

Notice Page 1 of 4
Gary Christensen Washington County
Recorder
08/10/2021 04:21:46 PM Fee \$40.00 By
SNOW JENSEN & REECE

Please Return To:
W. Devin Snow, Esq.
Snow Jensen & Reece, P.C.
912 W. 1600 S. Suite B-200
St. George, UT 84770

Parcel Nos. H-3-2-6-1402, H-3-2-6-1403, H-3-2-6-1406, H-3-2-6-33, H-3-2-6-340, H-3-2-6-431, H-4-2-1-1103, H-4-2-1-1104, H-4-2-1-1105, H-4-2-1-1107, H-4-2-1-1108, H-4-2-1-1109, H-4-2-1-1113, H-4-2-1-1123, H-4-2-1-125, H-4-2-11-2112, H-4-2-11-21121, H-4-2-1-131, H-4-2-11-31031, H-4-2-12-1102, H-4-2-12-1113, H-4-2-12-2113, H-4-2-1-234, H-4-2-1-330, H-4-2-1-340, and H-4-2-1-4203

NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION


Gateway at Sand Hollow Public Infrastructure District No. 1

GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (the "District") hereby provides this notice of its creation and existence. The boundaries of the District are particularly described in **Exhibit A** (the "District Boundaries").

A copy of the District's Governing Document is on file with the office of Hurricane City, Utah. The District may finance and repay infrastructure and other improvements through the levy of a property tax. The District's property tax levy will apply to all taxable property within the District Boundaries. The maximum debt mill levy of the District is .0045 per dollar of taxable value, subject to adjustment as provided under Section 17D-4-301(8), Utah Code Annotated 1953, as may be amended from time to time. A limited tax bond issued by the District may be converted to a general obligation bond if allowed under Section 17D-4-301(3)(d), Utah Code Annotated 1953, as may be amended from time to time.

DATED this 28th day of July, 2021.

GATEWAY AT SAND HOLLOW PUBLIC
INFRASTRUCTURE DISTRICT NO. 1


By: Brent Moser
Its: Chair

STATE OF UTAH)

ss.

COUNTY OF WASHINGTON)

On this 28 day of July, 2021, before me, a notary public, personally appeared Brent Moser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this **NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION**, and acknowledged he executed the same voluntarily for its stated purpose on behalf of Gateway at Sand Hollow Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed member.

