

# STATE OF UTAH



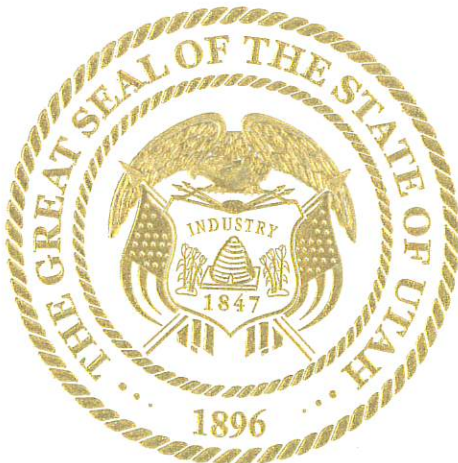
OFFICE OF THE LIEUTENANT GOVERNOR

## 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 DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1 located in TOOELE COUNTY, dated MARCH 11, 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 DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1 located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 21<sup>st</sup> day of March, 2025 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON  
Lieutenant Governor

NOTICE OF SPECIAL MEETING

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

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of Desert Edge Public Infrastructure District No. 1 will be held at 10:00am on Tuesday, March 11, 2025, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Tooele County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.


  
District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

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

  
District Chair

  
District Vice Chair/Treasurer

  
District Secretary/Clerk

March 11, 2025

The Board of Trustees (the "Board") of Desert Edge Public Infrastructure District No. 1 (the "District"), held a special meeting on Tuesday, March 11, 2025 at the hour of 10:00am, with the following members of the Board being present, including by electronic means:

Spencer Connelly	District Chair
Julian Bernard	District Vice Chair/Treasurer
Michael House	District Secretary/Clerk

Also present:

M. Thomas Jolley	District Counsel
Ashley Tedesco	District Counsel Paralegal
Brendan Campbell	District Accountant
Aaron Wade	Bond Counsel
Sam Hartman	Underwriter

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 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 Spencer Connelly and seconded by Julian Bernard, was adopted by the following vote:

AYE: Spencer Connelly / Julian Bernard

Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AUTHORIZING THE FINAL LOCAL ENTITY PLAT DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1; AND RELATED MATTERS.

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

WHEREAS, on May 1, 2024, the City Council of Grantville, Utah (the “City”) did adopt a Creation Resolution (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

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

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

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

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

Section 2. The Board hereby approves the Notice of Impending Boundary Action attached hereto as **Exhibit C** (the “Boundary Notice”) and one or more final local entity plats relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Tooele County Surveyor or Recorder, or the Office of the Lieutenant Governor.

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


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

Section 5. This resolution shall take effect immediately provided that, in the event that one or more final local entity plats is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than ten (10) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the final local entity plat is finalized, as certified in writing by any Board member or District Counsel.

APPROVED AND ADOPTED this March 11, 2025.

(SEAL)



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

ATTEST:

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

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

I, Michael House, the duly appointed and qualified District Secretary/Clerk of Desert Edge Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on March 11, 2025 including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this March 11, 2025.

(SEAL)



By: Michael House  
District Secretary/Clerk



**EXHIBIT A**

**CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW**

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

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

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

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this  
March 11, 2025.

(SEAL)



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

District Secretary/Clerk



**SCHEDULE 1**

**NOTICE OF MEETING**

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

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON TUESDAY, MARCH 11, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095**

**AT 10:00am**

**A. Call to Order**

**B. Preliminary Action Items**

Not applicable.

**C. Consent Items**

1. Approve the draft minutes of the board meeting held on February 11, 2025.

**D. Action Items**

1. Discussion of changes in structure of the District's proposed Limited Tax General Obligation Bonds, Series 2025A and Subordinate Limited Tax General Obligation Bonds, Series 2025B to include a convertible capital appreciation bond and related changes and ratification of such changes.
2. Consider approval of Resolution 2025-03: A resolution authorizing the annexation of certain property within the Annexation Area into the District; and related matters.
3. Consider adoption of the tentative operating and capital budget for calendar year 2025 and set a public hearing to take public comment on the same.

