

# STATE OF UTAH

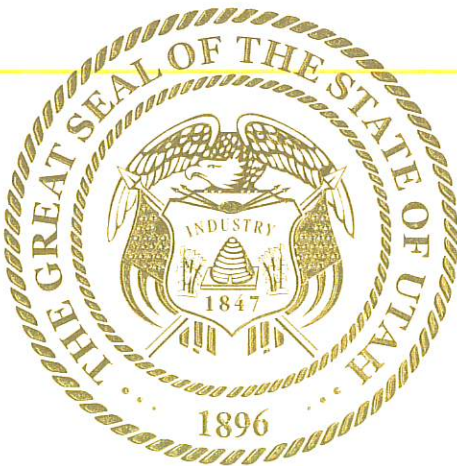


OFFICE OF THE LIEUTENANT GOVERNOR

## 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 for the VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1 WITHDRAWAL #1 located in UTAH COUNTY, dated JUNE 20, 2024, complying with §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 withdrawal, referred to above, on file with the Office of the Lieutenant Governor pertaining to the VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1 WITHDRAWAL #1, 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 10<sup>th</sup> day of July, 2024 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor



**NOTICE OF IMPENDING BOUNDARY ACTION**

**Withdrawal No. 1**

**by**

**Viridian Farm Public Infrastructure District No. 1**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 (the "Board"), 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, effective June 14, 2024, adopted a *Resolution to Withdraw Approximately 78.04 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Withdrawal Resolution").

A copy of the Final Local Entity Plat – Withdrawal No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Utah County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the withdrawal by the District, as more particularly described in the Withdrawal Resolution, have been met. The withdrawal is not anticipated to result in the employment of personnel.

**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 20<sup>th</sup> day of June, 2024.

**VIRIDIAN FARM PUBLIC INFRASTRUCTURE  
DISTRICT NO. 1**

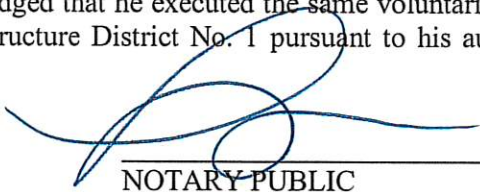
  
\_\_\_\_\_  
Adam Loser, Chair

STATE OF UTAH )

:ss.

COUNTY OF Salt Lake )

On the 20<sup>th</sup> day of June, 2024, personally appeared before me Adam Loser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Viridian Farm Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION  
(Withdrawal No. 1)**

**Copy of the Withdrawal Resolution**



## EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Withdrawal No. 1)

### Legal Description

#### Parcel A

A parcel of land located in Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 825.84 feet and EAST 996.95 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N59°50'14"E 155.10 feet; thence N30°09'46"W 1.48 feet; thence N59°50'14"E 101.00 feet; thence N30°09'47"W 108.82 feet; thence S59°26'56"W 11.98 feet; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 2.01 feet; thence N30°33'04"W 84.00 feet; thence N59°26'56"E 1276.37 feet; thence along the arc of a curve to the right 373.94 feet with a radius of 2603.50 feet through a central angle of 08°13'46", chord: N63°33'49"E 373.62 feet; thence N67°40'42"E 178.62 feet; thence along the arc of a curve to the left 651.72 feet with a radius of 4921.50 feet through a central angle of 07°35'14", chord: N63°53'05"E 651.24 feet; thence along the arc of a curve to the left 15.21 feet with a radius of 15.00 feet through a central angle of 58°05'50", chord: N31°02'33"E 14.57 feet to a point of reverse curve; thence along the arc of a curve to the right 32.34 feet with a radius of 81.50 feet through a central angle of 22°44'12", chord: N13°21'43"E 32.13 feet to a point of reverse curve; thence along the arc of a curve to the left 14.97 feet with a radius of 15.00 feet through a central angle of 57°09'48", chord: N03°51'05"W 14.35 feet; thence along the arc of a curve to the left 466.22 feet with a radius of 458.50 feet through a central angle of 58°15'37", chord: N61°33'47"W 446.39 feet; thence N00°41'36"W 37.46 feet to the North Line of the Northwest Quarter of Section 5; thence N89°08'08"E along said Section Line 1146.26 feet; thence East 31.99 feet; thence S59°00'06"W 21.58 feet; thence along the arc of a curve to the right 105.22 feet with a radius of 757.50 feet through a central angle of 07°57'30", chord: S62°58'51"W 105.13 feet; thence S66°57'36"W 213.03 feet; thence along the arc of a curve to the left 95.05 feet with a radius of 742.50 feet through a central angle of 07°20'04", chord: S63°17'34"W 94.98 feet; thence S59°37'32"W 264.54 feet; thence along the arc of a non-tangent curve to the left 3.34 feet with a radius of 15.00 feet through a central angle of 12°44'57", chord: S10°25'04"W 3.33 feet to a point of reverse curve; thence along the arc of a curve to the right 171.91 feet with a radius of 88.50 feet through a central angle of 111°17'38", chord: S59°41'24"W 146.13 feet to a point of reverse curve; thence along the arc of a curve to the left 3.26 feet with a radius of 15.00 feet through a central angle of 12°26'06", chord: N70°52'50"W 3.25 feet to a point of cusp; thence along the arc of a non-tangent curve to the right 669.92 feet with a radius of 5005.50 feet through a central angle of 07°40'06", chord: S63°50'39"W 669.42 feet; thence S67°40'42"W 178.62 feet; thence along the arc of a curve to the left 361.88 feet with a radius of 2519.50 feet through a central angle of 08°13'46", chord: S63°33'49"W 361.57 feet; thence S59°26'56"W 726.38 feet; thence S30°33'04"E 159.00 feet; thence N59°26'56"E 12.57 feet; thence S30°09'46"E 614.03 feet; thence S59°50'14"W 23.70 feet; thence S30°09'46"E 120.00 feet; thence N59°50'14"E 411.20 feet; thence S30°09'46"E 120.00 feet; thence N59°50'14"E 40.68 feet; thence S30°09'46"E 312.81 feet; thence N36°08'57"E 393.23 feet; thence N51°53'47"E 58.17 feet; thence N48°22'16"E 167.73 feet; thence S42°18'16"E 179.88 feet; thence N47°19'17"E 115.24 feet; thence S42°42'08"E 423.05 feet; thence S36°33'44"W 500.10 feet; thence S49°47'00"W 299.72 feet; thence S39°17'42"W 554.57 feet; thence along the arc of a non-tangent curve to the left 141.67 feet with a radius of 291.12 feet through a central angle of 27°52'57", chord: S42°28'31"W 140.28 feet; thence S28°32'03"W 97.35 feet; thence along the arc of a non-tangent curve to the left 98.15 feet with a radius of 195.00 feet through a central angle of 28°50'16", chord: S64°08'55"W 97.11 feet; thence S89°58'27"W 951.92 feet; thence

