

RESOLUTION NO. R- 05-2025

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SECOND AMENDMENT TO THE GOVERNING DOCUMENTS FOR
FIREFLY PUBLIC INFRASTRUCTURE DISTRICTS NUMBERS 1 THROUGH 10

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Second Amendment to the Governing Documents for Firefly Public Infrastructure Districts 1 through 10, as set forth more specifically in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

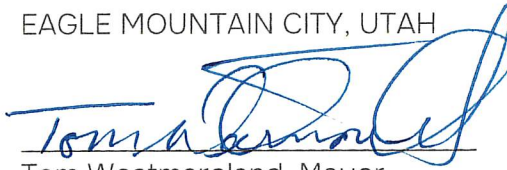
1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Second Amendment to the Governing Document for Firefly Public Infrastructure Districts 1 through 10, as set forth in Exhibit A.

2. The Second Amendment to the Governing Document for Firefly Public Infrastructure Districts 1 through 10 is hereby approved, as set forth more specifically in Exhibit A.

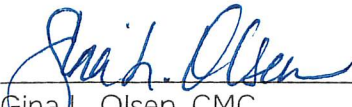
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of January, 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 21st day of January, 2025.

Those voting yes:

☒ Donna Burnham

☒ Melissa Clark

☒ Jared Gray

☒ Rich Wood

☒ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright



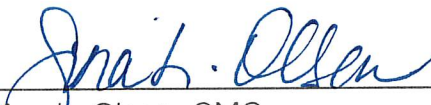

Gina L. Olsen, CMC
City Recorder

Exhibit A



ENT 6892#2025 PG 1 of 18
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jan 30 02:26 PM FEE 52.00 BY KR
RECORDED FOR FIREFLY PID

**SECOND AMENDMENT
TO THE
GOVERNING DOCUMENT
FOR
FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-10
EAGLE MOUNTAIN CITY, UTAH**

Original Governing Document Approved: July 5, 2023 62440:2023

First Amendment to Governing Document Approved: June 18, 2024

Second Amendment to Governing Document Approved: January 21, 2025

SECOND AMENDMENT TO GOVERNING DOCUMENT

This SECOND AMENDMENT TO GOVERNING DOCUMENT (the “Second Amendment”), dated as of the 21st day of January 2025, amends and supplements the Governing Document approved on July 5, 2023, by the City Council of Eagle Mountain, Utah (the “City”) for the Firefly Public Infrastructure District Nos. 1-10 (collectively, the “Districts”), as amended by that certain First Amendment to Governing Document approved and dated June 18, 2024 (collectively the “Original Governing Document”). This Second Amendment shall become effective upon passage of a resolution of the City and the District approving this Second Amendment in accordance with the provisions of the Original Governing Document.

ARTICLE I SCOPE OF SECOND AMENDMENT

Section 1.01. Purpose and Intent. The purpose of this Second Amendment is to: (a) withdraw 499.28 acres from the Annexation Area Boundaries of the Districts; and (b) amend and replace Exhibit A (Legal Description of Firefly PID No. 1 and Annexation Area) and Exhibit C (Initial District Boundary and Annexation Map) in each of the Governing Documents for Firefly Public Infrastructure District Nos. 1-10.

Section 1.02. Effect of Second Amendment. Except as specifically amended herein by this Second Amendment, the definitions, terms, and conditions of the Original Governing Document shall remain in full force and effect and all of the provisions of this Second Amendment shall be deemed to be, and shall be construed as, part of the Original Governing Document to the same extent as if fully set forth herein.

Section 1.03. Effective Date. This Second Amendment shall become effective immediately upon adoption of resolutions of the City Council and the Board, each approving such Second Amendment.

ARTICLE II AMENDMENTS

Section 2.01. Annexation and Withdrawal. Section 3.02(a) of the Original Governing Document is repealed in its entirety and replaced with the following:

(a) The District shall not include within its boundaries any property outside the District Area without the prior written consent of the City. The City, by resolution and this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. For any part of the Annexation Area Boundaries which is not currently within the boundaries of the City, such area may only be annexed upon: (1) annexation of such parcel into the City; and (2) the District obtaining any consents required under the PID Act and the passage of a resolution of the Board approving such.

Section 2.02. Governing Document - Exhibit A. Exhibit A (Legal Description of Firefly PID No. 1 and Annexation Area) in the Original Governing Document is repealed in its entirety and replaced with the legal descriptions attached hereto as Exhibit A and by this reference incorporated herein.

