

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC  
INFRASTRUCTURE DISTRICT BY SALEM CITY, UTAH**

August 28, 2023

Dear Property Owner and/or Registered Voter,

This notice is furnished to you by the City Council (the “Council”) of Salem City, Utah (the “City”) to provide notice of a public hearing to be held by the Council on **September 20, 2023 at or after 7 P.M.** The public hearing is regarding the proposed creation of the Viridian Farm Public Infrastructure District Nos. 1 through 3 (the “Proposed Districts”) and to allow for public input on (i) whether the requested service (described below) is needed in the area of the applicable Proposed Districts, (ii) whether the service should be provided by the City or the Proposed Districts, and (iii) all other matters relating to the Proposed Districts. **In addition, the City Council will be discussing the Proposed Districts at its work session the same night beginning at 6 P.M. and you are invited to attend.**

Because consent to the creation of the Proposed Districts and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed Districts, pursuant to Section 17D-4-201 of the Utah Code, the City may adopt a resolution creating the Proposed Districts immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed Districts must be submitted to the City prior to the public hearing described herein.**

**Meeting Information:**

Held By: The City Council of Salem City, Utah

Date September 20, 2023

Work Session: 6 P.M.

Public Hearing: at or after 7 P.M.

Location:

City Council Chambers

30 W 100 S

Salem UT, 84653

**Proposed Districts Boundaries:**

A metes and bounds boundary description of the Proposed Districts is attached as **Appendix A**. In addition, it is anticipated that the Proposed Districts would be authorized to adjust their boundaries through annexation and withdrawal of properties, so long as such properties are within the proposed inclusion area, as shown on the map attached as **Appendix B** and certain requirements as established in a governing document have been met.

**Summary of Proposed Resolution:**

The proposed resolution regarding the creation of the Proposed Districts contains consideration of approval the following items:

- Creation of the Proposed Districts with the boundaries as described herein
- Establishment of a Board of Trustees for each of the Proposed Districts and appointment of the following individuals as initial members:
  - Adam Loser
  - Jonathan Thornley
  - Scott Bishop
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document and Interlocal Agreement with respect to each Proposed Districts containing the following limitations
  - A property tax limit of 0.005 per dollar of taxable value for all of the Proposed Districts
  - An aggregate debt limit for all of the Proposed Districts of \$35,000,000

**Proposed Service:**

**Viridian Farm Public Infrastructure District Nos. 1 through 3** is proposed to be created for the purpose of financing the construction of public infrastructure relating to the Viridian Farm development (the “Project”), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “Act”).

