

UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1

SPECIAL MEETING

March 6, 2026 at 10:30 a.m.

Via teleconference at:

<https://us06web.zoom.us/j/81298650704>

Meeting ID: 812 9865 0704

Call-In: 720-707-2699

ANCHOR LOCATION: 300 S. 1350 E. Second Floor, Lehi, UT 84043

Ben Ferry, Chair	Term to February 5, 2028
Peter Evans, Treasurer	Term to February 5, 2030
Matt Rasband, Secretary	Term to February 5, 2028
Nate Hutchinson	Term to February 5, 2030
Craig Cannon	Term to February 5, 2028

AGENDA

1. Call to Order/Declaration of Quorum
2. Preliminary Action Items
 - a. Confirm Conflict of Interest Disclosures
 - b. Approval of Agenda
3. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
4. Action Items
 - a. Boundary Actions
 - i. Certify Petition for Withdrawal of Property from FLAGSHIP GENEVA PARK HOLDINGS, LLC (Withdrawal No. 1) (**enclosure**)
 - ii. Adopt Resolution Withdrawing Property (Withdrawal No. 1) (**enclosure**)
 - iii. Certify Petition for Annexation of Property from Flagship Geneva Holdings, LLC (Annexation No. 1) (**enclosure**)
 - iv. Adopt Resolution Approving Annexation of Property (Annexation No. 1) (**enclosure**)
5. Administrative Non-Action Items
 - a. 2026 Annual Board Member Training [Special District & Special Service District Training 2026](#)
 - b. Annual Open and Public Meetings Act Training [Open and Public Meetings Act Training 2026](#)
6. Other Business
 - a. Next Regular Meeting: April 15, 2026
7. Adjourn

PETITION FOR WITHDRAWAL OF PROPERTY

TO: BOARD OF TRUSTEES OF THE
UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
CITY OF VINEYARD, UTAH

Pursuant to the provisions of Utah Code Sections 17D-4-201(4)(a)(iii), FLAGSHIP GENEVA PARK HOLDINGS, LLC, a UTAH limited liability company (the "Petitioner"), hereby respectfully requests that the UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (the "District"), by and through its Board of Trustees, withdrawal the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it's the 100% surface property owner of the Property and that no other person, persons, entity, or entities own a surface Property interest except as beneficial holders of encumbrances, if any. By its signature below the Petitioner hereby assents to the withdrawal of the Property from the boundaries of the District.

The name and address of the Petitioner are as follows:

Flagship Geneva Park Holdings, LLC
300 S. 1350 East, Floor 2
Lehi, UT 84043

PETITIONER:

FLAGSHIP GENEVA PARK HOLDINGS, LLC
a Utah limited liability company



Printed Name: Nate Hutchinson

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

The above and foregoing instrument was acknowledged before me this 5th day of March 2026, by Nate Hutchinson, as the Manager of Flagship Geneva Park Holdings, LLC.

WITNESS my hand and official seal.

(SEAL)

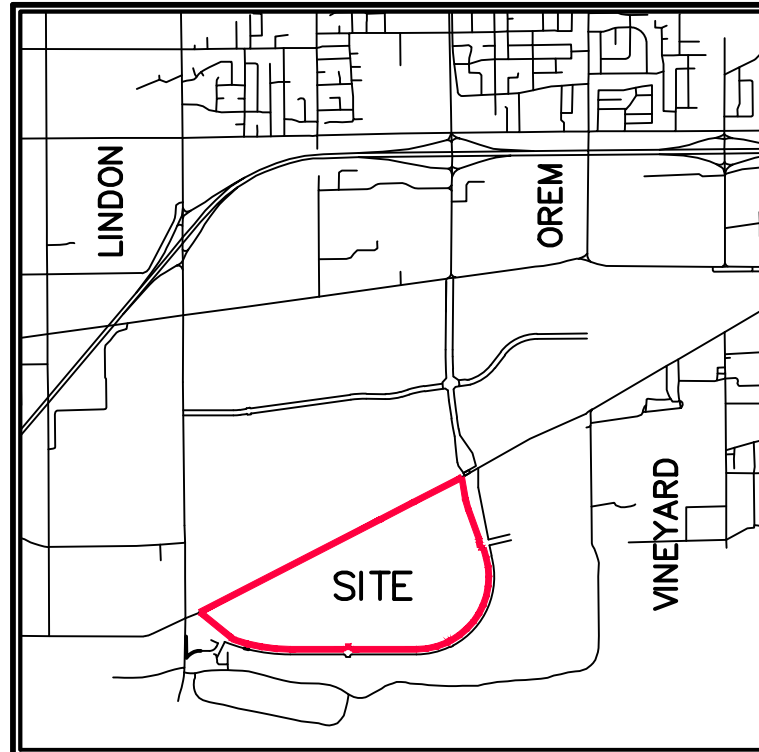
Katherine Palmer
Notary Public

My commission expires: June 18, 2029



Exhibit A

Property



VICINITY MAP
-NTS-

CERTIFICATE OF LAND SURVEYOR

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 176672, IN ACCORDANCE WITH TITLE 58, CHAPTER, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 WAS MADE BY ME AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

KENNETH E. BARNEY, PLS LICENSE NO. 172762 DATE

ACCEPTANCE BY UTAH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE UTAH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL THE CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE UTAH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

THIS DAY OF A.D. 20

UTAH COUNTY SURVEYOR

SURVEYOR'S SEAL

COUNTY SURVEYOR'S SEAL

FINAL LOCAL ENTITY PLAT UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

UTAH COUNTY, UTAH
•NORTHERN ENGINEERING, INC. •
OREM, UTAH

AUGUST, 2025

NOTE: FOR CURVE AND LINE
TABLES SEE SHEET 4 OF 4

UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO.1 ACCEPTANCE

APPROVED THIS DAY OF A.D. 20 AS A FINAL LOCAL ENTITY PLAT FOR UTAH CITY EAST PUBLIC INFRASTRUCTURE DISTRICT NO.1

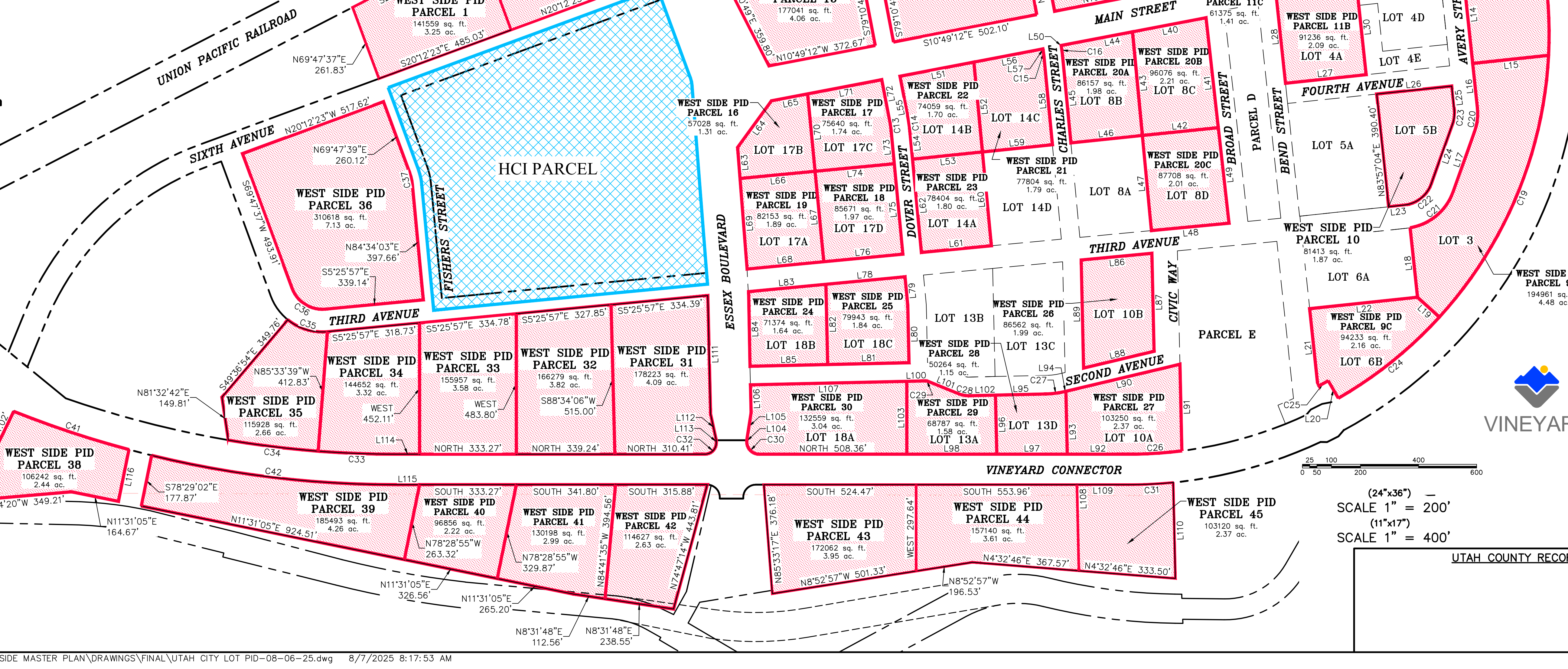
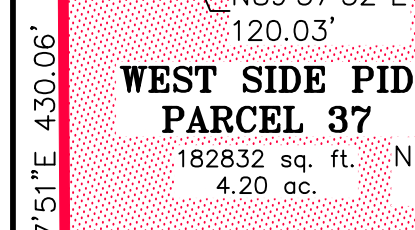
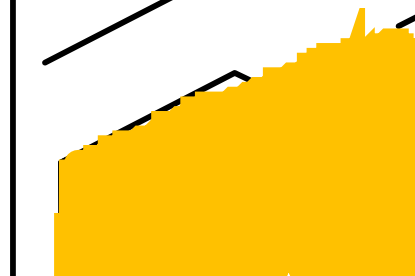
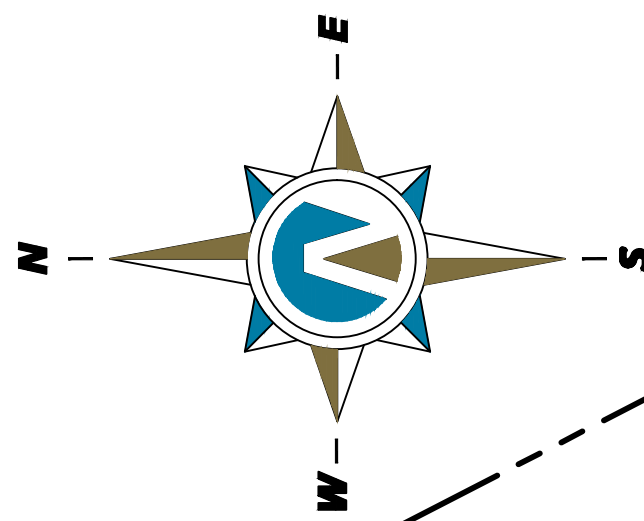
SIGNATURE

PRINTED NAME

TITLE

RECORDER

RECORDER'S SEAL



REVISIONS	DATE	BY	APP.

