

# STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

## CERTIFICATE OF WITHDRAWAL

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of withdrawal known as the FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL located in UTAH COUNTY, dated MARCH 15, 2024, complying with Section §167-1a-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 withdrawal, 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 28<sup>th</sup> day of March, 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:

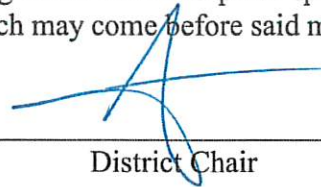
NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Firefly Public Infrastructure District No. 1 will be held at 4:00pm on March 6, 2024, for the purpose of consideration for adoption of a resolution authorizing the annexation and withdrawal into the District of certain real 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

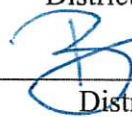
ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

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.

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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

ATTEST:

By:  \_\_\_\_\_  
District Secretary/Clerk

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**

**Withdrawal  
(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(4)(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 withdrawal, 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 Withdrawal 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**

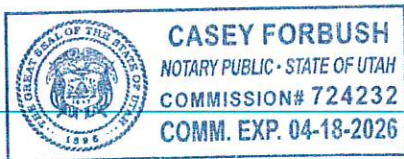
By: \_\_\_\_\_

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**  
**Withdrawal**  
**(District No. 1)**

**Copy of the Annexation and Withdrawal Resolution**

**APPENDIX "B" TO NOTICE OF BOUNDARY ACTION**

**Withdrawal**

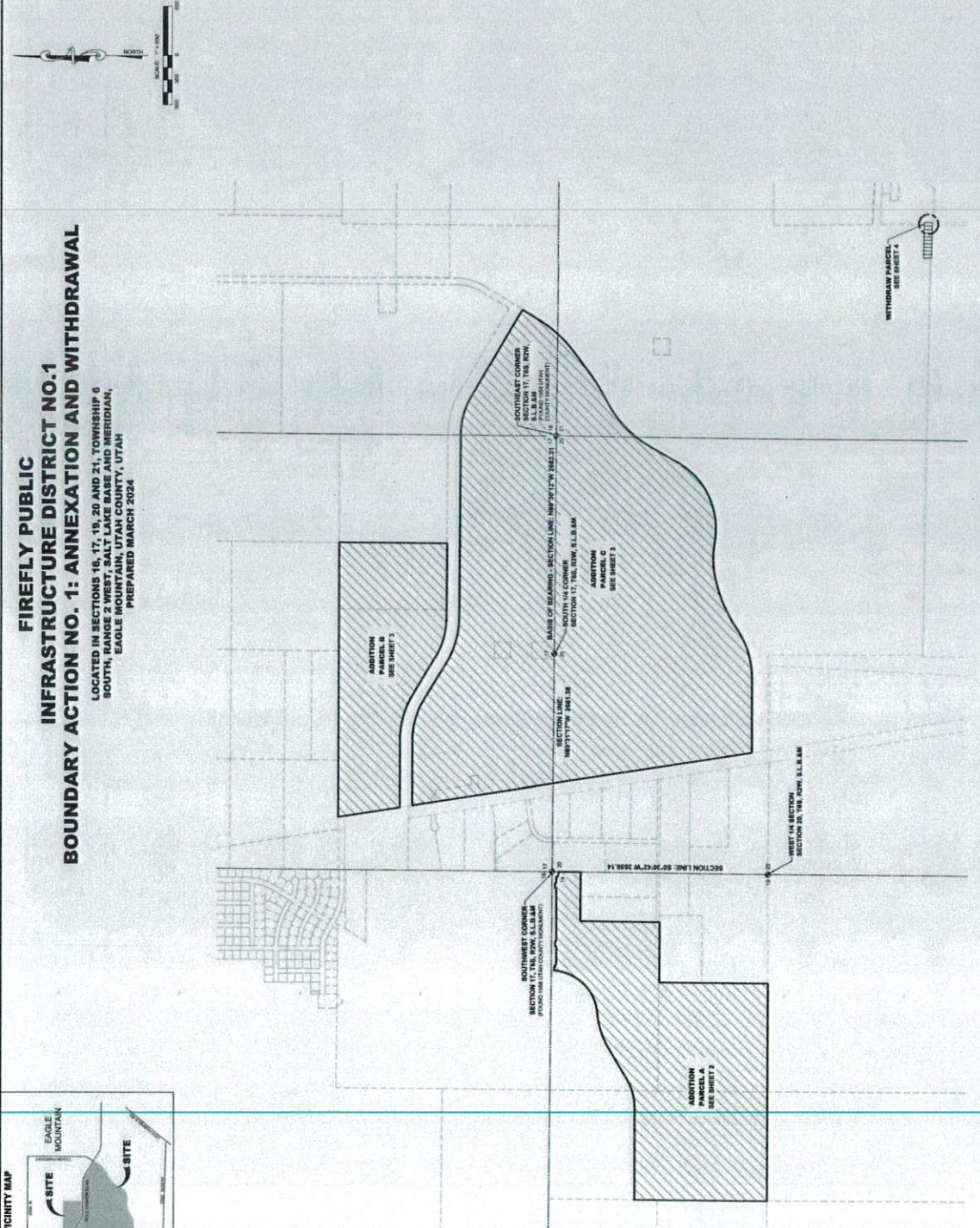
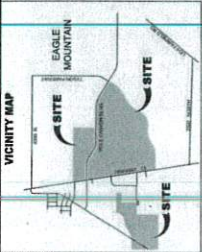
**(District No. 1)**