Section 2.03. Governing Document - Exhibit C. Exhibit C (Initial District Boundary and Annexation Map) in the Original Governing Document is repealed in its entirety and replaced with the annexation map attached hereto as Exhibit C and by this reference incorporated herein.

**FIREFLY PUBLIC INFRASTRUCTURE
DISTRICT NOS. 1-10**

NATE SHIPP, Chair

ATTEST

BRYAN FLAMM, Secretary

M. THOMAS JOLLEY, District Counsel
Approved as to Form

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

GINA OLSEN, City Recorder

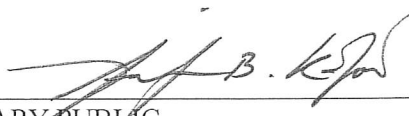
MARCUS DRAPER, City Attorney
Approved as to Form



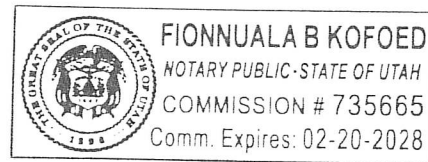
CITY ACKNOWLEDGMENT

STATE OF UTAH) -
) :SS
 COUNTY OF UTAH)

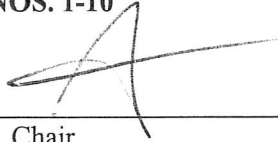
On the 20 day of January 2025, personally appeared before me TOM WESTMORELAND, duly sworn, did subscribe and swear to me that he is the Mayor of Eagle Mountain City, and that the foregoing SECOND AMENDMENT TO THE GOVERNING DOCUMENT was duly authorized by the City and signed on behalf of the City.



 NOTARY PUBLIC

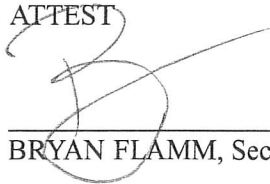


**FIREFLY PUBLIC INFRASTRUCTURE
DISTRICT NOS. 1-10**

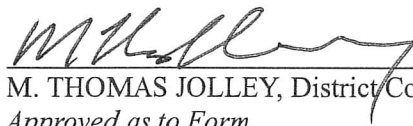


NATE SHIPP, Chair

ATTEST



BRYAN FLAMM, Secretary



M. THOMAS JOLLEY, District Counsel
Approved as to Form

EAGLE MOUNTAIN CITY

TOM WESTMORELAND, Mayor

ATTEST

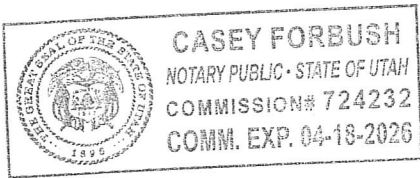
GINA OLSEN, City Recorder

MARCUS DRAPER, City Attorney
Approved as to Form

DISTRICT ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
 COUNTY OF SALT LAKE)

On the 27th day of January 2025, personally appeared before me NATE SHIPP, duly sworn, did subscribe and swear to me that he is the Board Chair of the FIREFLY PUBLIC INFRASTRUCTURE DISTRICTS #'S 1-10, and that the foregoing SECOND AMENDMENT TO THE GOVERNING DOCUMENT was duly authorized by the District and signed on behalf of said District.





 NOTARY PUBLIC

EXHIBIT A

(Legal Description of Firefly PID No. 1 and Annexation Area)

FIREFLY PUBLIC INFRASTRUCTURE DISTRICT NO.1**ADDITION PARCEL A:**

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

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

common to Section 19, Township 6 South, Range 2 West and Section 24, Township 6 South, Range 3 West, Salt Lake Base and Meridian; thence South 89°54'04" East, along the East-West Center Quarter Line of said Section 19, a distance of 2669.96 feet, to the North-South 1/16th line of the Northeast Quarter of said Section 19; thence N 0°22'47" E, a distance of 1334.90 feet, to the Northeast 1/16th corner; thence South 89°40'33" East, along the East-West 1/16th line, a distance of 733.66 feet, to the southerly projection of the West line of the J&J Ranch Subdivision; thence North 0°30'42" East, along the West line of said J&J Ranch Subdivision and the projection thereof, a distance of 977.96 feet, to the Northwest corner of said subdivision; thence S 89°27'13" E, along the North line of said Subdivision, a distance of 600.00 feet, to the Northeast corner of said subdivision, and the Section Line common to Sections 19 & 20; thence North 0°30'42" East, along said section line, a distance of 274.33 feet, to the point of beginning.

Contains: 5,917,975 Sq. Ft., or 135.858 Acres.

