

RESOLUTION NO. R-25-2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,  
APPROVING THE BUTTERFIELD ANNEXATION AGREEMENT**

*PREAMBLE*

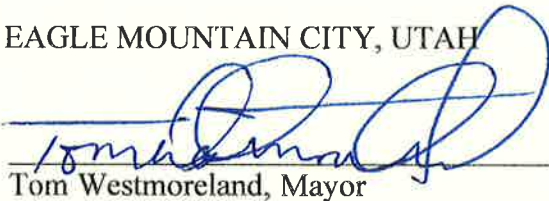
WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the proposed Butterfield Annexation Agreement as set forth more specifically in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Butterfield Annexation Agreement, as set forth in Exhibit A.
2. The Butterfield Annexation Agreement is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 17<sup>th</sup> day of November, 2020.

EAGLE MOUNTAIN CITY, UTAH

  
Tom Westmoreland, Mayor

ATTEST:

  
Fionnuala B. Kofoed, MMC  
City Recorder



# CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 17<sup>th</sup> day of November, 2020.

Those voting aye:

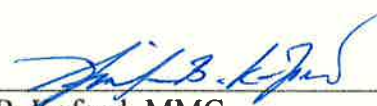
- Donna Burnham
- Melissa Clark
- Colby Curtis
- Jared Gray
- Carolyn Love

Those voting nay:

- Donna Burnham
- Melissa Clark
- Colby Curtis
- Jared Gray
- Carolyn Love

Those excused:

- Donna Burnham
- Melissa Clark
- Colby Curtis
- Jared Gray
- Carolyn Love

  
\_\_\_\_\_  
Fionnuala B. Kofoed, MMC  
City Recorder

Posted to City bulletin boards on 11/20/2020 by CP.

# Exhibit A

## ANNEXATION AGREEMENT

This Annexation Agreement (the “**Agreement**”) is made and entered into by and among **Eagle Mountain City** (the “**City**”) and **Scenic Development Group, LLC**, a Utah limited liability company and **Shirley Butterfield, Ltd.**, a Utah Limited Partnership (together “**Owners**”). (The City and Owners are collectively referred to herein as the “**Parties.**”)

### RECITALS

A. Owners own or have an interest in approximately 163.22 acres real property designed as Utah County Parcel No. 58:044:0011 and approximately 41.47 acres real property designated at Utah County parcel No. 58:044:0012 (the “**Property**”).

B. The Property is currently located in unincorporated Utah County, Utah.

C. Owners have filed a Petition for Annexation with the City to annex the Property into the City.

D. The City desires to annex the Property to the City, on the terms and conditions set forth herein.

E. The City finds that the annexation of the Property will further the orderly growth of the City, increase its tax assessable values, and be in the best interest of the City.

F. The City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act (Utah Code Ann. § 10-9a-101, *et seq.*) (“**LUDMA**”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed annexation of the Property, and, in the exercise of its legislative discretion, has determined to approve this Agreement.

NOW, THEREFORE, in consideration of the foregoing premises and the covenants, promises, and agreements of each of the Parties hereto, to be kept and performed by each of them, Owners and City hereby agree as follows:

#### 1. AUTHORITY

- a. The Eagle Mountain City Council (“**Council**”) has found that annexing the Property pursuant to the terms and conditions of this Agreement is beneficial to the City and furthers the health, safety and welfare of the City and its residents by, among other things, providing for the orderly growth of the City. The City Council finds that annexing the Property is consistent with and authorized by laws applicable to the City and ordinances and policies established by the City.

- b. The Owners represent that they are all of the owners of the Property and those signing in a representative capacity are authorized by the respective Owners to execute this agreement.

