial four-year term.

(b) District No. 2:

(i) Trustee 1 – Greg Day for an initial six-year term.

(ii) Trustee 2 – Tony Hill for an initial six-year term.

(iii) Trustee 3 – Seth Robertson for an initial four-year term.

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

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

9. The Board of Trustees of the Districts (the “District Boards”) are hereby authorized and directed to record such Governing Document with the recorder of Morgan County within 30 days of the issuance of an issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

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

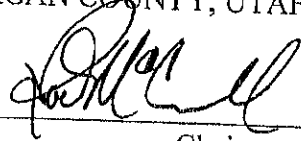
11. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

12. This resolution shall take effect immediately.

PASSED AND ADOPTED by the County Commission of the Morgan County,  
Utah, this April 20, 2021.

MORGAN COUNTY, UTAH

By: \_\_\_\_\_



Chair

ATTEST:

By: \_\_\_\_\_



County Clerk

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

Pursuant to motion duly made and seconded, the meeting of the Board of the County adjourned.

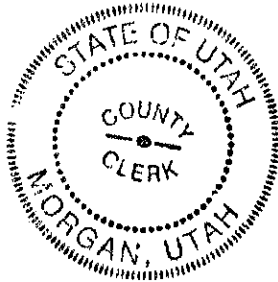
By: [Signature]  
Chair

ATTEST:

By: [Signature]  
County Clerk

State of Utah  
County of Morgan

I, the undersigned Morgan County Clerk, do hereby certify that the foregoing is a full, true and correct copy of the original Resolution CR-21-06 as it appears of record and upon file in my office in Morgan County.



Witness my hand and seal this 27 day of September 2021  
Stacy Netz Clark, Clerk  
by [Signature] Deputy

**EXHIBIT A**

**Legal Descriptions**

**District No. 1**

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point along the North line of said Section 25, said point being South 89°43'35" East 899.48 feet along the section line from the Northwest Corner of said Section 25 and running thence:

North 69°02'40" East 390.18 feet to the westerly line of Rollins Ranch Phase 4B Subdivision;

thence along said westerly line of Rollins Ranch Phase 4B Subdivision the following six (6) courses and distances:

- 1) South 05°13'53" East 192.36 feet (191.80 feet Record);
- 2) South 41°45'22" East 110.48 feet;
- 3) North 72°46'57" East 66.68 feet;
- 4) South 05°21'11" East 122.44 feet;
- 5) southerly 218.22 feet along the arc of a 442.00-foot radius tangent curve to the right (center bears South 84°38'49" West and the long chord bears South 08°47'26" West 216.01 feet with a central angle of 28°17'13");
- 6) southerly 510.29 feet along the arc of a 356.50-foot radius curve to the left (center bears South 67°03'58" East and the long chord bears South 18°04'21" East 467.83 feet with a central angle of 82°00'46") to and along the westerly boundary of Rollins Ranch Phase 4A Subdivision;

thence South 04°15'30" East 39.46 feet along the said westerly boundary of Rollins Ranch Phase 4A to the North line of that property owned by Cottonwood Mutual Water Company;

thence along said property owned by Cottonwood Mutual Water Company the following two (2) courses and distances:

- 1) North 89°47'45" West 87.99 feet;
- 2) South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) courses and distances:

- 1) West 389.73 feet;
- 2) South 00°09'14" East 230.00 feet;

thence South 89°43'47" West 127.49 feet;

thence North 00°16'13" West 62.59 feet;

thence South 89°43'47" West 75.04 feet;

thence South 89°53'27" West 407.03 feet;

thence westerly 74.72 feet along the arc of a 220.00-foot radius tangent curve to the right (center bears North 00°06'33" West and the long chord bears North 80°22'47" West 74.36 feet with a central angle of 19°27'33");

thence North 70°39'00" West 29.31 feet;

thence North 74°05'45" West 91.51 feet;

thence northwesterly 102.77 feet along the arc of a 228.35-foot radius non-tangent curve to the right (center bears North 19°25'17" East and the long chord bears North 57°41'10" West 101.90 feet with a central angle of 25°47'06");

thence northwesterly 113.54 feet along the arc of a 250.00-foot radius non-tangent curve to the left (center bears South 45°22'18" West and the long chord bears North 57°38'21" West 112.57 feet with a central angle of 26°01'18");

thence North 70°39'00" West 457.67 feet to the easterly right-of-way line of Trappers Loop Road (Highway 167);

thence along said easterly right-of-way line the following seven (7) courses and distances:

