

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

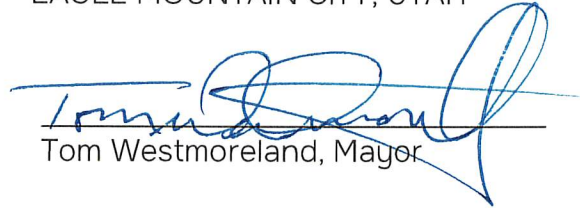
WHEREAS, the City does not intend to provide public parks, trails, and recreational facilities to the Land.

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



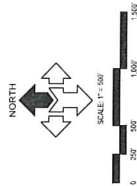


Gina L. Olsen, CMC
City Recorder

EXHIBIT A

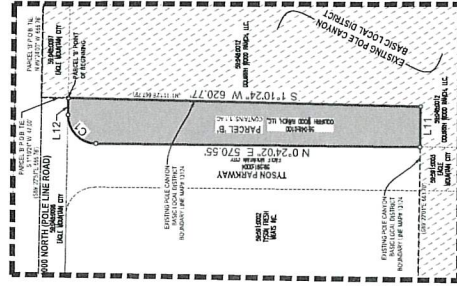
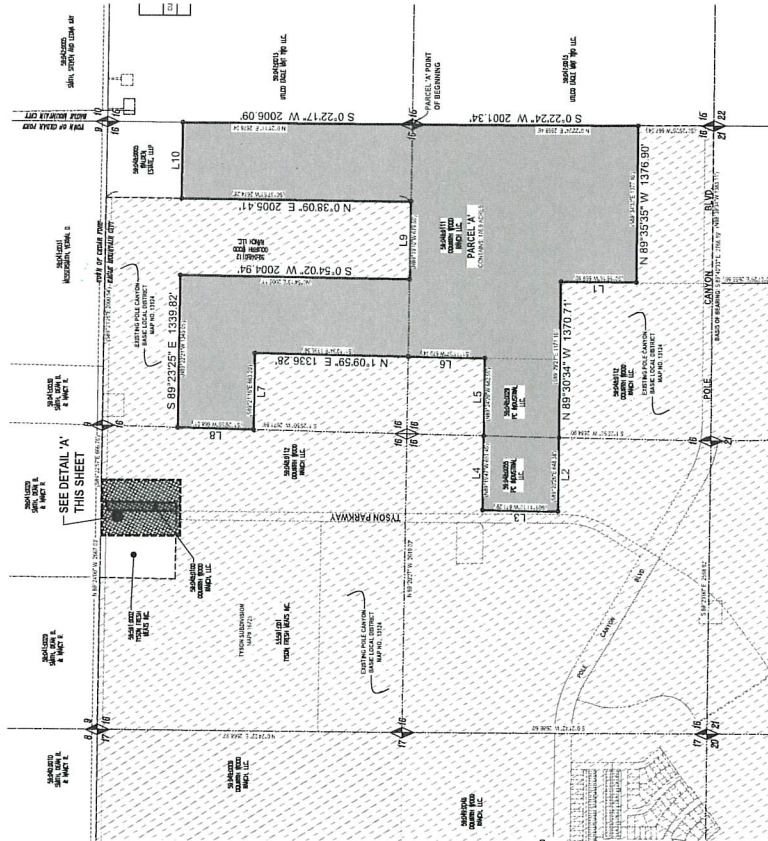
POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO.: 2)

ADDITION TO THE BOUNDARY OF THE POLE CANYON BASIC LOCAL DISTRICT
RECORDED AS MAP NO. 10743, AMENDMENT NO. 2, IN THE PUBLIC RECORDS OFFICE
LOCATED IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH
FEBRUARY 2023



CURVE TABLE		LINE TABLE	
STATION	CHORD BEARING	STATION	CHORD BEARING
1+00.00	N 0° 00' 00" E	1+00.00	N 0° 00' 00" E
1+00.00	N 0° 00' 00" E	1+00.00	N 0° 00' 00" E

LINE TABLE		LINE TABLE	
STATION	CHORD BEARING	STATION	CHORD BEARING
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1+00.00	N 0° 00' 00" E	1+00.00	N 0° 00' 00" E



MAP LEGEND

- SECTION LINES
- RECORDING LINES
- EXISTING POLE CANYON BASIC LOCAL DISTRICT PERMITS NO. 1124
- AREA 'A' & 'C' BEING ANNEXED INTO THE POLE CANYON BASIC LOCAL DISTRICT
- CONTAINS 17.5 ACRES, MORE OR LESS

PARCELS INCLUDED WITHIN THE ANNEXATION AREA	
PARCEL A	09/08/0111
PARCEL B	09/08/0055
PARCEL C	09/08/0029
PARCEL D	09/08/0100

SURVEYORS CERTIFICATE
I, DENNIS A. WHEELER, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 64, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 97036, DO HEREBY CERTIFY THAT A FINAL LOCAL DISTRICT PLAT HAS BEEN PREPARED AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL DISTRICT PLAT.