Sincerely,

The City Council of Salem City,  
Utah

**APPENDIX A**  
**PROPOSED DISTRICTS BOUNDARIES**

**INITIAL BOUNDARY LEGAL DESCRIPTIONS:**

**VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1**

**PARCEL A**

A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°22'15"W ALONG THE QUARTER SECTION LINE 1503.72 FEET AND EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 2483.82 FEET TO THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N89°09'38"E ALONG SAID FENCE LINE AGREEMENT 666.07 FEET; THENCE N89°23'48"E 280.01 FEET; THENCE N89°24'46"E 58.00 FEET; THENCE S00°35'14"E 44.87 FEET; THENCE N89°24'46"E 507.62 FEET; THENCE N00°35'14"W 107.00 FEET; THENCE N89°24'42"E 58.00 FEET; THENCE N89°25'04"E 360.00 FEET; THENCE N89°08'50"E 63.00 FEET; THENCE S00°35'14"E 106.71 FEET; THENCE N89°38'32"E 371.91 FEET; THENCE N00°21'28"W 25.46 FEET; THENCE N89°38'32"E 242.00 FEET; THENCE S00°21'28"E 47.59 FEET; THENCE N87°19'41"E 82.36 FEET; THENCE N67°28'27"E 179.46 FEET; THENCE S24°31'40"E 29.27 FEET; THENCE S26°31'47"E 39.56 FEET; THENCE N63°28'13"E 116.73 FEET; THENCE S21°41'32"E 20.82 FEET; THENCE S30°09'46"E 30.88 FEET; THENCE N59°50'14"E 120.00 FEET; THENCE N59°50'14"E 58.00 FEET; THENCE N64°28'35"E 122.10 FEET; THENCE S25°21'02"E 20.30 FEET; THENCE S30°09'46"E 196.39 FEET; THENCE S32°08'23"E 48.02 FEET; THENCE S59°26'56"W 18.23 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE N59°26'56"E 82.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: N30°34'34"E 14.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 164.28 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 115°29'29", CHORD: N59°26'56"E 137.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: N88°19'18"E 14.49 FEET; THENCE N59°26'56"E 1313.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 373.94 FEET WITH A RADIUS OF 2603.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: N63°33'49"E 373.62 FEET; THENCE N67°40'42"E 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 651.72 FEET WITH A RADIUS OF 4921.50 FEET THROUGH A CENTRAL ANGLE OF 07°35'14", CHORD: N63°53'05"E 651.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.21 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 58°05'50", CHORD: N31°02'33"E 14.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 164.12 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 115°22'39", CHORD: N59°40'57"E 137.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: N88°29'55"E 14.49 FEET; THENCE N59°37'32"E 258.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 105.80 FEET WITH A RADIUS OF 826.50 FEET THROUGH

A CENTRAL ANGLE OF 07°20'04", CHORD: N63°17'34"E 105.73 FEET; THENCE N66°57'36"E 159.70 FEET; TO THE NORTH LINE OF SAID SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 162.13 FEET; THENCE EAST 31.99 FEET; THENCE S59°00'06"W 21.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 105.22 FEET WITH A RADIUS OF 757.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'30", CHORD: S62°58'51"W 105.13 FEET; THENCE S66°57'36"W 213.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 95.05 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: S63°17'34"W 94.98 FEET; THENCE S59°37'32"W 264.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 3.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°44'57", CHORD: S10°25'04"W 3.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 171.91 FEET WITH A RADIUS OF 88.50 FEET THROUGH A CENTRAL ANGLE OF 111°17'38", CHORD: S59°41'24"W 146.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.26 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°26'06", CHORD: N70°52'50"W 3.25 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 669.92 FEET WITH A RADIUS OF 5005.50 FEET THROUGH A CENTRAL ANGLE OF 07°40'06", CHORD: S63°50'39"W 669.42 FEET; THENCE S67°40'42"W 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 361.88 FEET WITH A RADIUS OF 2519.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: S63°33'49"W 361.57 FEET; THENCE S59°26'56"W 726.38 FEET; THENCE S30°33'04"E 159.00 FEET; THENCE N59°26'56"E 12.57 FEET; THENCE S30°09'46"E 614.03 FEET; THENCE S59°50'14"W 23.70 FEET; THENCE S30°09'46"E 120.00 FEET; THENCE N59°50'14"E 411.20 FEET; THENCE S30°09'46"E 120.00 FEET; THENCE N59°50'14"E 40.68 FEET; THENCE S30°09'46"E 312.81 FEET; THENCE N36°08'57"E 393.23 FEET; THENCE N51°53'47"E 58.17 FEET; THENCE N48°22'16"E 167.73 FEET; THENCE S42°18'16"E 179.88 FEET; THENCE N47°19'17"E 115.24 FEET; THENCE S42°42'08"E 423.05 FEET; THENCE S36°33'44"W 500.10 FEET; THENCE S49°47'00"W 299.72 FEET; THENCE S39°17'42"W 345.84 FEET; THENCE S39°17'42"W 208.72 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 141.67 FEET WITH A RADIUS OF 291.12 FEET THROUGH A CENTRAL ANGLE OF 27°52'57", CHORD: S42°28'31"W 140.28 FEET; THENCE S28°32'03"W 97.35 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 98.15 FEET WITH A RADIUS OF 195.00 FEET THROUGH A CENTRAL ANGLE OF 28°50'16", CHORD: S64°08'55"W 97.11 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 951.92 FEET; THENCE N05°38'55"E 543.93 FEET; THENCE N37°10'00"W 177.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 4.88 FEET WITH A RADIUS OF 423.00 FEET THROUGH A CENTRAL ANGLE OF 0°39'37", CHORD: S30°18'39"W 4.88 FEET; THENCE N60°01'09"W 171.92 FEET; THENCE N28°11'29"E 68.62 FEET; THENCE N43°59'20"E 87.26 FEET; THENCE N45°07'30"W 125.02 FEET; THENCE N45°07'11"W 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 60.90 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 04°27'03", CHORD: N47°06'20"E 60.89 FEET; THENCE N40°40'09"W 57.49 FEET; THENCE N30°09'46"W 550.16 FEET; THENCE N59°26'56"E 47.05 FEET; THENCE N30°33'04"W 111.00 FEET; THENCE S59°26'56"W 164.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: S73°11'55"W 497.94 FEET; THENCE S03°03'06"E 101.68 FEET; THENCE S02°03'10"E 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: S88°40'46"W 30.59 FEET; THENCE S89°24'43"W 243.27 FEET;

