

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 POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.:2) located in UTAH COUNTY, dated FEBRUARY 20, 2025, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.:2) 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 3rd day of March, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

RESOLUTION NO. R-14 -2025

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
CONSENTING TO THE ANNEXATION OF 178 ACRES INTO POLE
CANYON BASIC LOCAL DISTRICT**

PREAMBLE

WHEREAS, the Oquirrh Wood Ranch, LLC (“OWR”) is the owner of approximately 178 acres of land (“Land”) located within the municipal limits of Eagle Mountain City (“City”) and more particularly described and depicted in Exhibit A attached hereto and incorporated herein; and

WHEREAS, Pole Canyon Basic Local District (“PCBLD”) is a basic special district operating within the City; and

WHEREAS, OWR has petitioned the PCBLD to provide public services to the Property in the form of public parks, trails, and recreational facilities attached hereto and incorporated herein as Exhibit B (“Petition”); and

WHEREAS, the PCBLD, as a basic special district, is authorized to provide public parks, trail, and recreational facilities services to those located within its boundaries; and

WHEREAS, the PCBLD has adopted a resolution certifying the Petition has provided notice to the City pursuant to Utah Code Section 17B-1-406 attached hereto and incorporated as Exhibit C; and

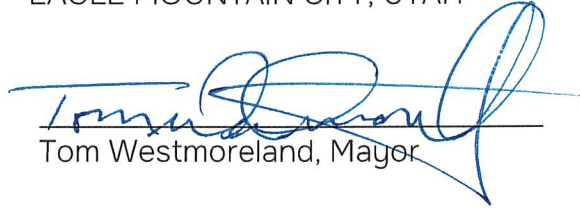
WHEREAS, the City does not intend to provide public parks, trails, and recreational facilities to the Land.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah, that the City Council hereby declines to provide public parks, trails, and recreational facilities to the Land, consents to its annexation into the PCBLD, and authorizes the Mayor to execute any documents necessary to facilitate the annexation of the Land into the PCBLD.


This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of February 2025.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Gina L. Olsen, CMC
City Recorder

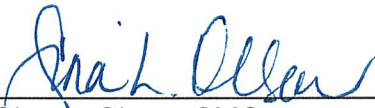


CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 18th day of February, 2025.

- | Those voting yes: | Those voting no: | Those excused: | Those abstaining: |
|---------------------------------------------------|----------------------------------------|--------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham |
| <input checked="" type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark |
| <input type="checkbox"/> Jared Gray | <input type="checkbox"/> Jared Gray | <input checked="" type="checkbox"/> Jared Gray | <input type="checkbox"/> Jared Gray |
| <input checked="" type="checkbox"/> Rich Wood | <input type="checkbox"/> Rich Wood | <input type="checkbox"/> Rich Wood | <input type="checkbox"/> Rich Wood |
| <input type="checkbox"/> Brett Wright | <input type="checkbox"/> Brett Wright | <input checked="" type="checkbox"/> Brett Wright | <input type="checkbox"/> Brett Wright |





Gina L. Olsen, CMC
City Recorder

EXHIBIT A

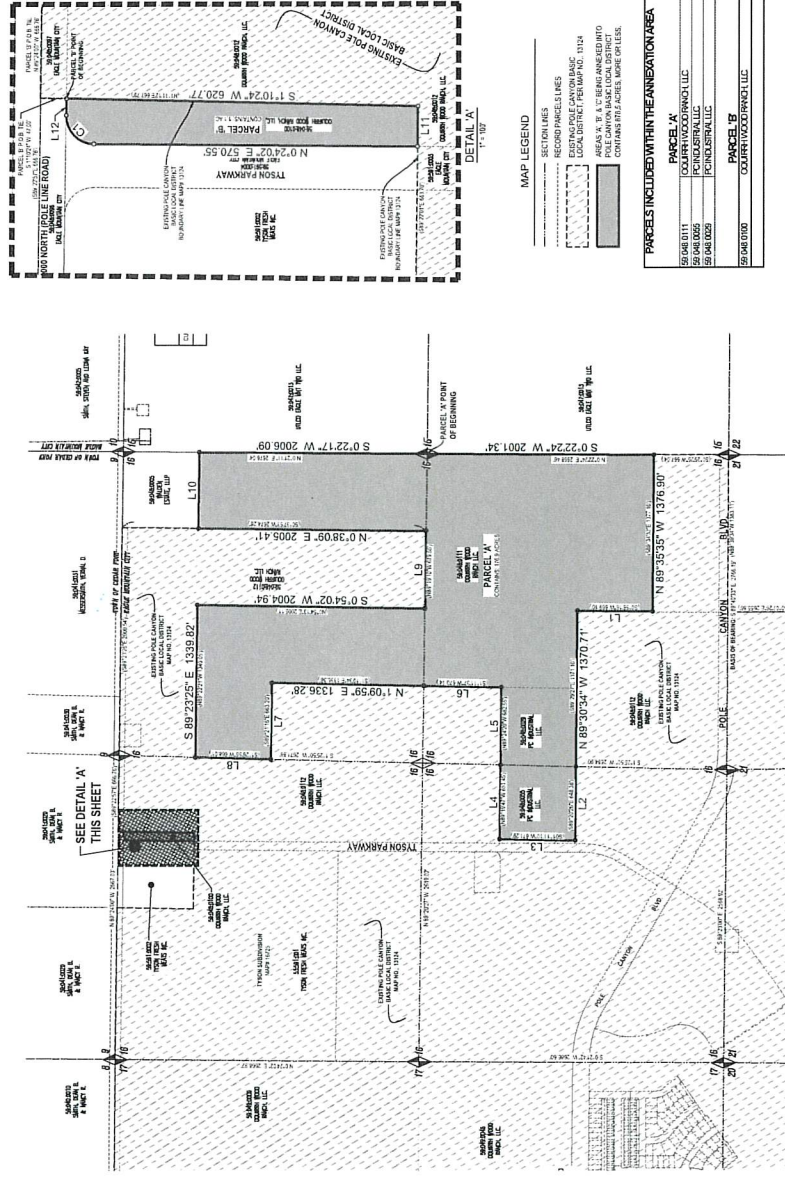
POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

ADDITION TO THE BOUNDARY OF A FINAL LOCAL ENTITY PLAT
 RECORDING AS MAP AND PLAT OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN
 UTAH COUNTY, UTAH
 FEBRUARY 2025



CURVE NO.	CHORD	BEARING	ANGLE	LENGTH	AREA
1	100.00	S 89° 35' 35"	137.69	137.69	1000.00
2	100.00	N 89° 35' 35"	137.69	137.69	1000.00
3	100.00	S 89° 35' 35"	137.69	137.69	1000.00
4	100.00	N 89° 35' 35"	137.69	137.69	1000.00
5	100.00	S 89° 35' 35"	137.69	137.69	1000.00
6	100.00	N 89° 35' 35"	137.69	137.69	1000.00
7	100.00	S 89° 35' 35"	137.69	137.69	1000.00
8	100.00	N 89° 35' 35"	137.69	137.69	1000.00
9	100.00	S 89° 35' 35"	137.69	137.69	1000.00
10	100.00	N 89° 35' 35"	137.69	137.69	1000.00
11	100.00	S 89° 35' 35"	137.69	137.69	1000.00
12	100.00	N 89° 35' 35"	137.69	137.69	1000.00
13	100.00	S 89° 35' 35"	137.69	137.69	1000.00
14	100.00	N 89° 35' 35"	137.69	137.69	1000.00
15	100.00	S 89° 35' 35"	137.69	137.69	1000.00
16	100.00	N 89° 35' 35"	137.69	137.69	1000.00
17	100.00	S 89° 35' 35"	137.69	137.69	1000.00
18	100.00	N 89° 35' 35"	137.69	137.69	1000.00
19	100.00	S 89° 35' 35"	137.69	137.69	1000.00
20	100.00	N 89° 35' 35"	137.69	137.69	1000.00

LINE NO.	SECTION	LENGTH
1	1	100.00
2	2	100.00
3	3	100.00
4	4	100.00
5	5	100.00
6	6	100.00
7	7	100.00
8	8	100.00
9	9	100.00
10	10	100.00
11	11	100.00
12	12	100.00
13	13	100.00
14	14	100.00
15	15	100.00
16	16	100.00
17	17	100.00
18	18	100.00
19	19	100.00
20	20	100.00



	SECTION LINES
	RECORD PARCEL LINES
	EXISTING POLE CANYON BASIC LOCAL DISTRICT PERIMETER
	AREAS TO BE ANNEXED INTO THE POLE CANYON BASIC LOCAL DISTRICT
	AREAS CONTAINING TRACTS

PARCEL NO.	OWNER
200400111	PARCEL A1
200400055	PARCEL A2
200400059	PARCEL A3
200400000	PARCEL B

SURVEYORS CERTIFICATE

I, DENNIS K. WITKES, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 54, CHAPTER 22, PROFESSIONAL LAND SURVEYING ACT, IN ACCORDANCE WITH SECTION 12-2-2(3) AND SECTIONS 12-2-2(4) AND 12-2-2(5) OF THE UTAH CONSTITUTION, AND SECTIONS 12-2-2(1) THROUGH 12-2-2(5) OF THE UTAH STATUTES, HAVE BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING ENGINEERS AND SURVEYORS OF THE STATE OF UTAH TO PREPARE THIS PLAT.

DENNIS K. WITKES
 UTAH LICENSE NO. 613319

ANNEXATION DESCRIPTIONS

Parcel A1, A2, A3, and Parcel B are located within the Pole Canyon Basic Local District (PLD) in Section 16, Township 4 South, Range 7 West, Salt Lake Base and Meridian and have been previously described as follows:

Parcel A1, A2, A3, and Parcel B are located within the Pole Canyon Basic Local District (PLD) in Section 16, Township 4 South, Range 7 West, Salt Lake Base and Meridian and have been previously described as follows:

UTAH COUNTY SURVEYOR

ANTHONY CAROLLO, P.E.

DATE: _____

WE, THE DULY ELECTED BOARD MEMBERS OF THE POLE CANYON BASIC LOCAL DISTRICT HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON, PARCELS A1, A2, A3, AND PARCEL B, TO THE POLE CANYON BASIC LOCAL DISTRICT. WE HAVE REVIEWED THE RECORDS OF THE PLAT AND THE RECORDS OF THE PLAT AND THE RECORDS OF THE PLAT AND WE ACCEPT THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON AS PART OF THE POLE CANYON BASIC LOCAL DISTRICT, TO BE KNOWN AS:

ADDITION TO THE BOUNDARY OF A FINAL LOCAL ENTITY PLAT

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED BOARD MEMBERS OF THE POLE CANYON BASIC LOCAL DISTRICT HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON, PARCELS A1, A2, A3, AND PARCEL B, TO THE POLE CANYON BASIC LOCAL DISTRICT. WE HAVE REVIEWED THE RECORDS OF THE PLAT AND THE RECORDS OF THE PLAT AND WE ACCEPT THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON AS PART OF THE POLE CANYON BASIC LOCAL DISTRICT, TO BE KNOWN AS:

ADDITION TO THE BOUNDARY OF A FINAL LOCAL ENTITY PLAT

SURVEYORS NARRATIVE

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX PARCELS A1, A2, A3, AND PARCEL B SHOWN ON MAP NO. 11122-6-MAP NO. 11122-6 OF THE OFFICIAL UTAH COUNTY RECORDS OF THE OFFICE OF THE COUNTY CLERK OF UTAH COUNTY, UTAH, TO THE POLE CANYON BASIC LOCAL DISTRICT. THE ANNEXATION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 12-2-2(3) THROUGH 12-2-2(5) OF THE UTAH STATUTES AND SECTIONS 16 & 21, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN. AS SHOWN HEREON, PARCELS A1, A2, A3, AND PARCEL B HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY OF THE BOUNDS OF THE TRACTS, SHOWN HEREON.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

ADDITION TO THE BOUNDARY OF A FINAL LOCAL ENTITY PLAT
 RECORDING AS MAP AND PLAT OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN,
 UTAH COUNTY, UTAH
 FEBRUARY 2025

EXHIBIT B

**PETITION TO ANNEX PROPERTY INTO
POLE CANYON BASIC LOCAL DISTRICT**

(Annexation No. 2)

TO: POLE CANYON BASIC LOCAL DISTRICT, a Utah basic local district

FROM: Oquirrh Wood Ranch, LLC, a Utah limited liability company; and PC Industrial, LLC, a Utah limited liability company (hereafter together, “Petitioner”)

DATE: February 11, 2025

This Petition to Annex Property into Pole Canyon Basic Local District is submitted in accordance with Title 17B, Chapter 1, Sections 403 *et seq.*, Utah Code Annotated 1953.