Pamela K. Walker
NOTARY PUBLIC

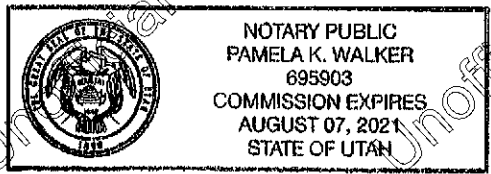


EXHIBIT A
BOUNDARIES OF
GATEWAY AT SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°09'26"E 1052.31 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF STATE ROUTE 9; RUNNING THENCE N74°47'01"E, ALONG SAID BOUNDARY LINE, 500.00 FEET; THENCE S15°12'59"E 1297.98 FEET; THENCE S23°01'39"E 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF A 585.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S70°52'58"W 79.79 FEET, CENTER POINT LIES N23°01'39"W), THROUGH A CENTRAL ANGLE OF 07°49'13" A DISTANCE OF 79.85 FEET; THENCE S74°47'34"W 72.38 FEET; THENCE S50°56'33"W 264.94 FEET; THENCE S39°38'00"W 186.58 FEET; THENCE S54°55'10"W 219.45 FEET; THENCE S63°52'48"W 234.43 FEET; THENCE S44°24'42"W 185.48 FEET; THENCE S43°06'48"E 193.15 FEET; THENCE N88°56'53"E 154.60 FEET; THENCE S19°58'08"E 55.42 FEET; THENCE S69°07'16"W 172.46 FEET; THENCE S75°48'20"W 350.23 FEET; THENCE N49°23'55"W 225.11 FEET; THENCE N61°08'29"W 141.01 FEET; THENCE S79°20'00"W 158.99 FEET; THENCE N57°24'10"W 39.02 FEET; THENCE S65°45'38"W 251.51 FEET; THENCE N87°40'07"W 427.72 FEET; THENCE S47°01'49"W 315.47 FEET; THENCE S00°00'39"W 153.25 FEET; THENCE S48°21'25"W 90.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 442.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S47°56'22"E 96.95 FEET, CENTER POINT LIES N48°21'25"E), THROUGH A CENTRAL ANGLE OF 12°35'34" A DISTANCE OF 97.15 FEET; THENCE S54°14'09"E 438.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 433.55 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S26°43'15"E 385.92 FEET, CENTER POINT LIES S36°51'06"W), THROUGH A CENTRAL ANGLE OF 52°31'19" A DISTANCE OF 399.95 FEET; THENCE S01°22'30"W 1762.81 FEET; THENCE S01°11'07"W 1322.06 FEET TO A POINT ON THE EAST-WEST 1/16TH LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°24'20"W, ALONG SAID LINE, 1290.05 FEET TO A POINT ON THE NORTH-SOUTH 1/16TH SECTION LINE OF SECTION 12; THENCE S01°12'47"W, ALONG SAID SECTION LINE, 1617.40 FEET; THENCE N88°29'57"W 2484.48 FEET; THENCE WESTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S79°00'48"W 216.23 FEET, CENTER POINT LIES S01°30'03"W), THROUGH A CENTRAL ANGLE OF 24°58'30" A DISTANCE OF 217.95 FEET; THENCE S66°31'33"W 453.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N31°16'29"W 542.90 FEET, CENTER POINT LIES S66°31'33"W), THROUGH A CENTRAL ANGLE OF 15°36'04" A DISTANCE OF 544.58 FEET; THENCE N39°04'31"W 289.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N41°13'55"W 189.96 FEET, CENTER POINT LIES S50°55'29"W), THROUGH A CENTRAL ANGLE OF 04°18'49" A

DISTANCE OF 190.00 FEET; THENCE N43°23'26"W 370.56 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 12; THENCE N01°07'24"E, ALONG SAID SECTION LINE, 1195.02 FEET; THENCE N88°50'38"W 997.47 FEET; THENCE N01°06'28"E 238.23 FEET; THENCE S88°51'06"E 26.64 FEET; THENCE N03°04'53"E 551.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 398.16 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N26°30'07"E 316.52 FEET, CENTER POINT LIES S86°55'07"E), THROUGH A CENTRAL ANGLE OF 46°50'28" A DISTANCE OF 325.51 FEET; THENCE N49°39'18"E 250.77 FEET; THENCE N43°53'59"E 146.42 FEET; THENCE N36°48'28"E 152.80 FEET; THENCE NORTHERLY ALONG THE ARC OF A 250.01 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N18°13'52"E 159.29 FEET, CENTER POINT LIES N53°11'32"W), THROUGH A CENTRAL ANGLE OF 37°09'12" A DISTANCE OF 162.12 FEET; THENCE S88°50'24"E 241.62 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAND HOLLOW ROAD; THENCE N52°30'29"E, ALONG SAID BOUNDARY LINE, 1048.00 FEET; THENCE N01°21'56"E 1258.10 FEET; THENCE S88°25'54"E 1991.79 FEET TO A POINT ON THE NORTH-SOUTH 1/4TH SECTION LINE OF SECTION 4; THENCE N01°24'30"E, ALONG SAID SECTION LINE, 1349.06 FEET; THENCE S88°42'35"E 253.88 FEET; THENCE N74°38'06"E 1096.69 FEET; THENCE S15°13'00"E 1306.80 FEET; THENCE N74°47'01"E 2500.00 FEET; THENCE N15°12'59"W 1306.79 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 31,428,235 SQUARE FEET OR 721.493 ACRES.