**E. Public Hearing**

1. Hold a public hearing to receive input from the public with respect to (i) the issuance of the District's Limited Tax General Obligation Bonds, Series 2025A and its Subordinate Limited Tax General Obligation Bonds, Series 2025B (together, the "Bonds") and (ii) the potential economic impact that the improvement, facility, or property for which the bonds pay all or part of the cost will have on the private sector. Members of the public wishing to comment may connect electronically via Zoom at:

<https://us02web.zoom.us/j/88673113158?pwd=zcTUApeZ0xfM8Xbcfl1jigkJ5q8YG.1>

**F. Administrative Non-Action Items**

1. Open meeting discussion with Board members of any public infrastructure district business.

**G. Adjourn**

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

**EXHIBIT B**

**SUBJECT PROPERTY**

### **Boundary Description**

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23, Entire tract comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-040-A-0022, 16-031-0-0002, 01-115-0-0030, 01-115-0-0031 and 01-115-0-033 located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line and S0°11'19"E 259.90 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along said westerly right-of-way the following seven (7) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 1034.72 feet; thence (3) S32°58'50"E 888.24 feet; thence (4) S33°10'04"E 920.24 feet; thence (5) S33°38'57"E 102.25 feet; thence (6) S33°27'52"E 438.32 feet; thence (7) S33°42'20"E 1,962.84 feet to the northeast corner of SILVER FOX ESTATES SUBDIVISION according to the official plat recorded April 4, 2005 as Entry No. 244610, Book 15, Page 57 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of STATE ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right-of-way line the following four (4) courses: (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 4.67 feet; thence N52°58'30"E 816.07 feet; thence N33°09'09"W 346.82 feet; thence N57°22'49"W 131.59 feet; thence N33°09'09"W 114.26 feet; thence N00°58'37"E 112.14 feet; thence N33°09'09"W 745.19 feet to the point of beginning.

Containing 119.33 acres +/-

### ***LESS AND EXCEPTING DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1:***

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1996.47 feet along the Section line and S0°11'19"E 545.17 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

OVERALL AREA OF PID CONTAINS 119.22 acres +/-

**EXHIBIT C**

**NOTICE OF IMPENDING BOUNDARY ACTION**



**NOTICE OF IMPENDING BOUNDARY ACTION**  
**Annexation**  
**(Desert Edge Public Infrastructure District No. 1)**

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

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the “Board”) of Desert Edge Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code. Ann §17D-4-201(3)(a) and other applicable provisions of Utah law, on March 11, 2025, adopted Resolution 2025-03, a true and correct copy of which is attached as **Appendix A** hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plat Desert Edge Public Infrastructure District No. 1, Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as **Appendix B** hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 11th day of March, 2025.

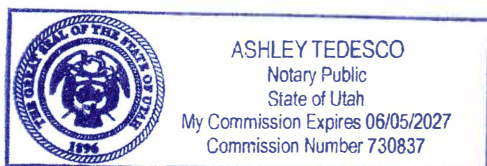
**Desert Edge Public Infrastructure District No. 1**

By:  \_\_\_\_\_  
Authorized Representative

**VERIFICATION**

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

SUBSCRIBED AND SWORN to before me this 11 day of March, 2025.



