

UTAH INLAND PORT AUTHORITY

RESOLUTION 2025-33

Ent 286573 Page 1 of 9

Date: 13-OCT-2025 2:01:38PM

Fee: \$0.00 Check Filed By: JK

JAMIE KELSEY, Recorder

BEAVER COUNTY CORPORATION

For: UTAH INLAND PORT AUTHORITY

**A RESOLUTION OF THE UTAH INLAND PORT AUTHORITY
BOARD ADOPTING AMENDMENTS TO THE MINERAL
MOUNTAINS INLAND PORT PROJECT AREA PLAN**

WHEREAS, pursuant to §11-58-301(1) Utah Code Annotated as amended ("UCA"), the Utah Inland Port Authority ("Authority") is "governed by a board which shall manage and conduct the business and affairs of the Authority"; and

WHEREAS, the Authority created a project area known as Mineral Mountains in Beaver County to facilitate and fund regional economic development opportunities and maximize the long-term economic benefit of the region; and

WHEREAS, pursuant to §11-58-504 UCA, the "The Authority may amend a project area plan,";
and

WHEREAS, the Authority board desires to amend the Mineral Mountains Inland Port Project Area, which was originally adopted on October 4, 2023, and adopt an updated project area plan;

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY BOARD as follows:

1. The Authority board has found and determined that the amendment to the Mineral Mountains Inland Port project area plan meets the statutory requirements set forth in UCA §11-58-501(3) and includes:
 - a. include the legal description of the boundary of the project area;
 - b. the purpose and intent with respect to the project area and the board's finding and determination that:
 - i. there is a need for the project to effectuate a public purpose;
 - ii. there is a public benefit to the proposed Mineral Mountains Inland Port project;
 - iii. it is economically sound and feasible to adopt and carry out the project area plan; and
 - iv. carrying out the Mineral Mountains Inland Port project area plan will promote the goals and objectives stated in Subsection §11-58-203(1) UCA.
2. The Authority board hereby adopts the amendment of the Mineral Mountains Project and accepts the boundary changes and the updated budget.
3. This Resolution is effective May 29, 2025, upon the affirmative vote of the Authority Board.

PASSED AND ADOPTED by the Authority Board this 29th day of May, 2025.

Utah Inland Port Authority



Abby Osborne
Chair

Attest:


Authority Staff

On the 29th day May, 2025, personally
appeared before me

Diane H. Gardner,

The signer(s) of the within instrument, who duly acknowledged to me that
he/she executed the same.

Diane H. Gardner,

Notary Public

Commission No:

Expires:



MILFORD ZONE: TRACT 1

A PORTION OF SECTIONS 4, 5, 6 AND 18 IN TOWNSHIP 27 SOUTH, RANGE 9 WEST; A PORTION OF SECTIONS 1-3, 5-11, 14, 15, 17-23 AND 26-32 IN TOWNSHIP 27 SOUTH, RANGE 10 WEST; A PORTION OF SECTIONS 4,5 AND 8 IN TOWNSHIP 28 SOUTH, RANGE 10 WEST; A PORTION OF SECTIONS 13, 24, 25 AND 36 IN TOWNSHIP 27 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY.

PARCEL LIST:

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LEGAL DESCRIPTION:

Beginning at the South ¼ Corner of Section 32, Township 27 South, Range 10 West, Salt Lake Base & Meridian; Thence West ½ mile to the SW Corner of Section 32; West 1 mile to the SW Corner of Section 31; West 1 mile to the SW corner of Section 36, T27S R11W; Thence North 1 mile to the NW Corner of Section 36; North 1 mile to the NW Corner of Section 25; North 1 mile to the NW Corner of Section 24; North 1 mile to the NW Corner of Section 13; East 1 mile to the NE Corner of Section 13; North 1 mile more or less to the NW Corner of Section 7, T27S, R10W; Thence North 1/4 mile to the NW Corner of SW1/4 SW1/4 of Section 6; East 1/2 mile to the NE Corner of SE1/4 SW1/4 of Section 6; South ¼ mile the South ¼ Corner of Section 6; East ½ Mile to the SE Corner of Section 6; North ½ mile to the East ¼ Corner of Section 6; West ¼ mile to the SW Corner of the SE1/4 NE1/4 of Section 6; North ½ mile to the NW Corner of the NE1/4 NE1/4 of Section 6; East ¼ mile to the NE Corner of Section 6; East 1 mile to the NE Corner of Section 5; South 1 mile to the SE