THENCE S00°35'32"E 86.40 FEET; THENCE S88°54'25"W 40.16 FEET; THENCE S00°48'47"E 84.61 FEET; THENCE S89°11'13"W 185.55 FEET; THENCE S00°48'47"E 96.08 FEET; THENCE S89°11'13"W 151.18 FEET; THENCE S00°48'47"E 391.09 FEET TO THE QUARTER SECTION LINE; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 321.53 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 620.40 FEET; THENCE S89°24'46"W 967.16 FEET; THENCE N00°35'14"W 60.30 FEET; THENCE S89°24'46"W 29.00 FEET; THENCE S59°26'40"W 596.86 FEET; THENCE N89°59'39"W 109.12 FEET; THENCE S00°22'03"E 295.00 FEET; THENCE N89°55'48"W 328.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±191.91 ACRES

±8,359,713 SQ. FT.

*TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:*

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 1613.70 FEET AND SOUTH 18.93 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE ALONG AN EXISTING FENCE S00°30'39"E 330.58 FEET; THENCE S89°24'46"W 360.97 FEET TO THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: THENCE N00°54'23"W 120.98 FEET; THENCE N00°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY N88°55'00"E 360.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.73 ACRES

118,865 SQ. FT.

**COMBINED AREA CONTAINS: ±194.64 ACRES**

**VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #2**

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 625.51 FEET AND SOUTH 16.50 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S00°35'14"E 193.77 FEET; THENCE N89°24'46"E 25.07 FEET; THENCE S00°35'14"E 58.00 FEET; THENCE S00°39'04"E 312.89 FEET; THENCE S05°36'11"E 215.26 FEET; THENCE N89°24'46"E 16.29 FEET; THENCE S00°35'14"E 178.09 FEET; THENCE N89°25'04"E 20.75 FEET; THENCE S00°35'14"E 120.21 FEET; THENCE N89°23'48"E 12.05 FEET; THENCE S00°21'28"E 284.60 FEET; THENCE S89°38'32"W 113.91 FEET; THENCE N00°35'14"W 106.71 FEET; THENCE S89°08'50"W 63.00 FEET; THENCE S89°25'04"W 360.00 FEET; THENCE S89°24'42"W 58.00 FEET; THENCE S00°35'14"E 107.00 FEET; THENCE S89°24'46"W 507.62 FEET; THENCE N00°35'14"W 44.87 FEET; THENCE S89°24'46"W 58.00 FEET; THENCE S89°23'48"W 280.01 FEET TO THE EAST LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 285.40 FEET; THENCE N89°24'46"E 360.97 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: S00°30'39"E 273.00 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET (BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6); THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 691.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±35.14 ACRES

±1,530,898 SQ. FT.

*TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:*

#### PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°08'08"E ALONG THE SECTION LINE 1388.56 FEET AND SOUTH 0.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 1206.80 FEET ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 119489:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: THENCE S40°05'30"W 411.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 199.94 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 29°38'01", CHORD: S25°16'30"W 197.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.69 FEET WITH A RADIUS OF 105.49 FEET THROUGH A CENTRAL ANGLE OF 25°54'01", CHORD: S23°24'30"W 47.28 FEET; THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 0.77 FEET WITH A RADIUS OF 2.57 FEET THROUGH A CENTRAL ANGLE OF 17°16'00", CHORD: S44°59'30"W 0.77 FEET; THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A

CURVE TO THE LEFT 93.84 FEET WITH A RADIUS OF 386.57 FEET THROUGH A CENTRAL ANGLE OF 13°54'30", CHORD: S46°40'15"W 93.61 FEET; THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 49.48 FEET; THENCE S31°10'29"W 641.96 FEET; THENCE S39°19'38"W 224.08 FEET; THENCE N42°42'08"W 423.05 FEET; THENCE S47°19'17"W 115.24 FEET; THENCE N42°18'16"W 179.88 FEET; THENCE S48°22'16"W 167.73 FEET; THENCE S51°53'47"W 58.17 FEET; THENCE S36°08'57"W 393.23 FEET; THENCE N30°09'46"W 312.81 FEET; THENCE S59°50'14"W 40.68 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE S59°50'14"W 411.20 FEET; THENCE N30°09'46"W 120.00 FEET; THENCE N59°50'14"E 23.70 FEET; THENCE N30°09'46"W 614.03 FEET; THENCE S59°26'56"W 12.57 FEET; THENCE N30°33'04"W 159.00 FEET; THENCE N59°26'56"E 726.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 361.88 FEET WITH A RADIUS OF 2519.50 FEET THROUGH A CENTRAL ANGLE OF 08°13'46", CHORD: N63°33'49"E 361.57 FEET; THENCE N67°40'42"E 178.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 669.92 FEET WITH A RADIUS OF 5005.50 FEET THROUGH A CENTRAL ANGLE OF 07°40'06", CHORD: N63°50'39"E 669.42 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.26 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°26'06", CHORD: S70°52'50"E 3.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 171.91 FEET WITH A RADIUS OF 88.50 FEET THROUGH A CENTRAL ANGLE OF 111°17'38", CHORD: N59°41'24"E 146.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 3.34 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 12°44'57", CHORD: N10°25'04"E 3.33 FEET; THENCE N59°37'32"E 264.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 95.05 FEET WITH A RADIUS OF 742.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: N63°17'34"E 94.98 FEET; THENCE N66°57'36"E 213.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 105.22 FEET WITH A RADIUS OF 757.50 FEET THROUGH A CENTRAL ANGLE OF 07°57'30", CHORD: N62°58'51"E 105.13 FEET; THENCE N59°00'06"E 21.58 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±90.96 ACRES

±3,962,066 SQ. FT.

#### PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 332.27 FEET; THENCE N00°48'47"W 391.09 FEET; THENCE N89°11'13"E 151.18 FEET; THENCE N00°48'47"W 96.08 FEET; THENCE N89°11'13"E 185.55 FEET; THENCE N00°48'47"W 84.61 FEET; THENCE N88°54'25"E 40.16 FEET; THENCE N00°35'32"W 86.40 FEET; THENCE N89°24'43"E 243.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: N88°40'46"E 30.59 FEET; THENCE N02°03'10"W 48.00 FEET; THENCE N03°03'06"W