The Petitioner hereby petitions and consents to the annexation by Pole Canyon Basic Local District (the “**District**”) of approximately 178 acres of property located in Utah County as particularly described in EXHIBIT A (hereafter the “**Property**”). The Petitioner seeks for the District to provide public service in the form of public parks, trails, and recreational amenities to the Property. The Petitioners acknowledge that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The Petitioners are hereby designated sponsors, and Petitioner Oquirrh Wood Ranch, LLC, is hereby designated the contact sponsor, of this Petition.

In support of this Petition, each signing 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 each Petitioner is provided on the signature pages below;
4. The Petitioner is the title owner of the Property as of the date of this Petition, and no Petitioner will convey any interest in any part of the Property within 90 days of the date of this Petition (other than to another Petitioner, or following the recording of the annexation, in which case the conveyance is permitted);
5. Each Petitioner petitions and consents to the District’s annexation of the area that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;

6. The Petitioner authorizes the recording of a final local entity plat and notice of district annexation 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 Petitioners, for themselves and for their successors in title and assigns, hereby waive 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 Utah County or any municipality in connection therewith. The Petitioners further acknowledge and understand that the District is governed by a board of trustees that is currently constituted with the following members:

Nathan D. Shipp
Jared Westhoff
Carey G. Smith

Nathan D. Shipp has been appointed by the board to serve as Chair, Josh Wagstaff is employed as Clerk/Chief Administrative Officer, and Brad Marsh is employed as Treasurer and Chief Financial Officer. The Petitioners represent and certify that they do not challenge the right of any board member or officer 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.

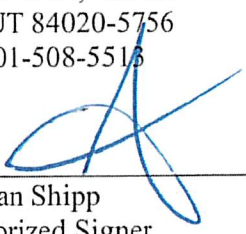
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

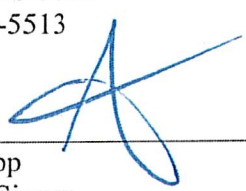
Oquirrh Wood Ranch, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

PETITIONER:

PC Industrial, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Parcel 'A' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North 89°35'35" West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; (2) North 0°54'13" East, a distance of 669.14 feet, to the SE-1/16th; (3) North 89°30'34" West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; (4) North 89°21'42" West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; (5) North 1°09'47" East, a distance of 671.30 feet, to the NE-SW 1/64th; (6) South 89°21'03" East, a distance of 651.62 feet, to the C-N-S 1/64th; (7) South 89°25'31" East, a distance of 682.25 feet, to the NW-SE 1/64th; (8) North 1°09'59" East, a distance of 670.17 feet, to the C-W-E 1/64th; (9) North 1°09'59" East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; (10) North 89°22'24" West, a distance of 673.00 feet, to the C-N 1/16th; (11) North 1°25'50" East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; (12) South 89°23'25" East, a distance of 1339.82 feet, to the C-N-NE 1/64th; (13) South 0°54'02" West, a distance of 2004.94 feet, to the C-E 1/16th corner; (14) South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; (15) North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and

running thence along said Pole Canyon Basic Local District boundary the following two **(2)** course: **(1)** South 1°10'24" West, a distance of 620.77 feet; **(2)** North 89°23'06" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two **(2)** courses: **(1)** North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; **(2)** Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

FOR THE PURPOSES OF THE ANNEXATION PETITION, THE DISTRICT BOUNDARIES ARE SHOWN AS SHOWN ON THE ATTACHED MAP. THE DISTRICT BOUNDARIES ARE SHOWN AS SHOWN ON THE ATTACHED MAP.

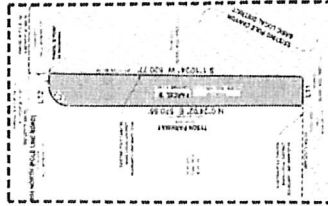


CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1+00.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+100.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+200.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+300.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+400.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+500.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+600.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+700.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+800.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+900.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
2+000.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W

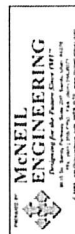
LINE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1+00.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+100.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+200.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+300.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+400.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+500.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+600.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+700.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+800.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
1+900.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W
2+000.00	S 89° 59' 59" W	100.00	S 89° 59' 59" W



MAP LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING BIKEWAY
[Symbol]	PROPOSED BIKEWAY
[Symbol]	EXISTING TRAIL
[Symbol]	PROPOSED TRAIL
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
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[Symbol]	PROPOSED BIKEWAY
[Symbol]	EXISTING TRAIL
[Symbol]	PROPOSED TRAIL



STATE OF ARIZONA
DEPARTMENT OF TRANSPORTATION
ACCEPTANCE CERTIFICATE

THIS ACCEPTANCE CERTIFICATE IS ISSUED TO THE CONTRACTOR FOR THE WORK SHOWN ON THE ATTACHED MAP. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE MAP AND THE WORK SHOWN THEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE MAP AND THE WORK SHOWN THEREON.

ANNEXATION OF DESCRIPTIONS

THE PROPERTY DESCRIBED IN THIS MAP IS THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE MAP AND THE WORK SHOWN THEREON.

UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR

ACCEPTANCE CERTIFICATE

THIS ACCEPTANCE CERTIFICATE IS ISSUED TO THE CONTRACTOR FOR THE WORK SHOWN ON THE ATTACHED MAP. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE MAP AND THE WORK SHOWN THEREON.

SURVEYOR'S MAPS/PLANS

THE SURVEYOR'S MAPS/PLANS ARE THE PROPERTY OF THE SURVEYOR. THE SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE MAPS/PLANS AND THE WORK SHOWN THEREON.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

EXHIBIT C

February 11, 2025

The Board of Trustees (the "Board") of the Pole Canyon Basic Local District No. 1, held a special meeting on February 11, 2025, at the hour of 3:00 p.m., with the following members of the Board being present:

Nathan D. Shipp	Trustee/Chair
Carey G. Smith	Trustee
Jared Westhoff	Trustee

Also present:

Josh Wagstaff	Clerk/CAO
Brad Marsh	Treasurer/CFO
Matt Ence	General Counsel
Michael Jensen	Special District Specialist

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 February 11, 2025, 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 Jared Westhoff and seconded by Carey Smith was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF POLE CANYON BASIC LOCAL DISTRICT (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 178 ACRES INTO THE DISTRICT; AUTHORIZING THE DELIVERY OF NOTICE OF CERTIFICATION TO THE APPROPRIATE LEGISLATIVE BODIES; INVITING CONSIDERATION OF PROVISION OF SERVICES BY SUCH LEGISLATIVE BODIES; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 178 acres pursuant to Utah Code §17B-1-403 *et seq.* of the Special District Act, Title 17B of the Utah Code (the "Special District 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 annexed; and

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

WHEREAS, the area to be annexed 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 receipt of the Petition, the Act provides that the District may certify the Petition and, within ten (10) days of certifying the Petition, mail or deliver a written notice of the proposed annexation, with a copy of the certification and a copy of the petition, to the legislative body of each county in whose unincorporated area and each municipality in which any part of the area proposed to be annexed is located (§17B-1-406); and

WHEREAS, the area proposed to be annexed is located in the municipality of Eagle Mountain City; and

WHEREAS, the district is authorized to provide, and intends to provide, public services to the Property in the form of public parks, trails and recreational facilities; and

WHEREAS, the legislative body of such municipality is invited to consider whether that municipality intends to provide the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating that intent, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

WHEREAS, if any such municipalities decline to provide the services, or otherwise fail to give notice of intent as required, then the District intends to conduct the

required public hearing (§17B-1-409) and to further deliberate and ultimately take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

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 certification of the petition for annexation of the Property, are hereby ratified, approved and confirmed.

2. The Petition, having been reviewed by the District, is hereby certified.

3. The Chair (or Vice-chair) is authorized to sign the required notice of certification and proposed annexation to the legislative body of each municipality and/or unincorporated county in whose boundaries the area proposed to be annexed, or portions thereof, is located.

4. The legislative body receiving such notice is hereby invited to consider whether it intends to provide to the relevant portion of the Property the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating intent to provide such services, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

5. If any such municipality declines to provide the services, or otherwise fails to give notice of intent as required, then the District will conduct the required public hearing and will further deliberate and take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

6. If any municipality does not timely deliver such notice, then pursuant to applicable law, the municipality shall be considered to have declined to provide the requested services which the District is authorized to provide.


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

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

9. The effective date of this Resolution shall be as of the date of adoption.

PASSED AND ADOPTED by the Board of Trustees of Pole Canyon Basic Local District on February 11, 2025.

POLE CANYON BASIC LOCAL
DISTRICT

By: 
_____ Chair

ATTEST:

By: 
_____ Clerk

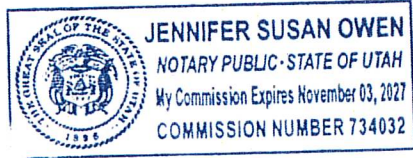
STATE OF UTAH)
 : ss.
County of Utah)

I, Josh Wagstaff, the undersigned duly qualified and acting clerk of Pole Canyon Basic Local District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the “Board”), had and taken at a lawful meeting of the Board on February 11, 2025, commencing at the hour of 3:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on February 11, 2025.



By:  _____
Clerk

EXHIBIT A


CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Josh Wagstaff, the undersigned clerk of Pole Canyon Basic Local District (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 February 11, 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 February 11, 2025.

By:  _____
Clerk

SCHEDULE 1

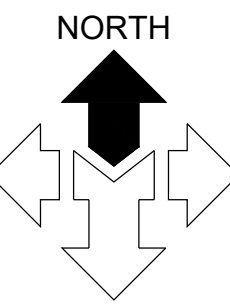
NOTICE OF MEETING AND AGENDA

EXHIBIT B

PETITION FOR ANNEXATION

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

A FINAL LOCAL ENTITY PLAT
 ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 RECORDED AS MAP NO.: 13124 & MAP NO.: 19411 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE
 LOCATED IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
 UTAH COUNTY, UTAH
 FEBRUARY 2025