ANNEXATION DESCRIPTIONS

Parcel A: Description: Parcel A is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel A is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel A is 1/4 section in area.

Parcel B: Description: Parcel B is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel B is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel B is 1/4 section in area.

Parcel C: Description: Parcel C is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel C is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel C is 1/4 section in area.

Parcel D: Description: Parcel D is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel D is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel D is 1/4 section in area.

Parcel E: Description: Parcel E is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel E is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel E is 1/4 section in area.

Parcel F: Description: Parcel F is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel F is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel F is 1/4 section in area.

Parcel G: Description: Parcel G is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel G is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel G is 1/4 section in area.

Parcel H: Description: Parcel H is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel H is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel H is 1/4 section in area.

Parcel I: Description: Parcel I is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel I is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel I is 1/4 section in area.

Parcel J: Description: Parcel J is located in the Pole Canyon Basic Local District, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Parcel J is bounded on the north by the 1/4 section line, on the east by the 1/4 section line, on the south by the 1/4 section line, and on the west by the 1/4 section line. Parcel J is 1/4 section in area.

UTAH COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL DISTRICT PLAT.

ACCEPTANCE CERTIFICATE
WE, THE ONLY 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, TRACTS, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER IN ACCORDANCE WITH THE RESOLUTION PROVIDING FOR THE ANNEXATION OF THE TRACTS IN ACCORDANCE WITH THE PROVISIONS ACCEPT THE ANNEXATION OF THE TRACTS 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__.

SURVEYORS NARRATIVE
1. THE PARCELS OF LAND SHOWN HEREON ARE TO BE ANNEXED INTO THE POLE CANYON BASIC LOCAL DISTRICT, AS SHOWN ON MAP NO. 10743, AMENDMENT NO. 2, IN THE PUBLIC RECORDS OFFICE.

2. ALONG THE SECTION LINE COMMON TO SECTIONS 15, 16, 21, & 22, AND THE QUARTER CORNER COMMON TO SECTIONS 15, 16, 21, & 22, BETWEEN UTAH COUNTY PARCELS 09/08/0111, 09/08/0055, 09/08/0029, 09/08/0100, 09/08/0101, 09/08/0102, 09/08/0103, 09/08/0104, 09/08/0105, 09/08/0106, 09/08/0107, 09/08/0108, 09/08/0109, 09/08/0110, 09/08/0111, 09/08/0112, 09/08/0113, 09/08/0114, 09/08/0115, 09/08/0116, 09/08/0117, 09/08/0118, 09/08/0119, 09/08/0120, 09/08/0121, 09/08/0122, 09/08/0123, 09/08/0124, 09/08/0125, 09/08/0126, 09/08/0127, 09/08/0128, 09/08/0129, 09/08/0130, 09/08/0131, 09/08/0132, 09/08/0133, 09/08/0134, 09/08/0135, 09/08/0136, 09/08/0137, 09/08/0138, 09/08/0139, 09/08/0140, 09/08/0141, 09/08/0142, 09/08/0143, 09/08/0144, 09/08/0145, 09/08/0146, 09/08/0147, 09/08/0148, 09/08/0149, 09/08/0150, 09/08/0151, 09/08/0152, 09/08/0153, 09/08/0154, 09/08/0155, 09/08/0156, 09/08/0157, 09/08/0158, 09/08/0159, 09/08/0160, 09/08/0161, 09/08/0162, 09/08/0163, 09/08/0164, 09/08/0165, 09/08/0166, 09/08/0167, 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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.