N05°38'55"E 543.93 feet; thence N37°10'00"W 177.51 feet; thence along the arc of a non-tangent curve to the left 4.88 feet with a radius of 423.00 feet through a central angle of 00°39'37", chord: S30°18'39"W 4.88 feet; thence N60°01'09"W 171.92 feet; thence N28°11'29"E 68.62 feet; thence N43°59'20"E 87.26 feet; thence N45°07'30"W 125.02 feet; thence N45°07'11"W 63.00 feet; thence along the arc of a non-tangent curve to the right 60.90 feet with a radius of 784.00 feet through a central angle of 04°27'03", chord: N47°06'20"E 60.89 feet; thence N40°40'09"W 57.49 feet; thence N30°09'46"W 441.60 feet to the point of beginning.

Contains: ±73.24 acres  
3,190,419 sq. ft.

Parcel B

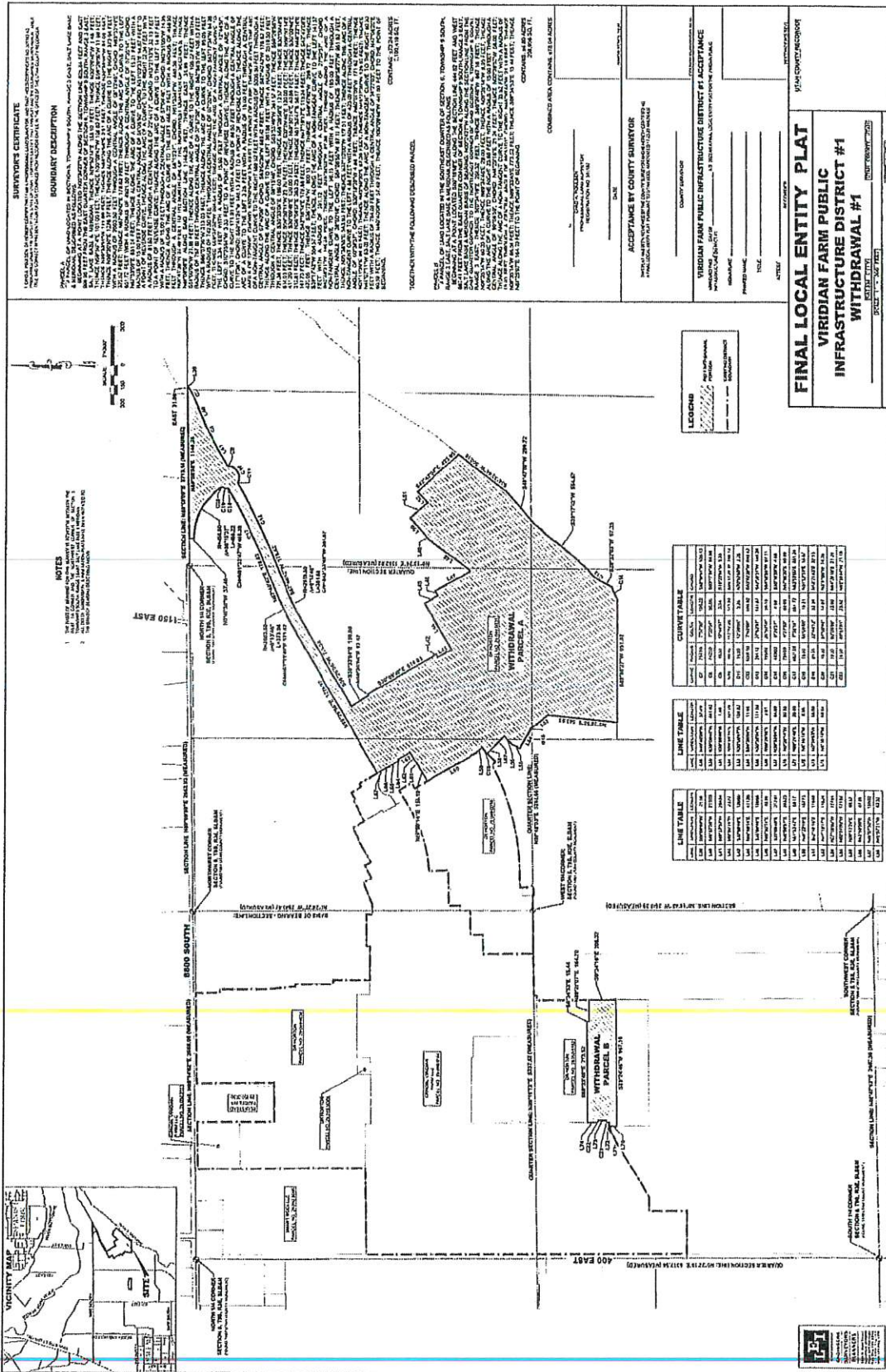
A parcel of land located in the Southeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located S00°18'48"E along the Section Line 444.82 feet and WEST 687.41 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing: N00°24'27"W along the Section Line from the East Quarter Corner to the Northeast Corner of said Section 6, Township 9 South, Range 3 East); thence S00°34'16"E 208.32 feet; thence S89°24'46"W 967.16 feet; thence N00°35'14"W 60.30 feet; thence N89°24'46"E 29.00 feet; thence N00°35'14"W 8.95 feet; thence along the arc of a curve to the right 23.60 feet with a radius of 15.00 feet through a central angle of 90°08'59", chord: N44°29'16"E 21.24 feet; thence N00°39'53"W 58.00 feet; thence along the arc of a non-tangent curve to the right 23.52 feet with a