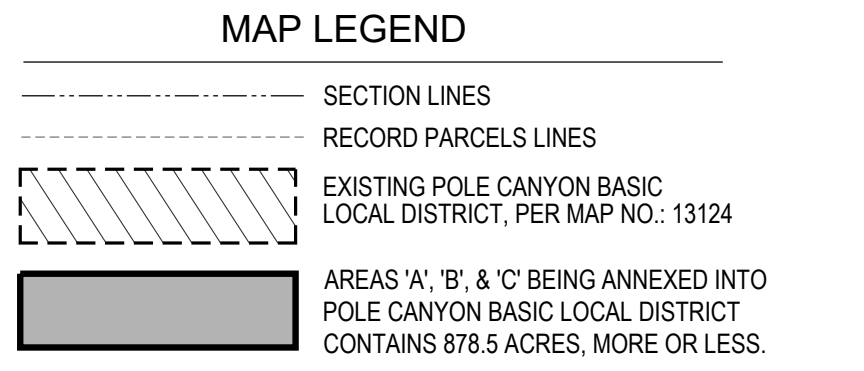
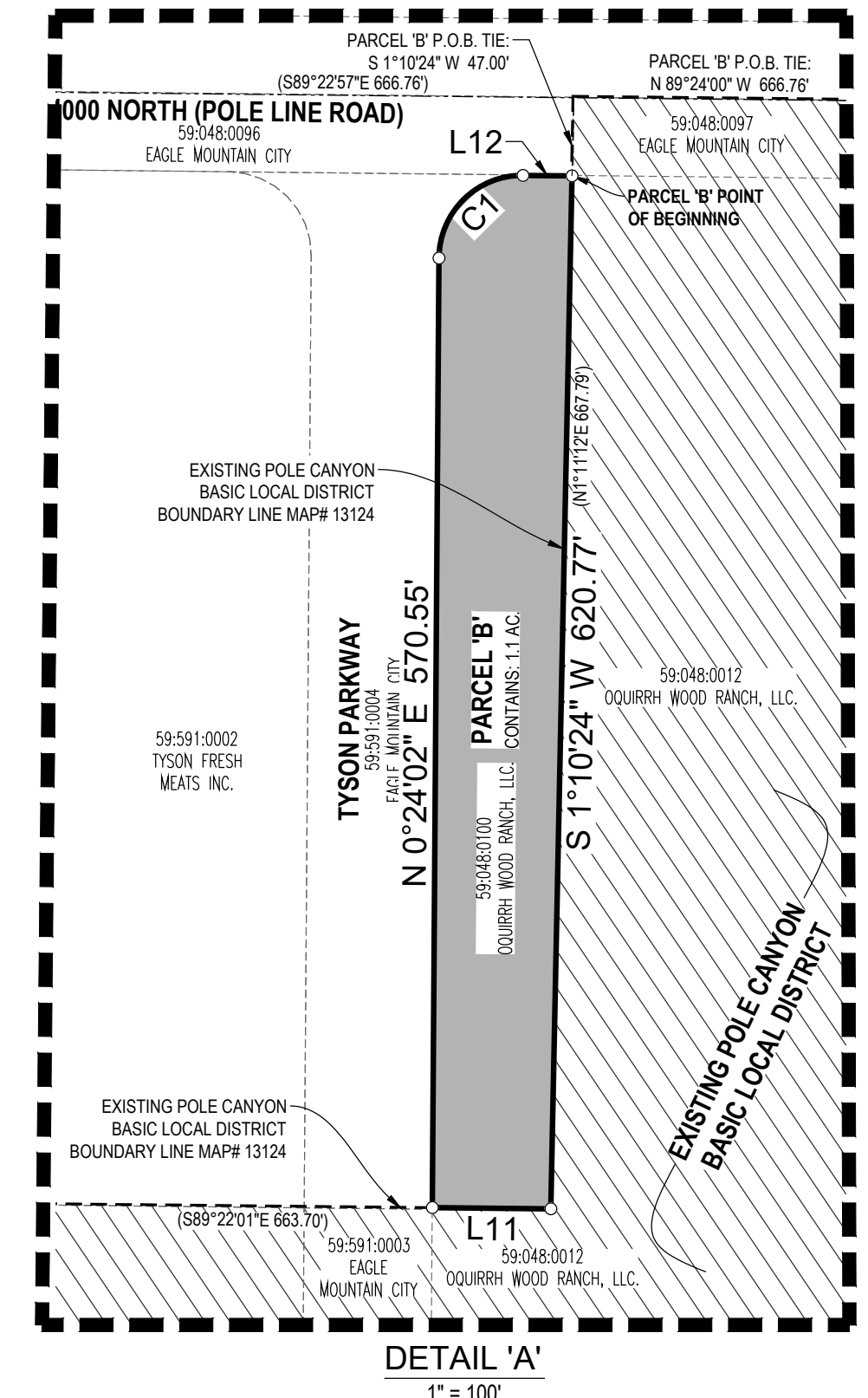
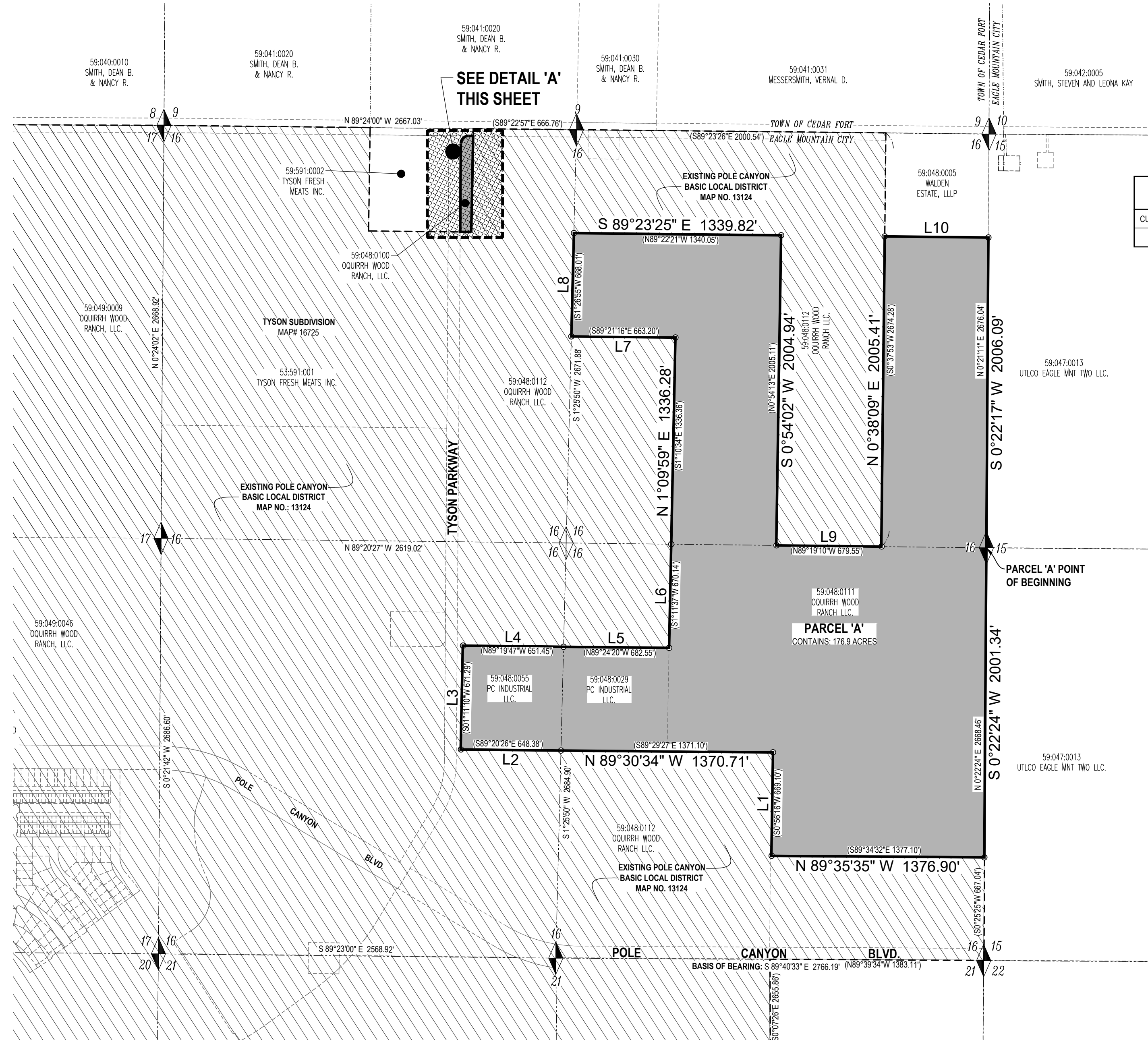


SCALE: 1" = 500'



CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	78.71'	90°11'51"	N45°29'58"E	70.83'

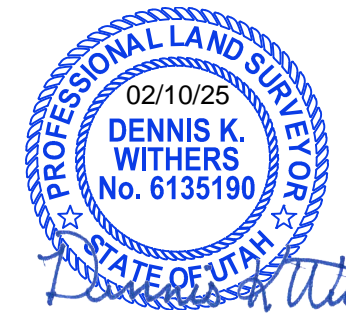
LINE #	DIRECTION	LENGTH
L1	N 00°54'13" E	669.14'
L2	N 89°21'42" W	648.49'
L3	N 01°09'47" E	671.30'
L4	S 89°21'03" E	651.62'
L5	S 89°25'31" E	682.25'
L6	N 01°09'59" E	670.17'
L7	N 89°22'24" W	673.00'
L8	N 01°25'50" E	667.98'
L9	S 89°20'55" E	679.17'
L10	S 89°23'15" E	669.91'
L11	N 89°23'06" W	71.26'
L12	S 89°23'59" E	29.45'



PARCELS INCLUDED WITHIN THE ANNEXATION AREA	
PARCEL 'A'	
59:048:0111	OQUIRRH WOOD RANCH, LLC
59:048:0055	PC INDUSTRIAL LLC
59:048:0029	PC INDUSTRIAL LLC
PARCEL 'B'	
59:048:0100	OQUIRRH WOOD RANCH, LLC

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENCE NO. 613590, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.



DENNIS K. WITHERS, PLS
 UTAH LICENSE NO. 6135190

ANNEXATION DESCRIPTIONS

Parcel 'A' Description (being annexed into the Pole Canyon Basic Local District)
 A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the S-1/64" corner common to said Sections and the Pole Canyon Basic Local District boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North 89°35'35" West, along the East-West 1/64" line, a distance of 1376.90 feet, to the C-S-SE 1/64"; (2) North 0°54'13" East, a distance of 669.14 feet, to the SE-1/16"; (3) North 89°30'34" West, along the East-West 1/16" line, a distance of 1370.71 feet, to the C-S 1/16"; (4) North 89°21'42" West, along the East-West 1/16" line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64" corner; (5) North 1°09'47" East, a distance of 671.30 feet, to the NE-SW 1/64"; (6) South 89°21'03" East, a distance of 651.62 feet, to the C-N-S 1/64"; (7) South 89°25'31" East, a distance of 682.25 feet, to the NW-SE 1/64"; (8) North 1°09'59" East, a distance of 670.17 feet, to the C-W-E 1/64"; (9) North 1°09'59" East, along the North-South 1/64" line, a distance of 1336.28 feet, to the C-W-NE 1/64"; (10) North 89°22'24" West, a distance of 673.00 feet, to the C-N 1/16"; (11) North 1°25'50" East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64"; (12) South 89°23'25" East, a distance of 1339.82 feet, to the C-N-NE 1/64"; (13) South 0°54'02" West, a distance of 2004.94 feet, to the C-E 1/16" corner; (14) South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64"; (15) North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64"; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64" common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description (being annexed into the Pole Canyon Basic Local District)
 A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64", and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South 1°10'24" West, a distance of 620.77 feet; (2) North 89°23'05" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) North-south along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North Street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

*NOTE: TOTAL AREA BEING ANNEXED INTO THE POLE CANYON BASIC LOCAL DISTRICT CONTAINS: 178 ACRES, MORE OR LESS.

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED § 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR _____ DATE _____
 ANTHONY CANTO, P.L.S.

ACCEPTANCE CERTIFICATE

WE, THE DULY ELECTED BOARD MEMBERS OF THE POLE CANYON BASIC LOCAL DISTRICT HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT(S) OF LAND SHOWN HEREON, WHICH TRACT(S) THE BOARD HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT(S); PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER; ADOPTED AND RECORDED A RESOLUTION PROVIDING FOR THE ANNEXATION OF THE TRACT(S) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED; THE BOARD DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S) OF LAND SHOWN HEREON AS PART OF THE POLE CANYON BASIC LOCAL DISTRICT, TO BE KNOWN AS:

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

DATED THIS _____ DAY OF _____, A.D. 20__

POLE CANYON BASIC LOCAL DISTRICT, CHAIRMAN

SURVEYORS NARRATIVE

- THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX TRACTS 'A' & 'B', DESCRIBED AND DEPICTED HEREON INTO THE EXISTING BOUNDARY OF POLE CANYON BASIC LOCAL DISTRICT AS SHOWN ON MAP NO.: 13124 & MAP NO.: 19411, OF OFFICIAL UTAH COUNTY RECORDS.
- THE BASIS OF BEARING FOR THIS MAP IS NORTH 89°40'33" WEST, (MEASURED STATE PLAN BEARING) ALONG THE SECTION LINE COMMON TO SECTION 16 & 21, BETWEEN UTAH COUNTY MONUMENTS FOUND MARKING THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21, & 22, AND THE QUARTER CORNER COMMON TO SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
- THIS PLAT AND THE DESCRIPTION SHOWN HEREON HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY OF THE BOUNDS OF THE TRACTS, SHOWN HEREON.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

A FINAL LOCAL ENTITY PLAT
 ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 RECORDED AS MAP NO.: 13124, AND MAP NO.: 19411 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE
 LOCATED IN SECTION 16 TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
 UTAH COUNTY, UTAH
 FEBRUARY 2025

SHEET

1

OF

1

PREPARED BY: **McNEIL ENGINEERING**
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 8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
 TEL: (801) 255-7700 FAX: (801) 255-8071
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E:\Jobs for mcneil\18518-05-18518-PCBLD11.dwg Sent Feb 07, 2025 - 1:55pm

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

A FINAL LOCAL ENTITY PLAT
 ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 RECORDED AS MAP NO. 13124 & MAP NO. 19411 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE
 LOCATED IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
 UTAH COUNTY, UTAH
 FEBRUARY 2025

SURVEYOR'S CERTIFICATE
 I, DENNIS K. WITHERS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 98, CHAPTER 23, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 91358, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20, WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.