## 2. ANNEXATION

Owners have filed a petition for annexation with the City (the "**Annexation Petition**"), which was accepted by the City on or about July 15, 2020. A copy of the annexation petition is attached hereto as Exhibit A. In accordance with Utah law, the City may grant the petition and annex the Property if no protests are filed by August 14, 2020. If one or more protests are filed during the designated protest period with respect to the Annexation Petition and the Owners determine to oppose the protest, then the City agrees to cooperate with the Owners and pursue opposition to the protest, and the Parties shall be responsible for their own costs and expenses to pursue such opposition.

## 3. ZONING OF PROPERTY

Pursuant to authority granted to the City by Utah Code Ann. §10-9a-506 (which authorizes the City to designate a land use zone for annexed property), the City agrees to approve a land use zone(s) for the Property as set forth on attached Exhibit B. The land use designation of the Property shall be part of or in conjunction with the Annexation Ordinance.

## 4. GENERAL PROVISIONS

a. Police Powers. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abnegation of City's legislative, governmental, or police powers to promote and protect the health, safety, or general welfare of the municipality or its inhabitants; nor shall this Agreement prohibit the enactment by City of any fee which is of uniform or general application.

b. Partnership. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the Property Owners and the City. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

c. Cooperation. In the event that the annexation of the Property or any portion thereof is voided by final action of any court, the City and Owners shall cooperate to cure the legal defect(s), and upon such cure, this Agreement shall be deemed to be an Agreement to annex the Property to City.

d. Amendment. There shall be no modification of this Agreement except in writing, executed with the same formalities as this instrument.

e. Term. This Agreement shall terminate and expire one (1) year from the effective date of the annexation. Thereafter, so long as the Property is located within the municipal boundaries of City, it shall continue to be subject to the charter, ordinances, and rules and regulations of City. The parties agree that the zoning of the Property as establish in paragraph 3 shall survive termination of this Agreement.

f. Rights and Remedies. The rights and remedies of the Parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.

g. Severability. In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

h. Exhibits. All exhibits annexed to this Agreement and recitals are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits, writings, and recitals.

i. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first executed below.

DATED this 19 day of November, 2020.

**EAGLE MOUNTAIN CITY**

By:   
Tom Westmoreland, Mayor

**ATTEST:**

By: *Fionnuala B. Kofoed*  
Fionnuala B. Kofoed, City Recorder



Approved as to form:  
*[Signature]*  
City Attorney

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**SCENIC DEVELOPMENT GROUP, LLC**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**SHIRLEY BUTTERFIELD, LTD**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Fionnuala B. Kofoed, City Recorder

Approved as to form:

\_\_\_\_\_  
City Attorney

DATED this 7 day of December, 2020.

**SCENIC DEVELOPMENT GROUP, LLC**

By: \_\_\_\_\_

Print Name: KIM W. RINDUSBACHER

Title: Manager

DATED this 7 day of December, 2020.

**SHIRLEY BUTTERFIELD, LTD**

By: \_\_\_\_\_

Print Name: Jay Butterfield

Title: Trustee



# Exhibit A



Eagle Mountain City  
Petition for Annexation

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JUN 02 2020

CITY RECORDERS OFFICE

Annexation Name: Butterfield Property

Annexation Location: Adjacent to the North-west corner of the "North Benches" as shown in the Eagle Mountain Annexation Area, Future Land Use & Transportation map \_\_\_\_\_

Utah County Parcel Number(s): 58:044:0011 ; 58:044:0012 \_\_\_\_\_

Total Acreage: 204.69 \_\_\_\_\_

Is any property within the proposed annexation area:

Defined as rural real property:  No  Yes – List Parcel Number(s): \_\_\_\_\_

Within an Agriculture Protection Area:  No  Yes – List Parcel Number(s): \_\_\_\_\_

Located in the Eagle Mountain City Annexation Policy Plan:  No  Yes

Requested Zone: Agricultural/Rural Density Two \_\_\_\_\_

Percentage of private real property within the proposed annexation area represented by the signatures of the owners: 100% \_\_\_\_\_

Percentage of the value of private real property within the proposed annexation area represented by the signatures of the owners: 100% \_\_\_\_\_