ADDITION PARCEL B

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

Beginning at a point on the northerly right-of-way line of Pole Canyon Boulevard according to the official plat thereof, said point being located N89°30'12"W along the Section Line 1320.03 feet and North 1340.03 feet from the Southeast Corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence along said northerly right-of-way line the following five (5) courses: N89°32'50"W 915.66 feet; thence along the arc of a curve to the right 504.23 feet with a radius of 923.00 feet through a central angle of 31°18'01", chord: N73°53'50"W 497.98 feet; thence N58°14'49" W519.69 feet; thence along the arc of a curve to the left 594.41 feet with a radius of 1077.00 feet through a central angle of 31°37'21", chord: N74°03'30"W 586.90 feet; thence N89°52'10"W 821.01 feet to the easterly right-of-way line of SR-73; thence N08°42'26"W along said right-of-way line 772.48 feet to a point on the East-West Quarter Section Line; thence S89°52'19"E along the quarter Section Line 2023.57 feet to the Center Quarter Corner of said Section 17; thence S89°52'19"E along the Quarter Section Line 1325.81 feet; thence S00°28'32"W 1338.05 feet to the point of beginning.

ANNEXATION AREA

PARCEL 1

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 08, SECTION 18, SOUTHWEST QUARTER OF SECTION 17, NORTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND THE EAST HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THE POLE CANYON DEVELOPMENT AREA WEST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 00° 25' 27" E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 & 8, A DISTANCE OF 142.86 FEET; THENCE EAST, ALONG THE SOUTH LINE OF QUESTAR GAS COMPANY PARCEL 59:040:0014, A DISTANCE OF 35.65 FEET TO A POINT ON THE WEST LINE OF S.R.-73; THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 320.38 FEET, TO THE NORTH LINE OF THE WILSON PARCEL: 59-049-0042; THENCE S 81° 17' 56" W, ALONG SAID NORTH LINE, A DISTANCE OF 217.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 08° 42' 04" E, ALONG THE WEST LINE OF SAID WILSON PARCEL, A DISTANCE OF 703.72 FEET TO THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0051; THENCE S 86° 35' 16" W, ALONG SAID NORTH LINE, A DISTANCE OF 93.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID EAGLE MOUNTAIN CITY PARCEL, A DISTANCE OF 109.06 FEET, TO THE NORTHEAST CORNER OF WHITE HILLS SUBDIVISION PLAT 'C'; THENCE S 89° 59' 45" W, ALONG THE NORTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT 'C', A DISTANCE OF 65.85 FEET, TO THE EAST LINE OF POLE CANYON NPA-11 SUBDIVISION; THENCE ALONG THE LINES OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: (1) N 00° 05' 01" W, A DISTANCE OF 110.00 FEET; (2) S 89° 59' 45" W, A DISTANCE OF 938.00 FEET; (3) S 00° 00' 15" E, A DISTANCE OF 870.00 FEET; (4) S 89° 59' 45" W, A DISTANCE OF 276.00 FEET; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID POLE CANYON NPA-11 SUBDIVISION AND THE WEST LINE OF WHITE HILLS SUBDIVISION, A DISTANCE OF 573.52 FEET; THENCE S 89° 59' 45" W, 143.00 FEET THENCE S 00° 00' 15" E, 90.80 FEET, TO THE NORTHEAST CORNER OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0047; THENCE ALONG THE LINES OF SAID EAGLE MOUNTAIN CITY PARCELS 59:050:0047 & 59:050:0049, THE FOLLOWING FOUR (4) COURSES: (1) S 89° 59' 45" W, 173.78 FEET; (2) S 00° 00' 15" E, 213.50 FEET; (3) S 39° 52' 19" E, 124.33; (4) N 50° 07' 40" E, 122.58 FEET, TO THE SOUTHWEST CORNER OF SAID WHITE HILLS SUBDIVISION PLAT "A"; THENCE ALONG THE SOUTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT "A", THE FOLLOWING TWO (2) COURSES: (1) S 89° 30' 22" E, 851.84 FEET; (2) S 31° 29' 33" W, 117.29 FEET; THENCE S 89° 30' 21" E, A DISTANCE OF 209.45 FEET, TO THE SOUTHEAST CORNER OF LOT 111, SAID WHITE HILLS PLAT 'A', THENCE N 00° 00' 15" W, ALONG THE EAST LINE OF SAID LOT 111, A DISTANCE OF 66.13 FEET, TO A POINT IN THE SOUTH LINE OF WILSON AVENUE, SAID POINT ALSO BEING A POINT IN THE ARC OF A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 742.11 FOOT RADIUS CURVE TO THE LEFT, THROUGH AN ANGLE OF 21° 06' 36", A DISTANCE OF 273.42, THE LONG CHORD OF WHICH BEARS S 79° 00' 02" E, A DISTANCE OF 271.88 FEET TO A POINT OF TANGENCY TO SAID CURVE; THENCE SOUTH 89° 34' 58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 756.09 FEET, MORE OR LESS TO THE AFORESAID WEST LINE OF S.R.-73 THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 730.45 FEET, TO THE NORTH LINE OF LEWISTON ROAD; THENCE ALONG THE LINES OF SAID LEWISTON ROAD THE