DENNIS K. WITHERS, P.L.S.
 UTAH LICENSE NO. 91358

ANNEXATION DESCRIPTIONS

Parcel 'A' Description (being annexed into the Pole Canyon Basic Local District)
 A parcel in land situated within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 8 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:
 Beginning at the quarter corner common to Sections 15 & 16, Township 8 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SW-1/4 corner common to said sections and the Pole Canyon Basic Local District boundary, per Map No. 13124; thence along said Pole Canyon Basic Local District boundary the following (15) courses: (1) North 89°35'35" West, along the East-West 1/4 line, a distance of 1376.90 feet, to the C-S-1/4 corner; (2) North 0°54'02" East, a distance of 899.14 feet, to the S-1/4 corner; (3) North 89°30'34" West, along the East-West 1/4 line, a distance of 1376.71 feet, to the C-S-1/4 corner; (4) North 89°21'42" West, along the East-West 1/4 line, a distance of 1376.90 feet, to the C-S-1/4 corner; (5) North 1°09'59" East, a distance of 1336.28 feet, to the C-N-1/4 corner; (6) North 89°22'24" West, along the East-West 1/4 line, a distance of 1376.90 feet, to the C-S-1/4 corner; (7) South 89°23'21" East, a distance of 871.30 feet, to the NE-1/4 corner; (8) South 89°21'57" East, a distance of 648.49 feet, to the C-S-1/4 corner; (9) North 1°09'59" East, a distance of 1336.28 feet, to the C-N-1/4 corner; (10) North 89°22'24" West, along the East-West 1/4 line, a distance of 1376.90 feet, to the C-S-1/4 corner; (11) North 1°28'57" East, along the North-South center quarter line, a distance of 667.36 feet, to the C-N-1/4 corner; (12) South 89°23'21" East, a distance of 1336.42 feet, to the C-N-1/4 corner; (13) South 0°54'02" West, a distance of 2004.34 feet, to the C-E 1/2 corner; (14) South 89°20'59" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E 1/4 corner; (15) North 0°28'59" East, a distance of 2005.41 feet, to the NE-1/4 corner; thence South 89°23'21" East, a distance of 889.91 feet, to the N-1/4 corner common to sections 15 & 16, thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2008.08 feet, to the point of beginning.

Contains 178.9 acres.

Parcel 'B' Description (being annexed into the Pole Canyon Basic Local District)
 A parcel in land situated within the Northwest Quarter (NW-1/4) of Sections 16, Township 8 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:
 Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No. 13124, a distance of 886.78 feet, to the E-W 1/4 corner; thence South 1°02'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.86 feet, from the Quarter Corner common to Sections 9 & 16, Township 8 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Pole Canyon Basic Local District boundary the following two (2) courses: (1) South 1°10'24" West, a distance of 620.77 feet, to the NE-1/4 corner; (2) North 89°23'08" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Map, recorded as Map No. 16723, of official Utah County records; thence along said Right-of-Way line the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) Northeastly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 43°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the allowed South Right-of-Way line of 400 North Street; thence South 89°23'59" East, along said South Right-of-Way line, a distance of 29.45 feet, to the point of beginning.

Contains 1.1 Acres.

NOTE: TOTAL AREA BEING ANNEXED INTO THE POLE CANYON BASIC LOCAL DISTRICT CONTAINS 178.9 ACRES, MORE OR LESS.

UTAH COUNTY SURVEYOR
 THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED § 17-23-20, AS AMENDED.

UTAH COUNTY SURVEYOR
 ANTHONY CANTO, P.L.S.
 DATE: 2/18/2025

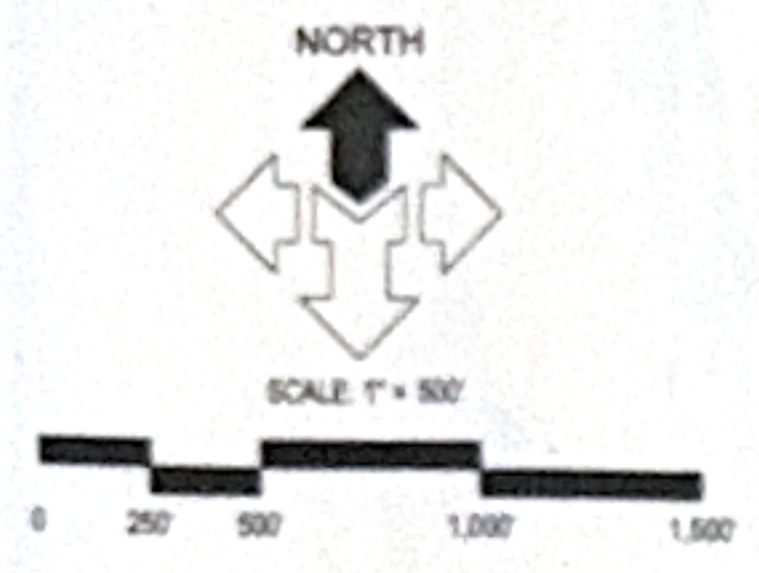
ACCEPTANCE CERTIFICATE
 WE, THE DULY ELECTED BOARD MEMBERS OF THE POLE CANYON BASIC LOCAL DISTRICT HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT(S) OF LAND SHOWN HEREON, WHICH TRACT(S) THE BOARD HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT(S); PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, ADOPTED AND RECORDED A RESOLUTION PROVIDING FOR THE ANNEXATION OF THE TRACT(S) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED. THE BOARD DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S) OF LAND SHOWN HEREON AS PART OF THE POLE CANYON BASIC LOCAL DISTRICT, TO BE KNOWN AS:

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)
 DATED THIS 18 DAY OF FEBRUARY, A.D. 2025

SURVEYORS NARRATIVE

1. THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT IS TO ANNEX TRACTS 'A' & 'B', DESCRIBED AND DEPICTED HEREON INTO THE EXISTING BOUNDARY OF POLE CANYON BASIC LOCAL DISTRICT AS SHOWN ON MAP NO. 13124 & MAP NO. 19411, OF OFFICIAL UTAH COUNTY RECORDS.
2. THE BASIS OF BEARING FOR THIS MAP IS NORTH 89°40'33" WEST, (MEASURED STATE PLAN BEARING) ALONG THE SECTION LINE COMMON TO SECTIONS 16 & 21, BETWEEN UTAH COUNTY MONUMENTS FOLLOWING MARKING THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21, & 22, AND THE QUARTER CORNER COMMON TO SECTIONS 16 & 21, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
3. THIS PLAT AND THE DESCRIPTION SHOWN HEREON HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DOES NOT PURPORT TO BE AN ON THE GROUND SURVEY OF THE BOUNDS OF THE TRACTS, SHOWN HEREON.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)
 A FINAL LOCAL ENTITY PLAT
 ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 RECORDED AS MAP NO. 13124 AND MAP NO. 19411 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE
 LOCATED IN SECTION 16 TOWNSHIP 8 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
 UTAH COUNTY, UTAH
 FEBRUARY 2025

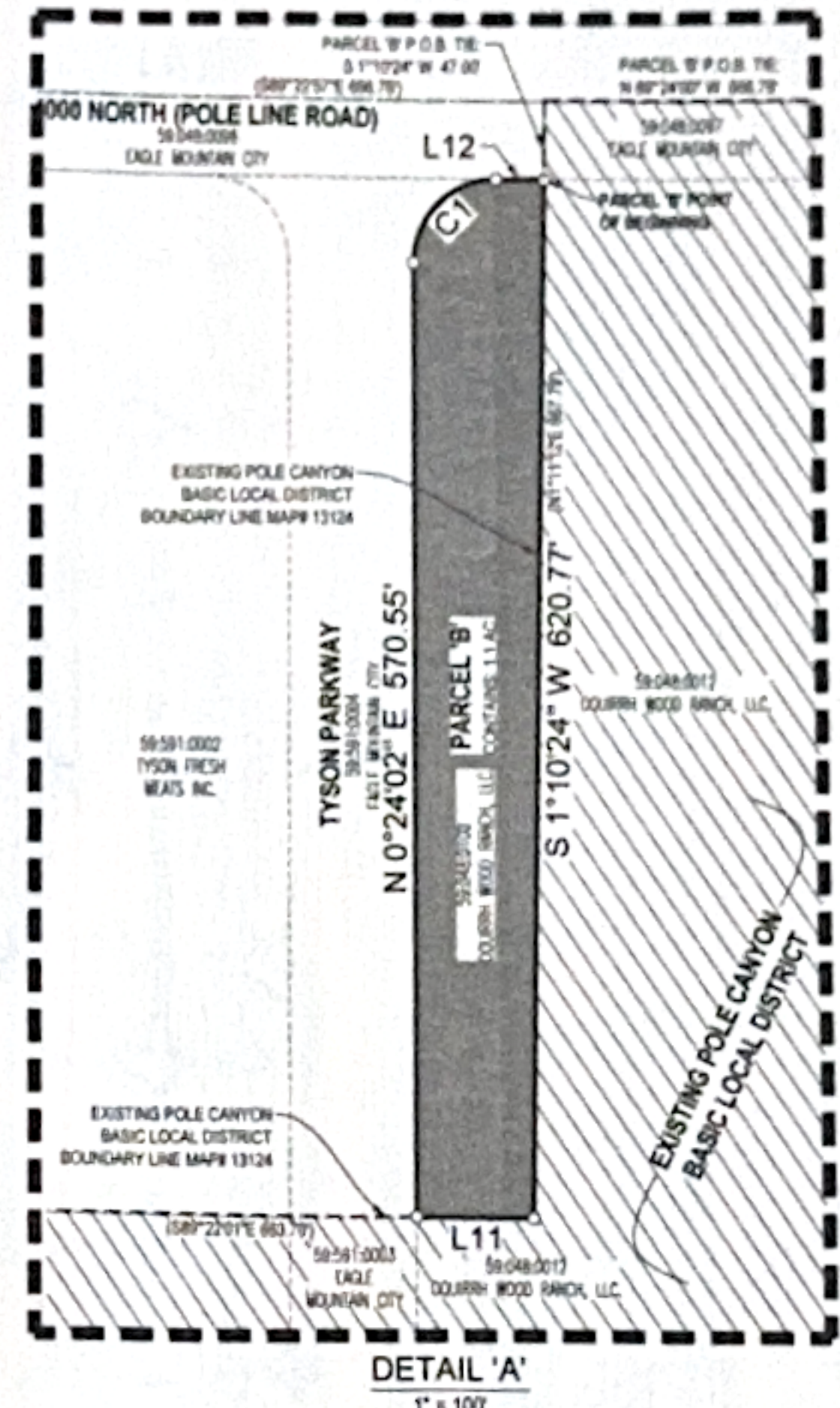
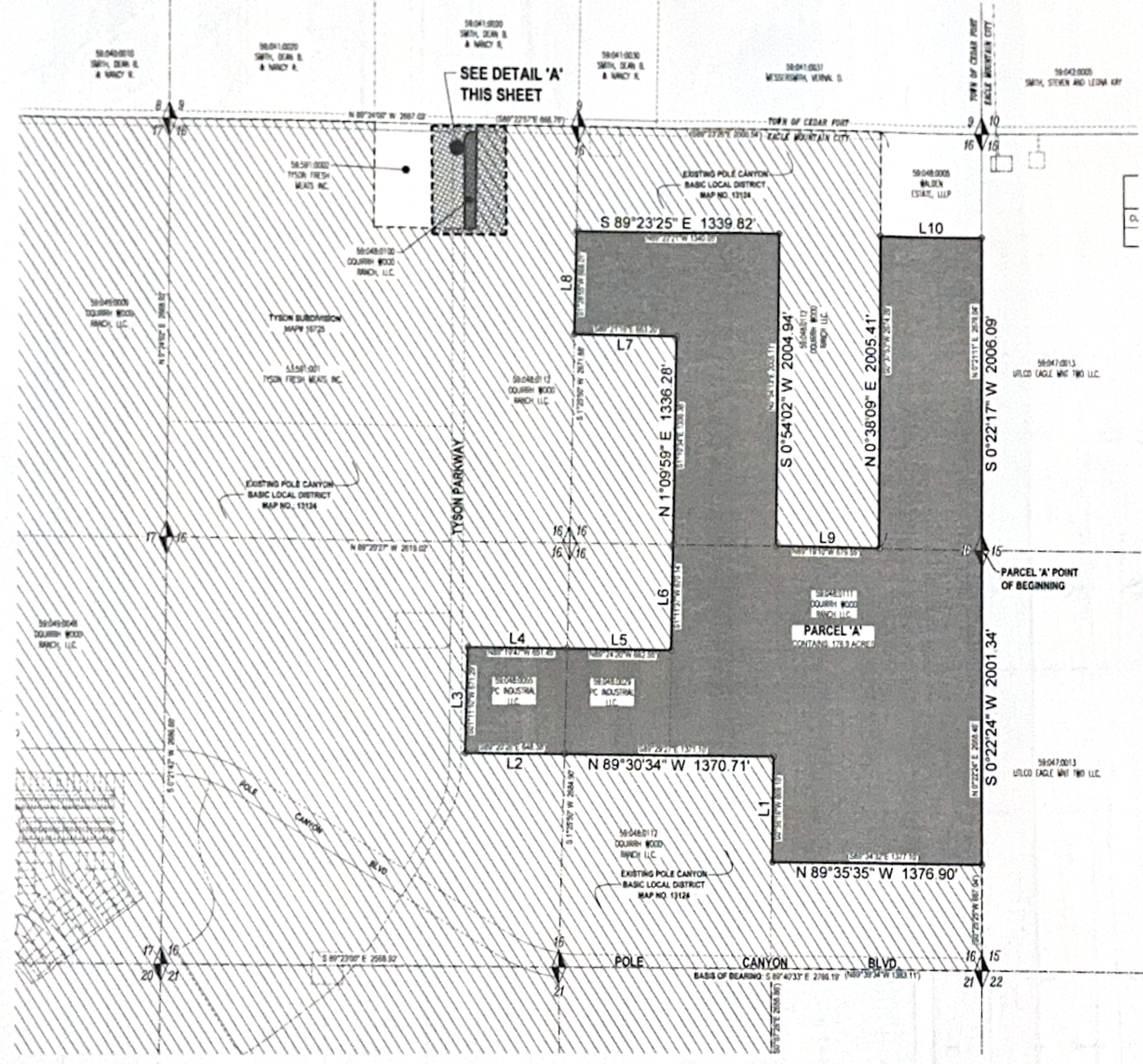


CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00	76.71	80°11'51"	N49°29'58" W	70.83

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 0°54'02" E	899.14
L2	N 89°21'42" W	648.49
L3	N 89°21'57" E	671.30
L4	S 89°23'21" E	651.62
L5	S 89°23'08" E	667.36
L6	N 0°24'02" E	570.55
L7	N 89°22'24" W	673.80
L8	N 0°28'59" E	607.86
L9	S 89°23'21" E	679.17
L10	S 89°23'59" E	689.91
L11	N 89°23'59" W	71.26
L12	S 89°23'59" E	29.45



MAP LEGEND

- SECTION LINES
- RECORD PARCELS LINES
- EXISTING POLE CANYON BASIC LOCAL DISTRICT, PER MAP NO. 13124
- AREAS 'A' & 'B' BEING ANNEXED INTO POLE CANYON BASIC LOCAL DISTRICT CONTAINS 178.9 ACRES, MORE OR LESS.

PARCELS INCLUDED WITHIN THE ANNEXATION AREA

PARCEL #	OWNER
59 048 0111	COUJRH WOOD RANCH, LLC
59 048 0065	PC INDUSTRIAL LLC
59 048 0029	PC INDUSTRIAL LLC
59 048 0100	COUJRH WOOD RANCH, LLC

PREPARED BY:

McNEIL ENGINEERING
 Designing for the Future Since 1983™
 8610 So. Sandy Parkway, Suite 200, Sandy, Utah 84070
 TEL: (801) 255-7700 FAX: (801) 255-8071
 E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

NOTICE OF IMPENDING BOUNDARY ACTION

**Pole Canyon Basic Local District
Annexation No. 2**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pole Canyon Basic Local District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective February 20, 2025, adopted a *Resolution to Annex Approximately 178 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation 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 annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation 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 20th day of February, 2025.

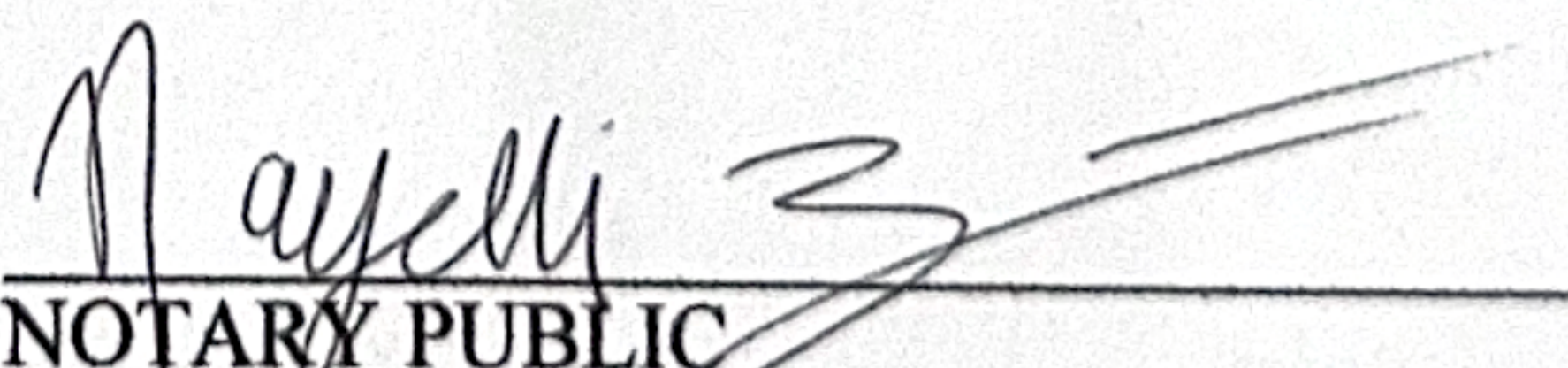
POLE CANYON BASIC LOCAL DISTRICT


Josh Wagstaff, Chief Administrative Officer

STATE OF UTAH)
)
) :ss.
COUNTY OF ~~SALT LAKE~~ NZ)
UTAH)

On the 20th day of February, 2025, personally appeared before me Josh Wagstaff, 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 Pole Canyon Basic Local District pursuant to his authority by law as its duly appointed executive director.




NOTARY PUBLIC

**EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION
(Annexation)**

Copy of the Annexation Resolution

EXHIBIT “B” TO NOTICE OF BOUNDARY ACTION

(Annexation No. 1)

Legal Description

Parcel ‘A’ Description (being annexed into the Pole Canyon Basic Local District)

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South $0^{\circ}22'24''$ West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North $89^{\circ}35'35''$ West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; (2) North $0^{\circ}54'13''$ East, a distance of 669.14 feet, to the SE-1/16th; (3) North $89^{\circ}30'34''$ West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; (4) North $89^{\circ}21'42''$ West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; (5) North $1^{\circ}09'47''$ East, a distance of 671.30 feet, to the NE-SW 1/64th; (6) South $89^{\circ}21'03''$ East, a distance of 651.62 feet, to the C-N-S 1/64th; (7) South $89^{\circ}25'31''$ East, a distance of 682.25 feet, to the NW-SE 1/64th; (8) North $1^{\circ}09'59''$ East, a distance of 670.17 feet, to the C-W-E 1/64th; (9) North $1^{\circ}09'59''$ East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; (10) North $89^{\circ}22'24''$ West, a distance of 673.00 feet, to the C-N 1/16th; (11) North $1^{\circ}25'50''$ East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; (12) South $89^{\circ}23'25''$ East, a distance of 1339.82 feet, to the C-N-NE 1/64th; (13) South $0^{\circ}54'02''$ West, a distance of 2004.94 feet, to the C-E 1/16th corner; (14) South $89^{\circ}20'55''$ East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; (15) North $0^{\circ}38'09''$ East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South $89^{\circ}23'15''$ East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South $0^{\circ}22'17''$ West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel ‘B’ Description (being annexed into the Pole Canyon Basic Local District)

A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North $89^{\circ}24'00''$ West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South $1^{\circ}10'24''$ West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South $1^{\circ}10'24''$ West, a distance of 620.77 feet; (2) North $89^{\circ}23'06''$ West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as

Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North $0^{\circ}24'02''$ East, a distance of 570.55 feet, to a point of curvature; (2) Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of $90^{\circ}11'51''$, a distance of 78.71 feet, subtended by a long chord bearing North $45^{\circ}29'58''$ East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South $89^{\circ}23'59''$ East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

Parcel Nos.:

59:048:0055

59:048:0029

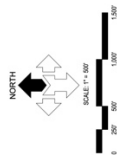
59:048:0111

59:048:0100

Final Local Entity Plat – Annexation

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. : 2)

ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SALT LAKE BASIN, MERIDIAN
 UTAH COUNTY, UTAH
 FEBRUARY 2025

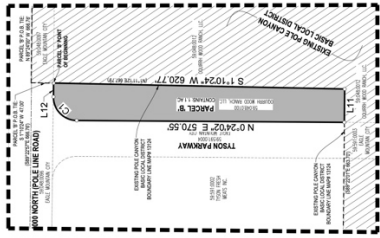
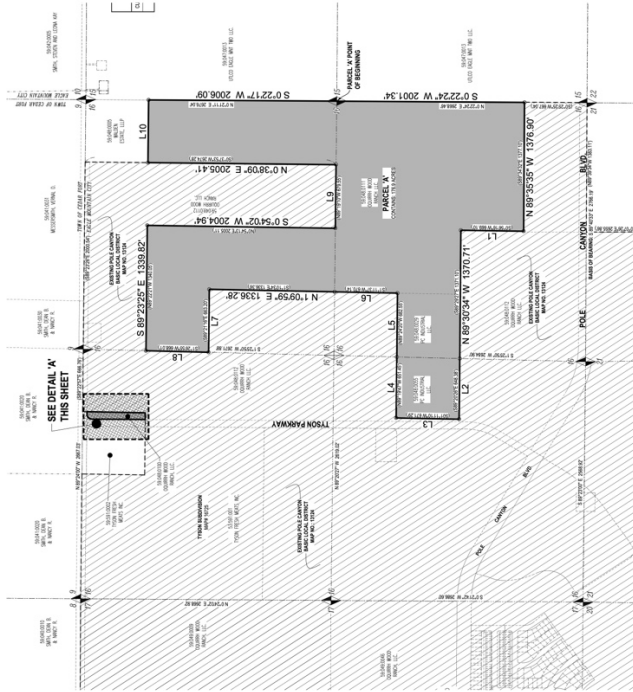


CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1+00.00	S 89° 23' 25" E	1339.52'	1339.52'	1339.52'
1+00.00	N 0° 39' 09" E	2005.41'	2005.41'	2005.41'
1+00.00	S 0° 54' 02" W	2004.94'	2004.94'	2004.94'
1+00.00	N 1° 09' 59" E	1339.28'	1339.28'	1339.28'
1+00.00	N 89° 32' 34" W	1370.71'	1370.71'	1370.71'
1+00.00	N 89° 32' 34" W	1376.67'	1376.67'	1376.67'
1+00.00	S 0° 22' 24" W	2001.34'	2001.34'	2001.34'
1+00.00	S 0° 22' 24" W	2008.08'	2008.08'	2008.08'

LINE TABLE

LINE NO.	START STATION	END STATION	BEARING	LENGTH
1	1+00.00	1+00.00	S 89° 23' 25" E	1339.52'
2	1+00.00	1+00.00	N 0° 39' 09" E	2005.41'
3	1+00.00	1+00.00	S 0° 54' 02" W	2004.94'
4	1+00.00	1+00.00	N 1° 09' 59" E	1339.28'
5	1+00.00	1+00.00	N 89° 32' 34" W	1370.71'
6	1+00.00	1+00.00	N 89° 32' 34" W	1376.67'
7	1+00.00	1+00.00	S 0° 22' 24" W	2001.34'
8	1+00.00	1+00.00	S 0° 22' 24" W	2008.08'



MAP LEGEND

- SECTION LINES
- BOUNDARY LINES
- EXISTING POLYLINE BOUNDARY
- LOCAL DISTRICT PERMITS TO BE ANNEXED
- POLE CANYON BASIC LOCAL DISTRICT
- CONTRACT BOUNDARIES MORE OR LESS

PARCELS INCLUDED IN THE ANNEXATION

500461011	POLE CANYON BASIC LOCAL DISTRICT
500461005	POLE CANYON BASIC LOCAL DISTRICT
500461009	POLE CANYON BASIC LOCAL DISTRICT
500461003	POLE CANYON BASIC LOCAL DISTRICT

SURVEYOR'S CERTIFICATE
 I, DANIEL S. WITKINS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 19, CHAPTER 20, PROFESSIONAL SURVEYING ACT, UTAH, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE LOCAL ENTITY PLAT.
 DANIEL S. WITKINS, SURVEYOR
 LICENSE NO. 15139

ANNEXXATION DESCRIPTIONS
 Parcel A: Description being presented to the Pole Canyon Basic Local District.
 Parcel B: Description being presented to the Pole Canyon Basic Local District.
 Parcel C: Description being presented to the Pole Canyon Basic Local District.