Name of Annexation Contact Sponsor: Scenic Development Inc. \_\_\_\_\_

Mailing Address: 14572 South 790 W Ste A100 Bluffdale, Utah, 84065 \_\_\_\_\_

Telephone: 801.253.1237; 801.864.2952 \_\_\_\_\_ Email: braiden@scenicdev.com \_\_\_\_\_

Name of Engineer or Licensed Land Surveyor: Jason Thompson \_\_\_\_\_

Company Name: JT Engineering \_\_\_\_\_

Telephone: 801-866-7702 \_\_\_\_\_ Email: jason@jtengpc.com \_\_\_\_\_

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Eagle Mountain City, hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, as amended;

2. That the property subject to this petition is a contiguous, unincorporated area contiguous to the boundaries of Eagle Mountain City, and the annexation thereof will not leave or create an unincorporated island or peninsula; and
3. That the signatures affixed hereto are those of the owners of private real property that:
  - a. Is located within the area proposed for annexation;
  - b. Covers a majority of the private land area within the area proposed for annexation;
  - c. Is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation, as shown by the latest tax assessment rolls of Utah County; and
  - d. Is described as follows (describe approximate location): Adjacent to the North-west corner of the "North Benches" as shown in the Eagle Mountain Annexation Area, Future Land Use & Transportation map. Directly West of the Arrival Subdivision's North-West Boundary Line. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and is more specifically described in the included legal description.

4. That up to five of the signers of this petition have been designated as sponsors, one of whom is designated as the Contact Sponsor, with the mailing address of each sponsor being indicated;
5. That the petition does not propose annexation of all or part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted; and
6. That this petition does not propose annexation of an area that includes all or part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103, Utah Code Annotated, or a petition under Section 10-2-125, Utah Code Annotated.

The petitioners further file herewith the following items:

1. An ownership plat map showing all property owners in Eagle Mountain City within five hundred (500) feet of the proposed annexation and one quarter (1/4) mile of the annexation in the unincorporated area of Utah County;
2. One 24" x 36" and one 11" x 17" of the accurate annexation plat map prepared by a licensed surveyor of the area proposed for annexation identifying each parcel and labeling each parcel with the owner's name, tax identification number, and acreage. NOTE: A mylar is required to be submitted following approval by the City Council; and
3. Legal description of the area proposed for annexation;

Sponsors of Petition

Jay Butterfield  
Name  
12256 So 4000 W Riverton, UT 84096  
Signature  
Jay Butterfield

Sponsor Address

Kelly Butterfield  
Name  
12256 S. 4000 W Riverton, UT 84096  
Signature  
Kelly Butterfield

