

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO.1: ANNEXATION AND WITHDRAWAL located in UTAH COUNTY, dated DECEMBER 30, 2023, complying with Section §67-1a-6.5, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO.1: ANNEXATION AND WITHDRAWAL located in UTAH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 9th day of February, 2024 at Salt Lake City, Utah.



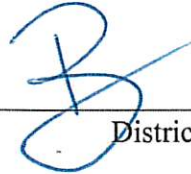
A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

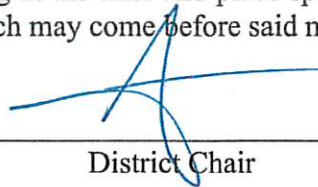
NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 4:00pm on March 6, 2024, for the purpose of consideration for adoption of a resolution authorizing the annexation and withdrawal into the District of certain real property in Utah County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Firefly Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



District Chair

District Vice Chair/Treasurer



District Secretary/Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1:


NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 4:00pm on March 6, 2024, for the purpose of consideration for adoption of a resolution authorizing the annexation and withdrawal into the District of certain real property in Utah County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Firefly Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

District Chair



District Vice Chair/Treasurer

District Secretary/Clerk

March 6, 2024

The Board of Trustees (the "Board") of the Firefly Public Infrastructure District No. 1 (the "District"), held a special meeting on March 6, 2024 at the hour of 4:00pm, with the following members of the Board being present, including by electronic means:

Nate Shipp
Jared Westhoff
Bryan Flamm

District Chair
District Vice Chair/Treasurer
District Secretary/Clerk

Also present:

Aaron Wade
Ashley Tedesco
Sam Hartman
Benjamin Wilhelm
Chase Andrizzi

Bond Counsel
District Counsel Paralegal
Underwriter
Underwriter
observer

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 6, 2024 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Nate Shipp and seconded by Jared Westhoff, was adopted by the following vote:

AYE: Nate Shipp / Jared Westhoff / Bryan Flamm

Unanimous



NAY:

The resolution is as follows:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”), AUTHORIZING THE ANNEXATION AND WITHDRAWAL OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT, AUTHORIZING THE FINAL LOCAL ENTITY PLAT FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL DATED MARCH 2024; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “PID Act”), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on July 5, 2023, the City Council of Eagle Mountain, Utah (the “City”) did adopt a Creation Resolution (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District’s annexation and withdrawal of any area within the Annexation Area Boundaries into the District without any further action of the Council or the City, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the PID Act and the Governing Document; and

WHEREAS, certain property owners, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District; and

WHEREAS, the District has previously approved this action by resolutions dated December 21, 2023 and January 30, 2024, but it may be necessary to re-approve such actions to satisfy certain requirements relating thereto.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Firefly Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby authorizes the annexation and withdrawal of certain real property in Utah County (the “Subject Property”), as identified in **Exhibit B** attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Boundary Actions attached hereto as **Exhibit C** (the “Boundary Notice”) and one or more final entity plats, including the Final Local Entity Plat Firefly Public Infrastructure District No. 1 Boundary Action No. 1: Annexation and Withdrawal Dated March 2024, relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation and withdrawal, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor or Recorder, or the Office of the Lieutenant Governor.

Section 3. 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.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

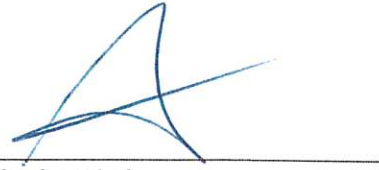
Section 5. This resolution shall take effect immediately provided that, in the event that one or more final entity plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than ten (10) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Final Local Entity Plat Firefly Public Infrastructure District No. 1 Boundary Action No. 1: Annexation and Withdrawal Dated March 2024 is finalized, as certified in writing by any Board Member or the District General Counsel.

APPROVED AND ADOPTED this March 6, 2024.

(SEAL)

By: _____

District Chair

A handwritten signature in blue ink, consisting of a large, stylized letter 'A' with a horizontal line crossing through it.

ATTEST:

By: _____

District Secretary/Clerk

A handwritten signature in black ink, consisting of a large, stylized letter 'B' with a horizontal line crossing through it.

STATE OF UTAH)
COUNTY OF Salt Lake ss.

I, Bryan Flamm, the duly appointed and qualified District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on March 6, 2024 including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this March 6, 2024.

(SEAL)


By:  _____
District Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Bryan Flamm, the undersigned District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a copy of a Notice, in the form attached hereto as **Schedule 1**, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as **Schedule 1**, to be delivered to the Daily Herald, either directly or through the newspaper's subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 6, 2024.

(SEAL)

By: 

District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

**AMENDED PUBLIC NOTICE AND AGENDA
FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON WEDNESDAY, MARCH 6, 2024 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 4:00pm

A. Call to Order

B. Consent Items

1. Approve the draft minutes of the Firefly Public Infrastructure District No. 1 board meeting held on February 14, 2024.

C. Public Hearings

1. Hold a Public Hearing to receive input from the public with respect to (a) the issuance of the Limited Tax General Obligation Bonds, Series 2024A-1 Bonds and Subordinate Limited Tax General Obligation Bonds, Series 2024B (together, the “Bonds”); and (b) any potential economic impact that the Project to be financed with the proceeds of the Bonds may have on the private sector. Members of the public wishing to comment may connect electronically via Zoom at:

<https://us02web.zoom.us/j/87501191627?pwd=UXI1aWliVXM0QVQyYnFtbklXUUtaZz09>

D. Action Items

1. Consider adopting Resolution 2024-04: A resolution authorizing the annexation and withdrawal of certain property within the Annexation Area into the District; and related matters.
2. Consider approving a finding of a total of 2,382 Anticipated Units at full buildout within Firefly Public Infrastructure District No. 1 for purposes of complying with the Governing Document.

E. Administrative Non-Action Items

None.

F. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.

EXHIBIT B
SUBJECT PROPERTY



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

DAI

Job No. 2021-0080

(January 2, 2024)

LEGAL DESCRIPTIONS FOR PID #1

PARCEL A

A parcel of land situated within the North Half (N-1/2) of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Section Line common to Sections 19 & 20, said point being S 00° 30' 42" W, along the Section line, a distance of 79.55 feet from the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, more or less, to the Northerly line of NPA-5; and running thence along said Northerly line the following Twenty-Four (24) courses: (1) West, a distance of 58.43 feet; (2) North, a distance of 28.50 feet; (3) West, a distance of 69.02 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 45° 00' 00" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (5) West, a distance of 57.00 feet to the beginning of a non-tangential curve; (6) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears S 45° 00' 00" W, a distance of 21.21 feet; (7) West, a distance of 621.55 feet to the beginning of a curve; (8) along the arc of said curve turning to the right through an angle of 92° 56' 20", a distance of 24.33 feet, having a radius of 15.00 feet, and whose long chord bears N 43° 31' 50" W, a distance of 21.75 feet to a point of intersection with a non-tangential line; (9) N 87° 03' 39" W, a distance of 12.50 feet; (10) S 84° 44' 32" W, a distance of 32.34 feet; (11) N 86° 45' 40" W, a distance of 12.50 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through an angle of 86° 45' 40", a distance of 22.71 feet, having a radius of 15.00 feet, and whose long chord bears S 46° 37' 10" W, a distance of 20.61 feet; (13) West, a distance of 165.31 feet to the beginning of a curve; (14) along the arc of said curve turning to the right through an angle of 07° 47' 39", a distance of 30.13 feet, having a radius of 221.50 feet, and whose long chord bears N 86° 06' 11" W, a distance of 30.11 feet; (15) N 82° 12' 21" W, a distance of 16.02 feet to the beginning of a curve; (16) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 37° 12' 21" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (17) N 82° 12' 21" W, a distance of 57.00 feet; (18) S 07° 47' 39" W, a distance of 43.50 feet to the beginning of a curve; (19) along the arc of said curve turning to the right through an angle of 77° 03' 14", a distance of 768.58 feet, having a radius of 571.50 feet, and whose long chord bears S 46° 19' 16" W, a distance of 711.95 feet to the beginning of a non-tangential curve; (20) along the arc of said curve turning to the left through an angle of 25° 54' 02", a distance of 443.01 feet, having a radius of 980.00 feet, and whose long chord bears S 71° 53' 51" W, a distance of 439.25 feet; (21) S 58° 56' 50" W, a distance of 448.58 feet to the beginning of a curve; (22) along the arc of said curve turning to the right through an angle of 31° 03' 10", a distance of 379.38 feet, having a radius of 700.00 feet, and whose long chord bears S 74° 28' 25" W, a distance of 374.75 feet; (23) West, for a distance of 594.80 feet, to a phase line; (24) West for a distance of 531.44 feet, to the North-South 1/16th line of the Northwest Quarter of said Section 19; thence S 0°21'12" W, along said 1/16th line, a distance of 1627.04 feet, to the West 1/16th corner of said Section 19; thence South 89°54'04" East, along the East-West Center Quarter Section Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J&J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

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☎ 801.798.0555

■ 801.798.9393

Line common to Sections 19 & 20; thence North 0°30'42" East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: ±135.86 Acres
±5,917,975 Sq. Ft.

PARCEL B

A parcel of land located in the Southeast Quarter and Southwest Quarter of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point on the northerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof, said point being located N89°30'12"W along the Section Line 1320.03 feet and North 1340.03 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence along said northerly right-of-way line the following five (5) courses: N89°32'50"W 915.66 feet; thence along the arc of a curve to the right 504.23 feet with a radius of 923.00 feet through a central angle of 31°18'01", chord: N73°53'50"W 497.98 feet; thence N58°14'49"W 519.69 feet; thence along the arc of a curve to the left 594.41 feet with a radius of 1077.00 feet through a central angle of 31°37'21", chord: N74°03'30"W 586.90 feet; thence N89°52'10"W 821.01 feet to the easterly right-of-way line of SR-73; thence N08°42'26"W along said right-of-way line 772.48 feet to a point on the East-West Quarter Section Line; thence S89°52'19"E along the Quarter Section Line 2023.57 feet to the Center Quarter Corner of said Section 17; thence S89°52'19"E along the Quarter Section Line 1325.81 feet; thence S00°28'32"W 1338.05 feet to the point of beginning.

Contains: ±79.11 Acres
±3,445,968 Sq. Ft.