NO.									

Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
ANNEXATION TO PUBLIC INFRASTRUCTURE
DISTRICT NO.1

DATE:	August 7, 2025
SCALE:	1" = 200 FT
JOB NO.:	07-045
DESIGNED BY:	
DRAWN BY:	KEB
SHEET:	1 OF 4

UTAH COUNTY RECORDER

WEST SIDE PID PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.69°47'37"W. A DISTANCE OF 321.88 FEET; THENCE N.20°12'23"W. A DISTANCE OF 485.03 FEET; THENCE N.69°47'37"E. A DISTANCE OF 261.83 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 488.73 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 141,559 SQ.FT. OR 3.25 ACRES.

WEST SIDE PID PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 508.65 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.62°44'08"W. A DISTANCE OF 387.32 FEET; THENCE N.20°12'23"W. A DISTANCE OF 552.38 FEET; THENCE N.69°47'37"E. A DISTANCE OF 361.88 FEET TO THE POINT OF BEGINNING. CONTAINING 187,405 SQ.FT. OR 4.30 ACRES.

WEST SIDE PID PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.62°44'08"W. A DISTANCE OF 397.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 457.87 FEET TO A POINT OF CURVATURE OF A 460.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'29" AND A CHORD THAT BEARS N.23°37'37"W. A DISTANCE OF 54.89 FEET; THENCE N.20°12'23"W. A DISTANCE OF 40.95 FEET; THENCE N.62°44'08"E. A DISTANCE OF 387.32 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 553.30 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 219,100 SQ.FT. OR 5.03 ACRES.

WEST SIDE PID PARCEL 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 284.44 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'39"E. A DISTANCE OF 101.52 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.58°48'27"W. A DISTANCE OF 372.38 FEET; THENCE N.30°32'08"W. A DISTANCE OF 375.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 136.39 FEET; THENCE N.62°44'08"E. A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING. CONTAINING 194,370 SQ.FT. OR 4.46 ACRES.

WEST SIDE PID PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.60°04'32"W. A DISTANCE OF 322.70 FEET TO A POINT OF CURVATURE OF A 340.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'45" AND A CHORD THAT BEARS N.26°01'16"W. A DISTANCE OF 53.52 FEET; THENCE N.30°32'08"W. A DISTANCE OF 484.46 FEET; THENCE N.58°48'27"E. A DISTANCE OF 372.38 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'37"E. A DISTANCE OF 499.02 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.30°17'44"E. A DISTANCE OF 49.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 185,898 SQ.FT. OR 4.27 ACRES.

WEST SIDE PID PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.30°17'44"E. A DISTANCE OF 367.00 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.59°42'16"W. A DISTANCE OF 437.41 FEET; THENCE N.12°23'36"W. A DISTANCE OF 332.64 FEET TO A POINT OF CURVATURE OF A 340.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°06'47" AND A CHORD THAT BEARS N.16°56'59"W. A DISTANCE OF 54.02 FEET; THENCE N.60°04'32"E. A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING. CONTAINING 139,186 SQ.FT. OR 3.17 ACRES.

WEST SIDE PID PARCEL 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.15°28'51"W. A DISTANCE OF 415.86 FEET; THENCE N.12°41'16"W. A DISTANCE OF 388.80 FEET; THENCE N.59°42'16"E. A DISTANCE OF 276.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE S.30°17'44"E. A DISTANCE OF 953.48 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID VINEYARD CONNECTOR RIGHT OF WAY; THENCE S.80°36'52"W. A DISTANCE OF 443.72 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.74°24'40"W. A DISTANCE OF 88.60 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 346,999 SQ.FT. OR 7.97 ACRES.

WEST SIDE PID PARCEL 8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.74°24'40"W. A DISTANCE OF 111.40 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.70°03'10"W. A DISTANCE OF 657.94 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.85°31'26"W. A DISTANCE OF 41.25 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.13°48'29"W. A DISTANCE OF 212.92 FEET; THENCE N.75°51'37"E. A DISTANCE OF 70.23 FEET TO A POINT OF CURVATURE OF A 640.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS N.69°17'54"E. A DISTANCE OF 146.28 FEET; THENCE N.62°44'11"E. A DISTANCE OF 493.75 FEET; THENCE S.75°13'34"E. A DISTANCE OF 27.24 FEET; THENCE N.15°03'20"E. A DISTANCE OF 138.76 FEET TO A POINT OF CURVATURE OF A 48.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'25" AND A CHORD THAT BEARS N.01°13'57"E. A DISTANCE OF 23.10 FEET; THENCE S.15°28'51"E. A DISTANCE OF 415.86 FEET TO THE POINT OF BEGINNING. CONTAINING 204,889 SQ.FT. OR 4.70 ACRES.

WEST SIDE PID PARCEL 9A

LOT 2 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 9B

LOT 3 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 9C

LOT 6B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 10

LOT 5B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11A

LOT 4C OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11B

LOT 4A OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11C

LOT 4B OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 12

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S.89°17'54"W. A DISTANCE OF 190.81 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2401.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.13°48'29"W. A DISTANCE OF 491.33 FEET; THENCE N.11°14'33"E. A DISTANCE OF 114.17 FEET; THENCE N.76°28'02"E. A DISTANCE OF 507.71 FEET; THENCE S.82°31'34"E. A DISTANCE OF 150.67 FEET; THENCE S.12°41'16"E. A DISTANCE OF 384.97 FEET TO A POINT OF CURVATURE OF A 25.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°25'27" AND A CHORD THAT BEARS S.25°01'27"W. A DISTANCE OF 30.58 FEET; THENCE S.62°44'11"W. A DISTANCE OF 486.28 FEET TO A POINT OF CURVATURE OF A 560.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS S.69°17'54"W. A DISTANCE OF 127.99 FEET; THENCE S.75°51'37"W. A DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING. CONTAINING 366,785 SQ.FT. OR 8.42 ACRES.

NOTE:

BASIS OF BEARING FOR ALL PARCELS IS: S.89°23'17"W. ALONG THE SOUTH SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

**FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1**

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE
NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION
7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6
SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.**

UTAH COUNTY, UTAH

•NORTHERN ENGINEERING, INC.•

OREM, UTAH

AUGUST, 2025

WEST SIDE PID PARCEL 13

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4162.05 FEET; THENCE WEST A DISTANCE OF 94.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°32'08"E. A DISTANCE OF 306.45 FEET TO A POINT OF CURVATURE OF A 260.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°08'32" AND A CHORD THAT BEARS S.21°27'52"E. A DISTANCE OF 81.98 FEET; THENCE S.12°23'36"E. A DISTANCE OF 330.31 FEET; THENCE S.76°28'02"W. A DISTANCE OF 499.41 FEET; THENCE N.78°18'09"W. A DISTANCE OF 332.85 FEET; THENCE N.10°49'12"W. A DISTANCE OF 514.03 FEET; THENCE N.79°10'49"E. A DISTANCE OF 393.94 FEET TO A POINT OF CURVATURE OF A 332.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°42'57" AND A CHORD THAT BEARS N.69°19'20"E. A DISTANCE OF 113.68 FEET; THENCE N.59°27'52"E. A DISTANCE OF 183.55 FEET TO THE POINT OF BEGINNING. CONTAINING 487,018 SQ.FT. OR 11.18 ACRES.

WEST SIDE PID PARCEL 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3689.55 FEET; THENCE WEST A DISTANCE OF 372.89 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°31'43"E. A DISTANCE OF 486.70 FEET; THENCE S.59°09'43"W. A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE OF A 241.92--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°59'46" AND A CHORD THAT BEARS S.69°36'46"W. A DISTANCE OF 88.16 FEET; THENCE S.80°03'49"W. A DISTANCE OF 384.31 FEET; THENCE N.10°49'12"W. A DISTANCE OF 502.10 FEET; THENCE N.79°10'48"E. A DISTANCE OF 339.29 FEET TO A POINT OF CURVATURE OF A 332.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS N.70°18'56"E. A DISTANCE OF 102.32 FEET; THENCE N.61°27'03"E. A DISTANCE OF 55.93 FEET TO THE POINT OF BEGINNING. CONTAINING 293,164 SQ.FT. OR 6.73 ACRES.

