

ACKNOWLEDGEMENT, WAIVER, AND CONSENT

This ACKNOWLEDGEMENT, WAIVER, and CONSENT is signed with an effective date of March 11, 2021 by **Little Creek Land Company, LLC**, a Utah limited liability company, and **Jepson Canyon Resort Development Co., Inc.**, a Utah corporation. These signing parties are sometimes referred to as the “Property Owners.”

Recitals

WHEREAS, on February 17, 2021, the Town of Apple Valley (“Town”) enacted Resolution 2021-01 (the “**Creation Resolution**”) to create Jepson Canyon Public Infrastructure District No. 1 (the “**District**”) 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**”); and

WHEREAS, after adopting the Creation Resolution, the Town was informed that there were minor technical errors in the legal description for the District boundaries as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plat (the “**Plat**”) that was approved as part of the Creation Resolution has not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolution and the Plat, those legal descriptions reasonably identify the District boundaries;

WHEREAS, the Plat accurately depicted the District boundaries, as did the boundary map that was included with the petition to create the District, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolution to correct the legal description where provided therein, including as provided in the Plat, so that it uses the correct legal description; and

WHEREAS, the corrected legal description fixes only technical errors and does not add or remove property from the boundaries that were described in the original Creation Resolution;

WHEREAS, the Property Owners wish to acknowledge and provide their consent and waiver regarding the town’s correction of the legal description and the creation of the districts generally.

1. Representations. The Property Owners represent and warrant that the Property Owners are the sole owners of the property included within the Corrected Legal Description, as that term is defined in **Exhibit 1**. The Property Owners represent and warrant that there are no registered voters in the area included within the Corrected Legal Description.

2. Acknowledgement. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the Property Owners have previously

Acknowledgement, Consent, and Waiver
Town of Apple Valley, UT

petitioned for and consented to the creation of the Jepson Canyon public infrastructure districts by the Town and have participated in the meetings and the hearing regarding the creation of the districts. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the District boundaries as stated in the original Creation Resolution reasonably identifies the boundaries of the District and that the Corrected Legal Description fixes only technical errors.

3. Waiver. The Property Owners, for themselves, and for their successors in title and assigns, hereby waive:

(a) all rights to contest, protest, or challenge the legality or validity of the creation or establishment of Jepson Canyon Public Infrastructure District No. 1, Jepson Canyon Public Infrastructure District No. 2, or Jepson Canyon Public Infrastructure District No. 3; and

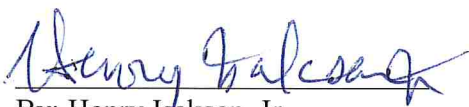
(b) All rights to contest, protest, or challenge the legality or validity of the enactment of a resolution in substantially the form provided in **EXHIBIT 1**.

4. Consent. The Property Owners, for themselves, and for their successors in title, and assigns, hereby consent to the Town of Apple Valley's enactment of a resolution substantially in the form provided in **EXHIBIT 1** to this Acknowledgement, Consent, and Waiver.

5. Reliance. This Acknowledgement, Waiver, and Consent is being provided to the Town of Apple Valley in connection with its consideration and enactment of a resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners hereby acknowledge that the Town of Apple Valley may rely on this Acknowledgement, Consent, and Waiver in the town's consideration and enactment of the resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners further hereby acknowledge that bond and district counsel will rely on the representations, warranties, acknowledgements, consents, and agreements herein contained in issuing opinions related to the issuance of bonds and consequently hereby agree that this Acknowledgement, Consent, and Waiver may not be amended, modified, or changed without the prior written consent of the Town of Apple Valley and such bond and district counsel.

6. Successors and Assigns. This Acknowledgement, Consent, and Waiver shall be binding on the Property Owners and their successors and assigns.

Little Creek Land Company, LLC,
a Utah limited liability company



By: Henry Isaksen, Jr.
Its: Manager

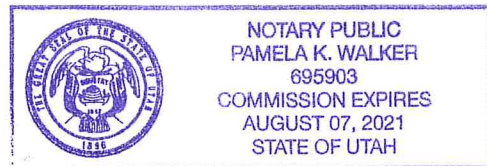
STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

On this 11 day of March, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the manager of Little Creek Land Company, LLC, and that this Acknowledgement, Consent, and Waiver was signed on behalf of Little Creek Land Company, LLC by authority of its operating agreement, and that Henry Isaksen, Jr. acknowledged to me that Little Creek Land Company, LLC executed the same.