PARCEL C

A parcel of land located in the Southwest Quarter of Section 16, the Southeast Quarter and Southwest Quarter of Section 17, the Northwest Quarter of Section 21 and the Northeast Quarter and the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located N89°30'12"W along the Section Line 132.82 feet and South 1167.57 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence S29°27'45"W 372.32 feet; thence along the arc of a curve to the right 1158.87 feet with a radius of 937.00 feet through a central angle of 70°51'45", chord: S64°53'38"W 1086.41 feet; thence along the arc of a curve to the left 447.73 feet with a radius of 1097.50 feet through a central angle of 23°22'26", chord: S88°38'17"W 444.63 feet; thence S76°57'04"W 21.35 feet; thence along the arc of a curve to the left 646.05 feet with a radius of 1670.50 feet through a central angle of 22°09'31", chord: S65°52'19"W 642.03 feet; thence along the arc of a curve to the right 632.61 feet with a radius of 1029.50 feet through a central angle of 35°12'27", chord: S72°23'47"W 622.71 feet; thence West 918.92 feet, to the easterly right-of-way line of SR-73; thence N08°51'25"W along said right-of-way line 4249.72 feet to the southerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof; thence along said southerly right-of-way line the following seven (7) courses: S89°52'10"E 797.11 feet; thence along the arc of a curve to the right 510.52 feet with a radius of 925.00 feet through a central angle of 31°37'21", chord: S74°03'30"E 504.07 feet; thence S58°14'49"E 519.69 feet; thence along the arc of a curve to the left 587.26 feet with a radius of 1075.00 feet through a central angle of 31°18'01", chord: S73°53'50"E 579.99 feet; thence S89°32'50"E 2253.72 feet; thence along the arc of a curve to the right 492.13 feet with a radius of 925.00 feet through a central angle of 30°28'59", chord: S74°18'21"E 486.34 feet; thence S59°03'51"E 1231.40 feet; thence S30°56'04"W 240.95 feet; thence along the arc of a curve to the right 610.45 feet with a radius of 1529.50 feet through a central angle of 22°52'03", chord: S42°22'06"W 606.40 feet; thence S53°48'08"W 377.53 feet; thence along the arc of a curve to the right 187.70 feet with a radius of 1673.50 feet through a central angle of 06°25'35", chord: S57°00'55"W 187.60 feet; thence S60°13'42"W 192.16 feet; thence along the arc of a curve to the left 735.91 feet with a radius of 1370.50 feet through a central angle of 30°45'57", chord: S44°50'44"W 727.10 feet to the point of beginning.

Contains: ±375.58 Acres
±16,360,207 Sq. Ft.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

**Annexation
(District No. 1)**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the “Board”) of the Firefly Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, on March 6, 2024, adopted Resolution 2024-04, a true and correct copy of which is attached as Appendix “A” hereto and incorporated by this reference herein (the “Annexation and Withdrawal Resolution”).

A copy of the Final Local Entity Plat Firefly Public Infrastructure District No. 1 Boundary Action No. 1: Annexation and Withdrawal, dated March 2024 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 the District, is attached as Appendix “B” hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation, as more particularly described in the Annexation and Withdrawal Resolution, have been met.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §67-1a-6.5.

DATED this 15th day of March, 2024.

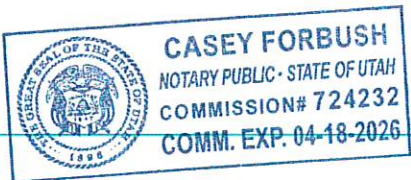
Firefly Public Infrastructure District No. 1

By: _____
Authorized Representative

VERIFICATION

STATE OF UTAH)
)SS.
COUNTY OF Salt Lake

SUBSCRIBED AND SWORN to before me this 15th day of March, 2024.



Notary Public

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION

**Annexation
(District No. 1)**

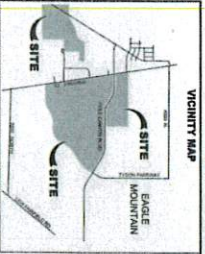
Copy of the Annexation and Withdrawal Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION

Annexation

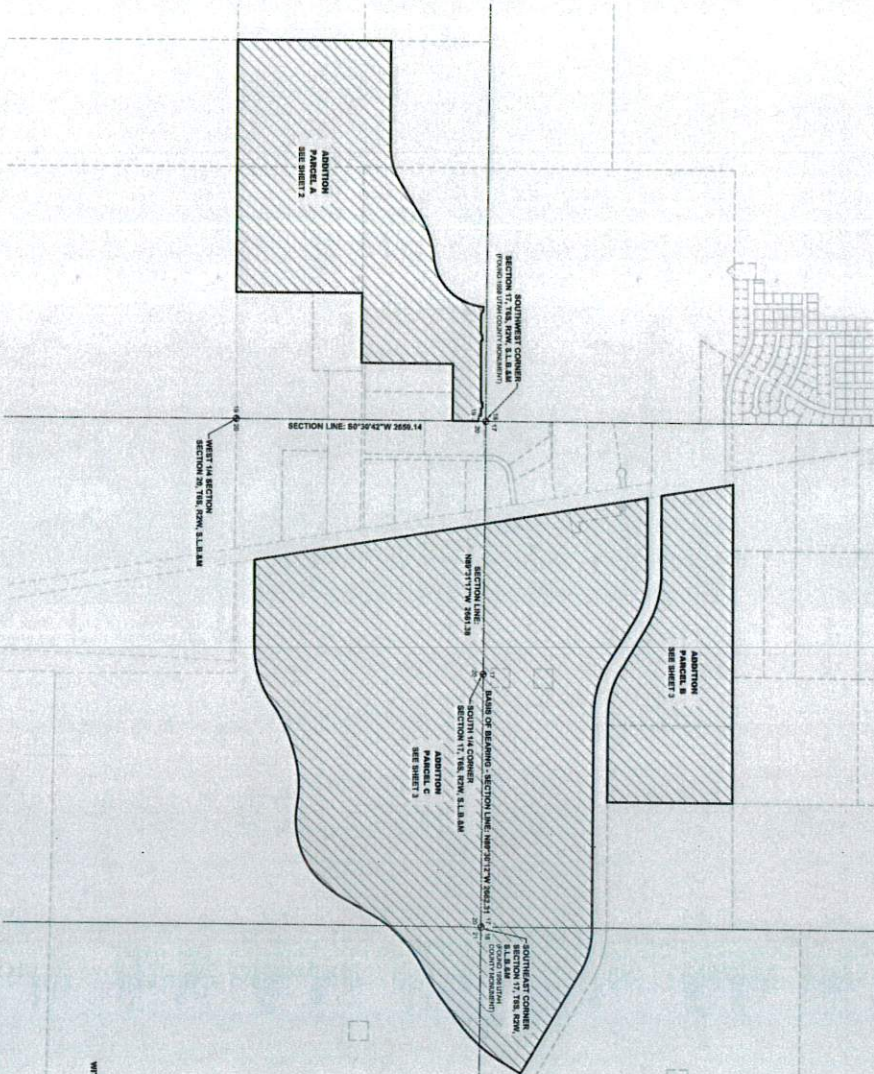
(District No. 1)

**Final Local Entity Plat Firefly Public Infrastructure District No. 1 Boundary Action No. 1:
Annexation and Withdrawal Dated March 2024**

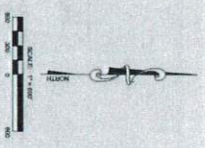


FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL

LOCATED IN SECTIONS 16, 17, 19, 20 AND 21, TOWNSHIP 6
SOUTH, RANGE 2 WEST, SALT LAKE BASS AND MERRIDIAN,
EAGLE MOUNTAIN, UTAH
PREPARED MARCH 2024



- NOTES**
1. THE BOUNDARY WITHDRAWAL FROM THE DISTRICT IS SHOWN BY THE DASHED LINE.
 2. THE DISTRICT IS BOUNDARY WITHDRAWAL FROM THE DISTRICT IS SHOWN BY THE DASHED LINE.
 3. THE DISTRICT IS BOUNDARY WITHDRAWAL FROM THE DISTRICT IS SHOWN BY THE DASHED LINE.
 4. THE DISTRICT IS BOUNDARY WITHDRAWAL FROM THE DISTRICT IS SHOWN BY THE DASHED LINE.



FINAL LOCAL ENTITY PLAT FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL

EAGLE MOUNTAIN CITY
SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I, **DAVID J. HARRIS**, a duly licensed Professional Engineer in the State of Utah, do hereby certify that the foregoing plat is a true and correct representation of the actual survey and measurements made by me or under my direct supervision and in my presence, and that the same conform to the requirements of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated, 1953, as amended, and that the same are in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated, 1953, as amended, and that the same are in accordance with the provisions of the Utah Surveying Act, Chapter 10, Title 48, Utah Code Annotated, 1953, as amended.

BOUNDARY DESCRIPTION

The boundary of the Firefly Public Infrastructure District No. 1 is as shown on the attached plat, and is bounded by the following:

ANNEXATION PARCELS:

1. A portion of Section 16, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

2. A portion of Section 17, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

3. A portion of Section 19, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

4. A portion of Section 20, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

5. A portion of Section 21, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

WITHDRAWAL PARCELS:

1. A portion of Section 16, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

2. A portion of Section 17, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

3. A portion of Section 19, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

4. A portion of Section 20, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

5. A portion of Section 21, Township 6 South, Range 2 West, Salt Lake Bass and Meridian, Eagle Mountain, Utah, containing 1.23 acres, more or less, as shown on the attached plat, and is bounded by the following: ...

ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT, CHAPTER 10, TITLE 48, UTAH CODE ANNOTATED, 1953, AS AMENDED, AND THAT THE SAME ARE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT, CHAPTER 10, TITLE 48, UTAH CODE ANNOTATED, 1953, AS AMENDED.

