

ERDA, UTAH
RESOLUTION NO. 24-16

**A RESOLUTION OF THE ERDA CITY COUNCIL APPROVING THE ASSIGNMENT
OF THE MASTER DEVELOPMENT AGREEMENT
FOR
OQUIRRH POINT
A MASTER PLANNED COMMUNITY**

WHEREAS, the Erda City Council ("*Council*") met in regular session on November 14th, 2024, to consider, among other things, approving the Assignment of the Master Development Agreement for Oquirrh Point, a Master Planned Community; and

WHEREAS, Tooele County, a political subdivision of the State of Utah, and Master Developer entered into that certain Master Development Agreement for Oquirrh Point: a Master Planned Community dated November 4, 2021 (the "**Original Agreement**"); and

WHEREAS, on January 3, 2022, the Office of the Lieutenant Governor of the State of Utah issued a Certificate of Incorporation for Erda City, and as a result, all the real property covered by the Original Agreement was made a part of Erda City; and

WHEREAS, Utah Code Ann. §10-9a-509(1)(d) provides that "[a] subsequent incorporation of a municipality or a petition that proposes the incorporation of a municipality does not affect a land use application approved by a county in accordance with Section 17-27a-508"; and

WHEREAS, on April 7, 2022, the Council approved a First Amendment to the Master Development Agreement for Oquirrh Point, acknowledging that the Original Agreement is in full force and effect with respect to the Property; and

WHEREAS, the Original Agreement was subsequently amended on August 22, 2022, and September 12, 2024; and

WHEREAS, paragraph 26 of the Original Agreement provides that the rights and responsibilities of the Master Developer may be assigned upon the consent of the City; and

WHEREAS, the Master Developer has requested that the City consent to the assignment of a portion of the real property covered by the Master Development Agreement ; and

WHEREAS, a copy of the Assignment And Assumption Of Master Development Agreement ("**Assignment**") is attached hereto; and

WHEREAS, after careful consideration, the Council has determined that approving the Assignment is in the best interests of the health, safety, and welfare of the residents of Erda.

NOW, THEREFORE, BE IT RESOLVED that the Chair and Recorder are hereby authorized and directed to execute and deliver the Assignment.

This Resolution shall take effect immediately.

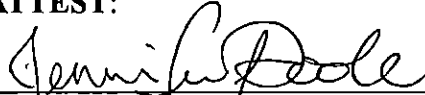
PASSED AND APPROVED by the Council this 14th day of November 2024.

ERDA



Craig Smith, Council Vice-Chair

ATTEST:



Jennifer Poole, City Recorder

Parcel "A"

A parcel of land, situate in the Northwest Quarter of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Erda, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the north line of Erda Way, said point being North 89°39'31" East 1,451.60 feet along the Quarter Section Line and North 15.73 feet from the West Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 0°30'05" West 60.00 feet;
 thence North 89°58'55" East 50.26 feet;
 thence South 0°01'05" East 60.00 feet, to the north line of Erda Way;
 thence South 89°58'55" West 49.75 feet along said north line, to the Point of Beginning.

Contains 3,000 square feet or 0.07 acres.

Parcel "B"

Located in Section 34, Township 2 South, Range 4 West, and the North half of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian, City of Erda, Tooele County, Utah.

Beginning at the South Quarter Corner of Section 34, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 89°39'26" East 2641.18 feet along the East-West running Section line to the North-South running Section line;
 thence South 0°25'27" East 1224.23 feet along said Section line to Northerly Right of Way line of 33 rd Parkway;
 thence South 89°38'38" West 2641.09 feet along said Northerly Right of Way line to North-South running Quarter Section line;
 thence South 0°25'03" East 1424.85 feet along said Quarter Section line to East-West running Quarter Section line;
 thence South 89°38'21" West 2032.31 feet;
 thence North 0°20'30" West 1425.19 feet;
 thence North 89°38'56" East 428.68 feet;
 thence North 0°25'43" West 1225.12 feet;
 thence South 89°39'30" West 426.82 feet;
 thence North 0°20'30" West 1324.82 feet to East-West running 40-acre line;
 thence North 89°39'31" East 708.95 feet along said 40-acre line;
 thence North 0°19'31" West 1275.34 feet;
 thence North 89°46'23" East 958.50 feet;
 thence South 0°19'31" East 343.01 feet;
 thence North 89°40'29" East 361.50 feet to North-South running Quarter Section line;
 thence South 0°19'31" East 2255.13 feet along said Quarter Section line and to the Point of Beginning.

Contains 12,336,584 square feet, or 283.21 acres.