Pamela K Walker
Public Notary

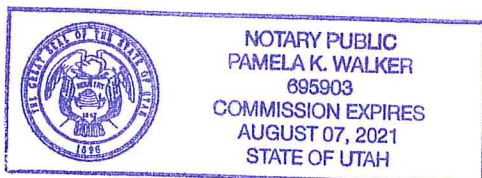
Jepson Canyon Resort Development Co., Inc.,
a Utah corporation

Henry Isaksen Jr
By: Henry Isaksen, Jr.
Its: President



STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

On this 11 day of March, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the president of Jepson Canyon Resort Development Co., Inc., and that this Acknowledgement, Consent, and Waiver was signed on behalf of Jepson Canyon Resort Development Co., Inc. by authority of its bylaws, and that Henry Isaksen, Jr. acknowledged to me that Jepson Canyon Resort Development Co., Inc. executed the same.



Pamela K. Walker
Public Notary

Acknowledgement, Consent, and Waiver
Town of Apple Valley, UT

EXHIBIT 1

Amendment Resolution

RESOLUTION 2021-04

A RESOLUTION OF THE TOWN COUNCIL (THE "COUNCIL") OF THE TOWN OF APPLE VALLEY, UTAH (THE "TOWN"), AMENDING RESOLUTION 2021-01 TO CORRECT THE LEGAL DESCRIPTION STATED THEREIN REGARDING THE BOUNDARIES OF JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

WHEREAS, on February 17, 2021, the Town enacted Resolution 2021-01 (the "**Creation Resolution**") to create Jepson Canyon Public Infrastructure District No. 1 (the "**District**") 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**"); and

WHEREAS, after adopting the Creation Resolution, the Town was informed that there were minor technical errors in the legal description for the District boundaries as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plat (the "**Plat**") that was approved as part of the Creation Resolution has not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolution and the Plat, the descriptions reasonably identify the District boundaries;

WHEREAS, the Plat accurately depicted the District boundaries, as did the boundary map that was included with the petition to create the District, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolution to correct the legal description where stated therein, including as provided in the Plat, so that it uses the correct legal description as stated in **EXHIBIT A** to this Resolution (the "**Corrected Legal Description**"); and

WHEREAS, the Corrected Legal Description fixes only technical errors and does not add or remove property from the boundaries that were described in the original Creation Resolution;

WHEREAS, the Town Council wishes to approve the mayor's execution of the amended final local entity plat that is attached hereto as **EXHIBIT B**.

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

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The Creation Resolution (including any exhibit) is hereby amended to replace the legal description for the District boundaries with the Corrected Legal Description.

3. The former Plat is withdrawn and is hereby replaced with the corrected final local entity plat that is provided in **EXHIBIT B** to this Resolution.

4. Other than as specifically provided in this Resolution, all other parts of the Creation Resolution (including but not limited to the effective date) are not amended or affected by this Resolution.

5. The Council hereby authorizes the Mayor to sign the amended final local entity plat that is attached as **EXHIBIT B** to this Resolution and such other documents as may be required to finalize the actions contemplated under the Creation Resolution or the present Resolution on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

6. The Council hereby authorizes the Mayor or a designee to replace the legal description in the Creation Resolution with the Corrected Legal Description in the submittal to the Office of the Lieutenant Governor of the State of Utah.

7. 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.

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

9. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on March 17, 2021.

TOWN OF APPLE VALLEY, UTAH

By: _____
Mayor

ATTEST:

