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ENT 23987 = 2024 PG 1 of 17
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 15 11:31 AM FEE 0.00 BY NG
RECORDED FOR ARROWHEAD SPRINGS PID

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF ARROWHEAD SPRINGS PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") TO WITHDRAW APPROXIMATELY 169.23 ACRES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the withdrawal of approximately 169.23 acres pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4 Utah Code Annotated 1953, as amended (the "PID Act"), including § 17D-4-201(4)(a), and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"), including § 17B-1-502 *et seq.*; and

WHEREAS, the purpose of the proposed withdrawal is to withdraw from the District all property which was recently approved by the City Council of Salem City for inclusion in the new Arrowhead Springs Public Infrastructure District No. 2, in order to avoid overlap between the Districts; and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be withdrawn; and

WHEREAS, there are no registered voters within the area to be withdrawn;

WHEREAS, the area to be withdrawn under this resolution is particularly described in Exhibit A to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to withdraw the Property by adopting a resolution to withdraw the area, provided that the governing document of the District allows for the withdrawal; and

WHEREAS, the District's governing document (hereafter the "Governing Document") provides that the Town consents to the withdrawal of any area within the District Boundaries, with the consent of all property owners and registered voters, if any, within the area proposed to be withdrawn, and the passage of a resolution of the Board approving the same, and otherwise in accordance with the PID Act; and

WHEREAS, pursuant to the requirements of the Governing Document, the consent of the Property Owner has been given by petition.

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit B (the "Notice") and Final Local Entity Plat to be attached thereto upon finalization as Exhibit C (the "Withdrawal Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the withdrawal of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described in the Notice and shown on Exhibit B and depicted upon the Withdrawal Plat, is hereby withdrawn from the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT WITHDRAWAL

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on February 1, 2024, the Board of Trustees (the "Board") of Arrowhead Springs Public Infrastructure District (the "District") adopted a resolution to withdraw the following particularly described property in Utah County, State of Utah:

PARCEL 1

A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 1223.30 FEET N 01°17'02 W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE S 55°48'01' W FOR A DISTANCE OF 125.68 FEET, THENCE N 34°22'51" W FOR A DISTANCE OF 8.47 FEET, THENCE S 55°37'07" W FOR A DISTANCE OF 61.93 FEET, THENCE N 34°14'12" W FOR A DISTANCE OF 348.06 FEET, THENCE S 55°55'14" W FOR A DISTANCE OF 240.98 FEET, THENCE S 55°58'00" W FOR A DISTANCE OF 901.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 38°14'44", HAVING A RADIUS OF 43.02 FEET, AND WHOSE LONG CHORD BEARS S 72°49'37" W FOR A DISTANCE OF 28.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 89°59'38" W A DISTANCE OF 232.01 FEET, THENCE N 00°00'04" E FOR A DISTANCE OF 1856.91 FEET, THENCE N 89°36'46" E FOR A DISTANCE OF 1529.35 FEET, THENCE N 89°23'47" E FOR A DISTANCE OF 594.00 FEET, THENCE S 00°36'13" E FOR A DISTANCE OF 49.50 FEET, THENCE N 89°23'47" E FOR A DISTANCE OF 660.00 FEET, THENCE N 00°36'13" W FOR A DISTANCE OF 49.50 FEET, THENCE N 89°23'47" E FOR A DISTANCE OF 594.00 FEET, THENCE S 33°21'42" E FOR A DISTANCE OF 65.66 FEET, THENCE S 23°22'41" E FOR A DISTANCE OF 97.49 FEET, THENCE S 55°52'25" W FOR A DISTANCE OF 1251.30 FEET, THENCE S 55°46'27" W FOR A DISTANCE OF 1034.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 88.69 ACRES (3,863,349 SQ. FT.).

