

Notice Page 1 of 4

Gary Christensen Washington County Recorder  
 09/17/2021 12:06:30 PM Fee \$40.00 By SNOW  
 JENSEN & REECE

Please Return To:

Black Desert Public Infrastructure District  
 c/o Matthew J. Ence  
 Snow Jensen & Reece, P.C.  
 912 W. 1600 S. Suite B-200  
 St. George, UT 84770

Affects Parcel Nos.:

I-6-2-4-13112  
 I-6-2-4-127132  
 I-6-2-4-129  
 I-6-2-4-125112  
 I-6-2-4-12612  
 I-6-2-4-128  
 I-6-2-4-431  
 I-6-2-4-2221  
 I-6-2-4-225  
 I-6-2-4-1401  
 I-6-2-4-139  
 I-6-2-4-135  
 I-6-2-4-138  
 I-6-2-4-136  
 I-6-2-4-137

**CORRECTED****NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT CREATION**

Black Desert Public Infrastructure District

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT** (the "District") hereby provides this notice of its creation and existence. The boundaries of the District are located in Washington County, State of Utah, and more particularly described as follows:


See **Exhibit "A"** attached and incorporated herein with this reference.

A copy of the District's Governing Document is on file with Ivins City, Utah. The District may finance and repay infrastructure and other improvements through the levy of a property tax. The maximum debt mill levy of the District is .01 per dollar of taxable value, subject to adjustment as provided under Section 17B-2a-1207(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 17B-2a-1207(3)(d), Utah Code Annotated 1953, as may be amended from time to time.

Disclosure regarding impact of any applicable property tax: Under the maximum property tax rate of the District, a primary residence valued at \$500,000 would have an additional annual property tax of \$2,750 for the duration of the District's Bonds. A business property valued at \$500,000 would have an additional annual property tax of \$5,000 for the duration of the District's Bonds.

DATED this 17<sup>th</sup> day of September, 2021.

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT

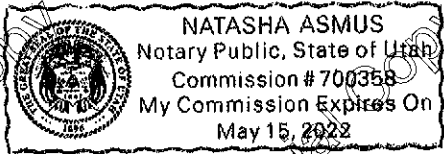
  
By: Patrick Manning  
Its: Chair

STATE OF UTAH )

ss.

COUNTY OF WASHINGTON )

On this 17<sup>th</sup> day of September, 2021, before me, a notary public, personally appeared Patrick Manning, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this **NOTICE OF LOCAL ENTITY CREATION**, and acknowledged he executed the same voluntarily for its stated purpose on behalf of Black Desert Public Infrastructure District pursuant to his authority by law as its duly appointed member.



  
NOTARY PUBLIC

**EXHIBIT A****Legal Description of District Boundaries**

BEGINNING AT THE EAST ¼ CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°17'15" WEST 1329.40 FEET ALONG THE SECTION LINE; THENCE NORTH 88°27'56" WEST 197.75 FEET ALONG THE NORTH LINE OF SECTIONAL LOT 9 OF SAID SECTION 4; THENCE SOUTH 28°17'29" EAST 206.34 FEET; THENCE SOUTH 11°24'38" EAST 137.29 FEET; THENCE SOUTH 48°56'39" EAST 44.36 FEET; THENCE SOUTH 87°54'14" EAST 35.96 FEET; THENCE SOUTH 82°30'25" EAST 127.57 FEET; THENCE SOUTH 06°23'42" WEST 84.40 FEET; THENCE NORTH 72°08'10" WEST 60.27 FEET; THENCE SOUTH 27°54'55" WEST 70.65 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF "ENTRADA AT SNOW CANYON -PHASE 2-" SUBDIVISION, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°46'20", HAVING A RADIUS OF 300.00 FEET (RADIUS POINT BEARS SOUTH 19°13'30" WEST), AND WHOSE CHORD BEARS NORTH 85°09'40" WEST 149.07 FEET; THENCE RUNNING ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING FOUR COURSES: WESTERLY ALONG THE ARC OF SAID CURVE 150.65 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°02'57", HAVING A RADIUS OF 25.00 FEET (RADIUS POINT BEARS NORTH 09°32'50" WEST), AND WHOSE CHORD BEARS NORTH 78°01'22" WEST 18.35 FEET; THENCE ALONG THE ARC OF SAID CURVE 18.78 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 142°21'08", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS SOUTH 33°30'07" WEST), AND WHOSE CHORD BEARS SOUTH 52°19'33" WEST 94.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.23 FEET; THENCE NORTH 78°51'01" WEST 174.68 FEET; THENCE SOUTH 55°30'38" WEST 81.08 FEET; THENCE NORTH 36°04'49" WEST 91.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°28'05", HAVING A RADIUS OF 2045.30 FEET (RADIUS POINT BEARS SOUTH 77°11'59" WEST), AND WHOSE CHORD BEARS NORTH 20°02'03" WEST 515.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 516.46 FEET TO THE NORTH LINE OF SAID SECTIONAL LOT 9; THENCE NORTH 88°27'56" WEST 2087.65 FEET ALONG THE NORTH LINE OF SECTIONAL LOTS 9 AND 8 OF SAID SECTION 4 TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 4; THENCE NORTH 88°56'23" WEST 1329.94 FEET ALONG THE SOUTH 1/16 LINE OF SAID SECTION 4; THENCE NORTH 00°34'52" EAST 1334.33 FEET ALONG THE WEST 1/16 LINE TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 4; THENCE NORTH 00°23'18" EAST 1324.37 FEET ALONG SAID WEST 1/16 LINE TO THE SOUTHWEST CORNER OF SECTIONAL LOT 2 OF SAID SECTION 4, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF "PADRE CANYON ESTATES UNIT 1 - PHASE 1" SUBDIVISION; THENCE SOUTH 88°47'01" EAST 899.84 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LOT 30 OF SAID SUBDIVISION; THENCE NORTH 00°45'46" EAST 317.65 FEET ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE LEAVING