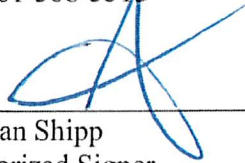
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

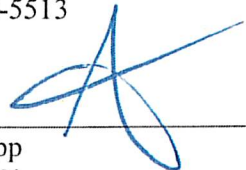
Oquirrh Wood Ranch, LLC,
a Utah limited liability company
14034 S. 145 E., Ste. 204
Draper, UT 84020-5756
Phone: 801-508-5513



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

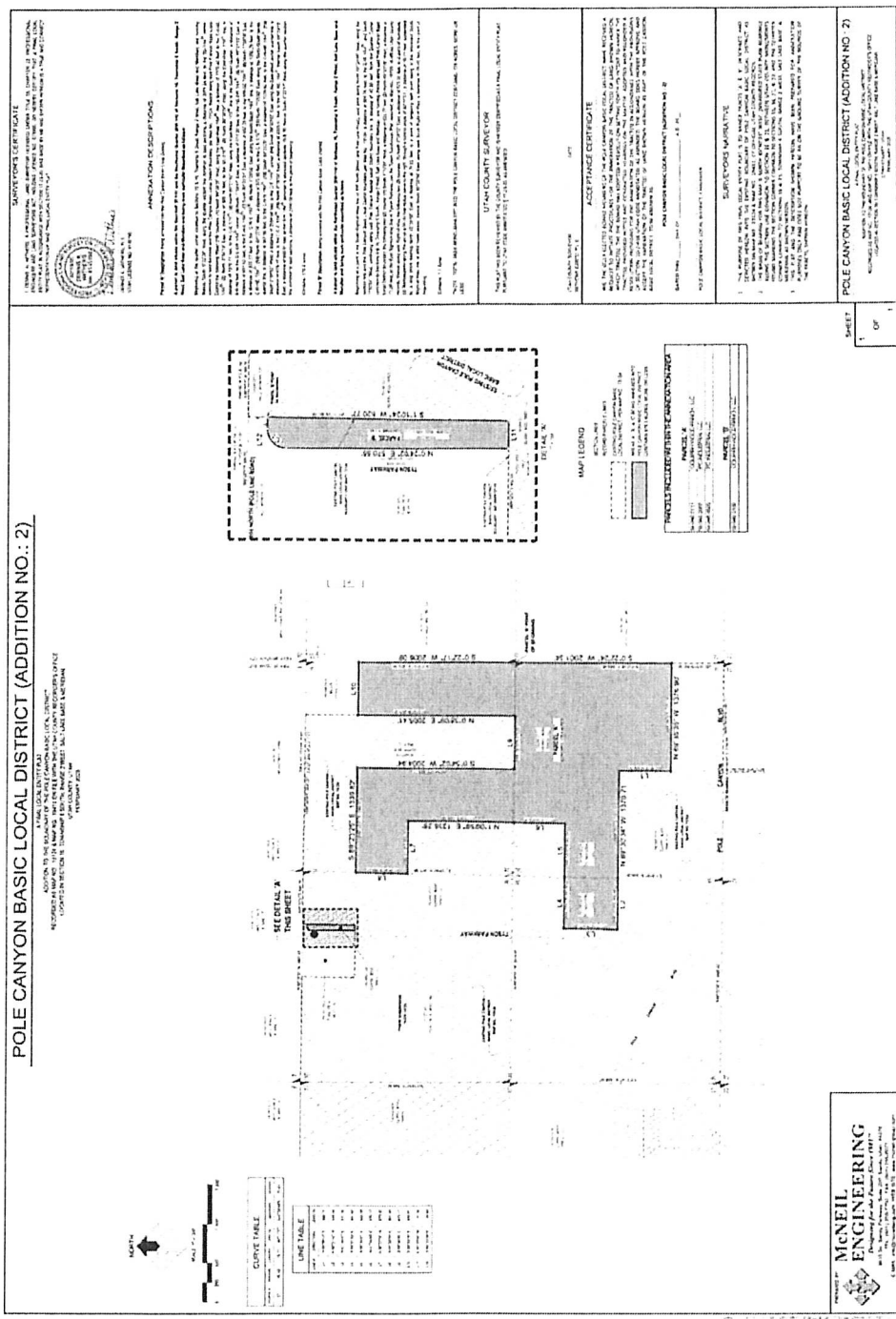


EXHIBIT C

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: [Signature]
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.