David J. Harris
DAVID J. HARRIS
COUNTY SURVEYOR

FIREFLY PID NO. 1 ACCEPTANCE

APPROVED THIS 15th DAY OF MARCH, 2024, BY THE BOARD OF DIRECTORS OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

Nehemiah Davis
NEHEMIAH DAVIS
TITLE: BOARD CHAIR

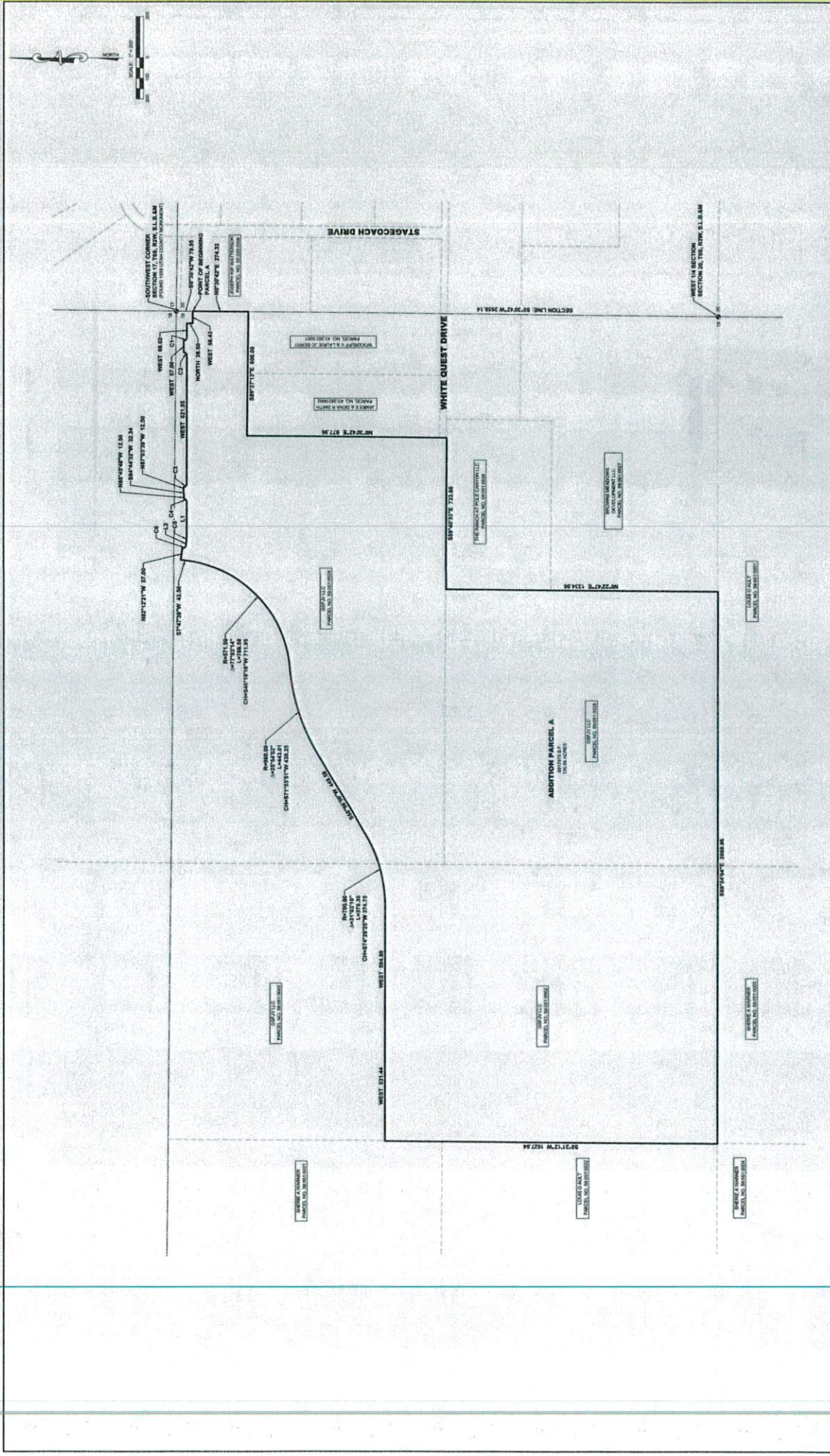
FINAL LOCAL ENTITY PLAT

APPROVED THIS 15th DAY OF MARCH, 2024, BY THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, UTAH.

David J. Harris
DAVID J. HARRIS
COUNTY SURVEYOR



UTAH COUNTY REGISTER



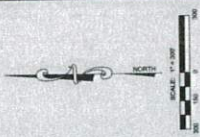
FINAL LOCAL ENTITY PLAT
FIREFLY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL

SCALE 1" = 200'
 EAGLE MOUNTAIN CITY
 UTAH COUNTY, UTAH

NOTES

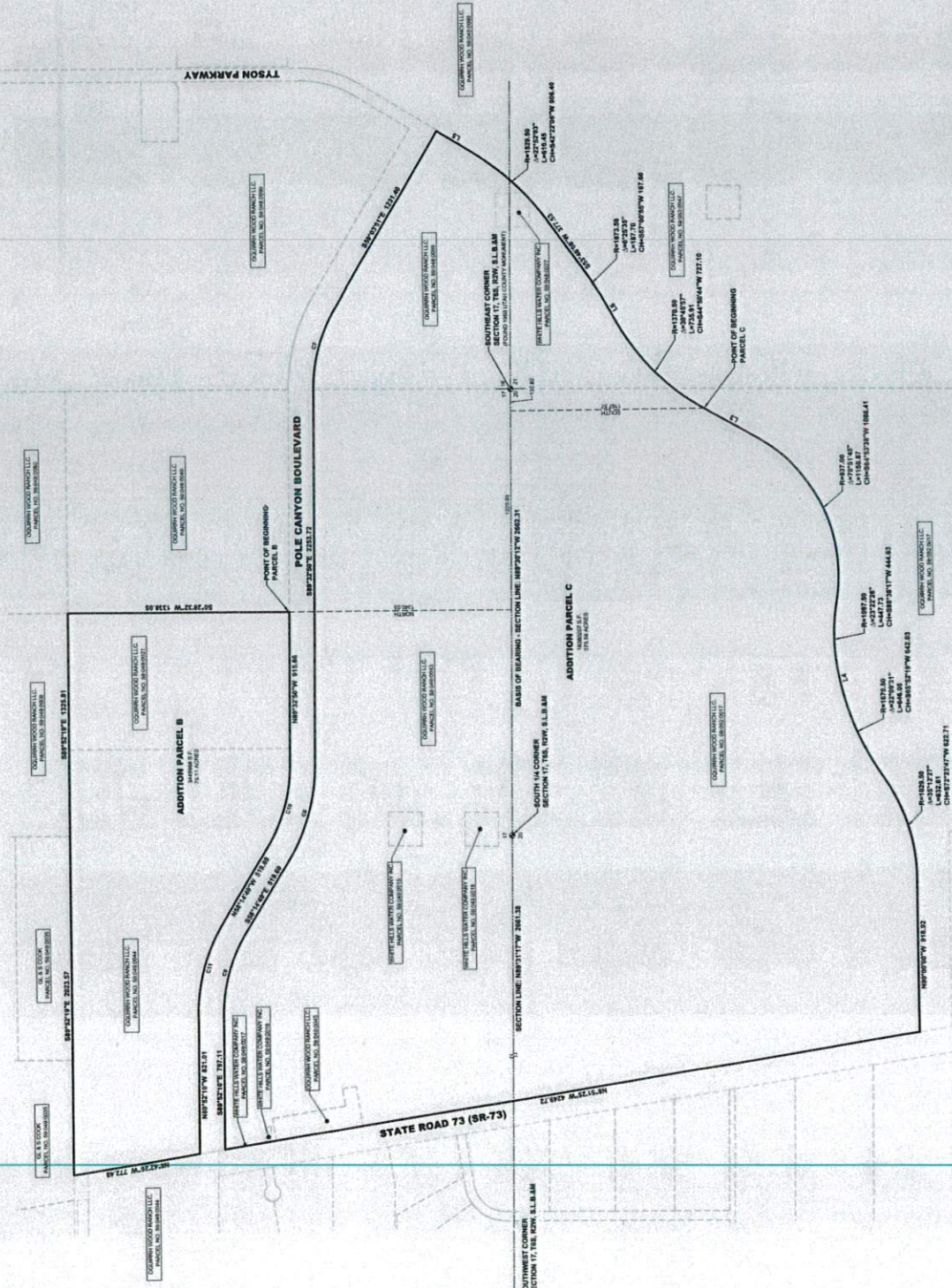
1. THE BASIS OF BEARING FOR THIS PLAT IS SUPPLIED BY THE SOUTHWEST CORNER AND THE SOUTH W 111.5' W 111.5' W LINE OF SECTION 17, T.16S, R.14E, S.14M.
2. ALL LOCAL SUBORDINATE EASEMENTS AND RIGHTS ARE NOTICED TO THE BARE OF BEARING RECORD.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
4. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.
5. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, AND REGULATIONS.





LINE	DIRECTION	LENGTH
L1	N40°20'00"W	165.31
L2	N87°12'00"W	16.52
L3	S87°12'00"W	332.52
L4	S45°00'00"W	21.15
L5	S30°00'00"W	16.52
L6	S45°00'00"W	165.31

CURVE	ANGLE	DELTA	LENGTH	CHORD
C1	115.00	80°00'00"	25.56	145.00000000 21.21
C2	115.00	80°00'00"	25.56	145.00000000 21.21
C3	115.00	80°00'00"	25.56	145.00000000 21.21
C4	115.00	80°00'00"	25.56	145.00000000 21.21
C5	115.00	80°00'00"	25.56	145.00000000 21.21
C6	115.00	80°00'00"	25.56	145.00000000 21.21
C7	115.00	80°00'00"	25.56	145.00000000 21.21
C8	115.00	80°00'00"	25.56	145.00000000 21.21
C9	115.00	80°00'00"	25.56	145.00000000 21.21
C10	115.00	80°00'00"	25.56	145.00000000 21.21
C11	115.00	80°00'00"	25.56	145.00000000 21.21



FINAL LOCAL ENTITY PLAT
FIRELY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL

EAGLE MOUNTAIN CITY
 UTAH COUNTY, UTAH
 SCALE: 1" = 40'

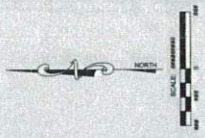
NOTES

1. THE SURVEY IS BASED ON THE SURVEY OF THE FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1, UTAH COUNTY, UTAH, AS SHOWN ON PLAT NO. 2023-001.
2. THE SURVEY IS BASED ON THE SURVEY OF THE FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1, UTAH COUNTY, UTAH, AS SHOWN ON PLAT NO. 2023-001.
3. THE SURVEY IS BASED ON THE SURVEY OF THE FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1, UTAH COUNTY, UTAH, AS SHOWN ON PLAT NO. 2023-001.
4. THE SURVEY IS BASED ON THE SURVEY OF THE FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1, UTAH COUNTY, UTAH, AS SHOWN ON PLAT NO. 2023-001.
5. THE SURVEY IS BASED ON THE SURVEY OF THE FIRELY PUBLIC INFRASTRUCTURE DISTRICT NO. 1, UTAH COUNTY, UTAH, AS SHOWN ON PLAT NO. 2023-001.