FOLLOWING FIVE (5) COURSES: (1) N 89° 52' 16" W, 1540.39 FEET; (2) N 57° 57' 02" W, 220.80 FEET; (3) S 31° 19' 38" W, 66.01 FEET; (4) S 57° 57' 02" E, 238.84 FEET; (5) S 89° 52' 16" E, 937.55 FEET, TO THE NORTHWEST CORNER OF WHITE HILLS COUNTRY ESTATES, SAID CORNER BEING MARKED BY A BRASS MONUMENT STAMPED L.S. 2763; THENCE S 00° 29' 12" W, ALONG AFORESAID QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18 AND THE WEST LINE OF SAID WHITE HILLS COUNTRY ESTATES, A DISTANCE OF 1779.74 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20; THENCE S 00° 30' 42" W, CONTINUING ALONG SAID WEST LINE OF WHITE HILLS COUNTY ESTATES, A DISTANCE OF 353.88 FEET TO THE NORTHEAST CORNER OF J & J RANCHES SUBDIVISION; THENCE N 89° 27' 13" W, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 30' 42" W, ALONG THE WEST LINE OF SAID SUBDIVISION, AND THE PROJECTION THEREOF, A DISTANCE OF 977.96 FEET TO THE NORTHEAST CORNER OF THE RANCH AT POLE CANYON, LLC. PARCEL: 59:051:0026, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED L.S.356548; THENCE N 89° 40' 33" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 733.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 22' 47" W, ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF THE 2 B INVESTMENTS, LLC. PARCEL: 59:051:0027, A DISTANCE OF 1334.90 FEET, TO A POINT IN THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 19; THENCE N 89° 54' 04" W, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2669.96 FEET TO THE CENTER-WEST SIXTEENTH (C-W 1/16TH) CORNER; THENCE N 00° 21' 12" E, ALONG THE NORTH-SOUTH SIXTEENTH LINE, OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2690.52 FEET, TO THE WEST SIXTEENTH (W-1/16TH) CORNER COMMON TO SECTIONS 18 & 19, MARKED BY A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG."; THENCE N 89° 26' 42" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 18 & 19, A DISTANCE OF 1334.45 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 89° 26' 40" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 13 & 24, A DISTANCE OF 2701.42 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 13 & 24; THENCE N 00° 42' 42" E, ALONG THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 13, A DISTANCE OF 2669.35 FEET TO THE CENTER QUARTER CORNER (NOT MONUMENTED) THENCE N 00° 42' 42" E, CONTINUING ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 270.32 FEET, TO THE SOUTHWEST CORNER OF THE CROSSROADS OF THE WEST COUNCIL, INC. BOY SCOUTS OF AMERICA PARCEL: 59:074:0010, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED "MCNEIL ENG."; THENCE ALONG THE LINES OF SAID BOY SCOUTS OF AMERICA PARCEL, THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 05' 10" E, 1006.30 FEET; (2) N 00° 32' 44" E, 562.04 FEET; (3) S 89° 05' 10" E, 536.21 FEET; (4) N 00° 32' 44" E, 751.66 FEET; (5) N 74° 56' 42" E, 554.96 FEET; (6) N 51° 25' 49" E, 791.11 FEET; (7) N 00° 32' 45" E, 442.07 FEET, TO THE SECTION CORNER COMMON TO SECTION 12 & 13,

TOWNSHIP 6 SOUTH, RANGE 3 WEST AND SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89° 26' 21" E, ALONG THE QUARTER SECTION LINE, OF SAID SECTIONS 7 & 18, A DISTANCE OF 2665.94 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 7 & 18; THENCE S 89° 33' 10" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2670.85 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 0°33'52" WEST, ALONG THE SECTION LINE COMMON TO SAID SECTION 13 & SECTION 18, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 442.07 FEET; THENCE DEPARTING SAID SECTION LINE BEARING SOUTH 51°26'57" WEST, A DISTANCE OF 791.11 FEET; THENCE SOUTH 74°57'50" WEST, A DISTANCE OF 554.96 FEET, TO A POINT 1148.32 FEET WEST OF AFORESAID SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 751.66 FEET; THENCE NORTH 89°04'02" WEST, PARALLEL WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 536.21 FEET, TO A POINT 835.80 FEET NORTH OF SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH EAST LINE OF SAID SECTION 13, A DISTANCE OF 562.04 FEET, TO A POINT 273.77 FEET FROM THE AFORESAID EAST-WEST CENTER SECTION LINE; THENCE NORTH 89°04'02" WEST, PARALLEL WITH SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 1006.53 FEET, TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 13; THENCE NORTH 0°44'00" EAST, ALONG SAID NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 2392.08 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°28'51" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2683.98 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 100.00 ACRES.