Sponsor Address

Name Signature  
Sponsor Address

Name Signature  
Sponsor Address

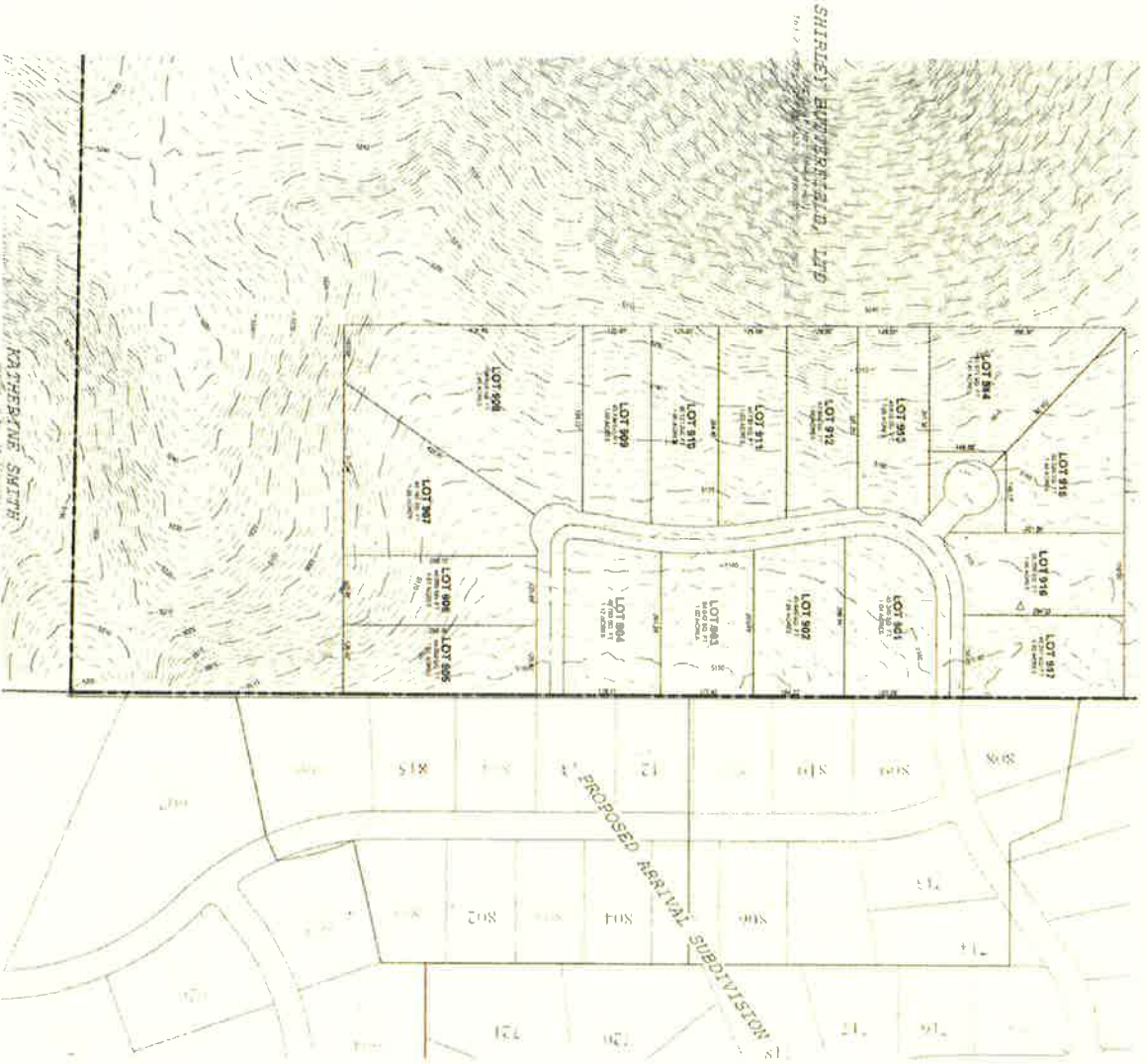
Name Signature  
Sponsor Address

STATE OF UTAH )  
                          )ss:  
COUNTY OF UTAH ) Weber

On the 20 day of May, 2020, personally appeared before me  
Jay Butterfield, Kelly Butterfield, the signers of the foregoing  
document, and acknowledged to me that they executed the same.



Michelle Loveland  
5-25-2020  
Notary Public  
My commission expires: 5-25-2020

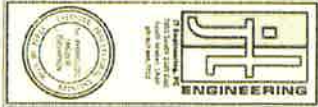


**NOTES**

1. PAVEMENT DATA WAS OBTAINED FROM THE CIVIL ENGINEER'S REPORT.
2. PAVEMENT THICKNESS INFORMATION WAS OBTAINED FROM THE CIVIL ENGINEER'S REPORT.
3. THE EXISTING CURB AND GUTTER INFORMATION WAS OBTAINED FROM THE CIVIL ENGINEER'S REPORT.
4. TOTAL AREA SHOWN FOR THIS PLAN IS 107,000 SQ. FT.