Corner of Section 5; S 89°46'01"E 2051.46 feet; S 00°15'16"W 5377.8 feet; N 89°04'31"W 2111.31 feet to the SE Corner of Section 8; N 88°34'31"W 2663.16 feet to the ¼ Corner common to Sections 8 and 17; S 01°25'27"W 5285.02 feet to the ¼ Corner common to Sections 17 and 20; S 89°07'26"E 2677.92 feet to the NE Corner of Section 20; East 1 Mile to the NE Corner of Section 21; North 1 Mile more or less to the NW Corner of Section 15; North 1 Mile more or less to the NW Corner of Section 10; North 1 mile more or less to the NW Corner of Section 3; East 1 mile to the NE Corner of Section 3; East 1 mile to the NE Corner of Section 2; East 1 mile to the NE Corner of Section 1, T27S R10W; East 1 mile to the NE Corner of Section 6 T27S R9W; East 1 mile to the NE Corner of Section 5; East ¾ mile to the NE Corner of the NW1/4 NE1/4 Section 4; South ¼ mile; East ¼ mile; South ¼ mile to the East ¼ Corner of Section 4; South ½ mile to the SE Corner of Section 4; West 1 mile to the SW Corner of Section 4; West 1 mile to the SW Corner of Section 5; West 1 mile to the SW Corner of Section 6; West 1 mile to the SW Corner of Section 1, T27S R10W; South 1 mile to the SE Corner of Section 11; South 1 mile to the SE Corner of Section 14; South 1 mile to the SE Corner of Section 23; West ½ mile to the ¼ Corner common to Sections 23 and 26; South 1 mile to the South ¼ Corner of Section 26; West ½ mile to the SW Corner of Section 26; West 1 mile to the SW Corner of Section 27; North 73.25 feet to the SE Corner of Section 28; West ¾ mile to the NE Corner of NW1/4 NW1/4 Section 33; South 1 mile to the NE Corner of the NW1/4 NW1/4 Section 4, T28S R10W; South ½ mile to the SE Corner of the SW1/4 NW1/4 of Section 4; West ¼ mile to the SW Corner of the SW1/4 NW1/4 of Section 4; South 47.75 feet to the East ¼ Corner of Section 5; West ½ mile to the NW Corner of the SE1/4 of Section 5; South ¼ mile to the SW Corner of the NW1/4 SE1/4 of Section 5; East ½ mile to the NE Corner of the SE1/4 SE1/4 of Section 5; South ¼ mile to the SE Corner of Section 5; South ¾ mile to the SE Corner of NE1/4 SE1/4 of Section 8; West ¾ mile to the SW Corner of the NE1/4 SW1/4 of Section 8; North ¼ mile to the NW Corner of the NE1/4 SW1/4 of Section 8; Thence N 89°59'23"W along the ¼ Section line 1168.915 Feet; N 26°51'50"W 271.26 feet; N 00°01'54"W 955.21 feet; Thence along the arc of a non-tangent curve to the right having a radius of 600 feet and a distance of 473.41 feet; Thence S65°35'28"E 790.07 feet; N24°24'33"E 100 feet; N 65°35'34"W 750 feet; Thence along the arc of a non-tangent curve to the right having a radius of 588 feet and a distance of 344.12 feet to a point of compound curvature; Thence along the arc of a curve to the right, having a radius of 428.34 feet and a distance of 331.30 feet; Thence N24°57'06"E 2439.49 feet; Thence East 59 feet more or less to the SW Corner of NE1/4 SW1/4 Section 5, T28S R10W; N 00°24'40"W 2676.706 feet to the NW Corner of SE1/4 NW1/4 Section 5; S 89°56'28"E 1332.122 feet to the SE Corner of NE1/4 NW1/4 Section 5; Thence N 00°29'06"W 1419.83 feet to the Point of Beginning. Containing 20,800.06 acres more or less.

MILFORD ZONE: TRACT 2

The South half of Section 18, T27S, R9W, SLB&M

PARCEL: 0102300001

LEGAL DESCRIPTION:

The South half of Section 18, T27S, R9W, SLB&M. Containing 330 Acres more or less.