LESS AND EXCEPTING THEREFROM EAGLE MOUNTAIN CITY PARCEL: 59:050:0027, RECORDED AS ENTRY NO.: 12104:2019: BEGINNING AT A POINT, SAID POINT BEING SOUTH 888.05 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE NORTH 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINS: .52 ACRES

PARCEL 1 CONTAINS: 49,124,057 SQ. FT., OR 1,127.733 AC

PARCEL 2

A PARCEL OF LAND SITUATE WITHIN SECTION 17, AND THE WEST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TYSON SUBDIVISION, PER MAP NO.: 16725, SAID POINT BEING SOUTH $0^{\circ}24'02''$ WEST, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 & 17, A DISTANCE OF 47.00 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, SAID TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S $89^{\circ}23'59''$ E, ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 1793.19 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 50.00 FOOT-RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $89^{\circ}48'02''$, A DISTANCE OF 78.37 FEET, THE LONG CHORD OF WHICH BEARS SOUTH $44^{\circ}29'59''$ EAST, A DISTANCE OF 70.59 FEET, TO THE WEST LINE OF TYSON PARKWAY, AS DEDICATED PER SAID TYSON SUBDIVISION; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) S $00^{\circ}24'02''$ W, A DISTANCE OF 3999.58 FEET TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $30^{\circ}32'01''$, HAVING A RADIUS OF 623.00 FEET, AND WHOSE LONG CHORD BEARS S $15^{\circ}40'03''$ W, A DISTANCE OF 328.09 FEET; (3) THENCE, S $30^{\circ}56'03''$ W, A DISTANCE OF 389.58 FEET, TO THE NORTHERLY LINE OF POLE CANYON BOULEVARD, PER SAID TYSON SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N $59^{\circ}03'57''$ W, A DISTANCE OF 1163.32 FEET, TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $30^{\circ}28'59''$, HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N $74^{\circ}18'27''$ W, A DISTANCE OF 566.26 FEET; (3) N $89^{\circ}32'57''$ W, A DISTANCE OF 2253.72 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $31^{\circ}18'01''$, HAVING A RADIUS OF 923.00 FEET, AND WHOSE LONG CHORD BEARS N $73^{\circ}53'56''$ W, A DISTANCE OF 497.98 FEET; (5) N $58^{\circ}14'55''$ W, A DISTANCE OF 519.69 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF $31^{\circ}37'21''$, HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N $74^{\circ}03'36''$ W, A DISTANCE OF 586.90 FEET; (7) N $89^{\circ}52'16''$ W, A DISTANCE OF 821.01 FEET, TO A POINT ON THE EAST LINE OF S.R.-73; THENCE N $08^{\circ}42'32''$ W, ALONG SAID EAST LINE, A DISTANCE OF 772.67 FEET, TO THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17; THENCE S $89^{\circ}52'19''$ E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2023.44 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE S $89^{\circ}52'19''$ E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2651.86 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 16 & 17; THENCE N $0^{\circ}24'02''$ E, ALONG THE SECTION LINE AND

WEST LINE OF SAID TYSON SUBDIVISION A DISTANCE OF 2621.92 FEET, TO THE POINT OF BEGINNING.