radius of 15.00 feet through a central angle of 89°51'01", chord: N45°30'44"W 21.19 feet; thence N00°35'14"W 68.54 feet; thence N89°33'45"E 773.52 feet; thence S00°34'53"E 15.44 feet; thence N89°25'07"E 164.70 feet to the point of beginning.

Contains: ±4.80 acres  
208,958 sq. ft.



# Final Local Entity Plat – Withdrawal No. 1



**SURVEYOR'S CERTIFICATE**

BOUNDARY DESCRIPTION

NOTES

LEGEND

**ACCEPTANCE BY COUNTY SURVEYOR**

COUNTY SURVEYOR

DATE

PLAT NUMBER

SECTION

**FINAL LOCAL ENTITY PLAT**

**VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1**

**WITHDRAWAL #1**

PLAT NUMBER

SECTION

**LEGEND**

Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION

**TABLE**

LINE	DESCRIPTION	AREA
1	SECTION 16, T42N, R10E, S1/4 SW 1/4	1.0000
2	SECTION 17, T42N, R10E, S1/4 SW 1/4	1.0000
3	SECTION 18, T42N, R10E, S1/4 SW 1/4	1.0000
4	SECTION 19, T42N, R10E, S1/4 SW 1/4	1.0000

**TABLE**

LINE	DESCRIPTION	AREA
1	SECTION 16, T42N, R10E, S1/4 SW 1/4	1.0000
2	SECTION 17, T42N, R10E, S1/4 SW 1/4	1.0000
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**TABLE**

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2	SECTION 17, T42N, R10E, S1/4 SW 1/4	1.0000
3	SECTION 18, T42N, R10E, S1/4 SW 1/4	1.0000
4	SECTION 19, T42N, R10E, S1/4 SW 1/4	1.0000





June 14, 2024

The Board of Trustees (the "Board") of the Viridian Farm Public Infrastructure District No. 1, held a special meeting on June 14, 2024, at the hour of 9:00 a.m., with the following members of the Board being present:

Adam Loser  
Jonathan Thornley

Chair  
Vice-chair/Treasurer

Also present:

Matt Ence  
Michael Jensen  
Aaron Wade

General Counsel  
Special District Specialist  
Bond Counsel

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this June 14, 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 Adam Loser and seconded by Jonathan Thornley, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT") TO CERTIFY A PETITION FOR WITHDRAWING APPROXIMATELY 78.04 ACRES FROM THE DISTRICT (WITHDRAWAL NO. 1); AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the withdrawal of approximately 78.04 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be withdrawn; and

WHEREAS, there are no registered voters within the area to be withdrawn;

WHEREAS, the area to be withdrawn under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to withdraw the Property by adopting a resolution to withdraw the area, provided that the governing document of the District (hereafter the "Governing Document") allows for the withdrawal; and

WHEREAS, the Governing Document defines an annexation area within which the District may withdraw property without seeking further consent or approval from the District's creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Local Entity Plat for Withdrawal No. 1 (the "Withdrawal Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution)

by the Board and by officers of the Board directed toward the withdrawal of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Withdrawal Plat, is hereby withdrawn from the District.

3. Notice of this Resolution may be published in substantially the following form:

#### NOTICE OF DISTRICT WITHDRAWAL

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on June 14, 2024, the Board of Trustees (the "Board") of Viridian Farm Public Infrastructure District No. 1 (the "District") adopted a resolution to withdraw the following particularly described property in Utah County, State of Utah:

##### Parcel A

A parcel of land located in Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 825.84 feet and EAST 996.95 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N59°50'14"E 155.10 feet; thence N30°09'46"W 1.48 feet; thence N59°50'14"E 101.00 feet; thence N30°09'47"W 108.82 feet; thence S59°26'56"W 11.98 feet; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 2.01 feet; thence N30°33'04"W 84.00 feet; thence N59°26'56"E 1276.37 feet; thence along the arc of a curve to the right 373.94 feet with a radius of 2603.50 feet through a central angle of 08°13'46", chord: N63°33'49"E 373.62 feet; thence N67°40'42"E 178.62 feet; thence along the arc of a curve to the left 651.72 feet with a radius of 4921.50 feet through a central angle of 07°35'14", chord: N63°53'05"E 651.24 feet; thence along the arc of a curve to the left 15.21 feet with a radius of 15.00 feet through a central angle of 58°05'50", chord: N31°02'33"E 14.57 feet to a point of reverse curve; thence along the arc of a curve to the right 32.34 feet with a radius of 81.50 feet through a central angle of 22°44'12", chord: N13°21'43"E 32.13 feet to a point of reverse curve; thence along the arc of a curve to the left 14.97 feet with a radius of 15.00 feet through a central angle of 57°09'48", chord: N03°51'05"W 14.35 feet; thence along the arc of a curve to the left 466.22 feet with a radius of 458.50 feet through a central angle of 58°15'37", chord: N61°33'47"W 446.39 feet; thence N00°41'36"W 37.46 feet to the North Line of the Northwest Quarter of Section 5; thence N89°08'08"E along said Section Line 1146.26 feet; thence East 31.99 feet; thence S59°00'06"W 21.58 feet; thence along the arc of a curve to the right 105.22 feet with a radius of 757.50 feet through a central angle of 07°57'30", chord: S62°58'51"W 105.13 feet; thence S66°57'36"W 213.03 feet; thence along the arc of a curve to the left 95.05 feet with a radius of 742.50 feet through a central angle of 07°20'04", chord: S63°17'34"W 94.98 feet; thence S59°37'32"W 264.54 feet; thence along the arc of a non-tangent curve to the left 3.34 feet with a radius of 15.00 feet through a central angle of 12°44'57", chord: S10°25'04"W 3.33 feet to a point of reverse curve; thence along the arc of a curve to the right 171.91 feet with a radius of 88.50 feet through a central angle of 111°17'38", chord: S59°41'24"W 146.13 feet to a point of reverse curve; thence along the arc of a curve to the left 3.26 feet with a radius of 15.00 feet through a central angle of 12°26'06", chord: N70°52'50"W 3.25 feet to a point of

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Contains: ±73.24 acres  
3,190,419 sq. ft.

Parcel B

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Contains: ±4.80 acres  
208,958 sq. ft.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 60



days after the first date of publication (hereafter the “60-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 60-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 60-Day Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Withdrawal Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the withdrawal of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District’s surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. 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.

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

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the “Effective Date”).

PASSED AND ADOPTED by the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

VIRDIAN FARM PUBLIC  
INFRASTRUCTURE DISTRICT NO. 1

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

ATTEST:

By: Scott B Bishop  
Secretary/Clerk



EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Scott Bishop, the undersigned clerk (or assistant clerk) of Viridian Farm Public Infrastructure District No. 1 (the “the District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on June 14, 2024, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location 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

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 14, 2024.