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Jared Westhoff
Carey G. Smith

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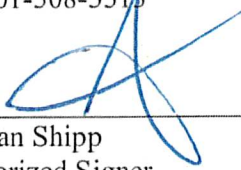
IN WITNESS WHEREOF, the Petitioners have each executed this Petition effective as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

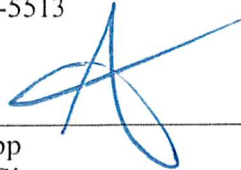
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Phone: 801-508-5513



By: Nathan Shipp
Its: Authorized Signer

PETITIONER:

PC Industrial, LLC,
a Utah limited liability company
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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 NO. 2 TO THE POLE CANYON BASIC LOCAL DISTRICT
 LOCATED IN SECTION 16, TOWNSHIP 10N, RANGE 10E, COUNTY OF YAVAPAI, ARIZONA
 1/10/2008

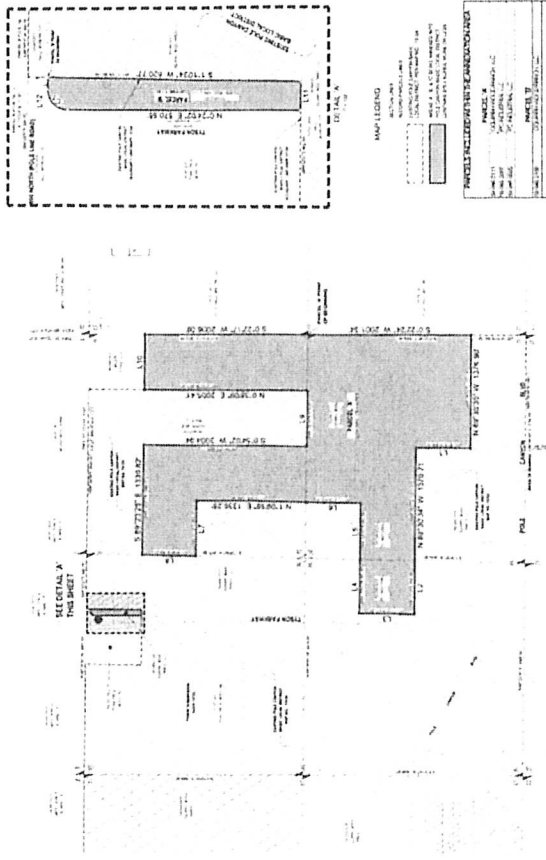


CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
2	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
3	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
4	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
5	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
6	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
7	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
8	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
9	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
10	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00

LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
2	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
3	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
4	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
5	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
6	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
7	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
8	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
9	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00
10	N 10° 00' 00" E	100.00	N 10° 00' 00" E	100.00



MAP LEGEND

SYMBOL	DESCRIPTION
[Symbol]	ADDITION NO. 2
[Symbol]	SECTION 16
[Symbol]	SECTION 17

PARCELS INCLUDED WITH THE ADDITION

PARCEL NO.	OWNER	ACRES
1	McNeil Engineering, Inc.	1.23
2	McNeil Engineering, Inc.	1.23
3	McNeil Engineering, Inc.	1.23
4	McNeil Engineering, Inc.	1.23
5	McNeil Engineering, Inc.	1.23
6	McNeil Engineering, Inc.	1.23
7	McNeil Engineering, Inc.	1.23
8	McNeil Engineering, Inc.	1.23
9	McNeil Engineering, Inc.	1.23
10	McNeil Engineering, Inc.	1.23



STATE OF ARIZONA
YAVAPAI COUNTY
POLE CANYON BASIC LOCAL DISTRICT (ADDITION NO. 2)

ACCEPTANCE CERTIFICATE

I, the undersigned, being a duly qualified and authorized officer of the Yavapai County Board of Supervisors, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk.

WITNESSED my hand and the seal of said County at the City of Phoenix, Arizona, this 1st day of January, 2008.

 County Clerk

NOTARIAL CERTIFICATE

I, the undersigned, being a duly qualified and authorized officer of the Yavapai County Board of Supervisors, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk.

WITNESSED my hand and the seal of said County at the City of Phoenix, Arizona, this 1st day of January, 2008.

 County Clerk

ADDITIONAL NOTES

1. The foregoing is a true and correct copy of the original as the same appears on file in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk.

2. The foregoing is a true and correct copy of the original as the same appears on file in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk.

3. The foregoing is a true and correct copy of the original as the same appears on file in the office of the County Clerk, and that the same has been duly recorded in the office of the County Clerk.

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