 \_\_\_\_\_  
Notary Public

**APPENDIX A TO NOTICE OF IMPENDING BOUNDARY ACTION**

**Annexation**

**(Desert Edge Public Infrastructure District No. 1)**

**Copy of the Annexation Resolution**

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

**Annexation**

**(Desert Edge Public Infrastructure District No. 1)**

**Final Local Entity Plat Desert Edge Public Infrastructure District No. 1, Annexation No. 1**

# FINAL LOCAL ENTITY PLAT DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION No. 1

LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,  
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**SURVEYOR'S CERTIFICATE**  
I, David J. Wood, a professional land surveyor licensed under Utah Code, Chapter 23, professional engineers and professional land surveyors laws, including license number 12345, do hereby certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-2-202 and that it is true and correct representation of the true and actual land and interests therein. I, David J. Wood, Surveyor, Utah, will stand and seal in the event as stated in Utah Code, Utah State Statutes Chapter 23, 17-2-202(2)(a), 17-2-202(2)(b), 17-2-202(2)(c), 17-2-202(2)(d), 17-2-202(2)(e), 17-2-202(2)(f), 17-2-202(2)(g), 17-2-202(2)(h), 17-2-202(2)(i), 17-2-202(2)(j), 17-2-202(2)(k), 17-2-202(2)(l), 17-2-202(2)(m), 17-2-202(2)(n), 17-2-202(2)(o), 17-2-202(2)(p), 17-2-202(2)(q), 17-2-202(2)(r), 17-2-202(2)(s), 17-2-202(2)(t), 17-2-202(2)(u), 17-2-202(2)(v), 17-2-202(2)(w), 17-2-202(2)(x), 17-2-202(2)(y), 17-2-202(2)(z).



**BOUNDARY DESCRIPTION**  
A tract of land located in the Northeast Quarter of Section 22, and the Southeast Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Boundaries are described as follows: Beginning at a point located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Thence along said easterly right-of-way to the following survey (1) course (1) S89°27'37" E 89.11 feet; thence (2) S23°08'57" E 102.22 feet; thence (3) S23°27'27" E 498.32 feet; thence (4) S23°27'27" E 192.84 feet to the southeast corner of S&P FOX ESTATOS SUBDIVISION according to the official plat recorded April 4, 2024 as City No. 24818, Book 13, Page 27 in the Tooele County Recorder's Office. Thence along said westerly right-of-way to the following survey (1) course (1) S23°27'27" E 192.84 feet; thence (2) S23°27'27" E 498.32 feet; thence (3) S23°27'27" E 102.22 feet; thence (4) S89°27'37" E 89.11 feet to the point of beginning.