UTAH COUNTY SURVEYOR
 I, DANIEL S. WITKINS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 19, CHAPTER 20, PROFESSIONAL SURVEYING ACT, UTAH, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE LOCAL ENTITY PLAT.
 DANIEL S. WITKINS, SURVEYOR
 LICENSE NO. 15139

ACCEPTANCE CERTIFICATE
 WE, THE POLY LINE ENTITY SURVEYOR, HEREBY CERTIFY THAT THE SURVEYOR HAS REQUESTED TO ANNEX PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON.
 DANIEL S. WITKINS, SURVEYOR
 LICENSE NO. 15139

SURVEYOR'S NARRATIVE
 THE POLY LINE ENTITY SURVEYOR HAS REQUESTED TO ANNEX PROCEDURES FOR THE ANNEXATION OF THE TRACTS OF LAND SHOWN HEREON.
 DANIEL S. WITKINS, SURVEYOR
 LICENSE NO. 15139

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. : 2)
 ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SALT LAKE BASIN, MERIDIAN
 UTAH COUNTY, UTAH
 FEBRUARY 2025

McNEIL ENGINEERING
 8043 So. Sandy Parkway, Suite 200, Sandy, Utah 84070
 P: 801.754.1200, F: 801.754.1201, W: www.mcneil-engineering.com

February 11, 2025

The Board of Trustees (the "Board") of the Pole Canyon Basic Local District No. 1, held a special meeting on February 11, 2025, at the hour of 3:00 p.m., with the following members of the Board being present:

Nathan D. Shipp	Trustee/Chair
Carey G. Smith	Trustee
Jared Westhoff	Trustee

Also present:

Josh Wagstaff	Clerk/CAO
Brad Marsh	Treasurer/CFO
Matt Ence	General Counsel
Michael Jensen	Special District Specialist

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 February 11, 2025, 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 Jared Westhoff and seconded by Carey Smith was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF POLE CANYON BASIC LOCAL DISTRICT (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 178 ACRES INTO THE DISTRICT; AUTHORIZING THE DELIVERY OF NOTICE OF CERTIFICATION TO THE APPROPRIATE LEGISLATIVE BODIES; INVITING CONSIDERATION OF PROVISION OF SERVICES BY SUCH LEGISLATIVE BODIES; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 178 acres pursuant to Utah Code §17B-1-403 *et seq.* of the Special District Act, Title 17B of the Utah Code (the "Special District 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 annexed; and

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

WHEREAS, the area to be annexed 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 receipt of the Petition, the Act provides that the District may certify the Petition and, within ten (10) days of certifying the Petition, mail or deliver a written notice of the proposed annexation, with a copy of the certification and a copy of the petition, to the legislative body of each county in whose unincorporated area and each municipality in which any part of the area proposed to be annexed is located (§17B-1-406); and

WHEREAS, the area proposed to be annexed is located in the municipality of Eagle Mountain City; and

WHEREAS, the district is authorized to provide, and intends to provide, public services to the Property in the form of public parks, trails and recreational facilities; and

WHEREAS, the legislative body of such municipality is invited to consider whether that municipality intends to provide the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating that intent, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

WHEREAS, if any such municipalities decline to provide the services, or otherwise fail to give notice of intent as required, then the District intends to conduct the

required public hearing (§17B-1-409) and to further deliberate and ultimately take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

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 certification of the petition for annexation of the Property, are hereby ratified, approved and confirmed.

2. The Petition, having been reviewed by the District, is hereby certified.

3. The Chair (or Vice-chair) is authorized to sign the required notice of certification and proposed annexation to the legislative body of each municipality and/or unincorporated county in whose boundaries the area proposed to be annexed, or portions thereof, is located.

4. The legislative body receiving such notice is hereby invited to consider whether it intends to provide to the relevant portion of the Property the services which the District is authorized to provide, and to mail or deliver within 30 days a written notice to the Board of Trustees of the District indicating intent to provide such services, and if not delivering such notice, the municipality shall be considered to have declined to provide the services (§17B-1-407); and

5. If any such municipality declines to provide the services, or otherwise fails to give notice of intent as required, then the District will conduct the required public hearing and will further deliberate and take such actions as is required for the District to determine whether it shall provide the requested services to the Property.

6. If any municipality does not timely deliver such notice, then pursuant to applicable law, the municipality shall be considered to have declined to provide the requested services which the District is authorized to provide.

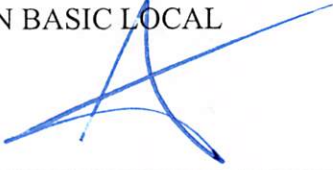
7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

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

9. The effective date of this Resolution shall be as of the date of adoption.

PASSED AND ADOPTED by the Board of Trustees of Pole Canyon Basic Local District on February 11, 2025.

POLE CANYON BASIC LOCAL
DISTRICT

By: 
Chair

ATTEST:

By: 
Clerk

STATE OF UTAH)
 : ss.
County of Utah)

I, Josh Wagstaff, the undersigned duly qualified and acting clerk of Pole Canyon Basic Local District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the “Board”), had and taken at a lawful meeting of the Board on February 11, 2025, commencing at the hour of 3:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on February 11, 2025.



By:  _____
Clerk

EXHIBIT A


CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Josh Wagstaff, the undersigned clerk of Pole Canyon Basic Local District (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 February 11, 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 February 11, 2025.

By:  _____
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Pole Canyon Basic Local District Notice and Agenda
February 11 2025 3 PM
14034 South 145 E #204 Draper Utah 84020

1. Call to Order
2. Public Comment
3. “Consider Resolution 2025-01, a Resolution of the Board of Trustees (the “Board”) of Pole Canyon Basic Local District (the “District”) to Certify a Petition for Annexing Approximately 178 Acres into the District; Authorizing the Delivery of Notice of Certification to the Appropriate Legislative Bodies; Inviting Consideration of Provision of Services to Such Legislative Bodies; and Related Matters.
4. Adjourn.

The District complies with the Americans with Disabilities Act by providing accommodations and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Josh Wagstaff at 801.995.1214 at least one full business day before the meeting.

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

This meeting can be accessed through Zoom at:

<https://us06web.zoom.us/j/88364304209?pwd=Unx1hgdBkQu5HyfpTvThVH5snaFZjq.1>

Join Zoom Meeting

EXHIBIT B

PETITION FOR ANNEXATION

**PETITION TO ANNEX PROPERTY INTO
POLE CANYON BASIC LOCAL DISTRICT**

(Annexation No. 2)

TO: **POLE CANYON BASIC LOCAL DISTRICT**, a Utah basic local district

FROM: **Oquirrh Wood Ranch, LLC**, a Utah limited liability company; and **PC Industrial, LLC**, a Utah limited liability company (hereafter together, “**Petitioner**”)

DATE: February 11, 2025

This Petition to Annex Property into Pole Canyon Basic Local District is submitted in accordance with Title 17B, Chapter 1, Sections 403 *et seq.*, Utah Code Annotated 1953.

The Petitioner hereby petitions and consents to the annexation by Pole Canyon Basic Local District (the “**District**”) of approximately 178 acres of property located in Utah County as particularly described in EXHIBIT A (hereafter the “**Property**”). The Petitioner seeks for the District to provide public service in the form of public parks, trails, and recreational amenities to the Property. The Petitioners acknowledge that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The Petitioners are hereby designated sponsors, and Petitioner Oquirrh Wood Ranch, LLC, is hereby designated the contact sponsor, of this Petition.

In support of this Petition, each signing 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 each Petitioner is provided on the signature pages below;
4. The Petitioner is the title owner of the Property as of the date of this Petition, and no Petitioner will convey any interest in any part of the Property within 90 days of the date of this Petition (other than to another Petitioner, or following the recording of the annexation, in which case the conveyance is permitted);
5. Each Petitioner petitions and consents to the District’s annexation of the area that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;

6. The Petitioner authorizes the recording of a final local entity plat and notice of district annexation 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 Petitioners, for themselves and for their successors in title and assigns, hereby waive 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 Utah County or any municipality in connection therewith. The Petitioners further acknowledge and understand that the District is governed by a board of trustees that is currently constituted with the following members:

Nathan D. Shipp
Jared Westhoff
Carey G. Smith

Nathan D. Shipp has been appointed by the board to serve as Chair, Josh Wagstaff is employed as Clerk/Chief Administrative Officer, and Brad Marsh is employed as Treasurer and Chief Financial Officer. The Petitioners represent and certify that they do not challenge the right of any board member or officer 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.

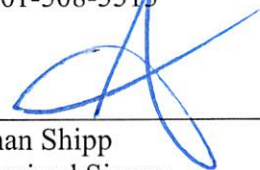
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

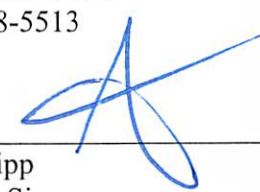
Oquirrh Wood Ranch, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

PETITIONER:

PC Industrial, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Parcel 'A' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North 89°35'35" West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; (2) North 0°54'13" East, a distance of 669.14 feet, to the SE-1/16th; (3) North 89°30'34" West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; (4) North 89°21'42" West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; (5) North 1°09'47" East, a distance of 671.30 feet, to the NE-SW 1/64th; (6) South 89°21'03" East, a distance of 651.62 feet, to the C-N-S 1/64th; (7) South 89°25'31" East, a distance of 682.25 feet, to the NW-SE 1/64th; (8) North 1°09'59" East, a distance of 670.17 feet, to the C-W-E 1/64th; (9) North 1°09'59" East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; (10) North 89°22'24" West, a distance of 673.00 feet, to the C-N 1/16th; (11) North 1°25'50" East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; (12) South 89°23'25" East, a distance of 1339.82 feet, to the C-N-NE 1/64th; (13) South 0°54'02" West, a distance of 2004.94 feet, to the C-E 1/16th corner; (14) South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; (15) North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and

running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South 1°10'24" West, a distance of 620.77 feet; (2) North 89°23'06" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

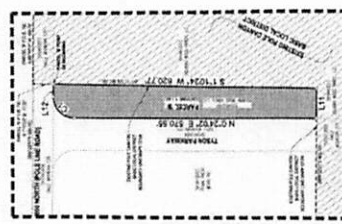
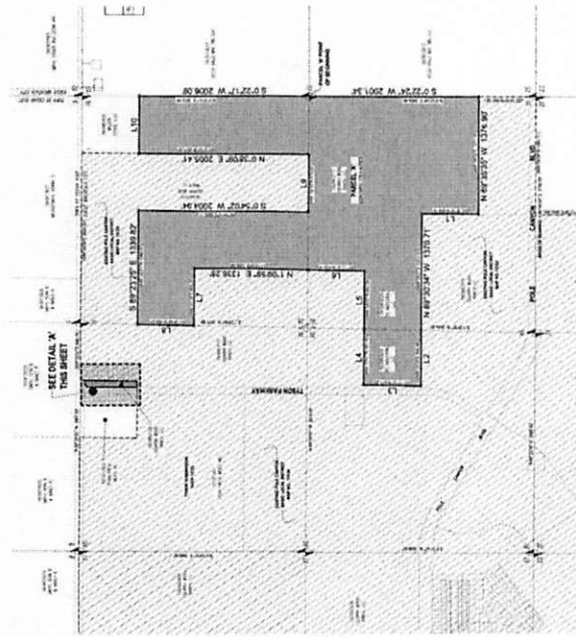
POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 28, TOWNSHIP 28N, RANGE 27E, S&M, L&M, AND
 R&M, COUNTY OF GARFIELD, STATE OF UTAH



Curve No.	Stationing	Radius (ft)	Delta (deg)	Length (ft)
1	1+00.00 to 1+05.00	100.00	36.00	15.71
2	1+05.00 to 1+10.00	100.00	36.00	15.71
3	1+10.00 to 1+15.00	100.00	36.00	15.71
4	1+15.00 to 1+20.00	100.00	36.00	15.71
5	1+20.00 to 1+25.00	100.00	36.00	15.71
6	1+25.00 to 1+30.00	100.00	36.00	15.71
7	1+30.00 to 1+35.00	100.00	36.00	15.71
8	1+35.00 to 1+40.00	100.00	36.00	15.71
9	1+40.00 to 1+45.00	100.00	36.00	15.71
10	1+45.00 to 1+50.00	100.00	36.00	15.71

Line No.	Stationing	Length (ft)
1	1+00.00 to 1+50.00	50.00
2	1+50.00 to 2+00.00	50.00
3	2+00.00 to 2+50.00	50.00
4	2+50.00 to 3+00.00	50.00
5	3+00.00 to 3+50.00	50.00
6	3+50.00 to 4+00.00	50.00
7	4+00.00 to 4+50.00	50.00
8	4+50.00 to 5+00.00	50.00
9	5+00.00 to 5+50.00	50.00
10	5+50.00 to 6+00.00	50.00



[Symbol]	EXISTING PARCELS
[Symbol]	PROPOSED PARCELS
[Symbol]	PROPOSED TRUCK PARKING
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED DRIVEWAY



SURVEYORS CERTIFICATE
 I, **DAVID A. McNEIL**, a Professional Land Surveyor, State of Utah, License No. 12345, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein, and that the same is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein.