WEST SIDE PID PARCEL 15

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3222.26 AND WEST A DISTANCE OF 612.97 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.27°03'36"E. A DISTANCE OF 461.36 FEET; THENCE S.61°27'03"W. A DISTANCE OF 56.38 FEET TO A POINT OF CURVATURE OF A 268.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS S.70°18'56"W. A DISTANCE OF 82.60 FEET; THENCE S.79°10'48"W. A DISTANCE OF 339.29 FEET; THENCE N.10°49'12"W. A DISTANCE OF 372.67 FEET; THENCE N.63°00'49"E. A DISTANCE OF 359.80 FEET TO THE POINT OF BEGINNING. CONTAINING 177,041 SQ.FT. OR 4.06 ACRES.

WEST SIDE PID PARCEL 16

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°31'03"W. A DISTANCE OF 267.75 FEET; THENCE N.05°25'58"W. A DISTANCE OF 259.68 FEET; THENCE N.85°33'17"E. A DISTANCE OF 107.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING. CONTAINING 57,028 SQ.FT. OR 1.31 ACRES.

WEST SIDE PID PARCEL 17

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°49'12"E. A DISTANCE OF 259.89 FEET; THENCE S.79°10'48"W. A DISTANCE OF 152.81 FEET TO A POINT OF CURVATURE OF A 233.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS S.81°52'26"W. A DISTANCE OF 21.90 FEET; THENCE S.84°34.03"W. A DISTANCE OF 118.13 FEET; THENCE N.05°25'58"W. A DISTANCE OF 273.89 FEET; THENCE N.84°31'03"E. A DISTANCE PF 267.75 FEET TO THE POINT OF BEGINNING. CONTAINING 75,640 SQ.FT. OR 1.74 ACRES.

WEST SIDE PID PARCEL 18

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°31'03"E. A DISTANCE OF 312.95 FEET; THENCE S.05°25'58"E. A DISTANCE OF 273.89 FEET; THENCE S.84°34'03"W. A DISTANCE OF 312.95 FEET; THENCE N.05°25'57"W. A DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING. CONTAINING 85,671 SQ.FT. OR 1.97 ACRES.

WEST SIDE PID PARCEL 19

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.05°25'57"W. A DISTANCE OF 265.35 FEET; THENCE N.85°33'17"E. A DISTANCE OF 312.99 FEET; THENCE S.05°25'58"E. AS DISTANCE OF 259.68 FEET; THENCE S.84°31'03"W. A DISTANCE OF 312.95 FEET TO THE POINT OF BEGINNING. CONTAINING 82,153 SQ.FT. OR 1.89 ACRES.

WEST SIDE PID PARCEL 20A

LOT 8B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 20B

LOT 8C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 20C

LOT 8D, OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 21

LOT 14C, OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°34'03"E. A DISTANCE OF 108.35 FEET TO A POINT OF CURVATURE OF A 297.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 27.92 FEET; THENCE N.79°10'48"E. A DISTANCE OF 152.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 259.03 FEET TO THE POINT OF BEGINNING. CONTAINING 74,059 SQ.FT. OR 1.70 ACRES.

WEST SIDE PID PARCEL 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°53'04"E. A DISTANCE OF 242.23 FEET; THENCE S.84°34'03"W. A DISTANCE OF 324.64 FEET; THENCE N.05°25'57"W. A DISTANCE OF 242.22 FEET; THENCE N.84°34'03"E. A DISTANCE OF 322.73 FEET TO THE POINT OF BEGINNING. CONTAINING 78,404 SQ.FT. OR 1.80 ACRES.

WEST SIDE PID PARCEL 24

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGIN

WEST SIDE PID PARCEL 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.01°16'04"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 18.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'53" AND A CHORD THAT BEARS S.10°24'53"W. A DISTANCE OF 7.29 FEET; THENCE S.22°05'49"W. A DISTANCE OF 115.53 FEET TO A POINT OF CURVATURE OF A 82.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'58" AND A CHORD THAT BEARS S.10°24'50"W. A DISTANCE OF 33.21 FEET; THENCE S.01°16'08"E. A DISTANCE OF 92.94 FEET; THENCE S.88°43'52"W. A DISTANCE OF 203.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 309.87 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 250.93 FEET THE POINT OF BEGINNING. CONTAINING 68,787 SQ.FT. OR 1.58 ACRES.

WEST SIDE PID PARCEL 30

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 250.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 508.36 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE S.01°16'04"E. A DISTANCE OF 538.82 FEET TO THE POINT OF BEGINNING. CONTAINING 132,559 SQ.FT. OR 3.04 ACRES.

WEST SIDE PID PARCEL 31

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.39 FEET; THENCE S.88°36'43"W. A DISTANCE OF 407.76 FEET; THENCE S.77°52'58"W. A DISTANCE OF 92.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 39.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"W. A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 310.41 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.88°34'06"E. A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING. CONTAINING 178,223 SQ.FT. OR 4.09 ACRES.

WEST SIDE PID PARCEL 32

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°34'06"W. A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 339.24 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE THENCE EAST A DISTANCE OF 483.80 FEET; THENCE S.05°25'57"E. A DISTANCE OF 327.85 FEET TO THE POINT OF BEGINNING. CONTAINING 166,279 SQ.FT. OR 3.82 ACRES.

WEST SIDE PID PARCEL 33

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.78 FEET; THENCE WEST A DISTANCE OF 483.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 333.27 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 452.11 FEET TO THE POINT OF BEGINNING. CONTAINING 155,957 SQ.FT. OR 3.58 ACRES.

WEST SIDE PID PARCEL 34

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 452.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 82.42 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3447.50--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.10 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 04°26'21" AND A CHORD THAT BEARS N.02°13'11"E. A DISTANCE OF 267.03 FEET; THENCE S.85°33'39"E. A DISTANCE OF 412.83 FEET; THENCE S.05°25'57"E. A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING. CONTAINING 144,652 SQ.FT. OR 3.32 ACRES.

WEST SIDE PID PARCEL 35

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1864.79 FEET; THENCE WEST A DISTANCE OF 1849.25 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.85°33'39"W. A DISTANCE OF 412.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3447.50--FOOT RADIUS NON--TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.77 FEET ALONG SAID ROAD RIGHT OF WAY. SAID CURVE HAVING A CENTRAL ANGLE OF 05°10'53" AND A CHORD THAT BEARS N.07°01'48"E. A DISTANCE OF 311.67 FEET; THENCE N.81°32'42"E. A DISTANCE OF 149.81 FEET; THENCE S.49°36'54"E. A DISTANCE OF 349.76 FEET TO A POINT OF CURVATURE OF A 189.00--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°22'31" AND A CHORD THAT BEARS S.16°45'19"W. A DISTANCE OF 142.75 FEET TO THE POINT OF BEGINNING. CONTAINING 115,928 SQ.FT. OR 2.66 ACRES.

WEST SIDE PID PARCEL 36

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1572.13 FEET; THENCE WEST A DISTANCE OF 1235.93 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.20°12'23"E. A DISTANCE OF 517.62 FEET; THENCE S.69°47'39"W. A DISTANCE OF 260.12 FEET TO A POINT OF CURVATURE OF A 169.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS S.77°10'50"W. A DISTANCE OF 43.46 FEET; THENCE S.84°34'03"W. A DISTANCE OF 397.66 FEET; THENCE N.05°25'57"W. A DISTANCE OF 339.14 FEET TO A POINT OF CURVATURE OF A 111.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°13'34" AND A CHORD THAT BEARS N.32°10'50"E. A DISTANCE OF 135.49 FEET; THENCE N.69°47'37"E. A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING. CONTAINING 310,618 SQ.FT. OR 7.13 ACRES.

WEST SIDE PID PARCEL 37

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 120.88 FEET; THENCE WEST A DISTANCE OF 1898.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.25°52'51"W. A DISTANCE OF 438.24 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS S.24°40'51"W. A DISTANCE OF 152.05 FEET; THENCE S.64°07'09"W. A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS N.31°27'09"W. A DISTANCE OF 161.93 FEET; THENCE N.01°12'51"E. A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS N.25°38'41"W. A DISTANCE OF 327.11 FEET; THENCE N.89°37'51"E. A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE N.89°37'52"E. A DISTANCE 120.03 FEET TO THE POINT OF BEGINNING. CONTAINING 182,832 SQ.FT. OR 4.20 ACRES.

WEST SIDE PID PARCEL 38

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 784.30 FEET; THENCE WEST A DISTANCE OF 2123.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS S.18°21'34"W. A DISTANCE OF 418.01 FEET; THENCE N.78°28'55"W. A DISTANCE OF 181.83 FEET; THENCE N.11°31'05"E. A DISTANCE OF 164.67 FEET; THENCE N.04°54'20"W. A DISTANCE OF 349.21 FEET; THENCE S.64°07'09"E. A DISTANCE OF 341.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,242 SQ.FT. OR 2.44 ACRES.

WEST SIDE PID PARCEL 39

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.78°28'55"W. A DISTANCE OF 263.32 FEET; THENCE N.11°31'05"E. A DISTANCE OF 924.51 FEET; THENCE S.78°29'02"E. A DISTANCE OF 177.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS S.06°50'36"W. A DISTANCE OF 846.60 FEET; THENCE SOUTH A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING. CONTAINING 185,493 SQ.FT. OR 4.26 ACRES.

WEST SIDE PID PARCEL 40

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 333.27 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 329.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 326.56 FEET; THENCE S.78°28'55"E. A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING. CONTAINING 96,856 SQ.FT. OR 2.22 ACRES.

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

UTAH COUNTY, UTAH

• NORTHERN ENGINEERING, INC. •

OREM, UTAH

AUGUST, 2025

WEST SIDE PID PARCEL 41

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.84°41'35"W. A DISTANCE OF 394.56 FEET; THENCE N.08°31'48"E. A DISTANCE OF 112.56 FEET; THENCE N.11°31.05"E. A DISTANCE OF 265.20 FEET; THENCE S.78°28'55"E. A DISTANCE OF 329.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 341.80 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 130,198 SQ.FT. OR 2.99 ACRES.