By: Scott B Bishop  
Secretary/Clerk



SCHEDULE 1

NOTICE OF MEETING AND AGENDA

**PUBLIC NOTICE AND AGENDA**  
**Viridian Farm Public Infrastructure District Nos. 1-3**  
**Boards of Trustees**  
**Combined Special Meeting**

**NOTICE IS HEREBY GIVEN THAT THE BOARDS OF TRUSTEES OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3 WILL HOLD A MEETING ON JUNE 14, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770**  
**AT 9:00 A.M.**

**A. Call to Order**

**B. Public Comment**

**C. Consent Items**

1. (All Districts) Consider approval of draft minutes from the combined board meeting held January 25, 2024.

**D. Action Items**

1. (District No. 1 only) Consider approval of Resolution 2024-06: A resolution to annex approximately 57.19 acres into the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.
2. (District No. 1 only) Consider approval of Resolution 2024-07: A resolution to withdraw approximately 78.04 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.
3. (District No. 1 only) Consider approval of Resolution 2024-08: A RESOLUTION OF THE BOARD OF TRUSTEES OF VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024A AND SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024B IN THE COMBINED AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$12,000,000, FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH THEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND

SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF INDENTURES, A PRELIMINARY LIMITED OFFERING MEMORANDUM, A LIMITED OFFERING MEMORANDUM, A BOND PURCHASE AGREEMENT, A CONTINUING DISCLOSURE AGREEMENT; AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

4. (District No. 2 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 55.56 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

5. (District No. 3 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 1.63 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

**E. Administrative Non-Action Items**

**F. Other Items From Board Members**

**G. Adjourn**

*The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Jennifer Gowans at 435-628-3688 at least one full business day before the meeting.*

*This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.*

*Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute.*

*This meeting can be accessed through Zoom at:*

*Join Zoom Meeting*

*<https://us06web.zoom.us/j/85203731084?pwd=nsDJbkMfACz154zK8fWa5LM6LVSIAr.1>*

*Meeting ID: 852 0373 1084*

*Passcode: 470945*

EXHIBIT B

WITHDRAWAL PETITION



**PETITION TO WITHDRAW PROPERTY FROM  
VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

**TO:**           **VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1**, a Utah public infrastructure district

**FROM:**       **DR Horton, Inc.**, a Delaware corporation (“**Petitioner**”)

**DATE:**       June 14, 2024

This Petition to Withdraw Property from Viridian Farm Public Infrastructure District No. 1 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the withdrawal from the District of approximately 78.04 acres of property in Salem City, Utah County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to withdraw the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the withdrawal final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s withdrawal of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District; and
7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries.

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing this Petition.

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging the legality or validity of the creation and establishment of the District and the adoption of any resolutions or ordinances by Salem City in connection therewith. The Petitioner further acknowledges and understands that the District is governed by an appointed board of trustees that is currently constituted with the following members:

Adam Loser  
Jonathan Thornley  
Scott Bishop

The Petitioner represents and certifies that it does not challenge the right of any board member to hold his or her position or office.

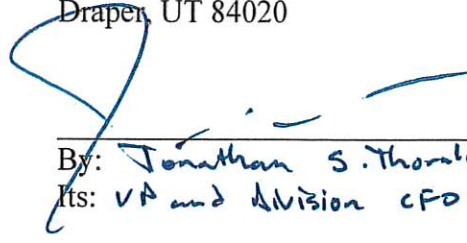
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

*(signature pages follow)*

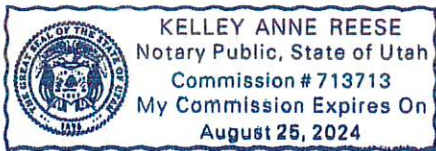
Made effective as of the date first set forth above.


**DR Horton, Inc.**  
**a Delaware corporation**  
12351 Gateway Park Place, Suite D-100  
Draper, UT 84020

  
By: Jonathan S. Thornley  
Its: VP and Division CFO

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SAN JUAN            )

On this 13 day of June, 2024, personally appeared before me Jonathan S. Thornley, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he/she is the VP and Division CFO of DR Horton, Inc., and acknowledged to me that he/she executed the foregoing on behalf of said company.