**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 BASE AND MERIDIAN,  
EAGLE MOUNTAIN, UTAH COUNTY, UTAH  
PREPARED MARCH 2024



**SURVEYOR'S CERTIFICATE**

I, **CHAZA POOLEN**, of the County of **UTAH**, State of **UTAH**, do hereby certify that I am a duly Licensed Professional Land Surveyor and that I have personally supervised the execution of the survey shown on this plat and that the same is a true and correct representation of the actual survey made and that the same is a true and correct representation of the actual survey made and that the same is a true and correct representation of the actual survey made.

**BOUNDARY DESCRIPTION**

The boundaries shown on this plat were surveyed and established in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 48, Utah Code, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah.

**ADDITION PARCEL B**

ADDITION PARCEL B is located in Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of this parcel were surveyed and established in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 48, Utah Code, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah.

**ADDITION PARCEL C**

ADDITION PARCEL C is located in Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of this parcel were surveyed and established in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 48, Utah Code, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah.

**ADDITION PARCEL A**

ADDITION PARCEL A is located in Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of this parcel were surveyed and established in accordance with the provisions of the Utah Surveying Act, Chapter 2, Title 48, Utah Code, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah, and the rules and regulations of the Board of Professional Land Surveyors, Utah State Office Building, Salt Lake City, Utah.

**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 2, TITLE 48, UTAH CODE, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, UTAH STATE OFFICE BUILDING, SALT LAKE CITY, UTAH.

DATE: **03/11/2024**

COUNTY SURVEYOR: **CHAZA POOLEN**

**FIREFLY PID NO. 1 ACCEPTANCE**

APPROVED THIS **15** DAY OF **MARCH**, A.D. 2024, AS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY MADE.

SIGNATURE: **CHAZA POOLEN**

TITLE: **LAND SURVEYOR**

SECRETARY/CLERK: **CHAZA POOLEN**

**FINAL LOCAL ENTITY PLAT**

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

SCALE: 1" = 40'

UTAH COUNTY, UTAH

SHEET 1 OF 1

- NOTES**
- THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE DISTRICT BOUNDARIES AND THE SOUTH 14 SECTION.
  - ALL EXISTING BOUNDARIES AND INTERESTS ARE SHOWN AS THEY EXIST AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THIS PLAT.
  - THE PLAT IS SUBJECT TO ANY AND ALL RECORDS AND INSTRUMENTS AFFECTING THE BOUNDARIES OF THIS PLAT.
  - THE PLAT IS SUBJECT TO ANY AND ALL RECORDS AND INSTRUMENTS AFFECTING THE BOUNDARIES OF THIS PLAT.