WEST SIDE PID PARCEL 42

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 315.88 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.74°47'14"W. A DISTANCE OF 443.81 FEET; THENCE N.08°31'48"E. A DISTANCE OF 238.55 FEET; THENCE S.84°41'35"E. A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING. CONTAINING 114,627 SQ.FT. OR 2.63 ACRES.

WEST SIDE PID PARCEL 43

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3367.90 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 524.47 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE WEST A DISTANCE OF 297.64 FEET; THENCE N.08°52'57"W. A DISTANCE OF 501.33 FEET; THENCE N.85°33'17"E. A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING. CONTAINING 172,062 SQ.FT. OR 3.95 ACRES.

WEST SIDE PID PARCEL 44

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.88°43'09"W. A DISTANCE OF 296.50 FEET; THENCE N.04°32'46"E. A DISTANCE OF 367.57 FEET; THENCE N.08°52'57"W. A DISTANCE OF 196.53 FEET; THENCE EAST A DISTANCE OF 297.64 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 553.96 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 157,139 SQ.FT. OR 3.61 ACRES.

WEST SIDE PID PARCEL 45

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 178.97 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1552.50--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 152.84 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°38'27" AND A CHORD THAT BEARS S.02°49'13"E. A DISTANCE OF 152.78 FEET; THENCE S.88°41'51"W. A DISTANCE OF 330.46 FEET; THENCE N.04°32'46"E. A DISTANCE OF 333.50 FEET; THENCE N.88°43'09"E. A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING. CONTAINING 103,120 SQ.FT. OR 2.37 ACRES.



VINEYARD

SHEET 3 OF 4

NOTE:
BASIS OF BEARING FOR ALL PARCELS IS: S.89°23'17"W. ALONG THE SOUTH SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE
NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION
7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6
SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

UTAH COUNTY, UTAH
• NORTHERN ENGINEERING, INC. •
OREM, UTAH

AUGUST, 2025

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	54.93'	460.00'	54.89'	N23°37'37"W	6°50'29"
C2	54.08'	340.00'	54.02'	N16°56'59"W	9°06'47"
C3	53.58'	340.00'	53.52'	N26°01'16"W	9°01'45"
C4	23.32'	48.00'	23.10'	N1°13'57"E	27°50'25"
C5	146.60'	640.00'	146.28'	N69°17'54"E	13°07'26"
C6	128.27'	560.00'	127.99'	N69°17'54"E	13°07'26"
C7	32.91'	25.00'	30.58'	N25°01'27"E	75°25'27"
C8	82.33'	260.00'	81.98'	S21°27'52"E	18°08'32"
C9	114.24'	332.00'	113.68'	N69°19'20"E	19°42'57"
C10	102.73'	332.00'	102.32'	S70°18'56"W	17°43'45"
C11	88.65'	241.92'	88.16'	N69°36'46"E	20°59'46"
C12	82.93'	268.00'	82.60'	S70°18'56"W	17°43'45"
C13	21.91'	233.00'	21.90'	S81°52'26"W	5°23'15"
C14	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C15	21.91'	233.01'	21.90'	S81°52'26"W	5°23'14"
C16	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C17	45.44'	340.00'	45.41'	N80°07'15"E	7°39'29"
C18	467.97'	1447.38'	465.93'	S83°40'24"W	18°31'30"
C19	996.44'	1447.50'	976.88'	N67°20'41"W	39°26'29"
C20	82.86'	185.00'	82.17'	S83°13'06"E	25°39'48"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	49.41'	S30°17'44"E
L2	136.39'	N27°02'52"W
L3	40.95'	N20°12'23"W
L4	387.32'	S62°44'08"W
L5	138.76'	N15°03'20"E
L6	27.24'	S75°13'34"E
L7	70.23'	N75°51'37"E
L8	212.92'	N13°48'29"W
L9	41.25'	N85°31'26"W
L10	78.79'	S35°25'43"W
L11	158.38'	S74°23'43"W
L12	219.91'	S13°48'29"E
L13	297.42'	N76°17'31"E
L14	304.54'	N83°57'00"E
L15	262.80'	N6°03'00"W
L16	153.75'	N83°57'00"E
L17	220.58'	S70°23'12"E
L18	240.66'	N83°57'01"E
L19	101.70'	N42°22'47"E
L20	69.49'	N60°05'13"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	269.56'	N83°57'01"E
L22	373.56'	S6°02'59"E
L23	59.51'	N6°08'32"W
L24	220.44'	N70°23'11"W
L25	83.75'	S83°57'00"W
L26	259.94'	S6°03'00"E
L27	279.17'	N6°02'59"W
L28	326.82'	N83°57'01"E
L29	279.16'	N6°02'59"W
L30	326.82'	S83°56'55"W
L31	38.34'	N83°57'01"E
L32	216.19'	S78°18'09"E
L33	186.09'	S13°48'29"E
L34	214.13'	S76°12'01"W
L35	32.81'	S83°56'55"W
L36	24.37'	S83°56'55"W
L37	284.20'	N6°03'05"W
L38	276.64'	S76°17'31"W
L39	278.77'	S13°48'29"E
L40	257.70'	N10°49'12"W

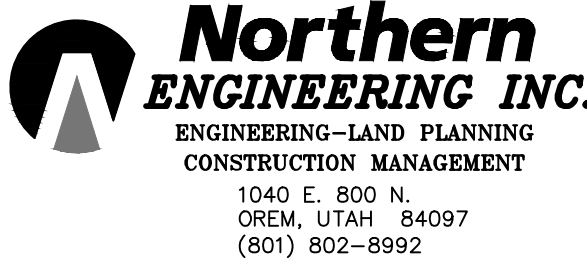
LINE TABLE		
LINE	LENGTH	DIRECTION
L41	380.82'	N83°36'22"E
L42	262.96'	S5°53'04"E
L43	358.64'	S84°34'03"W
L44	250.28'	N10°49'12"W
L45	306.13'	S84°34'03"W
L46	247.58'	S5°53'04"E
L47	329.01'	N84°34'03"E
L48	268.51'	N5°25'57"W
L49	331.13'	S83°36'22"W
L50	3.10'	S79°10'49"W
L51	259.03'	N10°49'12"W
L52	310.79'	N84°34'03"E
L53	242.23'	N5°53'04"W
L54	108.35'	S84°34'03"W
L55	152.81'	S79°10'48"W
L56	241.97'	S10°49'12"E
L57	3.10'	S79°10'49"W
L58	306.63'	S84°34'03"W
L59	242.23'	N5°53'04"W
L60	324.64'	N84°34'03"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	202.18'	190.00'	192.78'	S39°54'06"E	60°58'13"
C22	119.03'	110.22'	113.33'	N39°27'02"W	61°52'17"
C23	47.03'	105.02'	46.64'	N83°13'12"W	25°39'37"
C24	447.81'	1447.50'	446.02'	N38°45'41"W	17°43'31"
C25	40.90'	1376.00'	40.90'	N29°03'41"W	1°42'11"
C26	182.89'	1447.50'	182.77'	N3°37'11"W	7°14'22"
C27	62.67'	297.00'	62.56'	S7°18'51"E	12°05'25"
C28	33.44'	82.00'	33.21'	S10°24'50"W	23°21'58"
C29	7.34'	18.00'	7.29'	S10°24'53"W	23°21'53"
C30	67.54'	43.00'	60.81'	N45°00'00"E	90°00'00"
C31	152.84'	1552.50'	152.78'	S2°49'13"E	5°38'27"
C32	61.25'	39.00'	55.15'	N45°00'00"W	89°59'28"
C33	267.10'	3447.50'	267.03'	N2°13'11"E	4°26'21"
C34	311.77'	3447.50'	311.67'	N7°01'48"E	5°10'53"
C35	146.38'	189.00'	142.75'	S16°45'19"W	44°22'31"
C36	145.74'	111.00'	135.49'	S32°10'50"W	75°13'34"
C37	43.58'	169.00'	43.46'	N77°10'50"E	14°46'26"
C38	152.06'	3630.00'	152.05'	S24°40'51"W	2°24'00"
C39	171.05'	150.00'	161.93'	N31°27'09"W	65°20'08"
C40	340.36'	350.00'	327.11'	N26°38'41"W	55°43'06"
C41	418.25'	3552.58'	418.01'	S18°21'34"W	6°44'44"
C42	848.61'	3552.50'	846.60'	S6°50'36"W	13°41'12"

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	242.22'	S5°25'57"E
L62	322.73'	S84°34'03"W
L63	107.27'	N85°33'17"E
L64	198.31'	S53°57'28"E
L65	126.82'	S10°49'12"E
L66	259.68'	N5°25'58"W
L67	312.95'	N84°31'03"E
L68	265.35'	N5°25'57"W
L69	312.99'	N85°33'17"E
L70	267.75'	S84°31'03"W
L71	259.89'	S10°49'12"E
L72	152.81'	S79°10'48"W
L73	118.13'	S84°34'03"W
L74	273.89'	N5°25'58"W
L75	312.95'	S84°34'03"W
L76	273.62'	N5°25'57"W
L78	273.75'	S5°25'57"E
L79	99.83'	S84°34'03"W
L80	196.67'	S88°46'00"W
L81	280.16'	N1°16'04"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L82	276.36'	S88°43'58"W
L83	268.55'	S5°25'57"E
L84	256.85'	N88°40'31"E
L85	267.58'	N1°16'04"W
L86	244.56'	S5°25'57"E
L87	337.56'	S88°42'57"W
L88	249.53'	N13°21'33"W
L89	372.07'	N88°43'52"E
L90	403.78'	S13°21'33"E
L91	298.40'	S88°43'52"W
L92	212.26'	NORTH
L93	216.62'	S88°43'52"W
L94	4.53'	S13°21'33"E
L95	176.08'	S1°16'08"E
L96	203.71'	S88°43'52"W
L97	242.78'	EAST
L98	309.87'	EAST
L100	65.58'	S1°16'04"E
L101	115.53'	S22°05'49"W
L102	92.94'	S1°16'08"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L103	250.93'	EAST
L104	5.00'	EAST
L105	96.27'	S81°03'36"E
L106	95.93'	N88°38'08"E
L107	538.82'	S1°16'04"E
L108	296.50'	S88°43'09"W
L109	178.97'	SOUTH
L110	330.46'	S88°41'51"W
L111	407.76'	S88°36'43"W
L112	92.93'	S77°52'58"W
L113	9.00'	WEST
L114	82.42'	NORTH
L115	82.39'	SOUTH
L116	181.83'	N78°28'55"W



FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
APPROVING WITHDRAWAL OF PROPERTY

WHEREAS, Utah City West Public Infrastructure District No. 1 (the “District”) was created by a resolution of the City of Vineyard, Utah (the “City”) on December 27, 2023 and a Certificate of Creation was issued by the Utah Lieutenant Governor on January 18, 2024; and

WHEREAS, Utah Code Section 17D-4-201(4)(a)(i)(B) provides that an area outside the boundaries of the District may be withdrawn from the District if the Board of Trustees of the District (the “Board”) adopts a resolution to withdraw the property, provided that the Governing Document authorizes the Board to withdraw the property without further consent of the City; and

WHEREAS, Section V.D of the Governing Document permits the District to withdraw property within the District boundaries without the City’s consent provided certain conditions set forth in the Governing Document are met; and

WHEREAS, in conformance with Utah Code Section 17D-4-201(4)(a)(iii) a petition for withdrawal that contains the signatures of 100% of the surface property owners within the area to be withdrawn demonstrating the surface property owners’ consent to the withdrawal from the District (the “Petition”) has been filed with the District; and

WHEREAS, the District desires to adopt this resolution to withdraw property from the District’s boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Findings.** Pursuant to and in accordance with Utah Code Section 17B-1-501, the Board hereby makes the following findings:

- a. The area to be withdrawn does not and will not require the service the District provides;
- b. The withdrawal of the area will not result in a breach or default by the District under:
 - i. any of its notes, bonds, or other debt or revenue obligations;
 - ii. any of its agreements with entities which have insured, guaranteed, or otherwise credit-enhanced any debt or revenue obligations of the District; or
 - iii. any of its agreements with the United States or any agency of the United States.
- c. The withdrawal of the area will not adversely affect the ability of the District to make any payments or perform any other material obligations under:

- i. any of its agreements with the United States or any agency of the United States;
 - ii. any of its notes, bonds, or other debt or revenue obligations; or
 - iii. any of its agreements with entities which have insured, guaranteed, or otherwise credit-enhanced any debt or revenue obligations of the District.
- d. The withdrawal of the area will not result in the reduction or withdrawal of any rating on an outstanding note, bond, or other debt or revenue obligation of the District.
- e. The withdrawal of the area will not create an island or peninsula of non-district territory within the District or of District territory within non-district territory that has a material adverse effect on the District's ability to provide service or materially increases the cost of providing service to the remainder of the District.
- f. The withdrawal of the area will not materially impair the operations of the remaining District.
- g. The withdrawal of the area will not require the District to materially increase the fees it charges or property taxes or other taxes it levies in order to provide to the remainder of the District the same level and quality of service that was provided before the withdrawal.

2. **Approval of Withdrawal.** The Board hereby grants the Petition attached hereto as **Exhibit A** and orders the withdrawal of the property from the District effective _____, 2026.

3. **Debt.** Pursuant to Utah Code Section 17B-1-510(5), once withdrawn, the area shall remain liable for its proportionate share of the principal and interest on any outstanding bonded indebtedness of the District existing immediately prior to the effective date of the exclusion order.

ADOPTED MARCH 6, 2026.

UTAH CITY WEST PUBLIC INFRASTRUCTURE
DISTRICT NO. 1

Officer of the District

ATTEST:

Exhibit A

Petition for Withdrawal

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES OF THE
UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
CITY/TOWN/COUNTY OF VINEYARD, UTAH

Pursuant to the provisions of Utah Code Section 17D-4-201(3)(a)(iii), Flagship Geneva Park Holdings, LLC, a Utah limited liability company (the "Petitioner"), hereby respectfully requests that the UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (the "District"), by and through its Board of Trustees, annex the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it's the 100% surface property owner of the Property and that no other person, persons, entity, or entities own a surface Property interest except as beneficial holders of encumbrances, if any. By its signature below the Petitioner hereby assents to the annexation of the Property into the boundaries of the District.

The name and address of the Petitioner are as follows:

Flagship Geneva Park Holdings, LLC
300 South 1350 East, Floor 2
Lehi, Utah 84043

PETITIONER:

FLAGSHIP GENEVA PARK
HOLDINGS, LLC, a UTAH LIMITED
LIABILITY COMPANY, as property
owner of the Subject Property

By: Nate Hutchinson
Title: manager

STATE OF UTAH)

COUNTY OF Utah)

ss.

The foregoing instrument was acknowledged before me this 5th day of March,
2026, by Nate Hutchinson, as the Manager of Flagship Geneva Park Holdings, LLC.

Witness my hand and official seal.

My commission expires: June 18, 2029

Katherine Palmer
Notary Public



Exhibit A

Property

WEST SIDE PID PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.69°47'37"W. A DISTANCE OF 321.88 FEET; THENCE N.20°12'23"W. A DISTANCE OF 485.03 FEET; THENCE N.69°47'37"E. A DISTANCE OF 261.83 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 488.73 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 141,559 SQ.FT. OR 3.25 ACRES.

WEST SIDE PID PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2385.98 FEET; THENCE WEST A DISTANCE OF 508.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 508.65 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.62°44'08"W. A DISTANCE OF 387.32 FEET; THENCE N.20°12'23"W. A DISTANCE OF 552.38 FEET; THENCE N.69°47'37"E. A DISTANCE OF 361.88 FEET TO THE POINT OF BEGINNING. CONTAINING 187,405 SQ.FT. OR 4.30 ACRES.

WEST SIDE PID PARCEL 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.62°44'08"W. A DISTANCE OF 397.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 457.87 FEET TO A POINT OF CURVATURE OF A 460.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°50'29" AND A CHORD THAT BEARS N.23°37'37"W. A DISTANCE OF 54.89 FEET; THENCE N.20°12'23"W. A DISTANCE OF 40.95 FEET; THENCE N.62°44'08"E. A DISTANCE OF 387.32 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.27°15'52"E. A DISTANCE OF 553.30 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 219,100 SQ.FT. OR 5.03 ACRES.

WEST SIDE PID PARCEL 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3329.94 FEET; THENCE WEST A DISTANCE OF 21.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.27°15'52"E. A DISTANCE OF 284.44 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'39"E. A DISTANCE OF 101.52 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.58°48'27"W. A DISTANCE OF 372.38 FEET; THENCE N.30°32'08"W. A DISTANCE OF 375.56 FEET; THENCE N.27°02'52"W. A DISTANCE OF 136.39 FEET; THENCE N.62°44'08"E. A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING. CONTAINING 194,370 SQ.FT. OR 4.46 ACRES.

WEST SIDE PID PARCEL 5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.60°04'32"W. A DISTANCE OF 322.70 FEET TO A POINT OF CURVATURE OF A 340.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'45" AND A CHORD THAT BEARS N.26°01'16"W. A DISTANCE OF 53.52 FEET; THENCE N.30°32'08"W. A DISTANCE OF 484.46 FEET; THENCE N.58°48'27"E. A DISTANCE OF 372.38 FEET TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.24°21'37"E. A DISTANCE OF 499.02 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.30°17'44"E. A DISTANCE OF 49.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 185,898 SQ.FT. OR 4.27 ACRES.

WEST SIDE PID PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4261.40 FEET; THENCE EAST A DISTANCE OF 427.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.30°17'44"E. A DISTANCE OF 367.00 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE S.59°42'16"W. A DISTANCE OF 437.41 FEET; THENCE N.12°23'36"W. A DISTANCE OF 332.64 FEET TO A POINT OF CURVATURE OF A 340.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°06'47" AND A CHORD THAT BEARS N.16°56'59"W. A DISTANCE OF 54.02 FEET; THENCE N.60°04'32"E. A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING. CONTAINING 139,186 SQ.FT. OR 3.17 ACRES.

WEST SIDE PID PARCEL 7

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.15°28'51"W. A DISTANCE OF 415.86 FEET; THENCE N.12°41'16"W. A DISTANCE OF 388.80 FEET; THENCE N.59°42'16"E. A DISTANCE OF 276.26 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE S.30°17'44"E. A DISTANCE OF 953.48 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID VINEYARD CONNECTOR RIGHT OF WAY; THENCE S.80°36'52"W. A DISTANCE OF 443.72 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.74°24'40"W. A DISTANCE OF 88.60 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 346,999 SQ.FT. OR 7.97 ACRES.

WEST SIDE PID PARCEL 8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N.89°25'01"E. A DISTANCE OF 646.34 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2360.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.74°24'40"W. A DISTANCE OF 111.40 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.70°03'10"W. A DISTANCE OF 657.94 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.85°31'26"W. A DISTANCE OF 41.25 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.13°48'29"W. A DISTANCE OF 212.92 FEET; THENCE N.75°51'37"E. A DISTANCE OF 70.23 FEET TO A POINT OF CURVATURE OF A 640.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS N.69°17'54"E. A DISTANCE OF 146.28 FEET; THENCE N.62°44'11"E. A DISTANCE OF 493.75 FEET; THENCE S.75°13'34"E. A DISTANCE OF 27.24 FEET; THENCE N.15°03'20"E. A DISTANCE OF 138.76 FEET TO A POINT OF CURVATURE OF A 48.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°50'25" AND A CHORD THAT BEARS N.01°13'57"E. A DISTANCE OF 23.10 FEET; THENCE S.15°28'51"E. A DISTANCE OF 415.86 FEET TO THE POINT OF BEGINNING. CONTAINING 204,889 SQ.FT. OR 4.70 ACRES.