  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE WITHDRAWAL PROPERTY**

**VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT #1 WITHDRAWAL PARCELS**

Parcel A

A parcel of land located in Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 825.84 feet and EAST 996.95 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N59°50'14"E 155.10 feet; thence N30°09'46"W 1.48 feet; thence N59°50'14"E 101.00 feet; thence N30°09'47"W 108.82 feet; thence S59°26'56"W 11.98 feet; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 2.01 feet; thence N30°33'04"W 84.00 feet; thence N59°26'56"E 1276.37 feet; thence along the arc of a curve to the right 373.94 feet with a radius of 2603.50 feet through a central angle of 08°13'46", chord: N63°33'49"E 373.62 feet; thence N67°40'42"E 178.62 feet; thence along the arc of a curve to the left 651.72 feet with a radius of 4921.50 feet through a central angle of 07°35'14", chord: N63°53'05"E 651.24 feet; thence along the arc of a curve to the left 15.21 feet with a radius of 15.00 feet through a central angle of 58°05'50", chord: N31°02'33"E 14.57 feet to a point of reverse curve; thence along the arc of a curve to the right 32.34 feet with a radius of 81.50 feet through a central angle of 22°44'12", chord: N13°21'43"E 32.13 feet to a point of reverse curve; thence along the arc of a curve to the left 14.97 feet with a radius of 15.00 feet through a central angle of 57°09'48", chord: N03°51'05"W 14.35 feet; thence along the arc of a curve to the left 466.22 feet with a radius of 458.50 feet through a central angle of 58°15'37", chord: N61°33'47"W 446.39 feet; thence N00°41'36"W 37.46 feet to the North Line of the Northwest Quarter of Section 5; thence N89°08'08"E along said Section Line 1146.26 feet; thence East 31.99 feet; thence S59°00'06"W 21.58 feet; thence along the arc of a curve to the right 105.22 feet with a radius of 757.50 feet through a central angle of 07°57'30", chord: S62°58'51"W 105.13 feet; thence S66°57'36"W 213.03 feet; thence along the arc of a curve to the left 95.05 feet with a radius of 742.50 feet through a central angle of 07°20'04", chord: S63°17'34"W 94.98 feet; thence S59°37'32"W 264.54 feet; thence along the arc of a non-tangent curve to the left 3.34 feet with a radius of 15.00 feet through a central angle of 12°44'57", chord: S10°25'04"W 3.33 feet to a point of reverse curve; thence along the arc of a curve to the right 171.91 feet with a radius of 88.50 feet through a central angle of 111°17'38", chord: S59°41'24"W 146.13 feet to a point of reverse curve; thence along the arc of a curve to the left 3.26 feet with a radius of 15.00 feet through a central angle of 12°26'06", chord: N70°52'50"W 3.25 feet to a point of cusp; thence along the arc of a non-tangent curve to the right 669.92 feet with a radius of 5005.50 feet through a central angle of 07°40'06", chord: S63°50'39"W 669.42 feet; thence S67°40'42"W 178.62 feet; thence along the arc of a curve to the left 361.88 feet with a radius of 2519.50 feet through a central angle of 08°13'46", chord: S63°33'49"W 361.57 feet; thence S59°26'56"W 726.38 feet; thence S30°33'04"E 159.00 feet; thence N59°26'56"E 12.57 feet; thence S30°09'46"E 614.03 feet; thence S59°50'14"W 23.70 feet; thence S30°09'46"E 120.00 feet; thence N59°50'14"E 411.20 feet; thence S30°09'46"E 120.00 feet; thence N59°50'14"E 40.68 feet; thence S30°09'46"E 312.81 feet; thence N36°08'57"E 393.23 feet; thence N51°53'47"E 58.17 feet; thence N48°22'16"E 167.73 feet; thence S42°18'16"E 179.88 feet; thence N47°19'17"E 115.24 feet; thence



S42°42'08"E 423.05 feet; thence S36°33'44"W 500.10 feet; thence S49°47'00"W 299.72 feet; thence S39°17'42"W 554.57 feet; thence along the arc of a non-tangent curve to the left 141.67 feet with a radius of 291.12 feet through a central angle of 27°52'57", chord: S42°28'31"W 140.28 feet; thence S28°32'03"W 97.35 feet; thence along the arc of a non-tangent curve to the left 98.15 feet with a radius of 195.00 feet through a central angle of 28°50'16", chord: S64°08'55"W 97.11 feet; thence S89°58'27"W 951.92 feet; thence N05°38'55"E 543.93 feet; thence N37°10'00"W 177.51 feet; thence along the arc of a non-tangent curve to the left 4.88 feet with a radius of 423.00 feet through a central angle of 00°39'37", chord: S30°18'39"W 4.88 feet; thence N60°01'09"W 171.92 feet; thence N28°11'29"E 68.62 feet; thence N43°59'20"E 87.26 feet; thence N45°07'30"W 125.02 feet; thence N45°07'11"W 63.00 feet; thence along the arc of a non-tangent curve to the right 60.90 feet with a radius of 784.00 feet through a central angle of 04°27'03", chord: N47°06'20"E 60.89 feet; thence N40°40'09"W 57.49 feet; thence N30°09'46"W 441.60 feet to the point of beginning.