PLANNERS
 FIRELY PUBLIC
 INFRASTRUCTURE DISTRICT NO. 1

PLAT NO. 2023-001
 UTAH COUNTY, UTAH



NORTH 1/4 CORNER
SECTION 21, T8S, R9W, S13, 8 AM
(FROM THE 1974 COUNTY RECORDS)

REGULAR CORNER & SILENT
CORNER (SEE RECORDS)

SOUTH 1/4 CORNER
SECTION 21, T8S, R9W, S13, 8 AM
(FROM THE 1974 COUNTY RECORDS)

50.28°E 100.67' 50.28°E 100.67' BASIS OF BEARING - QUARTER SECTION LINE N67°48'W 529.53'

S89°32'W 41.89'

N17°47'S 100.00'

N89°32'W 44.43'

POINT OF BEGINNING

WITHDRAW PARCEL
5.17 ACRES

COURTNEY WOOD HANCOCK LLC
PARCEL NO. 98383008

SECTION 21, T8S, R9W, S13, 8 AM
(FROM THE 1974 COUNTY RECORDS)

COURTNEY WOOD HANCOCK LLC
PARCEL NO. 98383008

FINAL LOCAL ENTITY PLAT
FIREFLY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL

EAGLE MOUNTAIN CITY
UPHIA COUNTY, UTAH
SCALE 1" = 40'

SHEET 1 OF 4

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE ORIGINAL CORNER AND THE SOUTH 1/4 CORNER OF SECTION 21, T8S, R9W, S13, 8 AM AS SHOWN ON THE 1974 COUNTY RECORDS.
2. THE WITHDRAW PARCEL IS SHOWN FOR THE PURPOSE OF WITHDRAWAL FROM THE DISTRICT.
3. THE LOCAL ENTITY PLAT IS INTENDED FOR THE PURPOSE OF ANNEXATION AND WITHDRAWAL.
4. THE PLAT IS SUBJECT TO THE 1974 COUNTY RECORDS AND THE 1974 COUNTY RECORDS.
5. THE PLAT IS SUBJECT TO THE 1974 COUNTY RECORDS AND THE 1974 COUNTY RECORDS.



NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

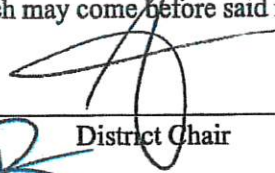
NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 10:00 a.m. on December 21, 2023, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Utah County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

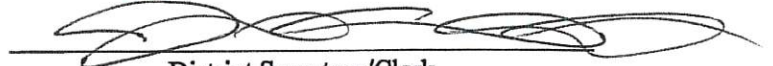
We, the members of the Board of Trustees of the Firefly Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



District Chair



District Vice Chair/Treasurer



District Secretary/Clerk

December 21, 2023

The Board of Trustees (the "Board") of the Firefly Public Infrastructure District No. 1 (the "District"), held a special meeting on December 21, 2023, at the hour of 10:00 a.m., with the following members of the Board being present, including by electronic means:

Nate Shipp	District Chair
Bryan Flamm	District Vice Chair/Treasurer
Jared Westhoff	District Secretary/Clerk

Also present:

Thomas Jolley	District Counsel	Ashley Tedesco	District Counsel
Aaron Wade	Bond Counsel		Paralegal
Darci Stephens	Bond Counsel		
Sam Hartman	Underwriter		
Benjamin Wilhelm	Underwriter		
Chase Andrizzi	Observer		

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this December 21, 2023, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Nate Shipp and seconded by Bryan Flamm, was adopted by the following vote:

AYE: Nate Shipp, Bryan Flamm, Jared Westhoff

Unanimous ✓

~~NAY:~~

The resolution is as follows:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT"), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the "PID Act"), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on July 5, 2023, the City Council of Eagle Mountain, Utah (the "City") did adopt a Creation Resolution (the "Creation Resolution") authorizing the creation of the District, approving a Governing Document for the District (the "Governing Document") and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District's annexation of any area within the Annexation Area Boundaries into the District without any further action of the Council or the City, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the PID Act and the Governing Document; and

WHEREAS, certain property owners, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Firefly Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby authorizes the annexation of certain real property in Utah County (the "Subject Property"), as identified in Exhibit B attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and a final entity annexation plat relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor, or the office of the Lieutenant Governor.

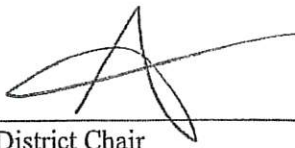
Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

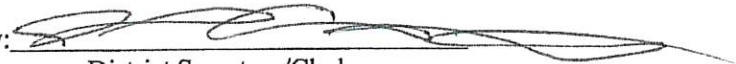
Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this December 21, 2023.

(SEAL)

By:  _____
District Chair

ATTEST:

By:  _____
District Secretary/Clerk

STATE OF UTAH

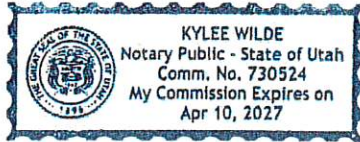
COUNTY OF Washington

)
: ss. *Kylee Wilde*
)

I, Jared Westhoff, the duly appointed and qualified District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on December 21, 2023, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this December 21, 2023.

(SEAL)



By: *[Signature]*
District Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Jared Westhoff, the undersigned District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

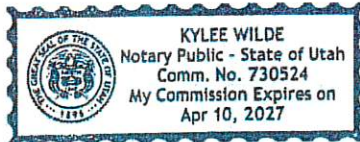
(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the District's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

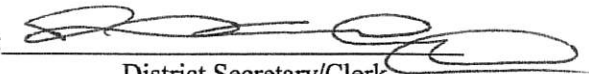
(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted to the Utah Public Notice Website (<http://pnn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this December 21, 2023.

(SEAL)



By: 
District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA
FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF FIRELY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON THURSDAY,
DECEMBER 21, 2023 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH
JORDAN, UTAH 84095**

AT 10:00am

A. Call to Order

B. Consent Items

1. Approve the draft minutes of the board meeting held on November 8, 2023.

C. Action Items

1. Consider adopting Resolution 2023-05: A resolution authorizing the annexation of certain property within the Annexation Area into the District; and related matters.
2. Consider adopting Resolution 2023-06: A resolution of the Board of Trustees of the Firefly Public Infrastructure District No. 1 establishing the terms and conditions of an Assessment Ordinance for the Firefly Assessment Area No. 1 (the “**Assessment Area**”), authorizing the execution of a Designation Resolution and an Assessment Ordinance for the Assessment Area; approving the appraisal for the Assessment Area; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

D. Administrative Non-Action Items

None.

E. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.

EXHIBIT B
SUBJECT PROPERTY



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

DAI

Job No. 2021-0080

(January 2, 2024)

LEGAL DESCRIPTIONS FOR PID #1

PARCEL A

A parcel of land situated within the North Half (N-1/2) of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Section Line common to Sections 19 & 20, said point being S 00° 30' 42" W, along the Section line, a distance of 79.55 feet from the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, more or less, to the Northerly line of NPA-5; and running thence along said Northerly line the following Twenty-Four (24) courses: (1) West, a distance of 58.43 feet; (2) North, a distance of 28.50 feet; (3) West, a distance of 69.02 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 45° 00' 00" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (5) West, a distance of 57.00 feet to the beginning of a non-tangential curve; (6) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears S 45° 00' 00" W, a distance of 21.21 feet; (7) West, a distance of 621.55 feet to the beginning of a curve; (8) along the arc of said curve turning to the right through an angle of 92° 56' 20", a distance of 24.33 feet, having a radius of 15.00 feet, and whose long chord bears N 43° 31' 50" W, a distance of 21.75 feet to a point of intersection with a non-tangential line; (9) N 87° 03' 39" W, a distance of 12.50 feet; (10) S 84° 44' 32" W, a distance of 32.34 feet; (11) N 86° 45' 40" W, a distance of 12.50 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through an angle of 86° 45' 40", a distance of 22.71 feet, having a radius of 15.00 feet, and whose long chord bears S 46° 37' 10" W, a distance of 20.61 feet; (13) West, a distance of 165.31 feet to the beginning of a curve; (14) along the arc of said curve turning to the right through an angle of 07° 47' 39", a distance of 30.13 feet, having a radius of 221.50 feet, and whose long chord bears N 86° 06' 11" W, a distance of 30.11 feet; (15) N 82° 12' 21" W, a distance of 16.02 feet to the beginning of a curve; (16) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 37° 12' 21" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (17) N 82° 12' 21" W, a distance of 57.00 feet; (18) S 07° 47' 39" W, a distance of 43.50 feet to the beginning of a curve; (19) along the arc of said curve turning to the right through an angle of 77° 03' 14", a distance of 768.58 feet, having a radius of 571.50 feet, and whose long chord bears S 46° 19' 16" W, a distance of 711.95 feet to the beginning of a non-tangential curve; (20) along the arc of said curve turning to the left through an angle of 25° 54' 02", a distance of 443.01 feet, having a radius of 980.00 feet, and whose long chord bears S 71° 53' 51" W, a distance of 439.25 feet; (21) S 58° 56' 50" W, a distance of 448.58 feet to the beginning of a curve; (22) along the arc of said curve turning to the right through an angle of 31° 03' 10", a distance of 379.38 feet, having a radius of 700.00 feet, and whose long chord bears S 74° 28' 25" W, a distance of 374.75 feet; (23) West, for a distance of 594.80 feet, to a phase line; (24) West for a distance of 531.44 feet, to the North-South 1/16th line of the Northwest Quarter of said Section 19; thence S 0°21'12" W, along said 1/16th line, a distance of 1627.04 feet, to the West 1/16th corner of said Section 19; thence South 89°54'04" East, along the East-West Center Quarter Section Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J&J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

☎ 801.798.0555

☎ 801.798.9393

Line common to Sections 19 & 20; thence North $0^{\circ}30'42''$ East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: ± 135.86 Acres
 $\pm 5,917,975$ Sq. Ft.