SAID SUBDIVISION BOUNDARY RUNNING SOUTH 89°24'44" EAST 224.81 FEET; THENCE SOUTH 89°14'01" EAST 220.65 FEET; THENCE NORTH 01°24'55" EAST 442.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°51'01", HAVING A RADIUS OF 495.45 FEET (RADIUS POINT BEARS SOUTH 57°10'23" EAST), AND WHOSE CHORD BEARS NORTH 36°45'07" EAST 67.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 67.88 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°23'39", HAVING A RADIUS OF 558.71 FEET (RADIUS POINT BEARS NORTH 49°19'22" WEST), AND WHOSE CHORD BEARS NORTH 20°58'49" EAST 376.62 FEET; THENCE ALONG THE ARC OF SAID CURVE 384.15 FEET; THENCE NORTH 01°16'59" EAST 92.00 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 30.00 FEET (RADIUS POINT BEARS NORTH 88°43'01" WEST), AND WHOSE CHORD BEARS NORTH 43°43'01" WEST 42.43 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF "SNOW CANYON PARKWAY"; RUNNING THENCE ALONG SAID RIGHT OF WAY LINE IN THE FOLLOWING EIGHT COURSES: SOUTH 88°43'01" EAST 109.12 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56°18'02", HAVING A RADIUS OF 460.00 FEET (RADIUS POINT BEARS SOUTH 01°17'00" WEST), AND WHOSE CHORD BEARS SOUTH 60°33'59" EAST 434.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 452.01 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°28'15", HAVING A RADIUS OF 790.00 FEET (RADIUS POINT BEARS NORTH 57°35'03" EAST), AND WHOSE CHORD BEARS SOUTH 38°09'05" EAST 157.90 FEET; THENCE ALONG THE ARC OF SAID CURVE 158.16 FEET; THENCE SOUTH 43°53'13" EAST 2181.61 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 46°06'47" WEST), AND WHOSE CHORD BEARS SOUTH 19°47'32" EAST 81.65 FEET; THENCE ALONG THE ARC OF SAID CURVE 84.11 FEET TO THE BEGINNING OF A REVERSE CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 99°56'13", HAVING A RADIUS OF 110.00 FEET (RADIUS POINT BEARS SOUTH 85°41'50" EAST), AND WHOSE CHORD BEARS SOUTH 45°39'56" EAST 168.45 FEET; THENCE ALONG THE ARC OF SAID CURVE 191.865 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°10'19", HAVING A RADIUS OF 100.00 FEET (RADIUS POINT BEARS SOUTH 03°55'23" EAST), AND WHOSE CHORD BEARS SOUTH 72°20'14" EAST 73.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 75.35 FEET; THENCE SOUTH 50°30'18" EAST 695.11 FEET; THENCE SOUTH 43°12'29" WEST 169.49 FEET TO THE EAST-WEST CENTER SECTION LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°06'55" WEST 133.42 FEET ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 12,123,152 SQUARE FEET OR 278.309 ACRES.