Contains: ±73.24 acres  
3,190,419 sq. ft.

#### Parcel B

A parcel of land located in the Southeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located S00°18'48"E along the Section Line 444.82 feet and WEST 687.41 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing: N00°24'27"W along the Section Line from the East Quarter Corner to the Northeast Corner of said Section 6, Township 9 South, Range 3 East); thence S00°34'16"E 208.32 feet; thence S89°24'46"W 967.16 feet; thence N00°35'14"W 60.30 feet; thence N89°24'46"E 29.00 feet; thence N00°35'14"W 8.95 feet; thence along the arc of a curve to the right 23.60 feet with a radius of 15.00 feet through a central angle of 90°08'59", chord: N44°29'16"E 21.24 feet; thence N00°39'53"W 58.00 feet; thence along the arc of a non-tangent curve to the right 23.52 feet with a radius of 15.00 feet through a central angle of 89°51'01", chord: N45°30'44"W 21.19 feet; thence N00°35'14"W 68.54 feet; thence N89°33'45"E 773.52 feet; thence S00°34'53"E 15.44 feet; thence N89°25'07"E 164.70 feet to the point of beginning.

Contains: ±4.80 acres  
208,958 sq. ft.



# EXHIBIT B MAP OF WITHDRAWAL PROPERTY

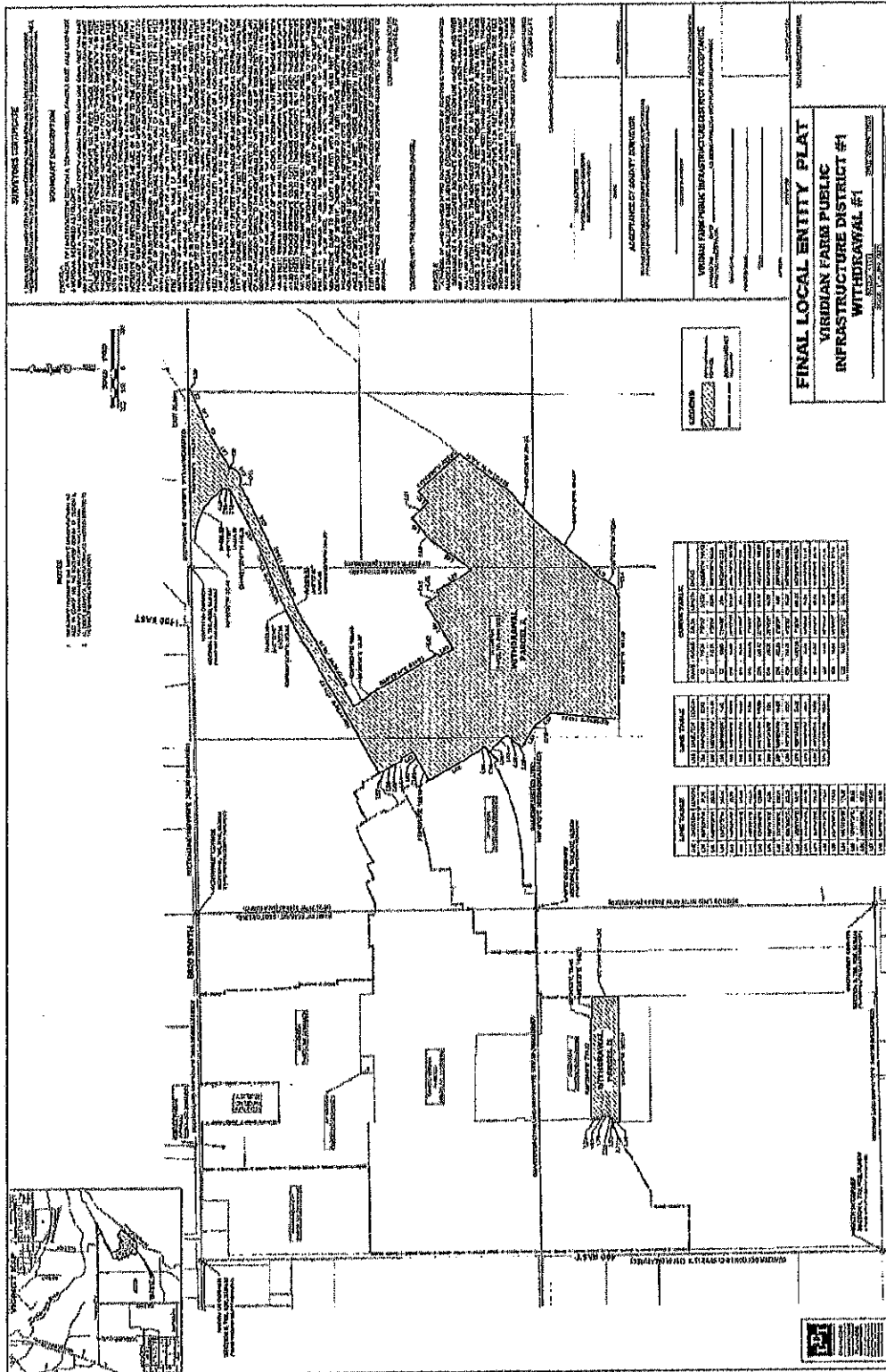


EXHIBIT C

NOTICE OF BOUNDARY ACTION

**SIGNATURE CERTIFICATE**



**REFERENCE NUMBER**  
F156CAF5-8546-4147-AC8A-D3FA8BDA3742

**TRANSACTION DETAILS**

**Reference Number**  
F156CAF5-8546-4147-AC8A-D3FA8BDA3742

**Transaction Type**  
Signature Request

**Sent At**  
06/14/2024 14:45 MST

**Executed At**  
06/17/2024 14:26 MST

**Identity Method**  
email

**Distribution Method**  
email

**Signed Checksum**  
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**Signer Sequencing**  
Disabled

**Document Passcode**  
Disabled

**DOCUMENT DETAILS**

**Document Name**  
VFPID1 Res 2024-07 Withdrawal 1 061324 mje

**Filename**  
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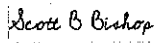
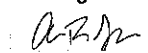
**Pages**  
11 pages

**Content Type**  
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**File Size**  
37.1 KB

**Original Checksum**  
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**SIGNERS**

SIGNER	E-SIGNATURE	EVENTS