**CHAZA POOLEN**

REGISTERED PROFESSIONAL LAND SURVEYOR

UTAH STATE OFFICE BUILDING

SALT LAKE CITY, UTAH

PHONE: 801-468-1234

FAX: 801-468-1234

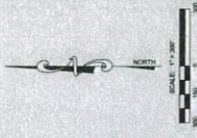
EMAIL: chaza@chaza.com

WEBSITE: www.chaza.com







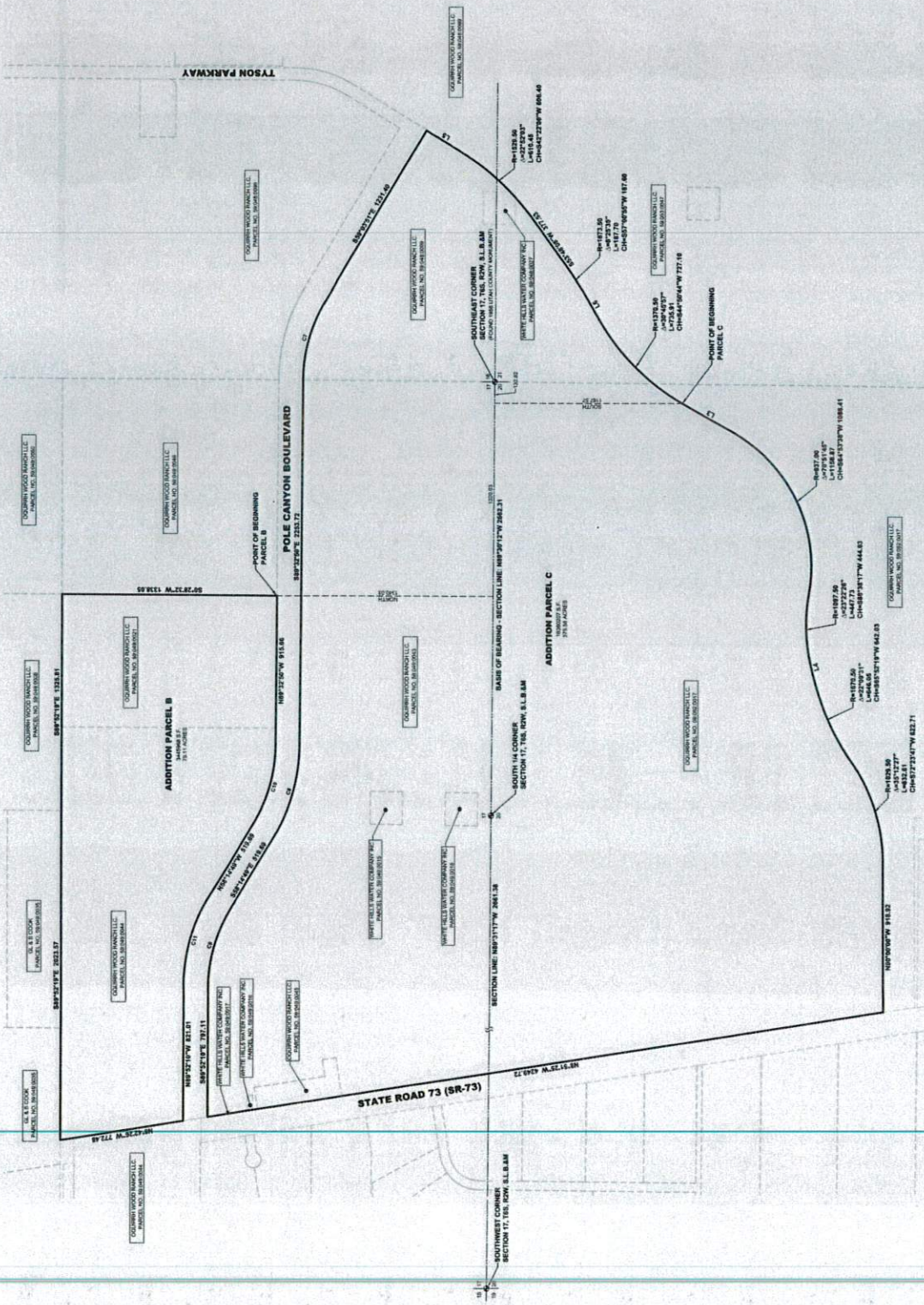


**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	S89°52'00"W	185.31
L2	S89°52'00"W	232.52
L3	S89°52'00"W	232.52
L4	S89°52'00"W	232.52
L5	S89°52'00"W	232.52
L6	S89°52'00"W	232.52
L7	S89°52'00"W	232.52
L8	S89°52'00"W	232.52