PARCEL 2 CONTAINS: 13,144,047 SQ. FT., OR 301.746 ACRES

PARCEL 3

A PARCEL OF LAND SITUATE WITHIN SECTION 16, THE SOUTH HALF OF SECTION 17, SECTION 20, AND 21, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTION 15, 16, 21, & 22, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE, N 89° 40' 33" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 & 21, A DISTANCE OF 1383.10 FEET, TO THE EAST SIXTEENTH (E-16TH) CORNER COMMON TO SAID SECTION 16 & 21; THENCE, S 00° 10' 02" E, ALONG THE NORTH-SOUTH 1/16TH LINE, A DISTANCE OF 2656.16 FEET TO CENTER EAST SIXTEENTH (C-E 1/16TH) CORNER, OF SAID SECTION 21; THENCE N 89° 41' 39" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1360.81 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 21 (NOT MONUMENTED); THENCE S 00° 38' 52" E, FOR A DISTANCE OF 1243.31 FEET; THENCE S 87° 13' 16" E, A DISTANCE OF 1001.36 FEET; THENCE S 51° 21' 16" E, A DISTANCE OF 28.00 FEET; THENCE S 38° 38' 44" W, A DISTANCE OF 123.17 FEET; THENCE N 51° 21' 16" W, A DISTANCE OF 28.00 FEET; THENCE N 87° 13' 16" W, A DISTANCE OF 923.20 FEET, TO THE AFORESAID NORTH-SOUTH CENTER QUARTER LINE; THENCE S 00° 38' 52" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 643.56 FEET THENCE N 88° 31' 36" W, A DISTANCE OF 2665.79 FEET TO A POINT ON THE QUARTER SECTION LINE COMMON TO SAID SECTION 20 & 21; THENCE N 88° 47' 00" W, A DISTANCE OF 2853.31 FEET, TO A POINT IN THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 20; THENCE N 02° 55' 59" E, A DISTANCE OF 1903.58 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20 (NOT MONUMENTED); THENCE N 89° 23' 27" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1031.41 FEET, TO THE EAST LINE OF S.R.-73; THENCE N 08° 51' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 4464.37 FEET, TO THE SOUTHERLY LINE OF POLE CANYON BOULEVARD AS DEDICATED BY THE TYSON SUBDIVISION; THENCE ALOGN SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 52' 16" E, 797.11 FEET, TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 37' 21", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 03' 36" E, A DISTANCE OF 504.07 FEET; (3) S 58° 14' 55" E, 519.69 FEET, TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31° 18' 01", HAVING A RADIUS OF 1075.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 53' 56" E, A DISTANCE OF 579.99 FEET; (5) S 89° 32'

56" E, F 2253.72 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 28' 59", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 18' 27" E, A DISTANCE OF 486.35 FEET; (7) S 59° 03' 57" E, 1240.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF TYSON PARKWAY, PER SAID TYSON SUBDIVISION PLAT; THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N 30° 56' 03" E, 541.58 FEET TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 32' 01", HAVING A RADIUS OF 700.00 FEET, AND WHOSE LONG CHORD BEARS N 15° 40' 03" E FOR A DISTANCE OF 368.64 FEET (3) N 00° 24' 02" E, 3998.96 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 11' 58", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 30' 01" E FOR A DISTANCE OF 70.83 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF 4000 NORTH STREET; THENCE N 89° 23' 59" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1970.18 FEET, TO THE NORTHWEST CORNER OF SAID TYSON SUBDIVISION AND THE QUARTER SECTION LINE COMMON TO SECTIONS 16 & 17; THENCE N 00° 24' 02" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 47.00 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17; THENCE S 89° 23' 59" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 9 & 16, A DISTANCE OF 2667.03 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 9 & 16; THENCE S 89° 24' 26" E, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2667.28 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15, & 16; THENCE SOUTH 0° 22' 17" WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 2674.82 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTIONS 15 & 16; THENCE S 00° 22' 24" W, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2668.46 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 57,954,844 SQ. FT., OR 1330.46 AC.

**LESS AND EXCEPTING FROM PARCELS 2 & 3, THE FOLLOWING DESCRIBED
TRACT OF LAND:**

A parcel of land located in Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, County of Utah, State of Utah and being more particularly described as follows:

Beginning at the Utah County brass monument marking the Section Corner common to Sections 8, 9, 16 & 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running thence S 89° 24' 00" E, along the section line common to said Sections 9 & 16, a distance of 2667.03 feet to the Utah County brass monument marking the Quarter Corner common to Sections 9 & 16; thence S 89° 24' 26" E, continuing along the section line common to said Sections 9 & 16, a distance of 2667.28 feet, to the Section Corner common to Sections 9, 10, 15, & 16; thence S 00° 22' 17" W, along the section line common to said Sections 15 & 16, a distance of 2674.83 feet, to the Quarter Corner common to said Sections 15 & 16; thence S 00° 22' 24" W, continuing along