PARCEL B

A parcel of land located in the Southeast Quarter and Southwest Quarter of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point on the northerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof, said point being located $N89^{\circ}30'12''W$ along the Section Line 1320.03 feet and North 1340.03 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence along said northerly right-of-way line the following five (5) courses: $N89^{\circ}32'50''W$ 915.66 feet; thence along the arc of a curve to the right 504.23 feet with a radius of 923.00 feet through a central angle of $31^{\circ}18'01''$, chord: $N73^{\circ}53'50''W$ 497.98 feet; thence $N58^{\circ}14'49''W$ 519.69 feet; thence along the arc of a curve to the left 594.41 feet with a radius of 1077.00 feet through a central angle of $31^{\circ}37'21''$, chord: $N74^{\circ}03'30''W$ 586.90 feet; thence $N89^{\circ}52'10''W$ 821.01 feet to the easterly right-of-way line of SR-73; thence $N08^{\circ}42'26''W$ along said right-of-way line 772.48 feet to a point on the East-West Quarter Section Line; thence $S89^{\circ}52'19''E$ along the Quarter Section Line 2023.57 feet to the Center Quarter Corner of said Section 17; thence $S89^{\circ}52'19''E$ along the Quarter Section Line 1325.81 feet; thence $S00^{\circ}28'32''W$ 1338.05 feet to the point of beginning.

Contains: ± 79.11 Acres
 $\pm 3,445,968$ Sq. Ft.

PARCEL C

A parcel of land located in the Southwest Quarter of Section 16, the Southeast Quarter and Southwest Quarter of Section 17, the Northwest Quarter of Section 21 and the Northeast Quarter and the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located $N89^{\circ}30'12''W$ along the Section Line 132.82 feet and South 1167.57 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence $S29^{\circ}27'45''W$ 372.32 feet; thence along the arc of a curve to the right 1158.87 feet with a radius of 937.00 feet through a central angle of $70^{\circ}51'45''$, chord: $S64^{\circ}53'38''W$ 1086.41 feet; thence along the arc of a curve to the left 447.73 feet with a radius of 1097.50 feet through a central angle of $23^{\circ}22'26''$, chord: $S88^{\circ}38'17''W$ 444.63 feet; thence $S76^{\circ}57'04''W$ 21.35 feet; thence along the arc of a curve to the left 646.05 feet with a radius of 1670.50 feet through a central angle of $22^{\circ}09'31''$, chord: $S65^{\circ}52'19''W$ 642.03 feet; thence along the arc of a curve to the right 632.61 feet with a radius of 1029.50 feet through a central angle of $35^{\circ}12'27''$, chord: $S72^{\circ}23'47''W$ 622.71 feet; thence West 918.92 feet, to the easterly right-of-way line of SR-73; thence $N08^{\circ}51'25''W$ along said right-of-way line 4249.72 feet to the southerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof; thence along said southerly right-of-way line the following seven (7) courses: $S89^{\circ}52'10''E$ 797.11 feet; thence along the arc of a curve to the right 510.52 feet with a radius of 925.00 feet through a central angle of $31^{\circ}37'21''$, chord: $S74^{\circ}03'30''E$ 504.07 feet; thence $S58^{\circ}14'49''E$ 519.69 feet; thence along the arc of a curve to the left 587.26 feet with a radius of 1075.00 feet through a central angle of $31^{\circ}18'01''$, chord: $S73^{\circ}53'50''E$ 579.99 feet; thence $S89^{\circ}32'50''E$ 2253.72 feet; thence along the arc of a curve to the right 492.13 feet with a radius of 925.00 feet through a central angle of $30^{\circ}28'59''$, chord: $S74^{\circ}18'21''E$ 486.34 feet; thence $S59^{\circ}03'51''E$ 1231.40 feet; thence $S30^{\circ}56'04''W$ 240.95 feet; thence along the arc of a curve to the right 610.45 feet with a radius of 1529.50 feet through a central angle of $22^{\circ}52'03''$, chord: $S42^{\circ}22'06''W$ 606.40 feet; thence $S53^{\circ}48'08''W$ 377.53 feet; thence along the arc of a curve to the right 187.70 feet with a radius of 1673.50 feet through a central angle of $06^{\circ}25'35''$, chord: $S57^{\circ}00'55''W$ 187.60 feet; thence $S60^{\circ}13'42''W$ 192.16 feet; thence along the arc of a curve to the left 735.91 feet with a radius of 1370.50 feet through a central angle of $30^{\circ}45'57''$, chord: $S44^{\circ}50'44''W$ 727.10 feet to the point of beginning.

Contains: ± 375.58 Acres
 $\pm 16,360,207$ Sq. Ft.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the Firefly Public Infrastructure District No. 1 (the "District"), at a special meeting of the Board, duly convened pursuant to notice, on December 21, 2023 adopted a *Resolution Providing for the Annexation of Certain Property*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Annexation 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 the District, is attached as APPENDIX "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 30th day of December, 2023.

**FIREFLY PUBLIC INFRASTRUCTURE DISTRICT
NO. 1**

By: _____
AUTHORIZED REPRESENTATIVE

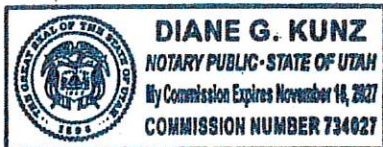
VERIFICATION

STATE OF UTAH)
 :ss.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this 30th day of

December, 2023.

NOTARY PUBLIC

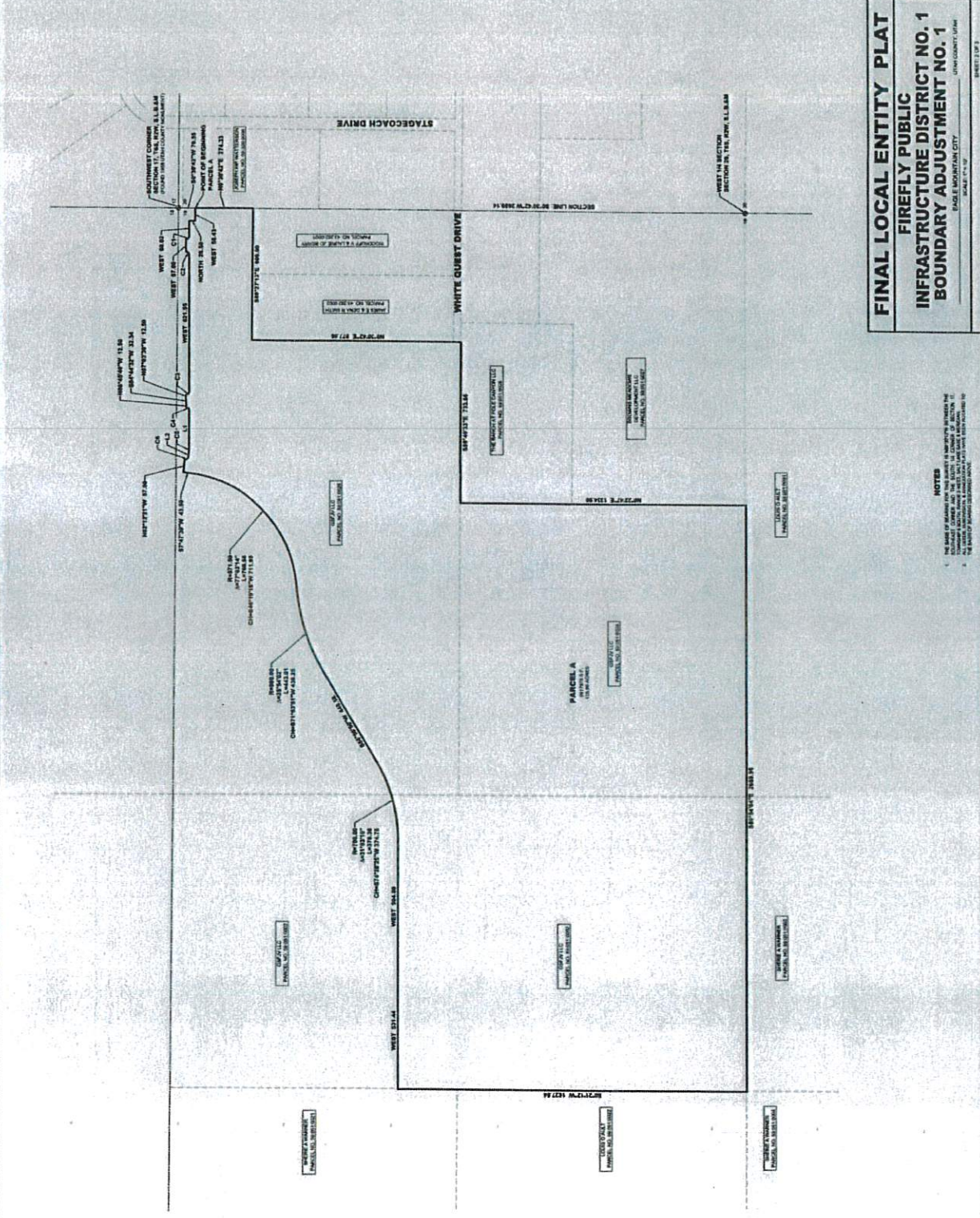
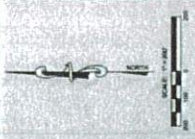


**APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 1)**

Copy of the Annexation Resolution

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

Final Local Entity Plat



STATE COUNTY RECORDS

FINAL LOCAL ENTITY PLAT

FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ADJUSTMENT NO. 1

UNINCORPORATED CITY OF MOUNTAIN CITY

SCALE: 1" = 40'

SHEET 1 OF 1

NOTES

1. THE BOUNDARY ADJUSTMENT NO. 1 IS SUBJECT TO ANY OTHER PLATS AND RECORDS ON FILE WITH THE COUNTY CLERK AND THE STATE DEPARTMENT OF REVENUE.
2. THE BOUNDARY ADJUSTMENT NO. 1 IS SUBJECT TO ANY OTHER PLATS AND RECORDS ON FILE WITH THE COUNTY CLERK AND THE STATE DEPARTMENT OF REVENUE.