101.68 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: N73°11'55"E 497.94 FEET; THENCE N59°26'56"E 164.47 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE S59°26'56"W 47.05 FEET; THENCE S30°09'46"E 550.16 FEET; THENCE S40°40'09"E 57.49 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 165.00 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 12°03'30", CHORD: S43°18'06"W 164.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 22.37 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 85°26'22", CHORD: N05°26'50"W 20.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 33.31 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'05", CHORD: N45°15'58"W 33.30 FEET; THENCE S47°38'04"W 23.51 FEET; THENCE S63°05'56"W 99.03 FEET; THENCE S67°13'09"W 129.23 FEET; THENCE S71°15'01"W 118.02 FEET; THENCE S74°47'41"W 99.39 FEET; THENCE S78°01'47"W 99.05 FEET; THENCE S81°15'33"W 99.05 FEET; THENCE S84°29'19"W 99.05 FEET; THENCE S87°45'20"W 101.35 FEET; THENCE S89°24'28"W 107.29 FEET; THENCE S00°18'48"E 19.43 FEET; THENCE S89°41'12"W 63.00 FEET; THENCE S00°18'48"E 78.97 FEET; THENCE S89°41'12"W 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.99 ACRES

±914,391 SQ. FT.

#### PARCEL D

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°22'15"W ALONG THE QUARTER SECTION LINE 56.07 FEET AND EAST 1382.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N00°29'26"W 725.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.16 FEET WITH A RADIUS OF 529.00 FEET THROUGH A CENTRAL ANGLE OF 01°19'01", CHORD: S88°45'15"W 12.16 FEET; THENCE S89°24'46"W 198.84 FEET; THENCE N00°35'14"W 78.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 479.96 FEET WITH A RADIUS OF 1525.00 FEET THROUGH A CENTRAL ANGLE OF 18°01'57", CHORD: N09°36'12"W 477.98 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 56.67 FEET WITH A RADIUS OF 1525.00 FEET THROUGH A CENTRAL ANGLE OF 02°07'44", CHORD: N17°33'19"W 56.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 423.29 FEET WITH A RADIUS OF 1525.00 FEET THROUGH A CENTRAL ANGLE OF 15°54'12", CHORD: N08°32'20"W 421.93 FEET; THENCE N00°35'14"W 242.02 FEET; THENCE N89°24'46"E 967.16 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT IN DEED ENTRY NO. 101395:2015; THENCE S00°34'16"E ALONG SAID FENCE LINE AGREEMENT 1995.44 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 607.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±36.31 ACRES

±1,581,762 SQ. FT.

**VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #3**

**PARCEL A**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTH HALF OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 625.51 FEET AND SOUTH 16.50 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 625.62 FEET; THENCE N89°09'50"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE SOUTH FROM THE NORTH LINE OF SECTION 5) 1986.13 FEET; THENCE N0°13'24"E 16.50 FEET TO THE SECTION LINE; THENCE N89°09'50"E ALONG THE SECTION LINE 676.62 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 1194.44 FEET; THENCE S66°57'36"W 159.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 105.80 FEET WITH A RADIUS OF 826.50 FEET THROUGH A CENTRAL ANGLE OF 07°20'04", CHORD: S63°17'34"W 105.73 FEET; THENCE S59°37'32"W 258.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: S88°29'55"W 14.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 164.12 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 115°22'39", CHORD: S59°40'57"W 137.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.21 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 58°05'50", CHORD: S31°02'33"W 14.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 651.72 FEET WITH A RADIUS OF 4921.50 FEET THROUGH A CENTRAL ANGLE OF 07°35'14", CHORD: S63°53'05"W 651.24 FEET; THENCE S67°40'42"W 178.62 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 373.73 FEET WITH A RADIUS OF 4567.08 FEET THROUGH A CENTRAL ANGLE OF 04°41'19", CHORD: S63°33'49"W 373.62 FEET; THENCE S59°26'56"W 1313.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: S88°19'18"W 14.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 164.28 FEET WITH A RADIUS OF 81.50 FEET THROUGH A CENTRAL ANGLE OF 115°29'29", CHORD: S59°26'56"W 137.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 15.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 57°44'44", CHORD: S30°34'34"W 14.49 FEET; THENCE S59°26'56"W 82.96 FEET; THENCE N30°33'04"W 111.00 FEET; THENCE N59°26'56"E 18.23 FEET; THENCE N32°08'23"W 48.02 FEET; THENCE N30°09'46"W 196.39 FEET; THENCE N25°21'02"W 20.30 FEET; THENCE S64°28'35"W 122.10 FEET; THENCE S59°50'14"W 58.00 FEET; THENCE S59°50'14"W 120.00 FEET; THENCE N30°09'46"W 30.88 FEET; THENCE N21°41'32"W 20.82 FEET; THENCE S63°28'13"W 116.73 FEET; THENCE N26°31'47"W 39.56 FEET; THENCE N24°31'40"W 29.27 FEET; THENCE S67°28'27"W 179.46 FEET; THENCE S87°19'41"W 82.36 FEET; THENCE N00°21'28"W 47.59 FEET; THENCE S89°38'32"W 242.00 FEET; THENCE S00°21'28"E 25.46 FEET; THENCE S89°38'32"W 258.00 FEET; THENCE N00°21'28"W 284.60 FEET; THENCE S89°23'48"W 12.05 FEET; THENCE N00°35'14"W 120.21 FEET; THENCE