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 811  
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NO.	DESCRIPTION	DATE

BUTTERFIELD 20 LOT SUBDIVISION  
**CONCEPT PLAN**  
 EAGLE MOUNTAIN, UTAH

SHEET NO.  
**C1**  
 1 OF 1

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JUN 02 2020

CITY RECORDERS OFFICE

UNITED STATES OF AMERICA  
PARCELS 10 No. 38-044-0001  
100 ACRES

CAMP WILLIAMS  
100 ACRES 1945 (REVISED 1981)

NORTH QUARTER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN

NORTHEAST CORNER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN

STEVE SMITH  
PARCEL 10 No. 38-044-0001  
11.84 ACRES

SHIRLEY BUTTERFIELD, LTD  
PARCELS 10 No. 38-044-0001

PARCEL A  
7,680 SQ. FT.  
0.18 ACRES

SHIRLEY BUTTERFIELD, LTD  
PARCEL 10 No. 38-044-0001

PARCEL B  
25.16 ACRES

STEVE SMITH  
PARCEL 10 No. 38-044-0001  
24.28 ACRES

CENTER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN

EAST QUARTER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN

KATHERINE SMITH  
PARCELS 10 No. 38-044-0001  
100 ACRES



**NOTES**

- 1. PARCEL DATA WAS OBTAINED FROM THE UTM AGRIAC WEBSITE
- 2. PARCEL OWNERSHIP INFORMATION WAS OBTAINED FROM THE ONLINE UTAH COUNTY PARCELS MAP
- 3. UNCLASIFIED OWNERSHIP INFORMATION
- 4. BELLY STREET INVESTMENTS, LLC  
38-044-0009  
29.5 ACRES
- 5. BELLE STREET INVESTMENTS, LLC  
38-044-0006  
11.7 ACRES
- 6. BELLE STREET INVESTMENTS, LLC  
38-044-0181  
8.31 ACRES
- 7. JOHN & DANICA MADFIELD FAMILY, LLC  
38-038-0008  
1.20 ACRES
- 8. LONDON DUCHOVNIK  
34-038-0505  
1.05 ACRES
- 9. KENNETH & SMITH ANDERSON  
34-038-0507  
3.03 ACRES
- 10. EDUARDO PASTORIDA  
34-038-0509  
1.05 ACRES
- 11. BELLE STREET PARTNERS, LLC  
34-038-0506  
5.42 ACRES



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1.800.443.4311



NO.	DATE	REVISION

SHIRLEY BUTTERFIELD LTD 200+ ACRE PROPERTY  
**PROPERTY EXHIBIT**  
LITTLE MOUNTAIN UTAH

DATE PLOTTED: 06/01/2020  
DRAWN BY: J&K  
CHECKED BY: J&K  
DATE PRINTED: 06/01/2020

SHEET NO.  
**EX-1**  
1 of 2

Acknowledgment of Limited Power of Attorney

I Jay Butterfield as a Manager of Shirley Butterfield LTD.  
(Name) (Title)

And

I Kelly Butterfield as a Manager of Shirley Butterfield LTD.  
(Name) (Title)

Do hereby acknowledge that Scenic Development Inc. or its representatives have authority to act on my/our behalf regarding the Annexation of (2) Parcels currently located in the Unincorporated Area of Utah County.

Parcel(s) Numbers:

58:044:0011 ; 58:044:0012

Jay Butterfield  
(Name)

[Signature]  
(Signature)

May 20 2020  
(Date)

Kelly Butterfield  
(Name)

[Signature]  
(Signature)

May 20 2020  
(Date)

STATE OF UTAH )

)ss:

COUNTY OF UTAH ) Weber

On the 20 day of May, 20 20, personally appeared before me

Jay Butterfield, Kelly Butterfield, \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_, the signers of the foregoing

document, and acknowledged to me that they executed the same.