WEST SIDE PID PARCEL 9A

LOT 2 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 9B

LOT 3 OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 9C

LOT 6B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 10

LOT 5B OF UTAH CITY PHASE TWO AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11A

LOT 4C OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11B

LOT 4A OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 11C

LOT 4B OF UTAH CITY PHASE FIVE SUBDIVISION PLAT.

WEST SIDE PID PARCEL 12

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S.89°17'54"W. A DISTANCE OF 190.81 FEET ALONG THE SECTION LINE; THENCE NORTH A DISTANCE OF 2401.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.13°48'29"W. A DISTANCE OF 491.33 FEET; THENCE N.11°14'33"E. A DISTANCE OF 114.17 FEET; THENCE N.76°28'02"E. A DISTANCE OF 507.71 FEET; THENCE S.82°31'34"E. A DISTANCE OF 150.67 FEET; THENCE S.12°41'16"E. A DISTANCE OF 384.97 FEET TO A POINT OF CURVATURE OF A 25.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°25'27" AND A CHORD THAT BEARS S.25°01'27"W. A DISTANCE OF 30.58 FEET; THENCE S.62°44'11"W. A DISTANCE OF 486.28 FEET TO A POINT OF CURVATURE OF A 560.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°07'26" AND A CHORD THAT BEARS S.69°17'54"W. A DISTANCE OF 127.99 FEET; THENCE S.75°51'37"W. A DISTANCE OF 69.76 FEET TO THE POINT OF BEGINNING. CONTAINING 366,785 SQ.FT. OR 8.42 ACRES.

NOTE:

BASIS OF BEARING FOR ALL PARCELS IS: S.89°23'17"W. ALONG THE SOUTH SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

**FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1**

**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE
NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION
7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6
SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.**

UTAH COUNTY, UTAH

•NORTHERN ENGINEERING, INC.•

OREM, UTAH

AUGUST, 2025

WEST SIDE PID PARCEL 13

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4162.05 FEET; THENCE WEST A DISTANCE OF 94.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°32'08"E. A DISTANCE OF 306.45 FEET TO A POINT OF CURVATURE OF A 260.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°08'32" AND A CHORD THAT BEARS S.21°27'52"E. A DISTANCE OF 81.98 FEET; THENCE S.12°23'36"E. A DISTANCE OF 330.31 FEET; THENCE S.76°28'02"W. A DISTANCE OF 499.41 FEET; THENCE N.78°18'09"W. A DISTANCE OF 332.85 FEET; THENCE N.10°49'12"W. A DISTANCE OF 514.03 FEET; THENCE N.79°10'49"E. A DISTANCE OF 393.94 FEET TO A POINT OF CURVATURE OF A 332.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.24 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 19°42'57" AND A CHORD THAT BEARS N.69°19'20"E. A DISTANCE OF 113.68 FEET; THENCE N.59°27'52"E. A DISTANCE OF 183.55 FEET TO THE POINT OF BEGINNING. CONTAINING 487,018 SQ.FT. OR 11.18 ACRES.

WEST SIDE PID PARCEL 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3689.55 FEET; THENCE WEST A DISTANCE OF 372.89 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.30°31'43"E. A DISTANCE OF 486.70 FEET; THENCE S.59°09'43"W. A DISTANCE OF 198.61 FEET TO A POINT OF CURVATURE OF A 241.92--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.65 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°59'46" AND A CHORD THAT BEARS S.69°36'46"W. A DISTANCE OF 88.16 FEET; THENCE S.80°03'49"W. A DISTANCE OF 384.31 FEET; THENCE N.10°49'12"W. A DISTANCE OF 502.10 FEET; THENCE N.79°10'48"E. A DISTANCE OF 339.29 FEET TO A POINT OF CURVATURE OF A 332.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS N.70°18'56"E. A DISTANCE OF 102.32 FEET; THENCE N.61°27'03"E. A DISTANCE OF 55.93 FEET TO THE POINT OF BEGINNING. CONTAINING 293,164 SQ.FT. OR 6.73 ACRES.

WEST SIDE PID PARCEL 15

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3222.26 AND WEST A DISTANCE OF 612.97 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.27°03'36"E. A DISTANCE OF 461.36 FEET; THENCE S.61°27'03"W. A DISTANCE OF 56.38 FEET TO A POINT OF CURVATURE OF A 268.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 82.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'45" AND A CHORD THAT BEARS S.70°18'56"W. A DISTANCE OF 82.60 FEET; THENCE S.79°10'48"W. A DISTANCE OF 339.29 FEET; THENCE N.10°49'12"W. A DISTANCE OF 372.67 FEET; THENCE N.63°00'49"E. A DISTANCE OF 359.80 FEET TO THE POINT OF BEGINNING. CONTAINING 177,041 SQ.FT. OR 4.06 ACRES.

WEST SIDE PID PARCEL 16

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.84°31'03"W. A DISTANCE OF 267.75 FEET; THENCE N.05°25'58"W. A DISTANCE OF 259.68 FEET; THENCE N.85°33'17"E. A DISTANCE OF 107.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING. CONTAINING 57,028 SQ.FT. OR 1.31 ACRES.

WEST SIDE PID PARCEL 17

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3518.83 FEET; THENCE WEST A DISTANCE OF 1030.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°49'12"E. A DISTANCE OF 259.89 FEET; THENCE S.79°10'48"W. A DISTANCE OF 152.81 FEET TO A POINT OF CURVATURE OF A 233.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS S.81°52'26"W. A DISTANCE OF 21.90 FEET; THENCE S.84°34.03"W. A DISTANCE OF 118.13 FEET; THENCE N.05°25'58"W. A DISTANCE OF 273.89 FEET; THENCE N.84°31'03"E. A DISTANCE PF 267.75 FEET TO THE POINT OF BEGINNING. CONTAINING 75,640 SQ.FT. OR 1.74 ACRES.

WEST SIDE PID PARCEL 18

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°31'03"E. A DISTANCE OF 312.95 FEET; THENCE S.05°25'58"E. A DISTANCE OF 273.89 FEET; THENCE S.84°34'03"W. A DISTANCE OF 312.95 FEET; THENCE N.05°25'57"W. A DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING. CONTAINING 85,671 SQ.FT. OR 1.97 ACRES.

WEST SIDE PID PARCEL 19

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3574.31 FEET; THENCE WEST A DISTANCE OF 1608.33 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.05°25'57"W. A DISTANCE OF 265.35 FEET; THENCE N.85°33'17"E. A DISTANCE OF 312.99 FEET; THENCE S.05°25'58"E. AS DISTANCE OF 259.68 FEET; THENCE S.84°31'03"W. A DISTANCE OF 312.95 FEET TO THE POINT OF BEGINNING. CONTAINING 82,153 SQ.FT. OR 1.89 ACRES.

WEST SIDE PID PARCEL 20A

LOT 8B OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 20B

LOT 8C OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 20C

LOT 8D, OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 21

LOT 14C, OF UTAH CITY PHASE THREE AMENDED SUBDIVISION PLAT.

WEST SIDE PID PARCEL 22

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.84°34'03"E. A DISTANCE OF 108.35 FEET TO A POINT OF CURVATURE OF A 297.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 27.92 FEET; THENCE N.79°10'48"E. A DISTANCE OF 152.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 259.03 FEET TO THE POINT OF BEGINNING. CONTAINING 74,059 SQ.FT. OR 1.70 ACRES.

WEST SIDE PID PARCEL 23

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3879.86 FEET; THENCE WEST A DISTANCE OF 1255.09 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°53'04"E. A DISTANCE OF 242.23 FEET; THENCE S.84°34'03"W. A DISTANCE OF 324.64 FEET; THENCE N.05°25'57"W. A DISTANCE OF 242.22 FEET; THENCE N.84°34'03"E. A DISTANCE OF 322.73 FEET TO THE POINT OF BEGINNING. CONTAINING 78,404 SQ.FT. OR 1.80 ACRES.

WEST SIDE PID PARCEL 24

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3581.56 FEET; THENCE WEST A DISTANCE OF 1685.99 FEET TO THE REAL POINT OF BEGIN

WEST SIDE PID PARCEL 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.01°16'04"E. A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A 18.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.34 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'53" AND A CHORD THAT BEARS S.10°24'53"W. A DISTANCE OF 7.29 FEET; THENCE S.22°05'49"W. A DISTANCE OF 115.53 FEET TO A POINT OF CURVATURE OF A 82.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°21'58" AND A CHORD THAT BEARS S.10°24'50"W. A DISTANCE OF 33.21 FEET; THENCE S.01°16'08"E. A DISTANCE OF 92.94 FEET; THENCE S.88°43'52"W. A DISTANCE OF 203.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 309.87 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE EAST A DISTANCE OF 250.93 FEET THE POINT OF BEGINNING. CONTAINING 68,787 SQ.FT. OR 1.58 ACRES.

WEST SIDE PID PARCEL 30

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3860.37 FEET; THENCE WEST A DISTANCE OF 2020.26 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 250.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 508.36 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE S.01°16'04"E. A DISTANCE OF 538.82 FEET TO THE POINT OF BEGINNING. CONTAINING 132,559 SQ.FT. OR 3.04 ACRES.