ANNEXATION DESCRIPTIONS
 Section 28, Township 28N, Range 27E, S&M, L&M, and R&M, County of Garfield, State of Utah, is hereby annexed to the Pole Canyon Basic Local District, which is located in Section 28, Township 28N, Range 27E, S&M, L&M, and R&M, County of Garfield, State of Utah.

UTAH COUNTY SURVEYOR
 I, **DAVID A. McNEIL**, a Professional Land Surveyor, State of Utah, License No. 12345, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein, and that the same is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein.

ACCEPTANCE CERTIFICATE
 I, **DAVID A. McNEIL**, a Professional Land Surveyor, State of Utah, License No. 12345, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein, and that the same is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the land described herein.

SURVEYORS NARRATIVE
 The purpose of this survey is to show the location of the Pole Canyon Basic Local District, which is located in Section 28, Township 28N, Range 27E, S&M, L&M, and R&M, County of Garfield, State of Utah. The survey shows the location of the Pole Canyon Basic Local District, which is located in Section 28, Township 28N, Range 27E, S&M, L&M, and R&M, County of Garfield, State of Utah.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)
 SECTION 28, TOWNSHIP 28N, RANGE 27E, S&M, L&M, AND R&M, COUNTY OF GARFIELD, STATE OF UTAH

RESOLUTION NO. 2025-02

RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF POLE CANYON BASIC LOCAL DISTRICT (THE “DISTRICT”) TO APPROVE THE ANNEXATION OF 178 ACRES INTO THE DISTRICT; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; DIRECTING THE FILING OF A REQUEST FOR CERTIFICATE OF ANNEXATION WITH THE OFFICE OF THE LIEUTENANT GOVERNOR; 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 annexation of approximately 178 acres pursuant to §17B-1-403(2)(c) of the Title 17B, Chapter 1 of the Utah Code, Limited Purpose Local Government Entities - Special Districts (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 annexed; and

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

WHEREAS, the area to be annexed under this resolution are parcels of property located in Eagle Mountain City (hereafter the “City”), in Utah County, more particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, following receipt of the Petition, on February 11, 2025, the District adopted Resolution 2025-01 to certify the Petition as required by Utah Code Ann. §17B-1-406; and

WHEREAS, on February 12, 2025, the District gave written notice of the Petition and Resolution to the City by hand delivery as required by §17B-1-407, following which the City has up to 30 days to provide written notice to the District of its intent to consider providing to the Property the services requested in the Petition; and

WHEREAS, on February 18, 2025, the Eagle Mountain City Council adopted Resolution No. R-14-2025, declining to provide to the Property the services requested in the Petition; and

WHEREAS, because the City has not elected to provide to the Property the services to be provided by the District in the time and manner required by statute, the District is therefore authorized by statute to annex the Property in order to provide services to the Property; 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 Annexation No. 1 (the “Annexation 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 annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

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

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on February 20, 2025, the Board of Trustees (the “Board”) of Pole Canyon Basic Local District (the “District”) adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

Parcel ‘A’ Description (being annexed into the Pole Canyon Basic Local District)

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22’24” West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: (1) North 89°35’35” West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; (2) North 0°54’13” East, a distance of 669.14 feet, to the SE-1/16th; (3) North 89°30’34” West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; (4) North 89°21’42” West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; (5) North 1°09’47” East, a distance of 671.30 feet, to the NE-SW 1/64th; (6) South 89°21’03” East, a distance of 651.62 feet, to the C-N-S 1/64th; (7) South 89°25’31” East, a distance of 682.25 feet, to the NW-SE 1/64th; (8) North 1°09’59” East, a distance of 670.17 feet, to the C-W-E 1/64th; (9) North 1°09’59” East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; (10) North 89°22’24” West, a distance of 673.00 feet, to the C-N 1/16th; (11) North 1°25’50” East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; (12) South 89°23’25” East, a distance of 1339.82 feet, to the C-N-NE 1/64th; (13) South 0°54’02” West, a distance of 2004.94 feet,

to the C-E 1/16th corner; (14) South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; (15) North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description (being annexed into the Pole Canyon Basic Local District)

A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South 1°10'24" West, a distance of 620.77 feet; (2) North 89°23'06" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

Parcel Nos.:
59:048:0055
59:048:0029
59:048:0111
59:048:0100

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 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize any officer of the District to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation 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 annexation 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 Pole Canyon Basic Local District effective as of the Effective Date set forth above.

POLE CANYON LOCAL DISTRICT

By:  dotloop verified
02/20/25 3:41 PM MST
UEHO-WBGP-LIWN-BGM9

Chair

ATTEST:

By:  dotloop verified
02/20/25 3:40 PM MST
QD2A-IIIN-5FYQ-8FWZ

Secretary/Clerk

STATE OF UTAH)
 : ss.
County of Salt Lake)

I, Josh Wagstaff, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Pole Canyon Basic Local District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the “Board”), had and taken at a lawful meeting of the Board on February 20, 2025, commencing at the hour of 3:30 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand, as of February 20, 2025.

By: *Josh Wagstaff* dotloop verified
02/20/25 3:40 PM MST
YGZL-XKJP-D3FQ-UC0Q
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Josh Wagstaff, the undersigned secretary/clerk (or assistant secretary/clerk) of Pole Canyon Basic Local District (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 February 20, 2025, 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 as of this February 20, 2025.

By:

<i>Josh Wagstaff</i>	dotloop verified 02/20/25 3:40 PM MST BV0V-I4RC-DXYT-NOJS
----------------------	-----------------------------------------------------------------

Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Pole Canyon Basic Local District Notice and Agenda
February 20th, 2025 3:30
912 West 1600 South, Suite B-200 | St. George, UT 84770

- 1. Call to Order**
- 2. Public Comment**
- 3. Consider approval of Resolution 2025-02, a Resolution of the Board of Trustees (the “Board”) of Pole Canyon Basic Local District (the “District”) to approve the annexation of 178 acres into the District; authorizing the Plat and other documents in connection therewith; directing the filing of a request for Certificate of Annexation with the Office of the Lieutenant Governor; authorizing the publication of notice of this Resolution, and related matters.**
- 4. Adjourn.**

The District complies with the Americans with Disabilities Act by providing accommodations and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Josh Wagstaff at 801.995.1214 at least one full business day before the meeting.

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

This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/89454225212?pwd=kzGa3PNrvbYbnkIbWhhMaOq51RJP5L.1>

Meeting ID: 894 5422 5212

Passcode: 752116

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
POLE CANYON BASIC LOCAL DISTRICT**

(Annexation No. 2)

TO: **POLE CANYON BASIC LOCAL DISTRICT**, a Utah basic local district

FROM: **Oquirrh Wood Ranch, LLC**, a Utah limited liability company; and **PC Industrial, LLC**, a Utah limited liability company (hereafter together, “Petitioner”)

DATE: February 11, 2025

This Petition to Annex Property into Pole Canyon Basic Local District is submitted in accordance with Title 17B, Chapter 1, Sections 403 *et seq.*, Utah Code Annotated 1953.

The Petitioner hereby petitions and consents to the annexation by Pole Canyon Basic Local District (the “**District**”) of approximately 178 acres of property located in Utah County as particularly described in EXHIBIT A (hereafter the “**Property**”). The Petitioner seeks for the District to provide public service in the form of public parks, trails, and recreational amenities to the Property. The Petitioners acknowledge that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The Petitioners are hereby designated sponsors, and Petitioner Oquirrh Wood Ranch, LLC, is hereby designated the contact sponsor, of this Petition.

In support of this Petition, each signing 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 each Petitioner is provided on the signature pages below;
4. The Petitioner is the title owner of the Property as of the date of this Petition, and no Petitioner will convey any interest in any part of the Property within 90 days of the date of this Petition (other than to another Petitioner, or following the recording of the annexation, in which case the conveyance is permitted);
5. Each Petitioner petitions and consents to the District’s annexation of the area that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;

6. The Petitioner authorizes the recording of a final local entity plat and notice of district annexation 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 Petitioners, for themselves and for their successors in title and assigns, hereby waive 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 Utah County or any municipality in connection therewith. The Petitioners further acknowledge and understand that the District is governed by a board of trustees that is currently constituted with the following members:

Nathan D. Shipp
Jared Westhoff
Carey G. Smith

Nathan D. Shipp has been appointed by the board to serve as Chair, Josh Wagstaff is employed as Clerk/Chief Administrative Officer, and Brad Marsh is employed as Treasurer and Chief Financial Officer. The Petitioners represent and certify that they do not challenge the right of any board member or officer 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.

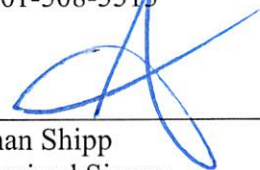
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

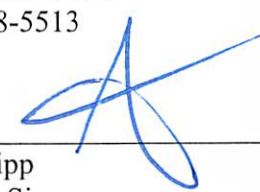
Oquirrh Wood Ranch, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

PETITIONER:

PC Industrial, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Parcel 'A' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the East-half (E-1/2) and the Southwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

Beginning at the quarter corner common to Sections 15 & 16, Township 6 South Range 2 West, Salt Lake Base and Meridian; and running thence South 0°22'24" West, along the quarter section line common to said sections, a distance of 2001.34 feet, to the SS-1/64th corner common to said Sections and the Pole Canyon Basic Local District Boundary, per Map No.: 13124; thence along said Pole Canyon Basic Local District the following fifteen (15) courses: **(1)** North 89°35'35" West, along the East-West 1/64th line, a distance of 1376.90 feet, to the C-S-SE 1/64th; **(2)** North 0°54'13" East, a distance of 669.14 feet, to the SE-1/16th; **(3)** North 89°30'34" West, along the East-West 1/16th line, a distance of 1370.71 feet, to the C-S 1/16th; **(4)** North 89°21'42" West, along the East-West 1/16th line of the Southwest Quarter, a distance of 648.49 feet, to the C-E-SW 1/64th corner; **(5)** North 1°09'47" East, a distance of 671.30 feet, to the NE-SW 1/64th; **(6)** South 89°21'03" East, a distance of 651.62 feet, to the C-N-S 1/64th; **(7)** South 89°25'31" East, a distance of 682.25 feet, to the NW-SE 1/64th; **(8)** North 1°09'59" East, a distance of 670.17 feet, to the C-W-E 1/64th; **(9)** North 1°09'59" East, along the North-South 1/64th line, a distance of 1336.28 feet, to the C-W-NE 1/64th; **(10)** North 89°22'24" West, a distance of 673.00 feet, to the C-N 1/16th; **(11)** North 1°25'50" East, along the North-South center quarter line, a distance of 667.98 feet, to the C-N-N 1/64th; **(12)** South 89°23'25" East, a distance of 1339.82 feet, to the C-N-NE 1/64th; **(13)** South 0°54'02" West, a distance of 2004.94 feet, to the C-E 1/16th corner; **(14)** South 89°20'55" East, along the East-West center quarter line, a distance of 679.17 feet, to the C-E-E 1/64th; **(15)** North 0°38'09" East, a distance of 2005.41 feet, to the NE-NE 1/64th; thence South 89°23'15" East, a distance of 669.91 feet, to the N-N 1/64th common to aforesaid sections 15 & 16; thence South 0°22'17" West, along the quarter section line common to said sections, a distance of 2006.09 feet, to the point of beginning.

Contains: 176.9 acres.

Parcel 'B' Description *(being annexed into the Pole Canyon Basic Local District)*

A parcel is land situate within the Northwest Quarter (SW-1/4) of Sections 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian and being more particular described as follows:

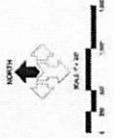
Beginning at a point in the South Right-of-Way line of 400 North Street (aka Pole Line Road), said point being North 89°24'00" West, along the section line and the Pole Canyon Basic Local District boundary, per Map No.: 13124, a distance of 666.76 feet, to the E-W 1/64th; and South 1°10'24" West, continuing along said Pole Canyon Basic Local District boundary line, a distance of 47.00 feet, from the Quarter Corner common to Sections 9 & 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and

running thence along said Pole Canyon Basic Local District boundary the following two (2) course: (1) South 1°10'24" West, a distance of 620.77 feet; (2) North 89°23'06" West, a distance of 71.26 feet, to the East Right-of-Way line of Tyson Parkway, per the Tyson Subdivision Plat, recorded as Map No.: 16725, of official Utah County records; thence along said Right-of-Way the following two (2) courses: (1) North 0°24'02" East, a distance of 570.55 feet, to a point of curvature; (2) Northeasterly along the arc of a 50.00-foot radius curve to the right, through a central angle of 90°11'51", a distance of 78.71 feet, subtended by a long chord bearing North 45°29'58" East, a distance of 70.83 feet, to a point of tangency said point being in the aforesaid South Right-of-Way line of 4000 North street; thence South 89°23'59" East, along said South Right-of-Way, a distance of 29.45 feet, to the point of beginning.