By: _____
Town Recorder

EXHIBIT A

Corrected Legal Description

**JEPSON CANYON PUBLIC INFRASTRUCTURE
DISTRICT NO. 1
BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30;
THENCE EAST A DISTANCE OF 1439.41 FEET AND NORTH A DISTANCE OF 885.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.30°31'35"W. A DISTANCE OF 184.84 FEET TO A POINT OF CURVATURE OF A 44.38-FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 117°00'49" AND A CHORD THAT BEARS S.28°07'35"E. A DISTANCE OF 75.68 FEET; THENCE S.30°03'58"W. A DISTANCE OF 151.41 FEET TO A POINT OF CURVATURE OF A 51.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 119°31'48" AND A CHORD THAT BEARS N.81°40'22"W. A DISTANCE OF 88.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 70.56 FEET TO A POINT OF CURVATURE OF A 35.89-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°24'16" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 16.39 FEET; THENCE S.54°57'09"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.16 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 12.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 59.08 FEET; THENCE N.84°14'24"E. A DISTANCE OF 227.04 FEET; THENCE S.56°07'37"E. A DISTANCE OF 172.01 FEET; THENCE S.56°41'38"E. A DISTANCE OF 76.75 FEET; THENCE N.61°15'47"E. A DISTANCE OF 72.62 FEET; THENCE S.36°47'04"E. A DISTANCE OF 166.12 FEET; THENCE S.57°56'47"E. A DISTANCE OF 363.01 FEET; THENCE S.89°51'15"W. A DISTANCE OF 689.35 FEET; THENCE S.00°08'45"E. A DISTANCE OF 2548.41 FEET; THENCE N.72°02'22"W. A DISTANCE OF 369.39 FEET; THENCE N.42°42'17"W. A DISTANCE OF 210.15 FEET; THENCE S.43°41'18"W. A DISTANCE OF 89.11 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'14" AND A CHORD THAT BEARS S.77°42'48"W. A DISTANCE OF 178.43 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS S.32°34'56"W. A DISTANCE OF 449.74 FEET; THENCE S.47°02'56"E. A DISTANCE OF 215.96 FEET; THENCE S.39°23'57"W. A DISTANCE OF 127.10 FEET; THENCE S.42°24'03"W. A DISTANCE OF 148.43 FEET; THENCE S.45°17'12"W. A DISTANCE OF 116.47 FEET; THENCE S.48°13'23"W. A DISTANCE OF 153.06 FEET; THENCE S.51°14'18"W. A DISTANCE OF 123.70 FEET; THENCE S.54°06'51"W. A DISTANCE OF 140.28 FEET; THENCE S.57°03'52"W. A DISTANCE OF 130.53 FEET; THENCE S.59°42'47"W. A DISTANCE OF 112.60 FEET; THENCE S.62°22'49"W. A DISTANCE OF 132.23 FEET; THENCE S.65°03'10"W. A DISTANCE OF 113.10 FEET; THENCE S.67°38'26"W. A DISTANCE OF 124.44 FEET; THENCE S.69°35'04"W. A DISTANCE OF 117.02 FEET; THENCE S.66°59'42"W. A DISTANCE OF 242.72 FEET; THENCE S.70°47'17"W. A DISTANCE OF 152.25 FEET; THENCE S.80°04'35"W. A DISTANCE OF 222.12 FEET; THENCE N.18°19'43"E. A DISTANCE OF 510.80 FEET; THENCE N.76°20'23"E. A DISTANCE OF 71.37 FEET; THENCE N.82°05'58"E. A DISTANCE OF 103.48 FEET; THENCE N.89°47'08"E. A DISTANCE OF 134.84 FEET; THENCE N.83°00'16"E. A DISTANCE OF 93.12 FEET; THENCE N.85°08'22"E. A DISTANCE OF 58.23 FEET; THENCE N.61°16'50"E. A DISTANCE OF 43.64 FEET; THENCE N.55°35'00"E. A DISTANCE OF 104.75 FEET; THENCE N.24°44'44"E. A DISTANCE OF 103.22 FEET; THENCE N.31°08'38"E. A DISTANCE OF 76.38 FEET; THENCE N.20°06'39"E. A DISTANCE OF 53.85 FEET; THENCE N.42°47'04"E. A DISTANCE OF 108.69 FEET; THENCE S.71°06'23"E. A DISTANCE OF 101.92 FEET; THENCE N.50°38'17"E. A DISTANCE OF 329.01 FEET; THENCE N.00°54'37"W. A DISTANCE OF 98.85 FEET; THENCE N.04°48'27"E. A DISTANCE OF 187.36 FEET; THENCE N.00°47'08"W. A DISTANCE OF 114.54 FEET; THENCE N.17°46'30"E. A DISTANCE OF 210.89 FEET; THENCE N.13°52'22"E. A DISTANCE OF 118.57 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 33.63 FEET; THENCE N.04°59'04"E. A DISTANCE OF 23.67 FEET; THENCE N.07°29'40"W. A DISTANCE OF 51.25 FEET; THENCE N.30°10'58"E. A DISTANCE OF 137.46 FEET; THENCE N.34°00'27"E. A DISTANCE OF 93.46 FEET; THENCE N.33°59'20"E. A DISTANCE OF 157.30 FEET; THENCE N.24°59'43"E. A DISTANCE OF 53.33 FEET; THENCE N.09°24'47"E. A DISTANCE OF 43.51 FEET; THENCE N.15°43'49"E. A DISTANCE OF 54.69 FEET TO A POINT OF CURVATURE OF A 153.62-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°43'30" AND A CHORD THAT BEARS N.02°31'28"E. A DISTANCE OF 94.24 FEET; THENCE N.13°57'01"W. A DISTANCE OF 99.11 FEET;