S89°25'04"W 20.75 FEET; THENCE N00°35'14"W 178.09 FEET; THENCE S89°24'46"W 16.29 FEET; THENCE N05°36'11"W 215.26 FEET; THENCE N00°39'04"W 312.89 FEET; THENCE N00°35'14"W 58.00 FEET; THENCE S89°24'46"W 25.07 FEET; THENCE N00°35'14"W 193.77 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±96.06 ACRES

±4,184,574 SQ. FT.

*TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:*

PARCEL B

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE N89°41'12"E 115.00 FEET; THENCE N00°18'48"W 78.97 FEET; THENCE N89°41'12"E 63.00 FEET; THENCE N00°18'48"W 19.43 FEET; THENCE N89°24'28"E 107.29 FEET; THENCE N87°45'20"E 101.35 FEET; THENCE N84°29'19"E 99.05 FEET; THENCE N81°15'33"E 99.05 FEET; THENCE N78°01'47"E 99.05 FEET; THENCE N74°47'41"E 99.39 FEET; THENCE N71°15'01"E 118.02 FEET; THENCE N67°13'09"E 129.23 FEET; THENCE N63°05'56"E 99.03 FEET; THENCE N47°38'04"E 23.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 33.31 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 05°48'05", CHORD: S45°15'58"E 33.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 22.37 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 85°26'22", CHORD: S05°26'50"E 20.35 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 104.10 FEET WITH A RADIUS OF 784.00 FEET THROUGH A CENTRAL ANGLE OF 07°36'28", CHORD: N41°04'35"E 104.02 FEET; THENCE S45°07'11"E 63.00 FEET; THENCE S45°07'30"E 125.02 FEET; THENCE S43°59'20"W 87.26 FEET; THENCE S28°11'29"W 68.62 FEET; THENCE S60°01'09"E 171.92 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.88 FEET WITH A RADIUS OF 423.00 FEET THROUGH A CENTRAL ANGLE OF 00°39'37", CHORD: N30°18'39"E 4.88 FEET; THENCE S37°10'00"E 177.51 FEET; THENCE S05°38'55"W 543.93 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 133.93 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'31"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±82.97 ACRES

±3,614,281 SQ. FT.