WEST SIDE PID PARCEL 31

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.39 FEET; THENCE S.88°36'43"W. A DISTANCE OF 407.76 FEET; THENCE S.77°52'58"W. A DISTANCE OF 92.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE WEST A DISTANCE OF 9.00 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 39.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"W. A DISTANCE OF 55.15 FEET; THENCE NORTH A DISTANCE OF 310.41 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.88°34'06"E. A DISTANCE OF 515.00 FEET TO THE POINT OF BEGINNING. CONTAINING 178,223 SQ.FT. OR 4.09 ACRES.

WEST SIDE PID PARCEL 32

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2841.73 FEET; THENCE WEST A DISTANCE OF 1756.35 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.88°34'06"W. A DISTANCE OF 515.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 339.24 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE THENCE EAST A DISTANCE OF 483.80 FEET; THENCE S.05°25'57"E. A DISTANCE OF 327.85 FEET TO THE POINT OF BEGINNING. CONTAINING 166,279 SQ.FT. OR 3.82 ACRES.

WEST SIDE PID PARCEL 33

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.05°25'57"E. A DISTANCE OF 334.78 FEET; THENCE WEST A DISTANCE OF 483.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 333.27 FEET ALONG SAID RIGHT OF WAY; THENCE EAST A DISTANCE OF 452.11 FEET TO THE POINT OF BEGINNING. CONTAINING 155,957 SQ.FT. OR 3.58 ACRES.

WEST SIDE PID PARCEL 34

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 1819.08 FEET TO THE REAL POINT OF BEGINNING;

THENCE WEST A DISTANCE OF 452.11 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 82.42 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3447.50--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.10 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 04°26'21" AND A CHORD THAT BEARS N.02°13'11"E. A DISTANCE OF 267.03 FEET; THENCE S.85°33'39"E. A DISTANCE OF 412.83 FEET; THENCE S.05°25'57"E. A DISTANCE OF 318.73 FEET TO THE POINT OF BEGINNING. CONTAINING 144,652 SQ.FT. OR 3.32 ACRES.

WEST SIDE PID PARCEL 35

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1864.79 FEET; THENCE WEST A DISTANCE OF 1849.25 FEET TO THE REAL POINT OF BEGINNING;

THENCE N.85°33'39"W. A DISTANCE OF 412.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3447.50--FOOT RADIUS NON--TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 311.77 FEET ALONG SAID ROAD RIGHT OF WAY. SAID CURVE HAVING A CENTRAL ANGLE OF 05°10'53" AND A CHORD THAT BEARS N.07°01'48"E. A DISTANCE OF 311.67 FEET; THENCE N.81°32'42"E. A DISTANCE OF 149.81 FEET; THENCE S.49°36'54"E. A DISTANCE OF 349.76 FEET TO A POINT OF CURVATURE OF A 189.00--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 44°22'31" AND A CHORD THAT BEARS S.16°45'19"W. A DISTANCE OF 142.75 FEET TO THE POINT OF BEGINNING. CONTAINING 115,928 SQ.FT. OR 2.66 ACRES.

WEST SIDE PID PARCEL 36

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 1572.13 FEET; THENCE WEST A DISTANCE OF 1235.93 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.20°12'23"E. A DISTANCE OF 517.62 FEET; THENCE S.69°47'39"W. A DISTANCE OF 260.12 FEET TO A POINT OF CURVATURE OF A 169.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°46'26" AND A CHORD THAT BEARS S.77°10'50"W. A DISTANCE OF 43.46 FEET; THENCE S.84°34'03"W. A DISTANCE OF 397.66 FEET; THENCE N.05°25'57"W. A DISTANCE OF 339.14 FEET TO A POINT OF CURVATURE OF A 111.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°13'34" AND A CHORD THAT BEARS N.32°10'50"E. A DISTANCE OF 135.49 FEET; THENCE N.69°47'37"E. A DISTANCE OF 493.91 FEET TO THE POINT OF BEGINNING. CONTAINING 310,618 SQ.FT. OR 7.13 ACRES.

WEST SIDE PID PARCEL 37

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 120.88 FEET; THENCE WEST A DISTANCE OF 1898.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.25°52'51"W. A DISTANCE OF 438.24 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS S.24°40'51"W. A DISTANCE OF 152.05 FEET; THENCE S.64°07'09"W. A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00--FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS N.31°27'09"W. A DISTANCE OF 161.93 FEET; THENCE N.01°12'51"E. A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS N.25°38'41"W. A DISTANCE OF 327.11 FEET; THENCE N.89°37'51"E. A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE N.89°37'52"E. A DISTANCE 120.03 FEET TO THE POINT OF BEGINNING. CONTAINING 182,832 SQ.FT. OR 4.20 ACRES.

WEST SIDE PID PARCEL 38

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 784.30 FEET; THENCE WEST A DISTANCE OF 2123.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS S.18°21'34"W. A DISTANCE OF 418.01 FEET; THENCE N.78°28'55"W. A DISTANCE OF 181.83 FEET; THENCE N.11°31'05"E. A DISTANCE OF 164.67 FEET; THENCE N.04°54'20"W. A DISTANCE OF 349.21 FEET; THENCE S.64°07'09"E. A DISTANCE OF 341.02 FEET TO THE POINT OF BEGINNING. CONTAINING 106,242 SQ.FT. OR 2.44 ACRES.

WEST SIDE PID PARCEL 39

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.78°28'55"W. A DISTANCE OF 263.32 FEET; THENCE N.11°31'05"E. A DISTANCE OF 924.51 FEET; THENCE S.78°29'02"E. A DISTANCE OF 177.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50--FOOT RADIUS NON--TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS S.06°50'36"W. A DISTANCE OF 846.60 FEET; THENCE SOUTH A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING. CONTAINING 185,493 SQ.FT. OR 4.26 ACRES.

WEST SIDE PID PARCEL 40

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2182.08 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 333.27 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 329.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 326.56 FEET; THENCE S.78°28'55"E. A DISTANCE OF 263.32 FEET TO THE POINT OF BEGINNING. CONTAINING 96,856 SQ.FT. OR 2.22 ACRES.

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

UTAH COUNTY, UTAH

• NORTHERN ENGINEERING, INC. •

OREM, UTAH

AUGUST, 2025

WEST SIDE PID PARCEL 41

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE N.84°41'35"W. A DISTANCE OF 394.56 FEET; THENCE N.08°31'48"E. A DISTANCE OF 112.56 FEET; THENCE N.11°31.05"E. A DISTANCE OF 265.20 FEET; THENCE S.78°28'55"E. A DISTANCE OF 329.87 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 341.80 FEET ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 130,198 SQ.FT. OR 2.99 ACRES.

WEST SIDE PID PARCEL 42

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 2857.15 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 315.88 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE N.74°47'14"W. A DISTANCE OF 443.81 FEET; THENCE N.08°31'48"E. A DISTANCE OF 238.55 FEET; THENCE S.84°41'35"E. A DISTANCE OF 394.56 FEET TO THE POINT OF BEGINNING. CONTAINING 114,627 SQ.FT. OR 2.63 ACRES.

WEST SIDE PID PARCEL 43

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 3367.90 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 524.47 FEET ALONG SAID ROAD RIGHT OF WAY; THENCE WEST A DISTANCE OF 297.64 FEET; THENCE N.08°52'57"W. A DISTANCE OF 501.33 FEET; THENCE N.85°33'17"E. A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING. CONTAINING 172,062 SQ.FT. OR 3.95 ACRES.

WEST SIDE PID PARCEL 44

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.88°43'09"W. A DISTANCE OF 296.50 FEET; THENCE N.04°32'46"E. A DISTANCE OF 367.57 FEET; THENCE N.08°52'57"W. A DISTANCE OF 196.53 FEET; THENCE EAST A DISTANCE OF 297.64 FEET TO A POINT ON SAID ROAD RIGHT OF WAY; THENCE SOUTH A DISTANCE OF 553.96 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 157,139 SQ.FT. OR 3.61 ACRES.

WEST SIDE PID PARCEL 45

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN VINEYARD, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH A DISTANCE OF 4446.33 FEET; THENCE WEST A DISTANCE OF 2376.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 178.97 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1552.50--FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THAT ARC OF SAID CURVE A DISTANCE OF 152.84 FEET ALONG SAID ROAD RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°38'27" AND A CHORD THAT BEARS S.02°49'13"E. A DISTANCE OF 152.78 FEET; THENCE S.88°41'51"W. A DISTANCE OF 330.46 FEET; THENCE N.04°32'46"E. A DISTANCE OF 333.50 FEET; THENCE N.88°43'09"E. A DISTANCE OF 296.50 FEET TO THE POINT OF BEGINNING. CONTAINING 103,120 SQ.FT. OR 2.37 ACRES.



VINEYARD

SHEET 3 OF 4

NOTE:
BASIS OF BEARING FOR ALL PARCELS IS: S.89°23'17"W. ALONG THE SOUTH SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE
NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION
7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6
SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN.