MILFORD ZONE: TRACT 3

A portion of Section 16, T27S, R10W, SLB&M

PARCEL: 0200150010

LEGAL DESCRIPTION: Commencing at the East ¼ Corner of Section 16, T27S, R10W, SLB&M; Thence N 88°09'12"W along the ¼ Section Line 3222.95 feet to the true Point of Beginning; Thence N 88°09'12"W 491.37 feet; S 87°29'32"W 40 feet; S 01°10'23"W 407.02 feet; S 88°09'12"E 531.32 feet; N 01°10'08"E 410.06 feet to the Point of Beginning. Containing 5.00 Acres.

MINERSVILLE ZONE:

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 30 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY.

PARCEL LIST:

0200600007, 0200600008, 0200600010, 0200600011, 0200600014, 0200610014, 0200610015

LEGAL DESCRIPTION:

Beginning at the Southeast corner of section 2, Township 30 South, Range 10 West, SLB&M; Thence West along the section line 1320 feet more or less to the SW corner of the SE1/4 SE1/4 Section 2; Thence North 1320 feet more or less to the NW Corner of the SE1/4 SE1/4 Section 2; Thence East 1320 Feet more or less to the NE Corner of the SE1/4 SE1/4 of Section 2; Thence East 1320 feet more or less to the NE Corner of the SW1/4 SW1/4 of Section 1; East 499.73 feet; S 26°58'43"E 127.61 feet; S 50°56'49"E 355.61 feet; S 25°16'52"E 234.10 feet; S 56°49'06"W 649.74 feet; S 57°14'45"W 293.40 feet; Thence along the arc of a tangent curve to the right a distance of 774.08 feet with a radius of 1382 feet; S 00°20'16"W 31.70 feet; N 89°03'55"W 742.50 feet to the Point of Beginning. Containing 107.51 acres more or less.

BEAVER ZONE:

A PORTION OF SECTIONS 31-33, TOWNSHIP 29 SOUTH, RANGE 7 WEST; A PORTION OF SECTIONS 4-6, TOWNSHIP 30 SOUTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY.

PARCEL LIST:

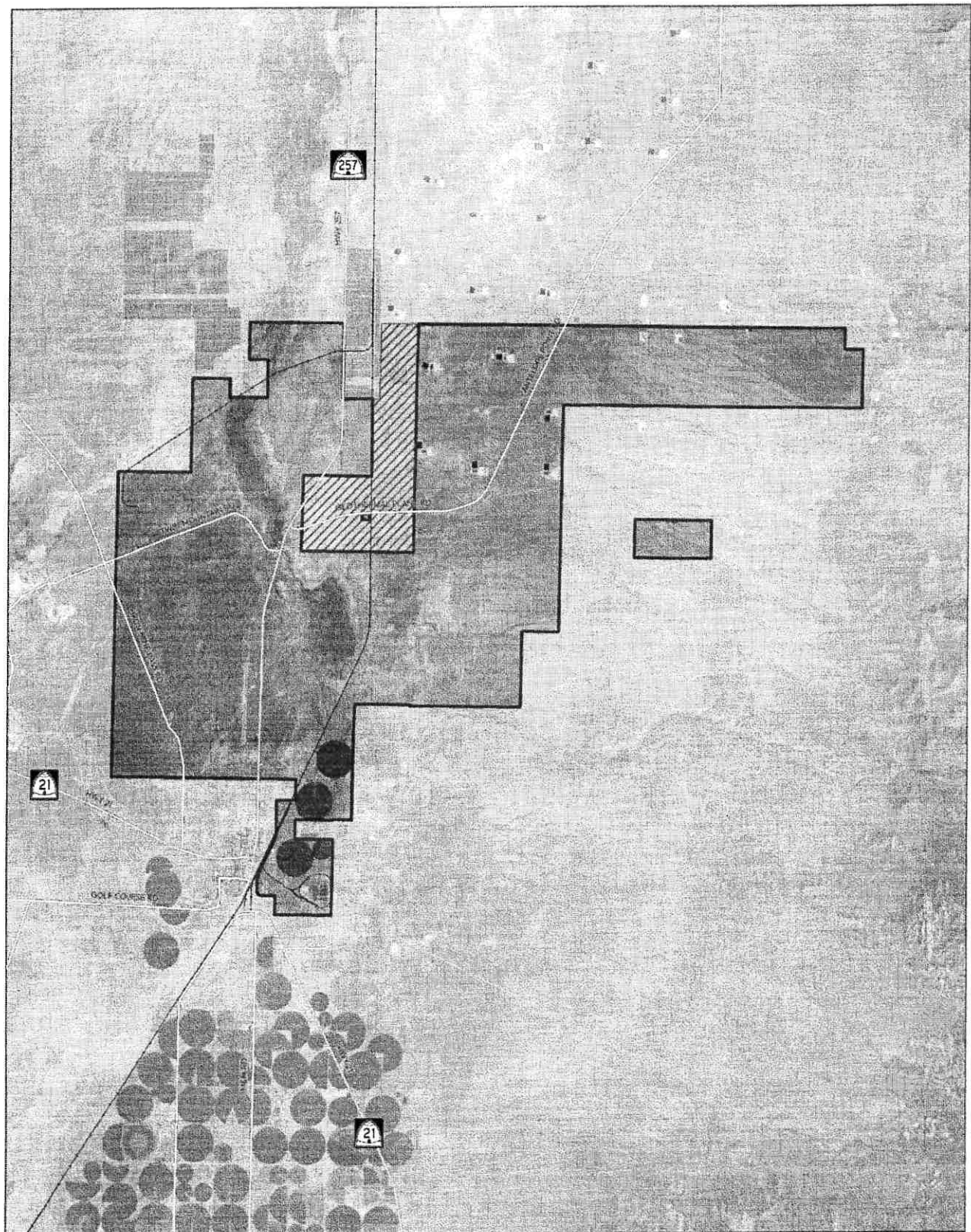
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LEGAL DESCRIPTION:

Beginning at a point 1,362.73 feet South from the Northeast Corner of Section 32, Township 29 South, Range 7 West, SLB&M; Thence N 00°49'41" E 650.58 feet; Thence S 89°08'35" E 1691.87 feet; Thence S 39°16'29" E 75.02 feet; Thence S 40°23'00" E 100.03 feet; Thence S 42°52'45"E 232.57 feet; Thence along the arc of a tangent curve to the right having a radius of 595.14 feet and a distance of 356.92 feet; Thence S 01°31'23"E 598.90 feet; Thence S 00°00'30"E 211.76 feet; Thence S 00°20'48"W 518.46 feet; Thence S 02°58'53"E 163.52 feet; Thence S 00°00'00"E 1101.34 feet; Thence S 04°55'25"E 65.75 feet; Thence N 89°06'27"W 34.52 feet; Thence S 05°41'34"E 445.61 feet; Thence S 00°03'06"W 2218.97 feet; Thence N 88°59'27"W 891.48 feet; Thence S 00°41'22"W 3990.10 feet to the South line of Section 4; Thence N 88°47'30"W 1353.58 feet to the SW corner of Section 4; Thence N 89°19'46"W 5351.85 feet to the SW Corner of Section 5; Thence N 89°59'09"W 3999.11 feet to the SW Corner of SE1/4 SW1/4 of Section 6; Thence N 00°57'36"E 4,059.04 feet to the NW Corner of the SE1/4 NW1/4 of Section 6; Thence S 89°14'35"E 1326.92 feet to NE Corner SE1/4 NW1/4 of Section 6; Thence N 00°52'19"E 1345.57 feet to the ¼ Corner common to Sections 6 and 31; Thence N 01°00'21"E 1330.76 feet to the NW Corner of SW1/4 SE1/4 of Section 31; Thence S 88°58'51"E 2667.65 feet; Thence N 00°53'48"E 2106.43 feet; Thence S 89°00'22"E 1377.01 feet; Thence N 72°14'39"E 1717.28 feet;

Thence S 89°00'11"E 1001.47 feet; Thence S 00°50'47"W 24.82 feet; Thence S 89°00'11"E 301.59 feet; Thence S 00°50'53"W 25.00 feet; Thence S 89°00'11"E 110.00 feet; Thence N 00°50'44"E 25.00 feet; Thence S 89°00'11"E 98.52 feet; Thence S 00°48'06"W 9.22 feet; Thence S 89°00'14"E 824.98 feet to the Point of Beginning. Containing 2,049.39 acres more or less.