[Signature]  
5-25-2020  
Notary Public  
My commission expires: 5 25 2020

**Addresses within 500 ft of 40 acre Parcel**

580440012 SHIRLEY BUTTERFIELD LTD	12256 S 4000 W	RIVERTON	UT	84096
580440011 SHIRLEY BUTTERFIELD LTD	12256 S 4000 W	RIVERTON	UT	84096
580440010 SMITH - STEVEN GEORGE & STEVEN G	9200 W 8570 N	LEHI	UT	84043
580440013 SMITH - STEVEN GEORGE & STEVEN G	9200 W 8570 N	LEHI	UT	84043



**Addresses within 500 ft of 160 acre Parcel**

346380633	EAGLE MOUNTAIN CITY	1650 E STAGECOACH RUN	EAGLE MOUNTAIN	UT	84005
346380606	JOHN D & DANACA HADFIELD FAMILLY LLC	1450 W 1850 N	LEHI	UT	84043
346380608	BELLE STREET PARTNERS LLC	3688 E CAMPUS DR STE 100	EAGLE MOUNTAIN	UT	84005
346380605	DUCKWORTH - LANDON	1777 HIDDEN HILL RD	EAGLE MOUNTAIN	UT	84005
346380607	ANDERSON - KENNETH THERON & TANYA MARIE	9525 N BELLE ST	EAGLE MOUNTAIN	UT	84005
580440009	SMITH - KATHERINE LYNN & KATHERINE LYNN	9303 W 8800 N	LEHI	UT	84043
580440163	BELLE STREET INVESTMENTS LLC	3688 E CAMPUS DR STE 100	EAGLE MOUNTAIN	UT	84005
580440001	UNITED STATES OF AMERICA	650 CAPITOL MALL	SACRAMENTO	CA	95814
580440012	SHIRLEY BUTTERFIELD LTD	12256 S 4000 W	RIVERTON	UT	84096
580440011	SHIRLEY BUTTERFIELD LTD	12256 S 4000 W	RIVERTON	UT	84096
580440013	SMITH - STEVEN GEORGE & STEVEN G	9200 W 8570 N	LEHI	UT	84043
580440089	BELLE STREET INVESTMENTS LLC	3688 E CAMPUS DR STE 100	EAGLE MOUNTAIN	UT	84005
580440090	BELLE STREET INVESTMENTS LLC	3688 E CAMPUS DR STE 100	EAGLE MOUNTAIN	UT	84005

## **Exhibit B**

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CITY RECORDERS OFFICE

# Proposed General Plan Land Use Designations

UNITED STATES OF AMERICA  
RANGEL ID No. 58-044-0001  
148 ACRES

CAMP WILLIAMS  
EAGLE TRACKS DEVELOPMENT UNDIVIDED

WEST QUARTER OF SECTION 14  
TOWNSHIP 3 SOUTH  
RANGE 2 WEST  
SALT LAKE BASIN & MERIDIAN

NORTHWEST CORNER OF SECTION 14  
TOWNSHIP 3 SOUTH  
RANGE 2 WEST  
SALT LAKE BASIN & MERIDIAN

STEVE SMITH  
PARCEL ID No. 58-044-0010  
91.48 ACRES

STEVE SMITH  
PARCEL ID No. 58-044-0013  
742.86

KATHERINE SMITH  
PARCEL ID No. 58-044-0009  
162.78 ACRES

- Parks and Open Space
- Agriculture/Rural Density One



### NOTES

1. PARCEL DATA WAS OBTAINED FROM THE UTM AGRI WGS84
2. PARCEL OWNER INFORMATION WAS OBTAINED FROM THE OHMIA UTM COUNTY PARCELS MAP