said section line common to Section 15 & 16, a distance of 2592.46 feet, to the Northerly Right-of-Way line of Pole Canyon Boulevard, recorded as Entry No.: 17099:2024, Map No.: 19147, of official Utah County Records; thence along said Northerly Right-of-Way line the following three (3) Courses: (1) N 89° 40' 33" W, a distance of 2619.49 feet to the beginning of a curve; thence Northwesterly along the arc of said curve turning to the right through an angle of 30° 36' 36", a distance of 493.11 feet, having a radius of 923.00 feet, and whose long chord bears N 74° 22' 15" W, a distance of 487.26 feet; thence, N 59° 03' 57" W, a distance of 722.41 feet to a point of intersection with the Easterly Right-of-Way line of Tyson Parkway, per the Tyson Subdivision, recorded as Entry No.: 95910:2019, Map No.: 16725, of official Utah County Records; thence along said Easterly Right-of-Way line the following three (3) Course: (1) N 30° 56' 03" E, a distance of 389.58 feet to the beginning of a curve; (2) Northeasterly along the arc of said curve turning to the left through an angle of 30° 32' 01", a distance of 373.04 feet, having a radius of 700.00 feet, and whose long chord bears N 15° 40' 03" E, a distance of 368.64 feet; (3) N 00° 24' 02" E, a distance of 2158.02 feet to a point of intersections with the Easterly extension of the South line of Lot 1, said Tyson Subdivision; thence N 89° 23' 59" W, along said South line and the extension thereof, a distance of 1920.01 feet to the Southwest corner of said Lot 1; thence N 00° 24' 02" E, along the section line common to aforesaid sections 16 & 17 and the West line of said Tyson Subdivision, a distance of 1938.11 feet to the point of beginning.

CONTAINS: 21,748,823 SQ. FT., OR 499.28 AC.

PARCEL 4

A TRACT OF LAND SITUATE WITHIN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, COUNTY OF UTAH, STATE OF UTAH SAID TRACT BEING A PORTION OF THE TOWN OF CEDAR FORT, DEPICTED AND DESCRIBED ON THE FINAL LOCAL ENTITY PLAT TITLED CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003, MAP NO.: 9869, OF OFFICIAL COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTION 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER ALSO BEING A CORNER IN COMMON TO THE TOWN OF CEDAR FORT, PER SAID CEDAR FORT 2002 ANNEXATION, RECORDED AS ENTRY NO.: 12596:2003 (MAP NO.: 9869) AND EAGLE MOUNTAIN CITY, PER FINAL LOCAL ENTITY PLATS TITLED POLE CANYON NO.1 ADDITION, RECORDED AS ENTRY NO.: 2548:2001 (MAP NO.: 13376) AND POLE CANYON NO.2 ADDITION, RECORDED AS ENTRY NO.: 2549:2011 (MAP NO.: 13377); AND RUNNING THENCE NORTH 89°52'19" WEST, ALONG THE EXISTING COMMON BOUNDARY LINE BETWEEN THE TOWN OF CEDAR FORT AND EAGLE MOUNTAIN CITY AND THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17, A DISTANCE OF 2651.86 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 17; THENCE DEPARTING SAID COMMON BOUNDARY LINE, BEARING

NORTH 0°35'26" EAST, ALONG THE NORTH-SOUTH CENTER QUARTER OF SAID SECTION 17, A DISTANCE OF 1337.23 FEET, TO THE C-N 1/16TH CORNER; THENCE SOUTH 89°48'45" EAST, ALONG THE EAST-WEST 1/16TH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1323.71 FEET, TO THE NE 1/16TH; THENCE NORTH 0°29'45" EAST, ALONG THE NORTH-SOUTH 1/16TH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1335.86 FEET, TO THE E-1/16TH CORNER COMMON TO SAID SECTION 8 & 17; THENCE SOUTH 89°45'09" EAST, ALONG THE SECTION LINE COMMON TO SAID SECTION 8 & 17, A DISTANCE OF 1321.49 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, AND A CORNER IN COMMON TO AFORESAID CEDAR FORT AND EAGLE MOUNTAIN CITY MUNICIPAL BOUNDARIES; THENCE SOUTH 0°24'02" WEST, ALONG THE SECTION LINE AND CURRENT COMMON BOUNDARY LINE, A DISTANCE OF 2668.92 FEET, TO THE POINT OF BEGINNING.