Contains: 1.1 Acres

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 26, TOWNSHIP 38N, RANGE 120E, SANGRE DE CRISTO COUNTY, NEW MEXICO
 PREPARED BY: MCKENNA ENGINEERING, INC.

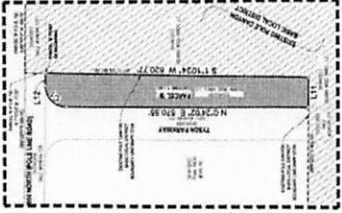
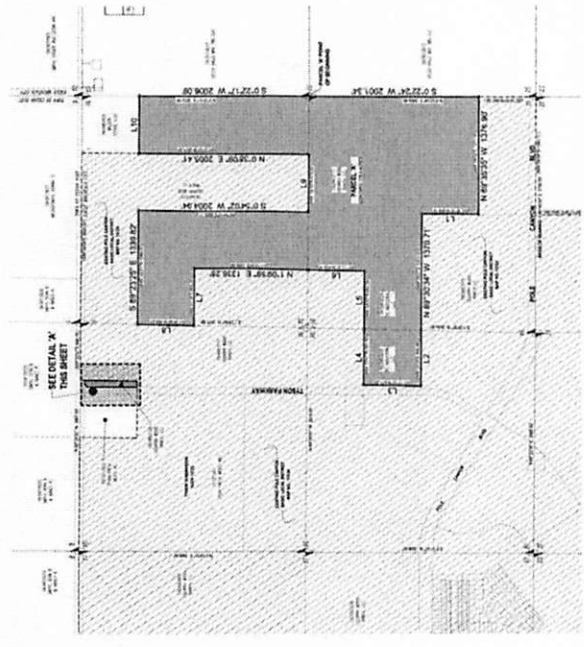


CURVE TABLE

NO.	BEARING	CHORD	ARC LENGTH	DELTA
1	S 72° 17' 30" W	143.00	143.00	180
2	N 11° 00' 00" E	100.00	100.00	180
3	S 87° 27' 30" W	143.00	143.00	180
4	N 11° 00' 00" E	100.00	100.00	180
5	S 72° 17' 30" W	143.00	143.00	180
6	N 11° 00' 00" E	100.00	100.00	180
7	S 87° 27' 30" W	143.00	143.00	180
8	N 11° 00' 00" E	100.00	100.00	180
9	S 72° 17' 30" W	143.00	143.00	180
10	N 11° 00' 00" E	100.00	100.00	180

LINE TABLE

NO.	BEARING	LENGTH	START	END
1	S 72° 17' 30" W	143.00	100.00	243.00
2	N 11° 00' 00" E	100.00	243.00	343.00
3	S 87° 27' 30" W	143.00	343.00	486.00
4	N 11° 00' 00" E	100.00	486.00	586.00
5	S 72° 17' 30" W	143.00	586.00	729.00
6	N 11° 00' 00" E	100.00	729.00	829.00
7	S 87° 27' 30" W	143.00	829.00	972.00
8	N 11° 00' 00" E	100.00	972.00	1072.00
9	S 72° 17' 30" W	143.00	1072.00	1215.00
10	N 11° 00' 00" E	100.00	1215.00	1315.00



MAP LEGEND

BOUNDARY LINE
 PROPERTY LINE
 TRON PARKWAY

PARCELS BELONGING TO THE LANDOWNER

OWNER	ADDRESS	ACREAGE	SECTION
McKENNA ENGINEERING, INC.	1000 S. MOUNTAIN VIEW, SUITE 100, ALBUQUERQUE, NM 87102	1.14	36
McKENNA ENGINEERING, INC.	1000 S. MOUNTAIN VIEW, SUITE 100, ALBUQUERQUE, NM 87102	1.14	36
McKENNA ENGINEERING, INC.	1000 S. MOUNTAIN VIEW, SUITE 100, ALBUQUERQUE, NM 87102	1.14	36

SURVEYORS CERTIFICATE

LENNAL S. BROWN, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, STATE OF NEW MEXICO, AND JAMES G. HARRIS, A PROFESSIONAL SURVEYOR LICENSED UNDER THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, STATE OF NEW MEXICO, ARE HEREBY CERTIFYING THAT WE HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

STATE OF NEW MEXICO
 JAMES G. HARRIS
 LENNAL S. BROWN

ANNEXATION DESCRIPTIONS

Figure 1 illustrates the proposed boundary of the Pole Canyon Basic Local District. The boundary is shown as a solid line, and the area within the boundary is shaded. The boundary is defined by the following bearings and distances:

1. From the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing S 72° 17' 30" W, distance 143.00 feet to the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

2. From the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing S 87° 27' 30" W, distance 143.00 feet to the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

3. From the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing S 72° 17' 30" W, distance 143.00 feet to the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

4. From the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing S 87° 27' 30" W, distance 143.00 feet to the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

5. From the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing S 72° 17' 30" W, distance 143.00 feet to the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

6. From the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing S 87° 27' 30" W, distance 143.00 feet to the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

7. From the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing S 72° 17' 30" W, distance 143.00 feet to the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

8. From the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing S 87° 27' 30" W, distance 143.00 feet to the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

9. From the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing S 72° 17' 30" W, distance 143.00 feet to the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

10. From the intersection of the boundary with the east line of Section 36, Township 38N, Range 120E, bearing S 87° 27' 30" W, distance 143.00 feet to the intersection of the boundary with the south line of Section 36, Township 38N, Range 120E, bearing N 11° 00' 00" E, distance 100.00 feet.

UTAH COUNTY SURVEYOR

LENNAL S. BROWN
 JAMES G. HARRIS

ACCEPTANCE CERTIFICATE

WE, THE JUDGES OF THE COUNTY COURT OF POLE CANYON BASIC LOCAL DISTRICT, DO HEREBY ACCEPT AND CONFIRM THE SURVEY AND THE BOUNDARY LINE SHOWN ON THE MAP ATTACHED HERETO, AND WE HEREBY CERTIFY THAT THE SAID SURVEY AND BOUNDARY LINE ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

STATE OF NEW MEXICO
 POLE CANYON BASIC LOCAL DISTRICT, JUDGES

SURVEYORS MANIFEST

1. The amount of land shown on this map is 1.14 acres, more or less, as shown on the map attached hereto and as shown on the survey map attached hereto.

2. The survey was conducted by Lennal S. Brown and James G. Harris, both of whom are licensed professional land surveyors under the laws of the State of New Mexico.

3. The survey was conducted on the 15th day of August, 2011, at the location shown on the map attached hereto.

4. The survey was conducted in accordance with the laws of the State of New Mexico and the rules and regulations of the Board of Professional Engineers and Surveyors.

5. The survey was conducted in accordance with the rules and regulations of the Board of Professional Engineers and Surveyors.

POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

SECTION 36, TOWNSHIP 38N, RANGE 120E, SANGRE DE CRISTO COUNTY, NEW MEXICO

McKENNA ENGINEERING

1000 S. MOUNTAIN VIEW, SUITE 100, ALBUQUERQUE, NM 87102
 (505) 263-1111
 WWW.MCKENNAENGINEERING.COM

SHEET

1 OF 1

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

Pole Canyon Basic Local District Annexation No. 2

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Pole Canyon Basic Local District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective February 20, 2025, adopted a *Resolution to Annex Approximately 178 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation 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 annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation 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.

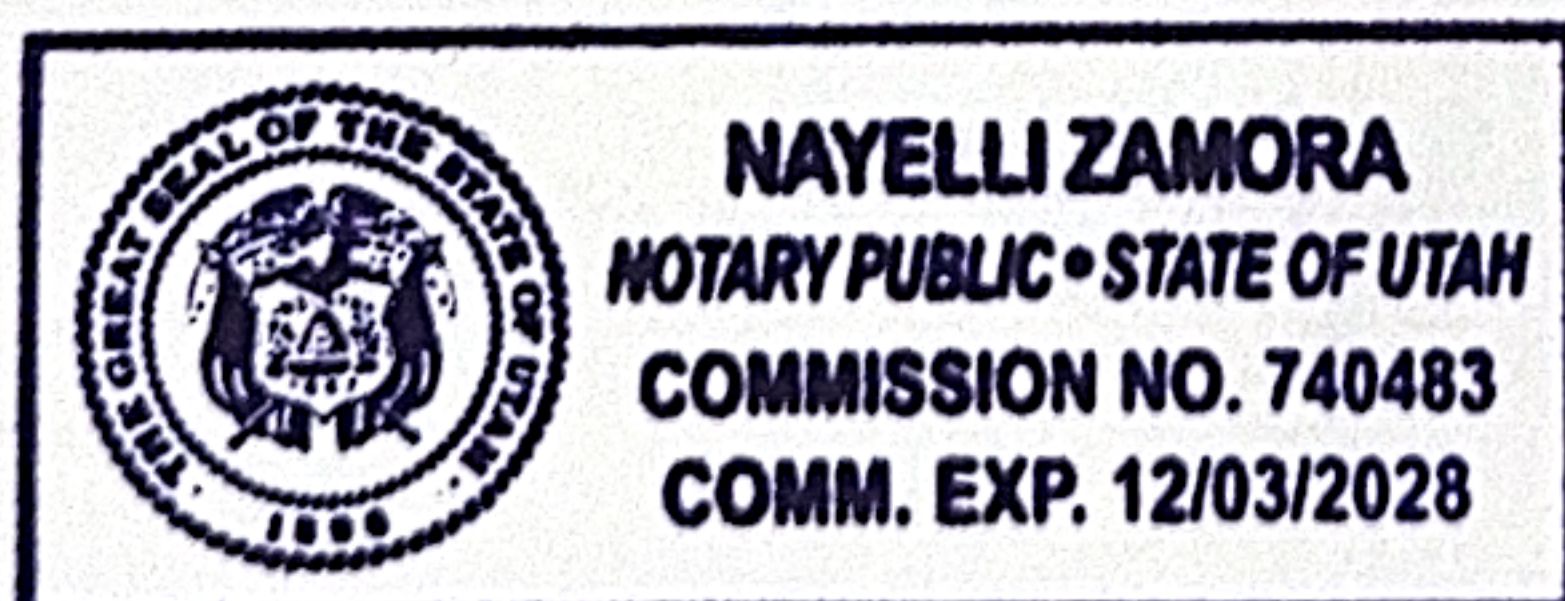
DATED this 20th day of February, 2025.

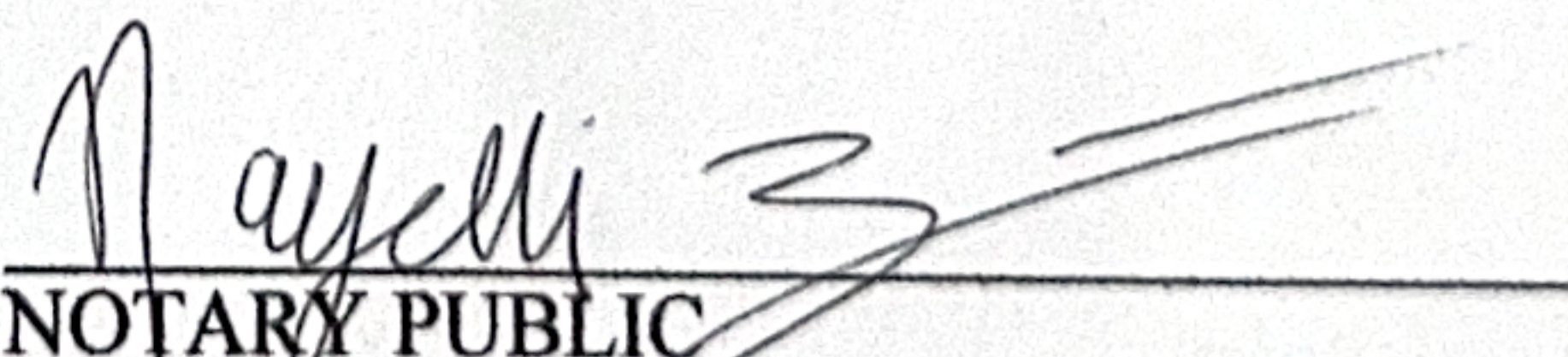
POLE CANYON BASIC LOCAL DISTRICT


Josh Wagstaff, Chief Administrative Officer

STATE OF UTAH)
)
) :ss.
)
COUNTY OF ~~SALT LAKE~~ NZ)
UTAH)

On the 20th day of February, 2025, personally appeared before me Josh Wagstaff, 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 Pole Canyon Basic Local District pursuant to his authority by law as its duly appointed executive director.




NOTARY PUBLIC