PARCEL 2

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 34 TOWNSHIP 8 SOUTH, RANGE 2 EAST, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 1516.23 FEET S 89°47'28" W ALONG THE SECTION LINE AND 216.65 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE S 55°45'57" W FOR A DISTANCE OF 346.24 FEET, THENCE S 55°41'18" W FOR A DISTANCE OF 1158.76 FEET, THENCE S 43°30'30" W FOR A DISTANCE OF 577.35 FEET, THENCE S 43°10'22" W FOR A DISTANCE OF 1019.42 FEET, THENCE S 42°48'52" W FOR A DISTANCE OF 86.97 FEET, THENCE N 46°18'44" W FOR A DISTANCE OF 201.24 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06°36'30", HAVING A RADIUS OF 383.00 FEET, AND WHOSE LONG CHORD BEARS N 43°00'21" W FOR A DISTANCE OF 44.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 06°58'53" W FOR A DISTANCE OF 903.21 FEET, THENCE N 83°26'41" E FOR A DISTANCE OF 192.67 FEET, THENCE N 06°33'55" W FOR A DISTANCE OF 584.87 FEET, THENCE N 06°34'48" W A DISTANCE OF 752.84 FEET, THENCE N 89°48'01" E FOR A DISTANCE OF 1211.19 FEET, THENCE S 00°23'52" E FOR A DISTANCE OF 31.68 FEET, THENCE N 89°40'01" E FOR A DISTANCE OF 71.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16°31'38", HAVING A RADIUS OF 344.39 FEET, AND WHOSE LONG CHORD BEARS N 81°29'17" E FOR A DISTANCE OF 99.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE N 73°26'51" E FOR A DISTANCE OF 111.37 FEET, THENCE N 75°27'25" E FOR A DISTANCE OF 5.17 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14°21'45", HAVING A RADIUS OF 808.00 FEET, AND WHOSE LONG CHORD BEARS N 82°49'17" E FOR A DISTANCE OF 202.01 FEET, THENCE S 89°59'50" E FOR A DISTANCE OF 827.29 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'55", HAVING A RADIUS OF 16.00 FEET, AND WHOSE LONG CHORD BEARS S 44°59'53" E FOR A DISTANCE OF 22.63 FEET, THENCE S 00°00'04" W FOR A DISTANCE OF 93.90 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30°18'14", HAVING A RADIUS OF 357.00 FEET, AND WHOSE LONG CHORD BEARS S 15°09'03" E FOR A DISTANCE OF 186.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE S 26°18'32" E FOR A DISTANCE OF 49.30 FEET, THENCE S 33°38'49" E FOR A DISTANCE OF 67.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 80.54 ACRES (3,508,246 SQ. FT.).

CONTAINING 408,707 SQ.FT. OR 9.38 ACRES.

NOTICE IS FURTHER GIVEN that the Resolution was adopted on the basis of a Petition for Withdrawal meeting applicable statutory requirements, and signed by all property owners of and registered voters (if any) residing upon the property to be withdrawn.

NOTICE IS FURTHER GIVEN that a copy of the Resolution may be examined at the District's registered address of 912 W. 1600 S., Ste. B200, St. George, UT 84770, during regular business days from 8:30 am to 5:30 pm, for 30 days from the first date of publication of this notice.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 60 days after the date of this Resolution (hereafter the "60-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 60-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 60-Day-Contest Period.

4. The Board does hereby authorize the Chair to execute the Notice in substantially the form attached as Exhibit B, the Withdrawal Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the withdrawal of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member or the District's General Counsel to make any corrections, deletions, or additions to the Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. 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.

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

8. This Resolution shall take effect immediately.

STATE OF UTAH)
 : ss.
ARROWHEAD SPRINGS PUBLIC
INFRASTRUCTURE DISTRICT)

I, Aftyn Morrison, the undersigned duly qualified and acting clerk of Arrowhead Springs Public Infrastructure District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the “Board”), had and taken at a lawful meeting of the Board on February 1, 2024, commencing at the hour of 2:00 pm, as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on February 1, 2024.

By: _____
Clerk

EXHIBIT A


CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Aftyn Morrison, the undersigned clerk of Arrowhead Springs Public Infrastructure District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on February 1, 2024, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 1, 2024.

By:  _____
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Arrowhead Springs Public Infrastructure District
Board of Trustees
Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF ARROWHEAD SPRINGS PUBLIC INFRASTRUCTURE DISTRICT WILL HOLD A MEETING ON FEBRUARY 13th, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 2:00 P.M.

A. Call to Order

B. Consent Items

1. Approve board meeting minutes from December 28th, 2023.

C. Action Items

1. Consider approval of Resolution 2024-01: A resolution of the board of trustees of Arrowhead Springs Public Infrastructure District to withdrawal approximately 169.23 acres; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

D. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Jennifer Gowans at 435-628-3688 at least one full business day before the meeting.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.

Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute.

This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/81501157666?pwd=bcXu7b9hkQvXM46J6nk2lalv7D0wKH.1>

Meeting ID: 815 0115 7666

Passcode: 740948

EXHIBIT B

NOTICE OF BOUNDARY ACTION

**EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
Arrowhead Springs Public Infrastructure District**

Legal Description and Final Local Entity Plat

Arrowhead Springs Public Infrastructure District
Withdrawal #1 Legal Description

PARCEL 1

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SAID PARCEL CONTAINS 88.69 ACRES (3,863,349 SQ. FT.).

PARCEL 2

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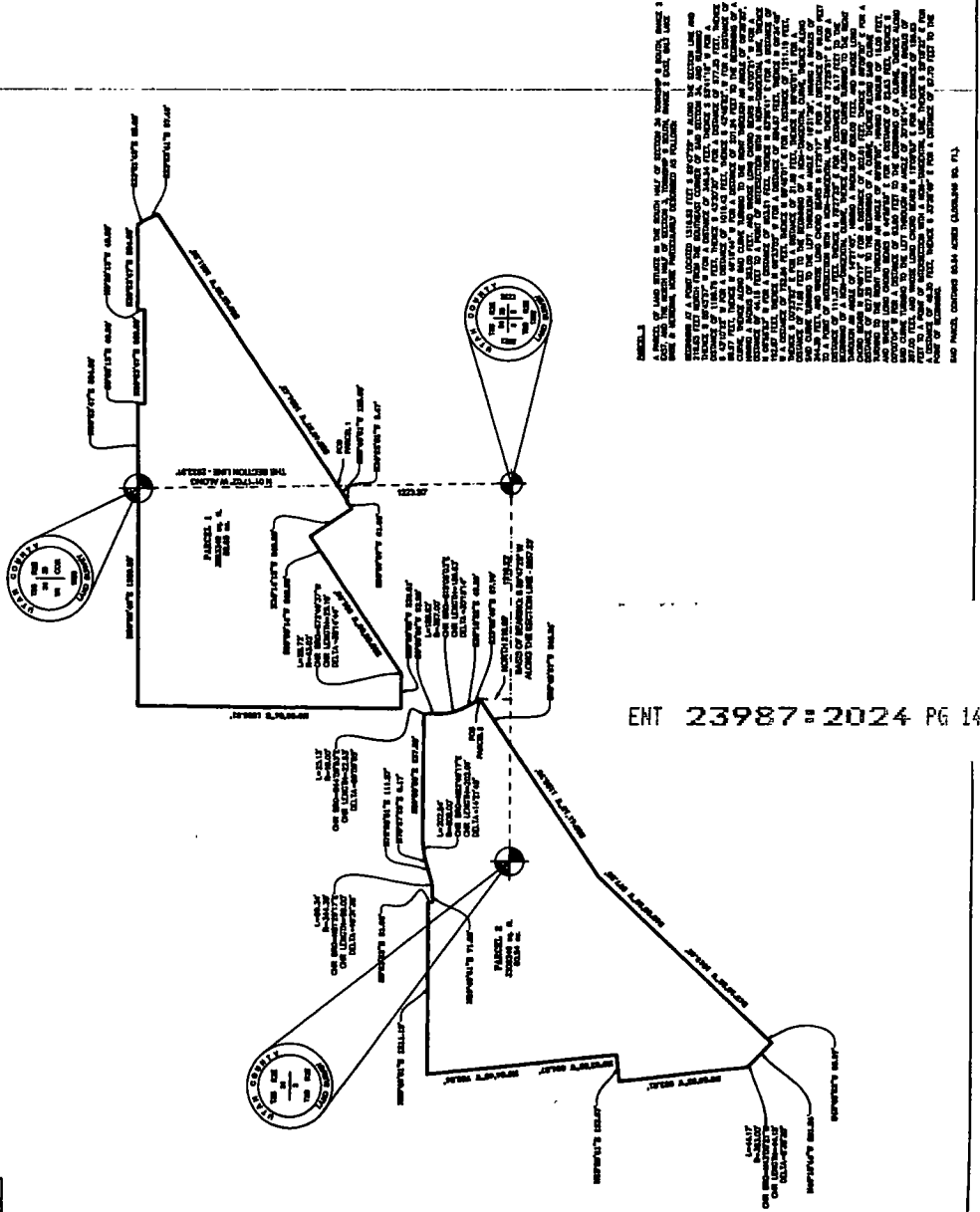
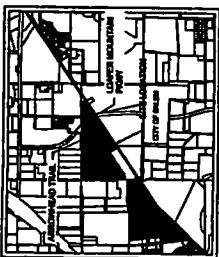
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SAID PARCEL CONTAINS 80.54 ACRES (3,508,246 SQ. FT.).