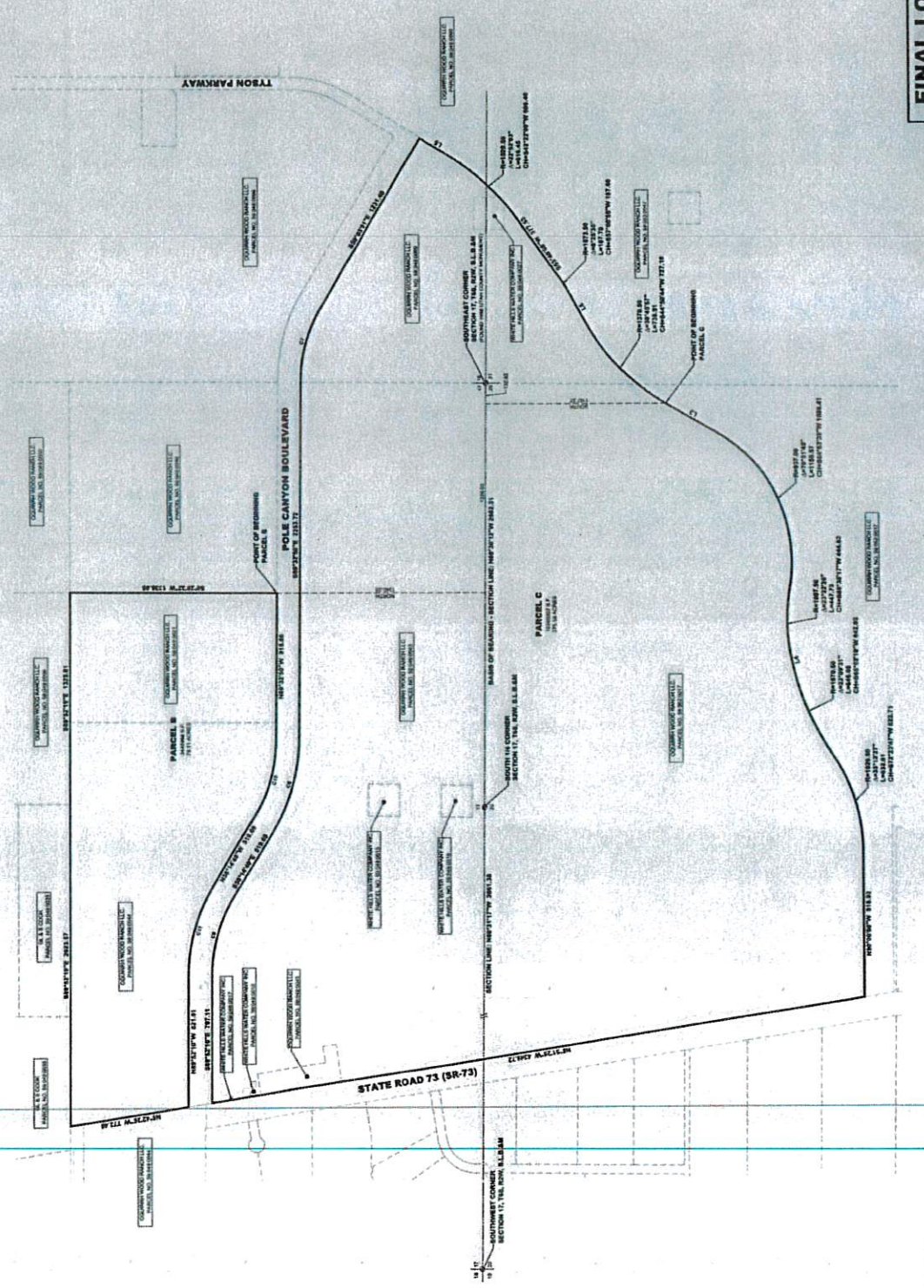


LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
1	0+00	0+10	10.00
2	0+10	0+20	10.00
3	0+20	0+30	10.00
4	0+30	0+40	10.00
5	0+40	0+50	10.00
6	0+50	0+60	10.00
7	0+60	0+70	10.00
8	0+70	0+80	10.00
9	0+80	0+90	10.00
10	0+90	1+00	10.00
11	1+00	1+10	10.00
12	1+10	1+20	10.00
13	1+20	1+30	10.00
14	1+30	1+40	10.00
15	1+40	1+50	10.00
16	1+50	1+60	10.00
17	1+60	1+70	10.00
18	1+70	1+80	10.00
19	1+80	1+90	10.00
20	1+90	2+00	10.00

CURVE TABLE

CHORD	ANGLE	DELTA	LENGTH	CHORD
41	115.8	100.000	100.000	100.000
42	115.8	100.000	100.000	100.000
43	115.8	100.000	100.000	100.000
44	115.8	100.000	100.000	100.000
45	115.8	100.000	100.000	100.000
46	115.8	100.000	100.000	100.000
47	115.8	100.000	100.000	100.000
48	115.8	100.000	100.000	100.000
49	115.8	100.000	100.000	100.000
50	115.8	100.000	100.000	100.000
51	115.8	100.000	100.000	100.000
52	115.8	100.000	100.000	100.000
53	115.8	100.000	100.000	100.000
54	115.8	100.000	100.000	100.000
55	115.8	100.000	100.000	100.000
56	115.8	100.000	100.000	100.000
57	115.8	100.000	100.000	100.000
58	115.8	100.000	100.000	100.000
59	115.8	100.000	100.000	100.000
60	115.8	100.000	100.000	100.000



FINAL LOCAL ENTITY PLAT
FIREFLY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ADJUSTMENT NO. 1

UTAH COUNTY RECORDS
 UTAH COUNTY, UTAH
 PAGE MOUNTAIN CITY
 SCALE 1"=40'
 SHEET 1 OF 3

NOTES

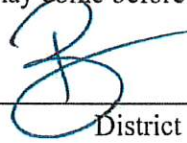
1. THE BOUNDARY ADJUSTMENT IS BASED ON THE SURVEY RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, UTAH COUNTY, UTAH.
2. THE BOUNDARY ADJUSTMENT IS BASED ON THE SURVEY RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, UTAH COUNTY, UTAH.
3. THE BOUNDARY ADJUSTMENT IS BASED ON THE SURVEY RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, UTAH COUNTY, UTAH.



NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

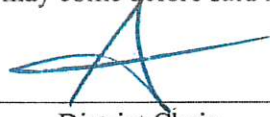
NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 10:30am on January 30, 2024, for the purpose of consideration for adoption of a resolution ratifying the actions taken during the December 21, 2023 meeting with respect to adjustments to the District's boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Firefly Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



District Chair

District Vice Chair/Treasurer



District Secretary/Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1:


NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 10:30am on January 30, 2024, for the purpose of consideration for adoption of a resolution ratifying the actions taken during the December 21, 2023 meeting with respect to adjustments to the District's boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Firefly Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

District Chair



District Vice Chair/Treasurer

District Secretary/Clerk

January 30, 2024

The Board of Trustees (the "Board") of the Firefly Public Infrastructure District No. 1 (the "District"), held a special meeting on January 30, 2024 at the hour of 10:30am, with the following members of the Board being present, including by electronic means:

Nate Shipp	District Chair
Jared Westhoff	District Vice Chair/Treasurer
Bryan Flamm	District Secretary/Clerk

Also present:

Thomas Jolley	District
Aaron Wade	General Counsel
Ashley Tedesco	Bond Counsel
Chase Andrizzi	District Counsel Paralegal
	Observer

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this January 30, 2024 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Nate Shipp and seconded by Bryan Flamm was adopted by the following vote:

AYE: Nate Shipp / Jared Westhoff / Bryan Flamm

Unanimous ✓

NAY:

The resolution is as follows:

RESOLUTION NO. 2023-07 / RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT"), RATIFYING THE ACTIONS TAKEN DURING THE DECEMBER 21, 2023 MEETING WITH RESPECT TO ADJUSTMENTS TO THE DISTRICT'S BOUNDARIES; AND RELATED MATTERS.

WHEREAS, on December 21, 2023, the Board authorized the annexation of certain real property in Utah County (the "Subject Property"), as identified in Ex. B to Resolution 2023-05, into the District.

WHEREAS, on December 21, 2023, the Board approved the Notice of Boundary Action attached as Ex. C to Resolution 2023-05 (the "Boundary Notice") and a final entity annexation plat relating to the Subject Property meeting the requirements of state law and authorized any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor, or the office of the Lieutenant Governor.

WHEREAS, on January 24, 2024, Resolution 2023-05 and its supporting documents were submitted to the Lieutenant Governor for processing to acquire a Certificate of Annexation.

WHEREAS, on January 25, 2024, the Lieutenant Governor provided notice that Resolution 2023-05 and its supporting documents could not be processed because the filing deadline was January 20, 2024.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Firefly Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby ratifies Resolution 2023-05 and all supporting documents attached thereto and hereby approves the adoption of this Resolution 2023-07 / Resolution 2024-01 and all documents and actions authorized thereunder, including the annexation of the Subject Property and the Notice of Boundary Action attached hereto as **Exhibit C**.

Section 2. 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.

Section 3. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

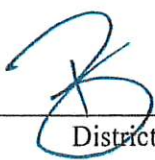
Section 4. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this January 30, 2024.

(SEAL)

By:  _____
District Chair

ATTEST:

By:  _____
District Secretary/Clerk

STATE OF UTAH Utah)
COUNTY OF Salt Lake:ss.

I, Bryan Flamm, the duly appointed and qualified District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on January 30, 2024 including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this January 30, 2024.

(SEAL)


By:  _____
District Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Bryan Flamm, the undersigned District Secretary/Clerk of the Firefly Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:


(a) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to the Daily Herald, either directly or through the newspaper's subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this January 30, 2024.

(SEAL)

By:  _____
District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA
FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-10
COMBINED SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF FIRELY PUBLIC
INFRASTRUCTURE DISTRICT NOS. 1-10 WILL HOLD A COMBINED SPECIAL MEETING
ON TUESDAY, JANUARY 30, 2024 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY,
SUITE 200, SOUTH JORDAN, UTAH 84095**

AT 10:30am

A. Call to Order

B. Preliminary Action Items

1. Consider combined board meeting for Firefly Public Infrastructure District Nos. 1-10.

C. Consent Items

1. Approve the draft minutes of the Firefly Public Infrastructure District No. 1 board meeting held on December 21, 2023.