THENCE N.25°37'15"W. A DISTANCE OF 73.15 FEET; THENCE N.42°33'13"W. A DISTANCE OF 108.02 FEET TO A POINT OF CURVATURE OF A 96.37-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°00'32" AND A CHORD THAT BEARS N.00°04'38"E. A DISTANCE OF 69.09 FEET TO A POINT OF CURVATURE OF A 124.87-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°15'18" AND A CHORD THAT BEARS N.06°49'34"W. A DISTANCE OF 58.84 FEET; THENCE N.34°31'37"W. A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A 340.48-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°48'18" AND A CHORD THAT BEARS N.25°50'24"W. A DISTANCE OF 64.11 FEET TO A POINT OF CURVATURE OF A 226.79-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°58'35" AND A CHORD THAT BEARS N.03°25'10"E. A DISTANCE OF 124.94 FEET; THENCE N.13°17'10"E. A DISTANCE OF 83.37 FEET; THENCE N.85°41'45"E. A DISTANCE OF 52.53 FEET; THENCE N.04°32'44"W. A DISTANCE OF 47.50 FEET; THENCE S.85°46'30"W. A DISTANCE OF 0.47 FEET; THENCE N.04°46'55"W. A DISTANCE OF 15.05 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS N.33°28'00"E. A DISTANCE OF 61.91 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS N.46°14'32"E. A DISTANCE OF 86.02 FEET; THENCE N.20°46'11"E. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS N.00°27'45"E. A DISTANCE OF 55.53 FEET; THENCE N.19°50'41"W. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS N.13°20'01"E. A DISTANCE OF 60.20 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS N.16°36'34"E. A DISTANCE OF 119.65 FEET; THENCE N.13°17'02"W. A DISTANCE OF 30.74 FEET TO A POINT OF

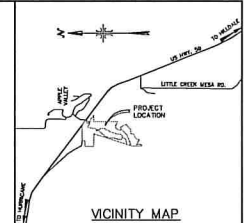
CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.14 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS N.07°44'59"E. A DISTANCE OF 37.23 FEET; THENCE N.29°36'37"E. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS N.16°43'50"E. A DISTANCE OF 66.87 FEET; THENCE N.03°51'04"E. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS N.16°59'17"E. A DISTANCE OF 90.91 FEET; THENCE N.30°07'30"E. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS N.17°00'37"E. A DISTANCE OF 56.24 FEET; THENCE N.04°00'34"E. A DISTANCE OF 14.94 FEET; THENCE S.58°10'40"E. A DISTANCE OF 385.06 FEET; THENCE N.38°33'44"E. A DISTANCE OF 51.98 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°24'29" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 9.27 FEET; THENCE N.22°10'18"E. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 19.24 FEET; THENCE N.38°33'44"E. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS N.05°52'23"W. A DISTANCE OF 133.72 FEET; THENCE N.50°18'30"W. A DISTANCE OF 20.73 FEET; THENCE N.38°47'54"E. A DISTANCE OF 83.65 FEET; THENCE S.50°17'37"E. A DISTANCE OF 39.64 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.64 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99°17'23" AND A CHORD THAT BEARS N.80°03'42"E. A DISTANCE OF 87.64 FEET; THENCE N.30°25'00"E. A DISTANCE OF 182.79 FEET; THENCE S.54°26'16"E. A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,836,683 SQ.FT. OR 88.08 ACRES.