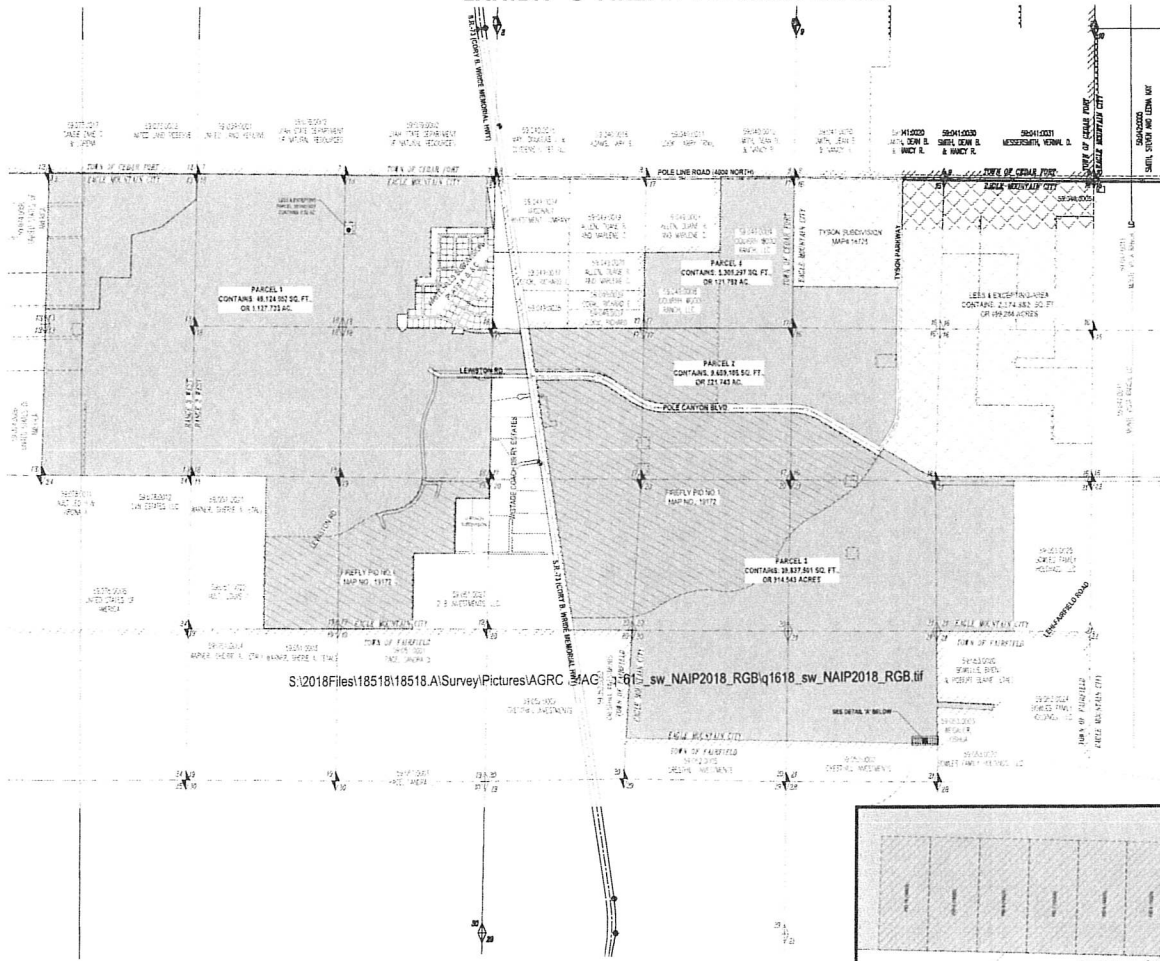
CONTAINS: 5,305,297 SQ. FT., OR 121.792 ACRES

OVERALL FIREFLY ANNEXATION AREA CONTAINS: 12,535.811 ACRES.

EXHIBIT C

(Initial District Boundary and Annexation Map)

EXHIBIT 'C' FIREFLY PID AREA EXHIBIT



McNEIL ENGINEERING
 International and Sustainable Design, Professionalism You Know and Trust
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 Civil Engineering • Consulting & Landscapes Architecture
 Structural Engineering • Land Surveying & HDG

EXHIBIT 'C' FIREFLY PID AREA EXHIBIT

OQUIRRH WOOD RANCH, LLC.
EAGLE MOUNTAIN, UTAH
IN SECTIONS 16, 17, 18, 19, 20, & 21 T.65 N.2W. & SECTION 13, T.65, R.3W. S.

LOCATED IN SECTIONS 16, 17, 18, 19, 20, & 21 T.6S. R.3W. S.1.B.&M.

REVISIONS	DESCRIPTION	DATE	BY
	RELEASE FOR REVIEW	12/10/14	
PROJECT NO.: 14512A			
CAD FILE: EXHIBIT C MID ARE.			
DRAWN BY: DWK			
CALC BY: DWK			
FIELD CREW: N/A			
CHECKED BY: DWK			
DATE: 12/10/14			

DESCRIPTION	EXHIBIT
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1 OF 1

DETAIL 'A'