D. Action Items

1. Re-election of District Treasurer / Vice Chair
2. Re-election of District Clerk / Secretary
3. Consider adopting Resolution 2023-07: A resolution ratifying the actions taken during the December 21, 2023 meeting with respect to adjustments to the District's boundaries.
4. Consider approval of the proposed Funding and Reimbursement Agreement (Administrative) between the District and DAI, Inc., and authorizing the District Chair to sign.
5. Consider approval of the proposed Infrastructure Acquisition and Reimbursement Agreement between the District and DAI, Inc., and authorizing the District Chair to sign.

E. Administrative Non-Action Items

None.

F. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for

public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.

EXHIBIT B
SUBJECT PROPERTY



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

DAI

Job No. 2021-0080

(January 2, 2024)

LEGAL DESCRIPTIONS FOR PID #1

PARCEL A

A parcel of land situated within the North Half (N-1/2) of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah, being described as follows:

Beginning at a point in the Section Line common to Sections 19 & 20, said point being S 00° 30' 42" W, along the Section line, a distance of 79.55 feet from the Section Corner common to Sections 17, 18, 19, & 20, Township 6 South, Range 2 West, more or less, to the Northerly line of NPA-5; and running thence along said Northerly line the following Twenty-Four (24) courses: (1) West, a distance of 58.43 feet; (2) North, a distance of 28.50 feet; (3) West, a distance of 69.02 feet to the beginning of a curve; (4) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 45° 00' 00" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (5) West, a distance of 57.00 feet to the beginning of a non-tangential curve; (6) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears S 45° 00' 00" W, a distance of 21.21 feet; (7) West, a distance of 621.55 feet to the beginning of a curve; (8) along the arc of said curve turning to the right through an angle of 92° 56' 20", a distance of 24.33 feet, having a radius of 15.00 feet, and whose long chord bears N 43° 31' 50" W, a distance of 21.75 feet to a point of intersection with a non-tangential line; (9) N 87° 03' 39" W, a distance of 12.50 feet; (10) S 84° 44' 32" W, a distance of 32.34 feet; (11) N 86° 45' 40" W, a distance of 12.50 feet to the beginning of a non-tangential curve; (12) along the arc of said curve turning to the right through an angle of 86° 45' 40", a distance of 22.71 feet, having a radius of 15.00 feet, and whose long chord bears S 46° 37' 10" W, a distance of 20.61 feet; (13) West, a distance of 165.31 feet to the beginning of a curve; (14) along the arc of said curve turning to the right through an angle of 07° 47' 39", a distance of 30.13 feet, having a radius of 221.50 feet, and whose long chord bears N 86° 06' 11" W, a distance of 30.11 feet; (15) N 82° 12' 21" W, a distance of 16.02 feet to the beginning of a curve; (16) along the arc of said curve turning to the right through an angle of 90° 00' 00", a distance of 23.56 feet, having a radius of 15.00 feet, and whose long chord bears N 37° 12' 21" W, a distance of 21.21 feet to a point of intersection with a non-tangential line; (17) N 82° 12' 21" W, a distance of 57.00 feet; (18) S 07° 47' 39" W, a distance of 43.50 feet to the beginning of a curve; (19) along the arc of said curve turning to the right through an angle of 77° 03' 14", a distance of 768.58 feet, having a radius of 571.50 feet, and whose long chord bears S 46° 19' 16" W, a distance of 711.95 feet to the beginning of a non-tangential curve; (20) along the arc of said curve turning to the left through an angle of 25° 54' 02", a distance of 443.01 feet, having a radius of 980.00 feet, and whose long chord bears S 71° 53' 51" W, a distance of 439.25 feet; (21) S 58° 56' 50" W, a distance of 448.58 feet to the beginning of a curve; (22) along the arc of said curve turning to the right through an angle of 31° 03' 10", a distance of 379.38 feet, having a radius of 700.00 feet, and whose long chord bears S 74° 28' 25" W, a distance of 374.75 feet; (23) West, for a distance of 594.80 feet, to a phase line; (24) West for a distance of 531.44 feet, to the North-South 1/16th line of the Northwest Quarter of said Section 19; thence S 0°21'12" W, along said 1/16th line, a distance of 1627.04 feet, to the West 1/16th corner of said Section 19; thence South 89°54'04" East, along the East-West Center Quarter Section Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J&J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

☎ 801.798.0555

☎ 801.798.9393

Line common to Sections 19 & 20; thence North 0°30'42" East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: ±135.86 Acres
±5,917,975 Sq. Ft.

PARCEL B

A parcel of land located in the Southeast Quarter and Southwest Quarter of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point on the northerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof, said point being located N89°30'12"W along the Section Line 1320.03 feet and North 1340.03 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence along said northerly right-of-way line the following five (5) courses: N89°32'50"W 915.66 feet; thence along the arc of a curve to the right 504.23 feet with a radius of 923.00 feet through a central angle of 31°18'01", chord: N73°53'50"W 497.98 feet; thence N58°14'49"W 519.69 feet; thence along the arc of a curve to the left 594.41 feet with a radius of 1077.00 feet through a central angle of 31°37'21", chord: N74°03'30"W 586.90 feet; thence N89°52'10"W 821.01 feet to the easterly right-of-way line of SR-73; thence N08°42'26"W along said right-of-way line 772.48 feet to a point on the East-West Quarter Section Line; thence S89°52'19"E along the Quarter Section Line 2023.57 feet to the Center Quarter Corner of said Section 17; thence S89°52'19"E along the Quarter Section Line 1325.81 feet; thence S00°28'32"W 1338.05 feet to the point of beginning.

Contains: ±79.11 Acres
±3,445,968 Sq. Ft.

PARCEL C

A parcel of land located in the Southwest Quarter of Section 16, the Southeast Quarter and Southwest Quarter of Section 17, the Northwest Quarter of Section 21 and the Northeast Quarter and the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base & Meridian described as follows:

Beginning at a point located N89°30'12"W along the Section Line 132.82 feet and South 1167.57 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence S29°27'45"W 372.32 feet; thence along the arc of a curve to the right 1158.87 feet with a radius of 937.00 feet through a central angle of 70°51'45", chord: S64°53'38"W 1086.41 feet; thence along the arc of a curve to the left 447.73 feet with a radius of 1097.50 feet through a central angle of 23°22'26", chord: S88°38'17"W 444.63 feet; thence S76°57'04"W 21.35 feet; thence along the arc of a curve to the left 646.05 feet with a radius of 1670.50 feet through a central angle of 22°09'31", chord: S65°52'19"W 642.03 feet; thence along the arc of a curve to the right 632.61 feet with a radius of 1029.50 feet through a central angle of 35°12'27", chord: S72°23'47"W 622.71 feet; thence West 918.92 feet, to the easterly right-of-way line of SR-73; thence N08°51'25"W along said right-of-way line 4249.72 feet to the southerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof; thence along said southerly right-of-way line the following seven (7) courses: S89°52'10"E 797.11 feet; thence along the arc of a curve to the right 510.52 feet with a radius of 925.00 feet through a central angle of 31°37'21", chord: S74°03'30"E 504.07 feet; thence S58°14'49"E 519.69 feet; thence along the arc of a curve to the left 587.26 feet with a radius of 1075.00 feet through a central angle of 31°18'01", chord: S73°53'50"E 579.99 feet; thence S89°32'50"E 2253.72 feet; thence along the arc of a curve to the right 492.13 feet with a radius of 925.00 feet through a central angle of 30°28'59", chord: S74°18'21"E 486.34 feet; thence S59°03'51"E 1231.40 feet; thence S30°56'04"W 240.95 feet; thence along the arc of a curve to the right 610.45 feet with a radius of 1529.50 feet through a central angle of 22°52'03", chord: S42°22'06"W 606.40 feet; thence S53°48'08"W 377.53 feet; thence along the arc of a curve to the right 187.70 feet with a radius of 1673.50 feet through a central angle of 06°25'35", chord: S57°00'55"W 187.60 feet; thence S60°13'42"W 192.16 feet; thence along the arc of a curve to the left 735.91 feet with a radius of 1370.50 feet through a central angle of 30°45'57", chord: S44°50'44"W 727.10 feet to the point of beginning.

Contains: ±375.58 Acres
±16,360,207 Sq. Ft.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

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

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the Firefly Public Infrastructure District No. 1 (the "District"), at a special meeting of the Board, duly convened pursuant to notice, on January 30, 2024 adopted Resolution 2023-07 / Resolution 2024-01, a true and correct copy of which is attached as Appendix "A" hereto and incorporated by this reference herein (the "Ratification Resolution").

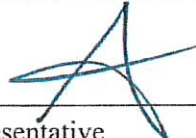
A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as Appendix "B" hereto and incorporated by this reference. The Board hereby certifies that all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

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

DATED this 30 day of January, 2024.

Firefly Public Infrastructure District No. 1

By: _____
Authorized Representative



VERIFICATION

STATE OF UTAH Utah)
COUNTY OF Salt Lake) :ss.

SUBSCRIBED AND SWORN to before me this 30 day of January, 2024.