UTAH COUNTY, UTAH
• NORTHERN ENGINEERING, INC. •
OREM, UTAH

AUGUST, 2025

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	54.93'	460.00'	54.89'	N23°37'37"W	6°50'29"
C2	54.08'	340.00'	54.02'	N16°56'59"W	9°06'47"
C3	53.58'	340.00'	53.52'	N26°01'16"W	9°01'45"
C4	23.32'	48.00'	23.10'	N1°13'57"E	27°50'25"
C5	146.60'	640.00'	146.28'	N69°17'54"E	13°07'26"
C6	128.27'	560.00'	127.99'	N69°17'54"E	13°07'26"
C7	32.91'	25.00'	30.58'	N25°01'27"E	75°25'27"
C8	82.33'	260.00'	81.98'	S21°27'52"E	18°08'32"
C9	114.24'	332.00'	113.68'	N69°19'20"E	19°42'57"
C10	102.73'	332.00'	102.32'	S70°18'56"W	17°43'45"
C11	88.65'	241.92'	88.16'	N69°36'46"E	20°59'46"
C12	82.93'	268.00'	82.60'	S70°18'56"W	17°43'45"
C13	21.91'	233.00'	21.90'	S81°52'26"W	5°23'15"
C14	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C15	21.91'	233.01'	21.90'	S81°52'26"W	5°23'14"
C16	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C17	45.44'	340.00'	45.41'	N80°07'15"E	7°39'29"
C18	467.97'	1447.38'	465.93'	S83°40'24"W	18°31'30"
C19	996.44'	1447.50'	976.88'	N67°20'41"W	39°26'29"
C20	82.86'	185.00'	82.17'	S83°13'06"E	25°39'48"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	49.41'	S30°17'44"E
L2	136.39'	N27°02'52"W
L3	40.95'	N20°12'23"W
L4	387.32'	S62°44'08"W
L5	138.76'	N15°03'20"E
L6	27.24'	S75°13'34"E
L7	70.23'	N75°51'37"E
L8	212.92'	N13°48'29"W
L9	41.25'	N85°31'26"W
L10	78.79'	S35°25'43"W
L11	158.38'	S74°23'43"W
L12	219.91'	S13°48'29"E
L13	297.42'	N76°17'31"E
L14	304.54'	N83°57'00"E
L15	262.80'	N6°03'00"W
L16	153.75'	N83°57'00"E
L17	220.58'	S70°23'12"E
L18	240.66'	N83°57'01"E
L19	101.70'	N42°22'47"E
L20	69.49'	N60°05'13"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	269.56'	N83°57'01"E
L22	373.56'	S6°02'59"E
L23	59.51'	N6°08'32"W
L24	220.44'	N70°23'11"W
L25	83.75'	S83°57'00"W
L26	259.94'	S6°03'00"E
L27	279.17'	N6°02'59"W
L28	326.82'	N83°57'01"E
L29	279.16'	N6°02'59"W
L30	326.82'	S83°56'55"W
L31	38.34'	N83°57'01"E
L32	216.19'	S78°18'09"E
L33	186.09'	S13°48'29"E
L34	214.13'	S76°12'01"W
L35	32.81'	S83°56'55"W
L36	24.37'	S83°56'55"W
L37	284.20'	N6°03'05"W
L38	276.64'	S76°17'31"W
L39	278.77'	S13°48'29"E
L40	257.70'	N10°49'12"W

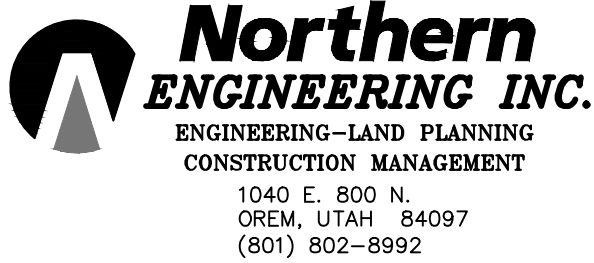
LINE TABLE		
LINE	LENGTH	DIRECTION
L41	380.82'	N83°36'22"E
L42	262.96'	S5°53'04"E
L43	358.64'	S84°34'03"W
L44	250.28'	N10°49'12"W
L45	306.13'	S84°34'03"W
L46	247.58'	S5°53'04"E
L47	329.01'	N84°34'03"E
L48	268.51'	N5°25'57"W
L49	331.13'	S83°36'22"W
L50	3.10'	S79°10'49"W
L51	259.03'	N10°49'12"W
L52	310.79'	N84°34'03"E
L53	242.23'	N5°53'04"W
L54	108.35'	S84°34'03"W
L55	152.81'	S79°10'48"W
L56	241.97'	S10°49'12"E
L57	3.10'	S79°10'49"W
L58	306.63'	S84°34'03"W
L59	242.23'	N5°53'04"W
L60	324.64'	N84°34'03"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	202.18'	190.00'	192.78'	S39°54'06"E	60°58'13"
C22	119.03'	110.22'	113.33'	N39°27'02"W	61°52'17"
C23	47.03'	105.02'	46.64'	N83°13'12"W	25°39'37"
C24	447.81'	1447.50'	446.02'	N38°45'41"W	17°43'31"
C25	40.90'	1376.00'	40.90'	N29°03'41"W	1°42'11"
C26	182.89'	1447.50'	182.77'	N3°37'11"W	7°14'22"
C27	62.67'	297.00'	62.56'	S7°18'51"E	12°05'25"
C28	33.44'	82.00'	33.21'	S10°24'50"W	23°21'58"
C29	7.34'	18.00'	7.29'	S10°24'53"W	23°21'53"
C30	67.54'	43.00'	60.81'	N45°00'00"E	90°00'00"
C31	152.84'	1552.50'	152.78'	S2°49'13"E	5°38'27"
C32	61.25'	39.00'	55.15'	N45°00'00"W	89°59'28"
C33	267.10'	3447.50'	267.03'	N2°13'11"E	4°26'21"
C34	311.77'	3447.50'	311.67'	N7°01'48"E	5°10'53"
C35	146.38'	189.00'	142.75'	S16°45'19"W	44°22'31"
C36	145.74'	111.00'	135.49'	S32°10'50"W	75°13'34"
C37	43.58'	169.00'	43.46'	N77°10'50"E	14°46'26"
C38	152.06'	3630.00'	152.05'	S24°40'51"W	2°24'00"
C39	171.05'	150.00'	161.93'	N31°27'09"W	65°20'08"
C40	340.36'	350.00'	327.11'	N26°38'41"W	55°43'06"
C41	418.25'	3552.58'	418.01'	S18°21'34"W	6°44'44"
C42	848.61'	3552.50'	846.60'	S6°50'36"W	13°41'12"

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	242.22'	S5°25'57"E
L62	322.73'	S84°34'03"W
L63	107.27'	N85°33'17"E
L64	198.31'	S53°57'28"E
L65	126.82'	S10°49'12"E
L66	259.68'	N5°25'58"W
L67	312.95'	N84°31'03"E
L68	265.35'	N5°25'57"W
L69	312.99'	N85°33'17"E
L70	267.75'	S84°31'03"W
L71	259.89'	S10°49'12"E
L72	152.81'	S79°10'48"W
L73	118.13'	S84°34'03"W
L74	273.89'	N5°25'58"W
L75	312.95'	S84°34'03"W
L76	273.62'	N5°25'57"W
L78	273.75'	S5°25'57"E
L79	99.83'	S84°34'03"W
L80	196.67'	S88°46'00"W
L81	280.16'	N1°16'04"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L82	276.36'	S88°43'58"W
L83	268.55'	S5°25'57"E
L84	256.85'	N88°40'31"E
L85	267.58'	N1°16'04"W
L86	244.56'	S5°25'57"E
L87	337.56'	S88°42'57"W
L88	249.53'	N13°21'33"W
L89	372.07'	N88°43'52"E
L90	403.78'	S13°21'33"E
L91	298.40'	S88°43'52"W
L92	212.26'	NORTH
L93	216.62'	S88°43'52"W
L94	4.53'	S13°21'33"E
L95	176.08'	S1°16'08"E
L96	203.71'	S88°43'52"W
L97	242.78'	EAST
L98	309.87'	EAST
L100	65.58'	S1°16'04"E
L101	115.53'	S22°05'49"W
L102	92.94'	S1°16'08"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L103	250.93'	EAST
L104	5.00'	EAST
L105	96.27'	S81°03'36"E
L106	95.93'	N88°38'08"E
L107	538.82'	S1°16'04"E
L108	296.50'	S88°43'09"W
L109	178.97'	SOUTH
L110	330.46'	S88°41'51"W
L111	407.76'	S88°36'43"W
L112	92.93'	S77°52'58"W
L113	9.00'	WEST
L114	82.42'	NORTH
L115	82.39'	SOUTH
L116	181.83'	N78°28'55"W



FINAL LOCAL ENTITY PLAT
UTAH CITY WEST
PUBLIC INFRASTRUCTURE DISTRICT NO.1

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
UTAH CITY WEST PUBLIC INFRASTRUCTURE DISTRICT NO. 1
(THE “DISTRICT”)

AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE
ANNEXATION AREA BOUNDAIRES INTO THE DISTRICT; AND RELATED
MATTERS

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

WHEREAS, on December 27, 2023, the City Council of the City of Vineyard, Utah (the “City”) did adopt a resolution authorizing the creation of the District (the “Creation Resolution”), approving a Governing Document for the District (the “Governing Document”) and appointing the Board of Trustees (the “Board”); and

WHEREAS, the Creation Resolution and Section V.D of the Governing Document authorizes the District’s annexation of any area within the Districts’ Area defined as the Qualified Property within the boundaries depicted in the Initial Districts’ Boundary Maps and the Annexation Area Boundary Maps into the District after obtaining consent of all property owners within the area proposed to be annexed and the passage of a resolution of the Board of the District approving the annexation; and

WHEREAS, in conformance with the Governing Document and [Utah Code Section 17D-4-201\(3\)\(a\)\(iii\)](#) a petition for annexation that contains the signatures of 100% of the surface property owners within the area to be annexed demonstrating the surface property owners’ consent to the annexation into the District (the “Petition”) has been filed with the District; and

WHEREAS, the District desires to adopt this resolution to annex property into the District’s boundaries.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

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

2. The Board hereby approves the Notice of Boundary Action attached hereto as **Exhibit B** (the “Boundary Notice”) and a final entity annexation plat relating to the Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Utah County Surveyor, or the office of the Lieutenant Governor.

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

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

5. This Resolution shall take effect immediately.

ADOPTED MARCH 6, 2026.

UTAH CITY WEST PUBLIC INFRASTRUCTURE
DISTRICT NO. 1

District Chair

ATTEST:

Exhibit A

The Property

Exhibit B

Notice of Impending Boundary Action