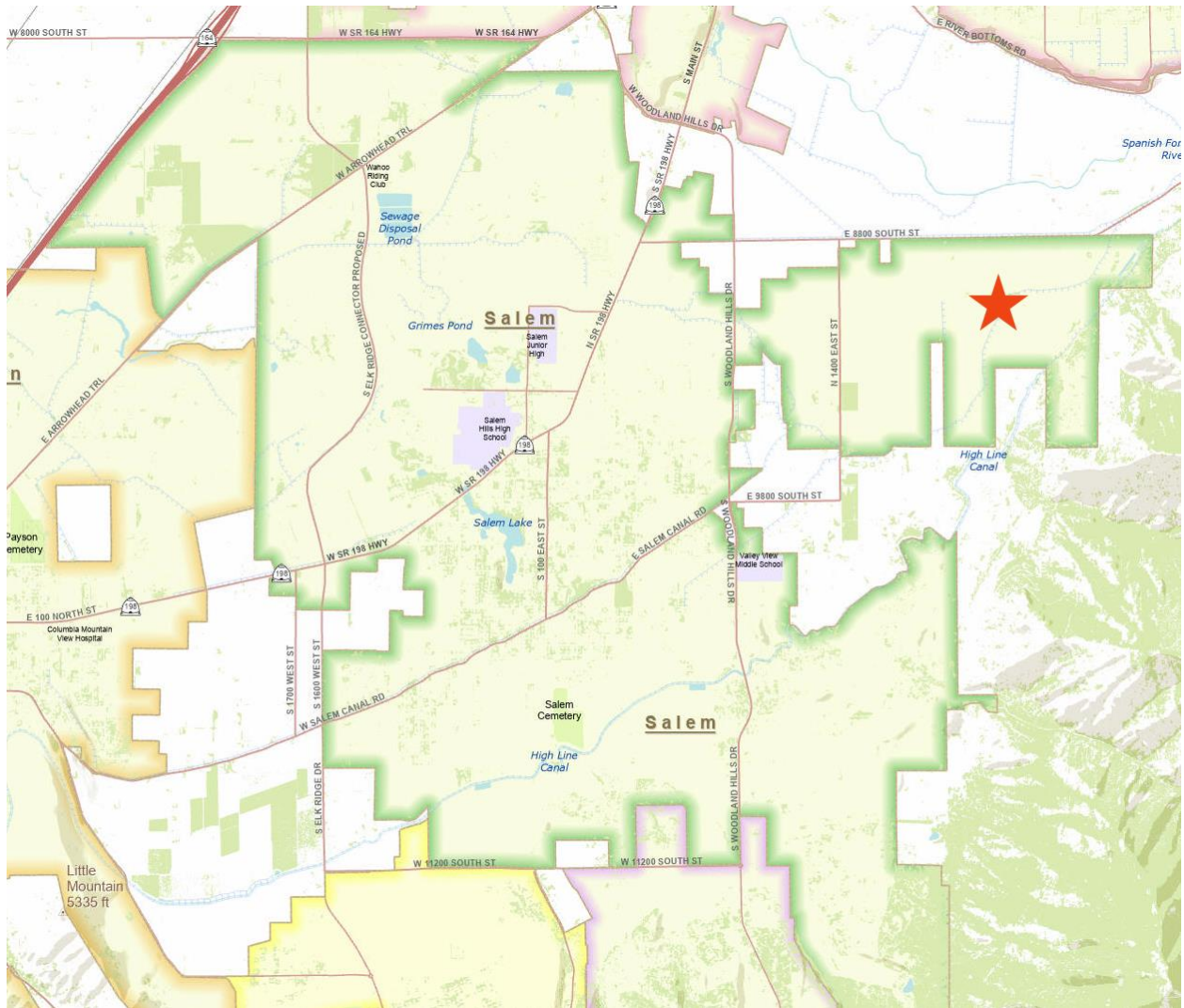
***COMBINED AREA CONTAINS: ±179.037 ACRES***

**ANNEXATION AREA LEGAL DESCRIPTION:**

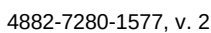
The Annexation Area is defined as the area contained within the combined initial boundaries of all three Districts, so the legal description of the Annexation Area is the combined legal descriptions of the Initial Boundaries of all three Districts as set forth above.

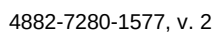
**APPENDIX B**  
**MAP OF PROPOSED DISTRICTS BOUNDARIES**

## Salem City Vicinity Map



## Initial District Boundary Maps







W/D JOI PROJECTS/2020/2020-0047 BY FURNS PROPERTY - SALIN/CA/240/EXHIBITS/20-0047 PG EXHIBIT 240 1/26/2023 3:57 PM