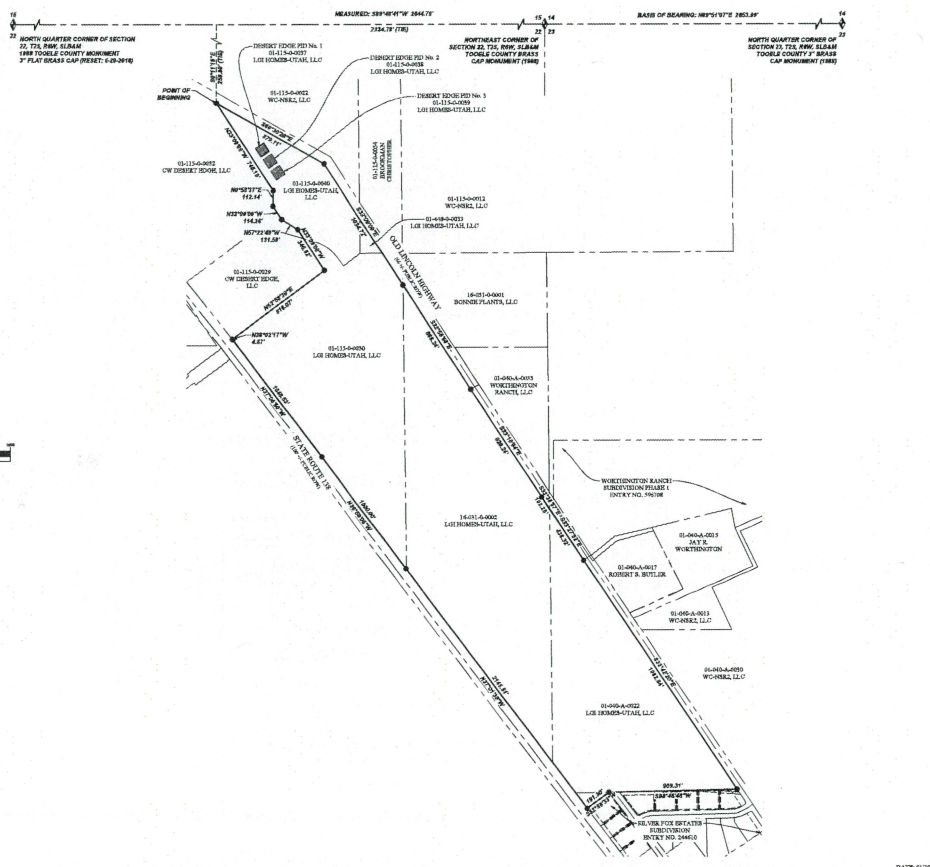
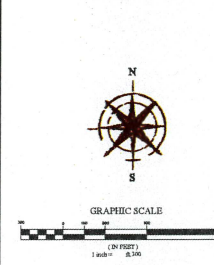
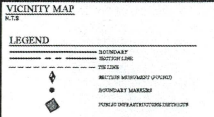
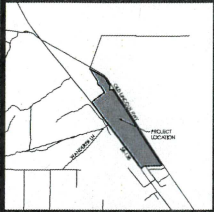
**LESS AND EXCEPTING DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1**  
A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Boundaries are described as follows: Beginning at a point located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Thence along said easterly right-of-way to the following survey (1) course (1) S89°27'37" E 89.11 feet; thence (2) S23°08'57" E 102.22 feet; thence (3) S23°27'27" E 498.32 feet; thence (4) S23°27'27" E 192.84 feet to the southeast corner of S&P FOX ESTATOS SUBDIVISION according to the official plat recorded April 4, 2024 as City No. 24818, Book 13, Page 27 in the Tooele County Recorder's Office. Thence along said westerly right-of-way to the following survey (1) course (1) S23°27'27" E 192.84 feet; thence (2) S23°27'27" E 498.32 feet; thence (3) S23°27'27" E 102.22 feet; thence (4) S89°27'37" E 89.11 feet to the point of beginning.

**ACCEPTANCE BY DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1**  
Approved this 4 day of March, 2025 as a final local entity plat for Desert Edge Public Infrastructure District No. 1.  
Signature: \_\_\_\_\_  
Printed Name: Spencer Connolly  
Title: District Chair  
Attest: Michael House  
Secretary/Clerk

**TOOELE COUNTY SURVEYOR**  
APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS 4th DAY of March, 2025.  
David J. Wood  
TOOELE COUNTY SURVEYOR

**FINAL LOCAL ENTITY PLAT  
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1,  
ANNEXATION No. 1**  
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,  
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN  
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

**TOOELE COUNTY RECORDER**  
RECORDED NO. \_\_\_\_\_ STATE OF UTAH, COUNTY OF TOOELE.  
RECORDED & FILED AT THE OFFICE OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
P#13 TOOELE COUNTY RECORDER



PREPARED BY  
**FOCUS**  
SURVEYING & ENGINEERING, LLC  
1000 N. 1000 E. SUITE 100  
GRANTSVILLE, UT 84040  
PHONE: 435-468-1111  
WWW.FOCUSURVEYING.COM

**NOTICE OF IMPENDING BOUNDARY ACTION**  
**Annexation**  
**(Desert Edge Public Infrastructure District No. 1)**

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

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the “Board”) of Desert Edge Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code. Ann §17D-4-201(3)(a) and other applicable provisions of Utah law, on March 11, 2025, adopted Resolution 2025-03, a true and correct copy of which is attached as **Appendix A** hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plat Desert Edge Public Infrastructure District No. 1, Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as **Appendix B** hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

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

DATED this 11th day of March, 2025.

**Desert Edge Public Infrastructure District No. 1**

By: \_\_\_\_\_  
 Authorized Representative

**VERIFICATION**

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

SUBSCRIBED AND SWORN to before me this 11 day of March, 2025.



Ashley Tedesco  
 \_\_\_\_\_  
 Notary Public