### ADJACENT OWNER INFORMATION

- Ⓐ BELLE STREET INVESTMENTS, LLC  
58-044-0089  
29.5 ACRES
- Ⓑ BELLE STREET INVESTMENTS, LLC  
58-044-0090  
7.17 ACRES
- Ⓒ BELLE STREET INVESTMENTS, LLC  
58-044-0181  
8.51 ACRES
- Ⓓ JOHN & GINNY HIRSHFIELD FAMILY, LLC  
58-044-0088  
1.20 ACRES
- Ⓔ LANDON DUCHOWITZ  
58-038-0882  
1.00 ACRES
- Ⓕ KENNETH & FAYTA ANDERSON  
58-038-0883  
3.63 ACRES
- Ⓖ EDWARD CANTANEDA  
58-038-0828  
1.08 ACRES
- Ⓗ BELLE STREET PARTNERS, LLC  
58-038-0888  
3.42 ACRES



GRAPHIC SCALE



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1-800-642-4211

**JT ENGINEERING**

27 Engineering, PC  
985 South 400 East  
Provo, Utah 84601  
jtk@jtkengr.com

REGISTERED PROFESSIONAL ENGINEER  
STATE OF UTAH  
No. 10466  
EXPIRES 12/31/2021

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHIRLEY BUTTERFIELD, LTD 200+ ACRE PROPERTY  
**PROPERTY EXHIBIT**  
E. SALT MOUNTAIN UTAH

PROJECT NAME	
SCALE	1" = 200'
DATE	4/24/20
DATE	4/24/20
DATE	4/24/20

SHEET NO.  
**EX-1**  
1 of 1

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JUN 02 2020

**CITY RECORDERS OFFICE**

# Proposed Zoning Map

CAMP WILLIAMS  
*(NO PARCELS, INFO PROVIDED UP/LINE)*

NORTH QUARTER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 3 WEST  
SALT LAKE BASIN & MERRIAM

UNITED STATES OF AMERICA  
PARCEL ID No. 58-044-0011  
160 ACRES

NORTHEAST CORNER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 3 WEST  
SALT LAKE BASIN & MERRIAM

STEVE SMITH  
PARCEL ID NO. 58-044-0010  
41.74 ACRES

**Agriculture**  
 **Natural Open Space**

STEVE SMITH  
PARCEL ID NO. 58-044-0013  
242.86

EAST QUARTER OF SECTION 14  
TOWNSHIP 5 SOUTH  
RANGE 3 WEST  
SALT LAKE BASIN & MERRIAM

KATHERINE SMITH  
PARCEL ID NO. 58-044-0009  
142.79 ACRES



**NOTES**

- PARCEL DATA WAS OBTAINED FROM THE UTAH AGRIC. WEBSITE
- PARCELS OWNER INFORMATION WAS OBTAINED FROM THE UTAH UTAH COUNTY PARCEL MAP

**ADJACENT OWNER INFORMATION**

- Ⓐ BELLE STREET INVESTMENTS, LC  
58-044-0008  
29.8 ACRES
- Ⓑ BELLE STREET INVESTMENTS, LC  
58-044-0009  
1.17 ACRES
- Ⓒ BELLE STREET INVESTMENTS, LC  
58-044-0163  
5.51 ACRES
- Ⓓ JOHN & SIMON HARTFIELD FAMILY, LLC  
24-038-0804  
1.20 ACRES
- Ⓔ LARSON DUCHNORTH  
34-030-0900  
1.00 ACRES
- Ⓕ KENNETH & TANYA ANDERSON  
34-030-0807  
3.00 ACRES
- Ⓖ EDUARDO CASTANEDA  
34-030-0820  
1.00 ACRES
- Ⓗ BELLE STREET PARTNERS, LLC  
34-030-0900  
5.42 ACRES



**GRAPHIC SCALE**



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**PROPERTY EXHIBIT**

---

SHIBLEY BUTTERFIELD LTD 200+ ACRE PROPERTY

---

SHEET NO. 111111  
N SCALE 1"=200'

SHEET NO. 111111  
S SCALE 1"=200'

SHEET NO. 111111  
E SCALE 1"=200'

SHEET NO. 111111  
W SCALE 1"=200'

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SHEET NO. **EX-1**  
1 of 1