**CURVE TABLE**

CURVE	INCHES	DELTA	LENGTH	CHORD
C1	10.00	20.90	148.00	148.00
C2	10.00	20.90	148.00	148.00
C3	10.00	20.90	148.00	148.00
C4	10.00	20.90	148.00	148.00
C5	10.00	20.90	148.00	148.00
C6	10.00	20.90	148.00	148.00
C7	10.00	20.90	148.00	148.00
C8	10.00	20.90	148.00	148.00
C9	10.00	20.90	148.00	148.00
C10	10.00	20.90	148.00	148.00
C11	10.00	20.90	148.00	148.00



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

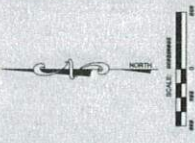
SCALE: 1" = 200'  
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

**NOTES**

1. The plat is based on the survey of the Firefly Public Infrastructure District No. 1, as shown on the plat, and the location of the corners of the sections of Section 17, Township 8 South, Range 10 West, and Meridian 1 North, as shown on the plat.
2. The plat is based on the survey of the Firefly Public Infrastructure District No. 1, as shown on the plat, and the location of the corners of the sections of Section 17, Township 8 South, Range 10 West, and Meridian 1 North, as shown on the plat.
3. The plat is based on the survey of the Firefly Public Infrastructure District No. 1, as shown on the plat, and the location of the corners of the sections of Section 17, Township 8 South, Range 10 West, and Meridian 1 North, as shown on the plat.
4. The plat is based on the survey of the Firefly Public Infrastructure District No. 1, as shown on the plat, and the location of the corners of the sections of Section 17, Township 8 South, Range 10 West, and Meridian 1 North, as shown on the plat.







NORTH 1/4 CORNER  
SECTION 74, T8S, 12W, S12, R14M  
(FOUND IN THE COUNTY MANAGER'S  
OFFICE)

WESTSIDE DEVELOPMENT  
PARCEL NO. 1000000000

SOUTH 1/4 CORNER  
SECTION 74, T8S, 12W, S12, R14M  
(FOUND IN THE COUNTY MANAGER'S  
OFFICE)

50°38'42"E 100.87  
BASIS OF BEARING - QUARTER SECTION LINE: 89°38'42"W 4388.43

POINT OF BEGINNING

88°31'27"E 17.88

WITHDRAWN PARCEL  
6.19 ACRES

COLUMBIAN PROUD PRODUCTS, LLC  
PARCEL NO. 1000000000

N17°27'47"E 100.89

88°31'27"W 43.43

WESTSIDE DEVELOPMENT  
PARCEL NO. 1000000000

COLUMBIAN PROUD PRODUCTS, LLC  
PARCEL NO. 1000000000

**FINAL LOCAL ENTITY PLAT**  
**FIREFLY PUBLIC**  
**INFRASTRUCTURE DISTRICT NO. 1**  
**BOUNDARY ACTION NO. 1: ANNEXATION AND WITHDRAWAL**  
EAGLE MOUNTAIN CITY  
UTAH COUNTY, UTAH  
SCALE: 1" = 100'

- NOTES**
1. THE BASIS OF BEARING FOR THE BOUNDARY OF THE WITHDRAWN PARCEL AND THE SOUTH 1/4 CORNER OF SECTION 74, T8S, 12W, S12, R14M IS THE BASIS OF BEARING SHOWN ON THE PLAT.
  2. THE BASIS OF BEARING FOR THE BOUNDARY OF THE WITHDRAWN PARCEL AND THE SOUTH 1/4 CORNER OF SECTION 74, T8S, 12W, S12, R14M IS THE BASIS OF BEARING SHOWN ON THE PLAT.
  3. THE BASIS OF BEARING FOR THE BOUNDARY OF THE WITHDRAWN PARCEL AND THE SOUTH 1/4 CORNER OF SECTION 74, T8S, 12W, S12, R14M IS THE BASIS OF BEARING SHOWN ON THE PLAT.
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  10. THE BASIS OF BEARING FOR THE BOUNDARY OF THE WITHDRAWN PARCEL AND THE SOUTH 1/4 CORNER OF SECTION 74, T8S, 12W, S12, R14M IS THE BASIS OF BEARING SHOWN ON THE PLAT.