<p><b>Name</b> Scott Bishop</p> <p><b>Email</b> sbbishop@drhorton.com</p> <p><b>Components</b> 3</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> 7591426b1fa13645c5f89c0b84a776e8126c26ef716c889b1439e02c3f7441ab</p> <p><b>IP Address</b> 165.225.11.71</p> <p><b>Device</b> Microsoft Edge via Windows</p> <p><b>Typed Signature</b> </p> <p><b>Signature Reference ID</b> 9E8C2560</p>	<p><b>Viewed At</b> 06/17/2024 14:25 MST</p> <p><b>Identity Authenticated At</b> 06/17/2024 14:26 MST</p> <p><b>Signed At</b> 06/17/2024 14:26 MST</p>
<p><b>Name</b> Adam Loser</p> <p><b>Email</b> arloser@drhorton.com</p> <p><b>Components</b> 1</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> f8d63186fc31ecd55f2018b97a3f8a8b282eaf269ee310170204dd6a0fb146</p> <p><b>IP Address</b> 165.225.243.86</p> <p><b>Device</b> Microsoft Edge via Windows</p> <p><b>Drawn Signature</b> </p> <p><b>Signature Reference ID</b> F8B5E3EC</p> <p><b>Signature Biometric Count</b> 4</p>	<p><b>Viewed At</b> 06/14/2024 15:33 MST</p> <p><b>Identity Authenticated At</b> 06/14/2024 15:33 MST</p> <p><b>Signed At</b> 06/14/2024 15:33 MST</p>

**AUDITS**

TIMESTAMP	AUDIT
06/14/2024 14:45 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'VFPID1_Res_2024-07_Withdrawal_1_061324_mje.docx' on Chrome via Windows from 208.117.120.90.
06/14/2024 14:45 MST	Adam Loser (arloser@drhorton.com) was emailed a link to sign.
06/14/2024 14:45 MST	Scott Bishop (sbbishop@drhorton.com) was emailed a link to sign.
06/14/2024 15:33 MST	Adam Loser (arloser@drhorton.com) viewed the document on Microsoft Edge via Windows from 165.225.243.86.

**TIMESTAMP****AUDIT**

06/14/2024 15:33 MST	Adam Loser (arloser@drhorton.com) viewed the document on Microsoft Edge via Windows from 100.28.233.103.
06/14/2024 15:33 MST	Adam Loser (arloser@drhorton.com) authenticated via email on Microsoft Edge via Windows from 165.225.243.86.
06/14/2024 15:33 MST	Adam Loser (arloser@drhorton.com) signed the document on Microsoft Edge via Windows from 165.225.243.86.
06/17/2024 14:25 MST	Scott Bishop (sbbishop@drhorton.com) viewed the document on Microsoft Edge via Windows from 165.225.11.71.
06/17/2024 14:25 MST	Scott Bishop (sbbishop@drhorton.com) viewed the document on Microsoft Edge via Windows from 18.206.21.12.
06/17/2024 14:26 MST	Scott Bishop (sbbishop@drhorton.com) authenticated via email on Microsoft Edge via Windows from 165.225.11.71.
06/17/2024 14:26 MST	Scott Bishop (sbbishop@drhorton.com) signed the document on Microsoft Edge via Windows from 165.225.11.71.