JENNIFER SUSAN OWEN
Notary Public

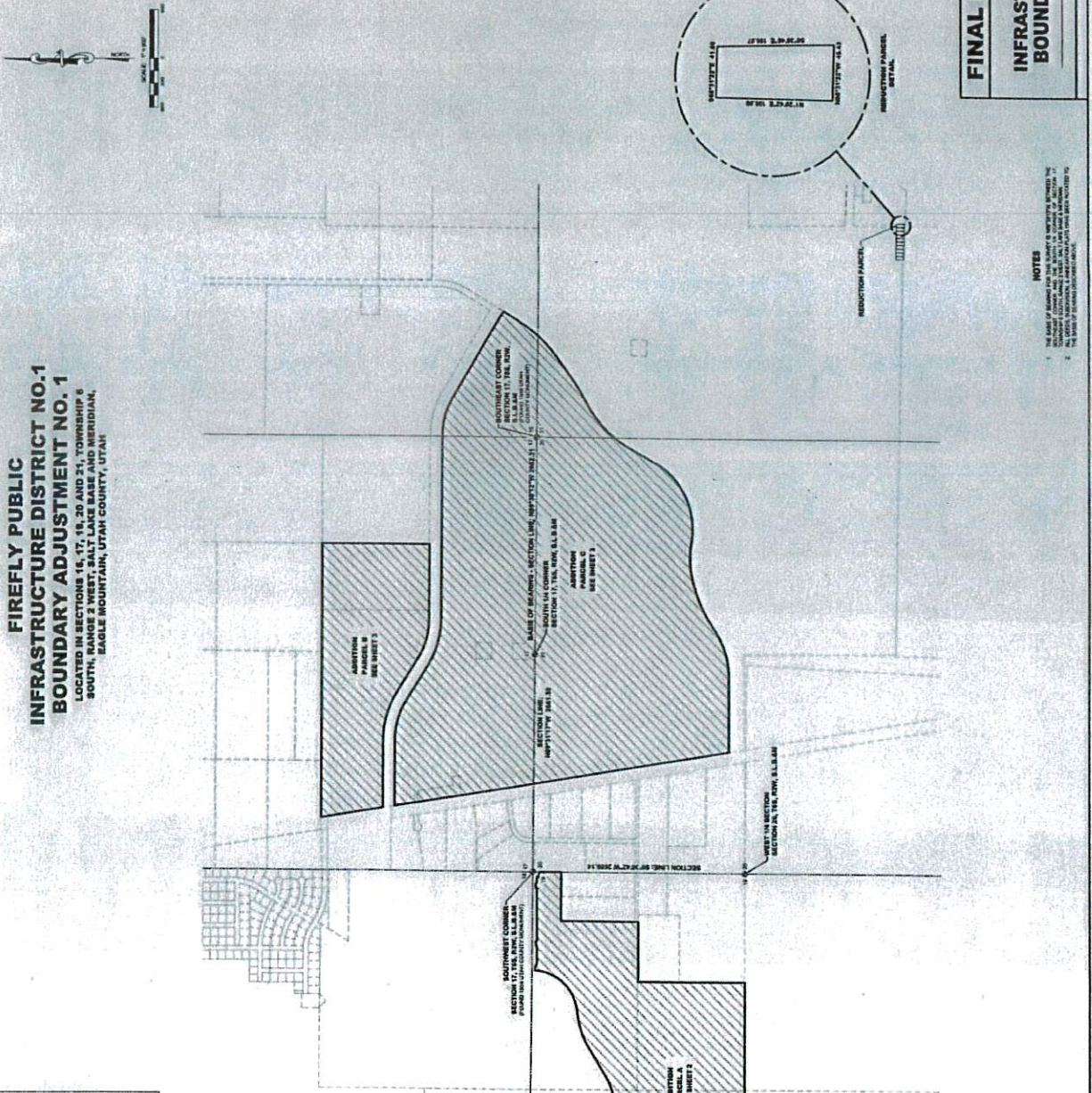
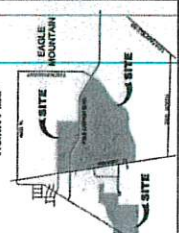
**APPENDIX "A" TO NOTICE OF BOUNDARY ACTION
(District No. 1)**

Copy of the Ratification Resolution

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

Final Local Entity Plat

**FIRELY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ADJUSTMENT NO. 1**
LOCATED IN SECTIONS 16, 17, 18, 20 AND 21, TOWNSHIP 6
SOUTH, RANGE 10 EAST, 3RD MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH



SURVEYORS CERTIFICATE
WE, CHARLES PATRICK AND HENRY CHERRY, SURVEYORS, DO HEREBY CERTIFY THAT WE ARE LICENSED SURVEYORS UNDER THE PROFESSIONAL SURVEYING ACT OF 1964, AS AMENDED, AND THAT WE HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
BOUNDARY DESCRIPTION
A general plan and location of the boundary adjustment of Firely Public Infrastructure District No. 1, located in Sections 16, 17, 18, 20 and 21, Township 6 South, Range 10 East, 3rd Meridian, Utah County, Utah, is shown on the attached plat. The boundary adjustment is shown in red ink on the plat. The boundary adjustment is shown in red ink on the plat. The boundary adjustment is shown in red ink on the plat.

ACCEPTANCE BY COUNTY SURVEYOR
I, CHARLES PATRICK, County Surveyor for Utah County, do hereby certify that I have examined the plat and find it to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments. I have also examined the original field notes and find them to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments. I have also examined the original field notes and find them to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments.

ACCEPTANCE BY COUNTY SURVEYOR
I, CHARLES PATRICK, County Surveyor for Utah County, do hereby certify that I have examined the plat and find it to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments. I have also examined the original field notes and find them to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments. I have also examined the original field notes and find them to be correct and conform to the laws of the State of Utah regarding surveying and boundary adjustments.

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ACCEPTANCE BY COUNTY SURVEYOR
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NOTES
1. THE BOUNDARY ADJUSTMENT IS SHOWN IN RED INK ON THE PLAT.
2. THE BOUNDARY ADJUSTMENT IS SHOWN IN RED INK ON THE PLAT.
3. THE BOUNDARY ADJUSTMENT IS SHOWN IN RED INK ON THE PLAT.

FINAL LOCAL ENTITY PLAT
FIRELY PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
BOUNDARY ADJUSTMENT NO. 1

SCALE: 1" = 40'
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

UTAH COUNTY RECORDER

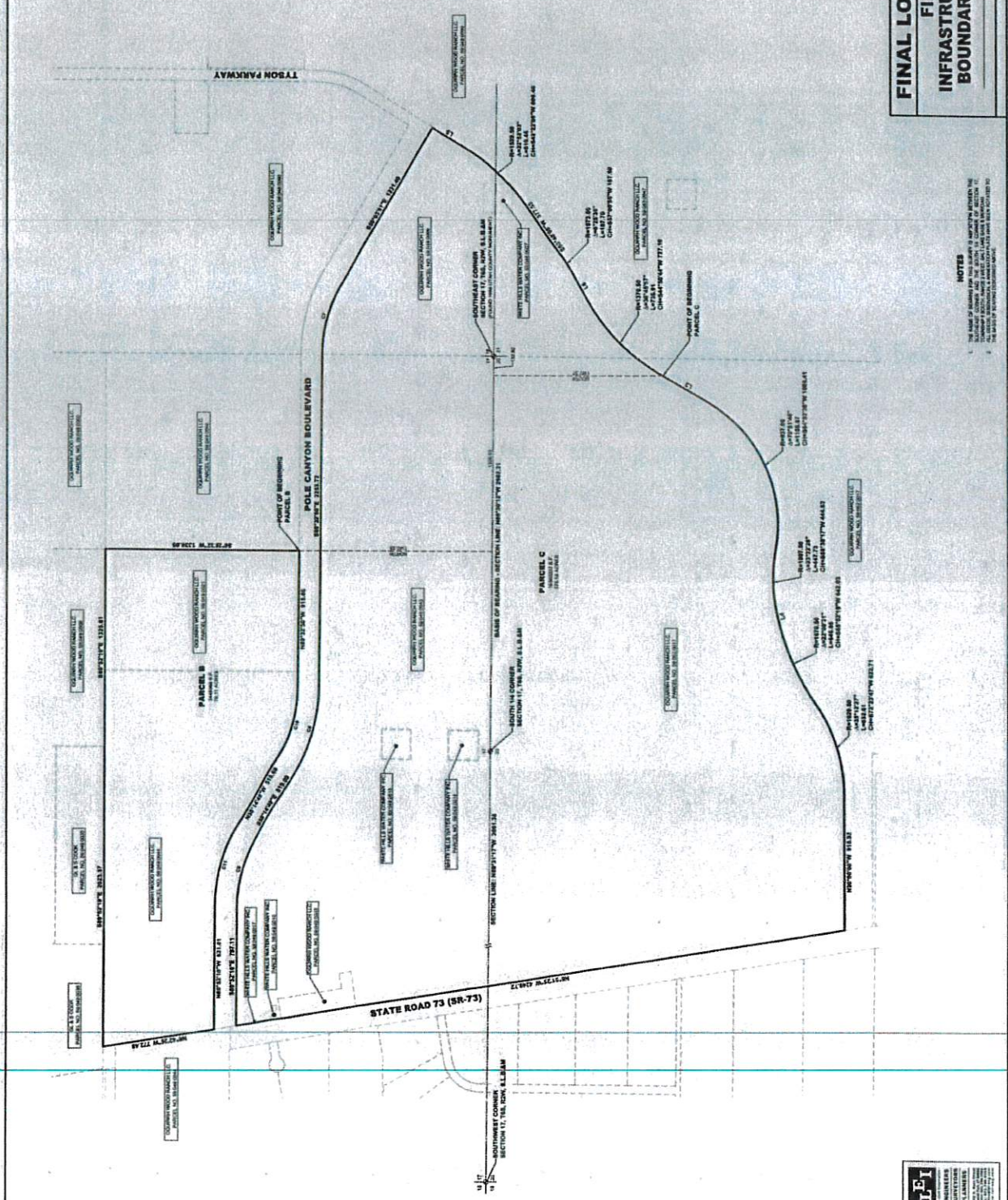


LINE TABLE

LINE	LENGTH	BEARING
L1	100.00	S 89° 57' 00" W
L2	100.00	S 89° 57' 00" W
L3	100.00	S 89° 57' 00" W
L4	100.00	S 89° 57' 00" W
L5	100.00	S 89° 57' 00" W
L6	100.00	S 89° 57' 00" W
L7	100.00	S 89° 57' 00" W
L8	100.00	S 89° 57' 00" W
L9	100.00	S 89° 57' 00" W
L10	100.00	S 89° 57' 00" W

CURVE TABLE

CHORD	BEARING	CHORD	CHORD
C1	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C2	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C3	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C4	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C5	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C6	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C7	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C8	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C9	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C10	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C11	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C12	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C13	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C14	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C15	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C16	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C17	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C18	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C19	S 89° 57' 00" W	20.00	S 89° 57' 00" W
C20	S 89° 57' 00" W	20.00	S 89° 57' 00" W



NOTES

1. THE NAME OF ALL LOTS, PARCELS AND EASEMENTS SHOWN ON THIS PLAT SHALL BE AS SHOWN ON THE RECORDS OF THE COUNTY CLERK OF THE COUNTY OF GARFIELD, UTAH.
2. THE AREA OF THIS PLAT IS 100.00 ACRES.
3. THE TOTAL AREA OF THIS PLAT IS 100.00 ACRES.

UTAH COUNTY RECORDER

FINAL LOCAL ENTITY PLAT

FIREFLY PUBLIC

INFRASTRUCTURE DISTRICT NO. 1

BOUNDARY ADJUSTMENT NO. 1

SCALE: 1" = 10'

UTAH COUNTY, UTAH

SHEET 1 OF 1