EXHIBIT B

Corrected Final Local Entity Plat

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M



SURVEYOR'S CERTIFICATE

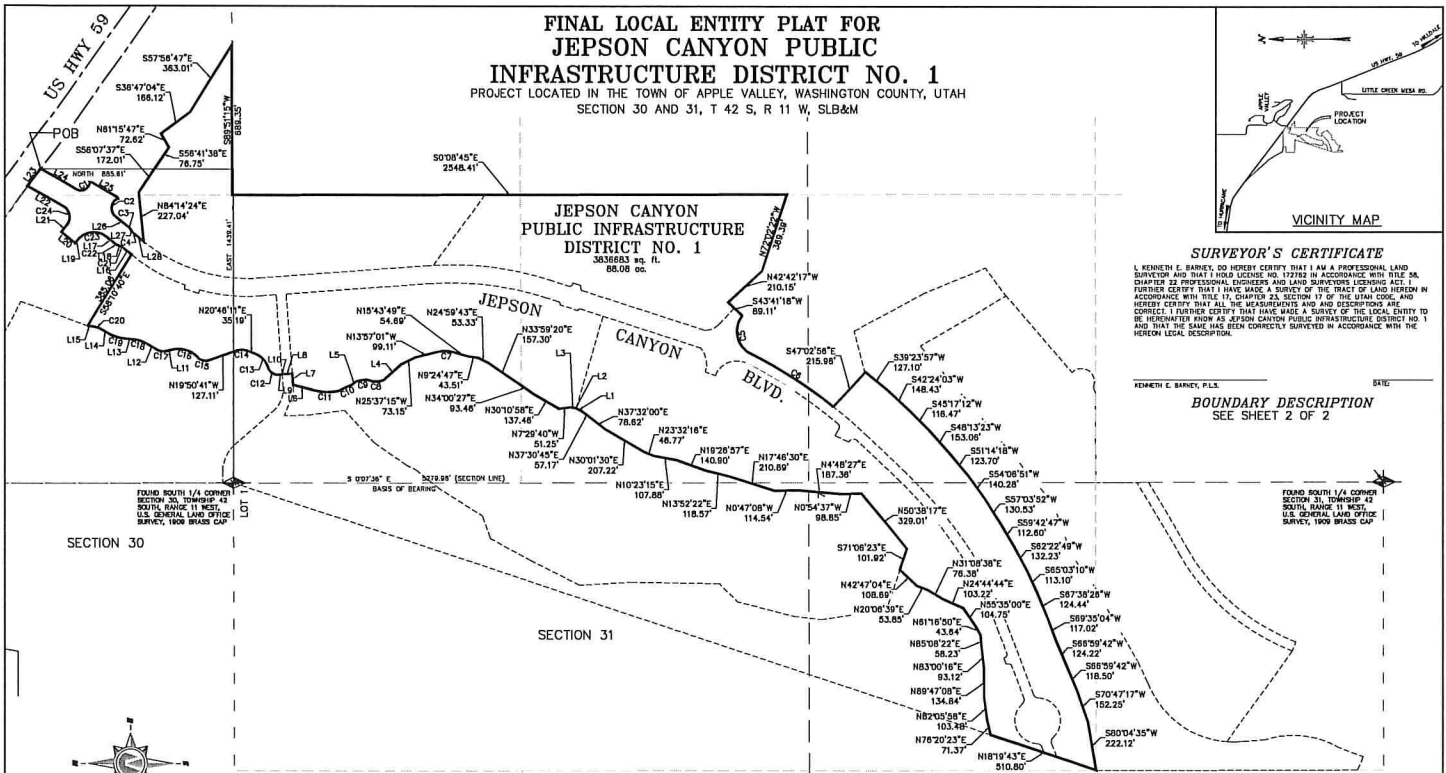
I, KENNETH E. BARNET, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 177282 IN ACCORDANCE WITH TITLE 54, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, UTAH CODE. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND HEREON IN ACCORDANCE WITH TITLE 19, CHAPTER 24, SECTION 11 OF THE UTAH CODE, AND HEREBY CERTIFY THAT ALL THE MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE LOCAL ENTITY TO BE HEREON FROM AS JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

KENNETH E. BARNET, P.L.S.

DATE:

BOUNDARY DESCRIPTION
SEE SHEET 2 OF 2

SEE SHEET 1 OF 2



SCALE 1" = 200'
SCALE 1" = 400'



DATE OF PREPARATION DEC. 06, 2020

TOWN OF APPLE VALLEY APPROVAL	COUNTY SURVEYOR APPROVAL	RECORDED NUMBER
APPROVED AS TO FORM, THIS _____ DAY OF _____, 20____	APPROVED AS TO FORM, THIS _____ DAY OF _____, 20____	
WATON TOWN OF APPLE VALLEY, UTAH	COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER
ATTEST: RECORDER		

SLB-11-043-00 JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1 JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1-11-07-01-01