- 1) North 11°33'46" East 104.25 feet;
- 2) North 54°11'41" East 488.90 feet;
- 3) North 49°59'43" East 370.62 feet;
- 4) northeasterly 97.16 feet along the arc of a 918.51-foot radius non-tangent curve to the left (center bears North 48°03'19" West and the long chord bears North 38°54'52" East 97.05 feet with a central angle of 06°03'22");
- 5) South 39°45'59" East 34.71 feet;
- 6) North 69°02'40" East 491.53 feet to the Point of Beginning.

Contains: 1,480,419 square feet or 33.986 acres.



**District No. 2**

A parcel of land, situate in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point along the West line of said Section 25, said point being South  $00^{\circ}17'11''$  West 974.50 feet along the section line from the Northwest Corner of said Section 25 and running thence:

South  $70^{\circ}39'00''$  East 98.19 feet;

thence Southeasterly 113.54 feet along the arc of a 250.00 feet-foot radius tangent curve to the right (center bears South  $19^{\circ}21'00''$  West and the long chord bears South  $57^{\circ}38'21''$  East 112.57 feet with a central angle of  $26^{\circ}01'18''$ );

thence Southeasterly 102.77 feet along the arc of a 228.35 feet-foot radius non-tangent curve to the left (center bears North  $45^{\circ}12'23''$  East and the long chord bears South  $57^{\circ}41'10''$  East 101.90 feet with a central angle of  $25^{\circ}47'06''$ );

thence South  $74^{\circ}05'45''$  East 91.51 feet;

thence South  $70^{\circ}39'00''$  East 29.31 feet;

thence Easterly 74.72 feet along the arc of a 220.00 feet-foot radius tangent curve to the left (center bears North  $19^{\circ}21'00''$  East and the long chord bears South  $80^{\circ}22'47''$  East 74.36 feet with a central angle of  $19^{\circ}27'33''$ );

thence North  $89^{\circ}53'27''$  East 407.03 feet

thence North  $89^{\circ}43'47''$  East 75.04 feet;

thence South  $00^{\circ}16'13''$  East 62.59 feet;

thence North  $89^{\circ}43'47''$  East 127.49 feet to the West line of Paul Warner Subdivision; South  $00^{\circ}09'40''$  East 361.01 feet along said West line to that property owned by Questar Gas Company;

thence along said property owned by Questar Gas Company the following two (2) courses and distances:

1) South  $89^{\circ}50'36''$  West 75.03 feet;

2) South  $00^{\circ}09'40''$  East 66.91 feet to the northerly right-of-way line of Old Highway Road;

thence along the northerly right-of-way line of Old Highway Road the following three (3) courses and distance:

- 1) westerly 109.03 feet along the arc of an 872.11-foot radius non-tangent curve to the left (center bears South 01°37'22" East and the long chord bears South 84°47'44" West 108.96 feet with a central angle of 07°09'48");
- 2) South 82°40'32" West 780.90 feet;
- 3) westerly 50.76 feet along the arc of a 2824.90-foot radius tangent curve to the right (center bears North 07°19'28" West and the long chord bears South 83°11'25" West 50.76 feet with a central angle of 01°01'46");

thence North 00°41'40" East 218.70 feet;

thence North 62°19'37" West 514.41 feet;

thence North 15°50'55" West 256.23 feet to the easterly right-of-way line of Trappers Loop Road (Highway 167);

thence along said easterly right-of-way line the following seven (7) courses and distances:

- 1) northeasterly 149.83 feet along the arc of a 920.92-foot radius non-tangent curve to the right (center bears South 53°52'36" East and the long chord bears North 40°47'03" East 149.66 feet with a central angle of 09°19'17");
- 2) North 11°33'46" East 102.71 feet;

thence South 70°39'00" East 359.48 feet to the Point of Beginning.

Contains: 800,691 square feet or 18.381 acres.

#### **Annexation Area**

The boundaries of the annexation area consist of the entirety of the legal descriptions contained under "District No. 1" and "District No. 2" above.