Appendix B: Project Area Maps & Imagery

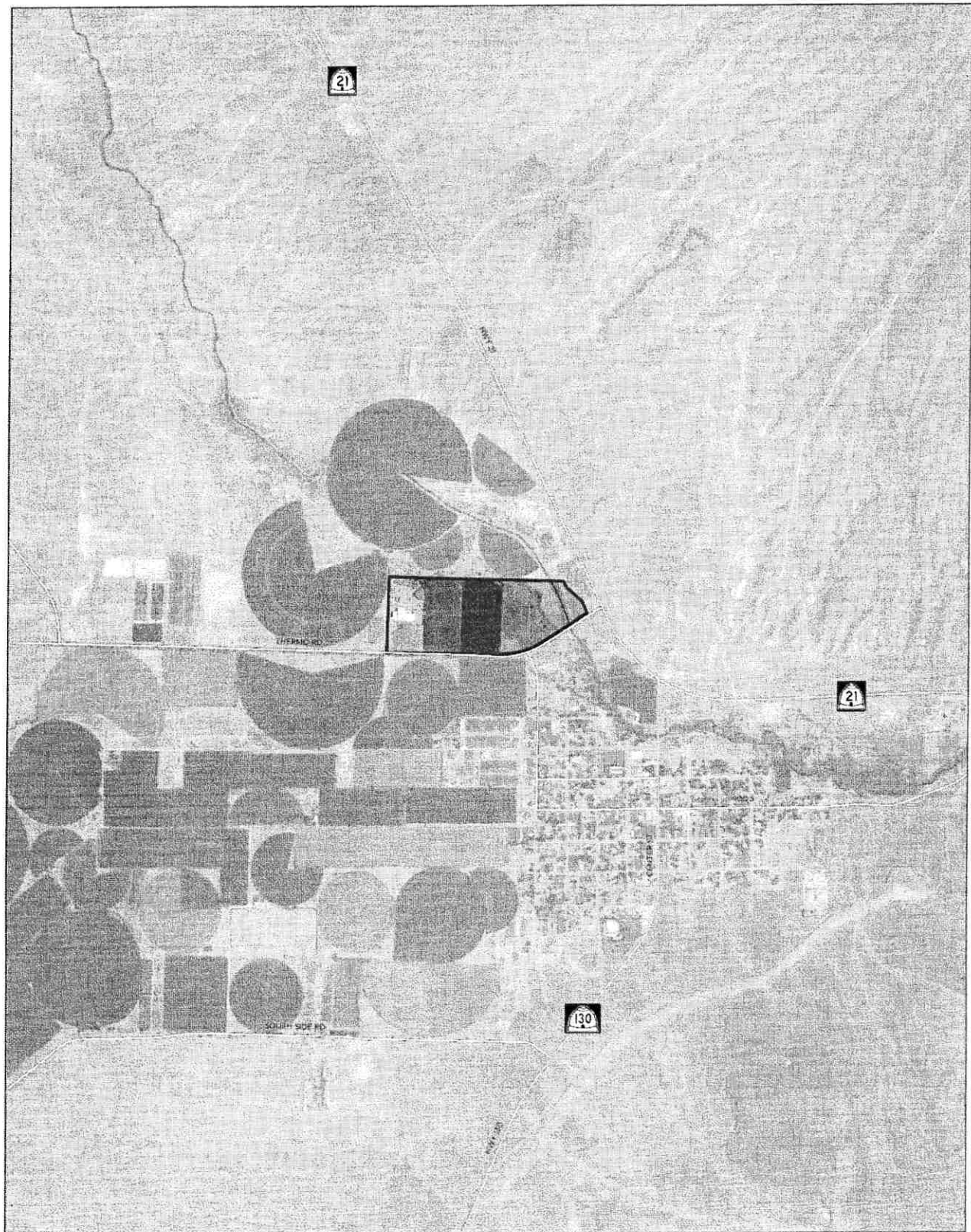


LEGEND
 [Outline] Mineral Mountains Project Area
 [Hatched] Area to be removed from the Project

SCALE 1:100,000
 0 0.5 1 2
 MILES

DISCLAIMER
 This map is for informational purposes only and should not be used for legal or financial purposes.

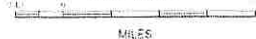
MILFORD AREA
BEAVER COUNTY
 2025



LEGEND

-  Minersville Mining Area
-  Area to be removed from the Project

SCALE 1:25,000



DISCLAIMER

This map is for informational purposes only and does not constitute a guarantee or warranty. The map is not to be used for any other purpose without the express written consent of the Bureau of Land Management.

MINERSVILLE AREA
BEAVER COUNTY

2025



MINERAL MOUNTAINS PROJECT AREA

Beaver County, Utah



0 0.38 0.75 1.13 1.5 Miles

BEAVER ZONE

- Existing Mineral Mountains Project Area Boundary
- Area to be amended into the Project Area
- Area to be removed from the Project Area