FINAL LOCAL ENTITY PLAT - WITHDRAWAL #1

DISTRICT ARROWHEAD SPRINGS PUBLIC INFRASTRUCTURE

COURT FILED
COUNTY OF ARIZONA
DECEMBER 14, 2023



PARCEL 1
A PARCEL OF LAND SITUATE IN THE WEST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, T19N, R19E, S14W, ARIZONA COUNTY, ARIZONA, CONTAINS A TOTAL AREA OF APPROXIMATELY 0.15 ACRES. THIS PARCEL IS SUBJECT TO THE LOCAL ENTITY PLAT NUMBER AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED BEARING S70°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S69°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S17°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S87°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S00°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S69°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S70°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S00°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.
BEO PARCEL CONTAINS 0.15 ACRES (ARROWHEAD SPRINGS PL. #1).

PARCEL 2
A PARCEL OF LAND SITUATE IN THE EAST HALF OF SECTION 34 AND THE EAST HALF OF SECTION 35, T19N, R19E, S14W, ARIZONA COUNTY, ARIZONA, CONTAINS A TOTAL AREA OF APPROXIMATELY 0.15 ACRES. THIS PARCEL IS SUBJECT TO THE LOCAL ENTITY PLAT NUMBER AND DESCRIBED AS FOLLOWS:
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BEO PARCEL CONTAINS 0.15 ACRES (ARROWHEAD SPRINGS PL. #1).

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SURVEYOR CERTIFICATE

I, JAMES M. BROWN, SURVEYOR, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT WAS OBTAINED FROM A REASONABLE SOURCE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE WEST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, T19N, R19E, S14W, ARIZONA COUNTY, ARIZONA, CONTAINS A TOTAL AREA OF APPROXIMATELY 0.15 ACRES. THIS PARCEL IS SUBJECT TO THE LOCAL ENTITY PLAT NUMBER AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT LOCATED BEARING S70°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S69°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S17°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S87°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S00°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S69°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S70°28'45"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET; THENCE S00°00'00"W ALONG THE SECTION 34/35 LINE FOR THE DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.
BEO PARCEL CONTAINS 0.15 ACRES (ARROWHEAD SPRINGS PL. #1).

SEE SECTION OF DEED FOR PARCEL 1 DESCRIPTION



James M. Brown
SURVEYOR
12478
DATE: 12/14/23

FOR AGREEMENT

APPROVED THIS 17th day of December, 2023, at Arrowhead Springs, Arizona, as a Final Local Entity Plat for the Arrowhead Springs Public Infrastructure District.

FOR THE DISTRICT:
ZID BRONK, Chairman

AGREEMENT BY COUNTY SUPERVISOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SUPERVISOR AND IS APPROVED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO CHARTER CODE, ARTICLE 9, SECTION 11.

DATE: 01-01-2024
COUNTY SUPERVISOR



FINAL LOCAL ENTITY PLAT - WITHDRAWAL #1

ARROWHEAD SPRINGS PUBLIC INFRASTRUCTURE DISTRICT

ARIZONA COUNTY RECORDER



Arrowhead Springs Public Infrastructure District

February 1, 2024

The Board of Trustees (the "Board") of Arrowhead Springs Public Infrastructure District (the "District"), met in special session (including by electronic means) on February 1, 2024, at 912 West 1600 South, Suite B-200, St. George, Utah, at 3:30 pm, with the following members of the Board being present:

Brian Bird	Chair
Aftyn Morrison	Clerk/Secretary
Matthew Lewis	Vice Chair/Treasurer

Also present:

Matt Ence	General Counsel
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Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this February 1, 2024, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Board Member Mat Lewis and seconded by Board Member Aftyn Morrison, and adopted by the following vote:

AYE: Unanimous.

NAY: None.

The resolution was later signed by the Chair and recorded by the Clerk in the official records of the District. The resolution is as follows:

