

# Stansbury Service Agency of Tooele County

1 Country Club, Suite #1, Stansbury Park, UT 84074

Office: 435-882-6188 Fax: 435-843-5183

Ent: 428094 - Pg 1 of 6  
Date: 04/28/2016 01:32 PM  
Fee: \$0.00  
Filed By: cr  
Jerry Houghton, Recorder  
Tooele County Corporation  
For: STANSBURY SERVICE AGENCY

## RESOLUTION NO. 16-2

### A RESOLUTION ANNEXING WILD HORSE RANCH, A SUBDIVISION IN TOOELE COUNTY, UTAH, INTO THE STANSBURY GREENBELT SERVICE AREA AND THE STANSBURY RECREATION SERVICE AREA.

**WHEREAS**, Wild Horse Ranch, a subdivision in Tooele County, Utah, is adjacent to the current boundaries of the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area, and the developer, Penelope Rose LLC, has petitioned that this area be annexed into those service areas; and

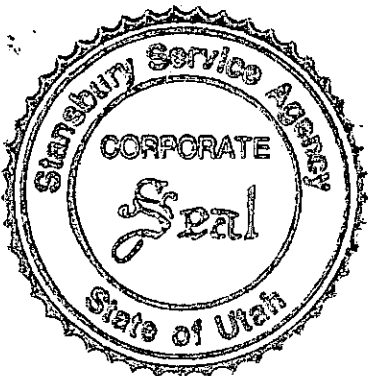
**WHEREAS**, The boundaries of the Wild Horse Ranch subdivision lie within the boundaries of the Stansbury Service Agency Capital Improvements Plan; and

**WHEREAS**, The Stansbury Service Agency of Tooele County, an administrative entity, established pursuant to an Inter-local Agreement dated August 12, 1992, is charged by the Board of Trustees, of each of these service areas with the responsibility for handling the administrative responsibilities, of these coterminous service areas;

### NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

Pursuant to Utah Code 17A-2-1327, Wild Horse Ranch, a subdivision located in Tooele County, Utah, and which is described in the attached Exhibit A, is hereby annexed into the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area.

**ADOPTED BY A MAJORITY VOTE** of the Board of Trustees of each of the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area on April 27, 2016.



By: Neil Smart Date: 4-27-16  
Neil Smart, Chairman, Stansbury Greenbelt Service Area

By: Glenn Oscarson Date: 4-27-16  
Glenn Oscarson, Chairman, Stansbury Recreation Service Area

By: Neil Smart Date: 4-27-16  
Neil Smart, Chairman, Stansbury Service Agency

# Wild Horse Ranch

~~14-128-453-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100~~

## SURVEY DESCRIPTIONS

### PARCEL 9G, 9H, & 9I

A portion of the NW1/4 and SW1/4 of Section 16, and the SE1/4 and NE1/4 of Section 17, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of State Road 138 located S89°42'06"W along the Section line 683.44 feet and S0°17'54"E 2,577.82 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B. & M.; thence along said right-of-way the following 3 (three) courses and distances: S63°21'12"W 1,572.95 feet; thence Southwesterly along the arc of an 11,540.21 foot radius non-tangent curve (radius bears: S26°39'05") 715.01 feet through a central angle of 3°33'00" (chord: S61°34'25"W 714.89); thence S59°47'37"W 345.51 feet; thence N30°06'40"W 1,642.17 feet along a fence line and the extension of Parcel 9 P.U.D. COMMERCIAL PHASE 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder to the northwest corner of said plat; thence N62°34'10"E along said plat and extension thereof 1,176.67 feet to the west line of that Real Property described in Deed Entry No. 362637 of the Official Records of Tooele County; thence along said deed the following 3 (three) courses and distances: S26°49'40"E 182.82 feet; thence N62°44'32"E 198.55 feet; thence N26°49'40"W 183.60 feet to the southerly line of that Real Property described in Deed Book 842 Page 297 of the Official Records of Tooele County; thence N62°34'26"E along said deed 802.78 feet; thence S30°36'02"E 681.46 feet; thence S78°28'14"E 472.92 feet; thence S85°50'46"E 113.66 feet; thence S30°14'40"E 596.27 feet to the point of beginning.

Contains: 88.16+/- acres

~~LESS AND EXCLUDING any public roadways lying within the bounds of PARCEL 9 P.U.D. COMMERCIAL Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder.~~

14-130.156 ACRES STANSBURY PARK

**SURVEY DESCRIPTIONS**

**PARCEL 9J**

A portion of the NE1/4 and NW1/4 of Section 16, and the SW1/4 and SE1/4 of Section 9, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

Beginning at a point on the northerly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located N89°56'28"E along the Section line 787.58 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.& M.; thence along said Plat and also along OLD MILL P.U.D. Phase 2 the following 3 (three) courses and distances: S63°08'19"W (plat: S63°08'03"W) 1,218.96 feet; thence S26°51'41"E (plat: S26°51'57"E) 82.00 feet; thence S54°40'48"E (plat: S54°41'04"E) 9.84 feet to the northerly right-of-way line of Porter Way as described and dedicated as part of STARSIDE PHASE 2-PARCEL 9 P.U.D. according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S62°48'02"W (plat: S62°47'46"W) along said plat and the extension thereof 583.26 feet; thence N27°10'09"W 18.60 feet; thence S62°34'10"W 1,212.48 feet; thence N30°36'02"W 70.28 feet to the southerly line of that Real Property described in Deed Book 842 Page 297 of the Official Records of Tooele County; thence N62°34'26"E along said deed 1,336.36 feet; thence N0°49'35"W 662.69 feet to the southerly line of that Real Property described in Deed Entry No. 335721 of the Official Records of Tooele County; thence N27°19'59"E along said deed 585.85 feet; thence N50°41'33"W along said deed 54.00 feet to the southerly line of that Real Property described in Deed Entry No. 380004 of the Official Records of Tooele County; thence N38°59'38"E along said deed 488.99 feet to the southerly line of that Real Property described in Deed Entry No. 329649 of the Official Records of Tooele County; thence along said deed the following 18 (eighteen) courses and distances: S74°38'58"E 81.70 feet; thence S45°00'50"E 114.41 feet; thence East 248.35 feet; thence S73°30'11"E 81.38 feet; thence N30°35'29"E 73.82 feet; thence N87°23'55"E 63.64 feet; thence S46°08'14"E 104.21 feet; thence N66°48'41"E 66.02 feet; thence N26°34'34"E 64.60 feet; thence S72°15'48"E 151.71 feet; thence S23°45'35"E 78.90 feet; thence S40°29'59"E 155.75 feet; thence S4°16'06"W 64.08 feet; thence S50°43'27"E 36.15 feet; thence N86°49'18"E 45.87 feet; thence S48°41'18"E 196.47 feet; thence S15°26'26"E 84.25 feet; thence S57°55'49"E 108.70 feet; thence S63°08'19"W 437.71 feet along the extension of, and along the northerly line of said OLD MILL P.U.D. Phase 1 to the point of beginning.

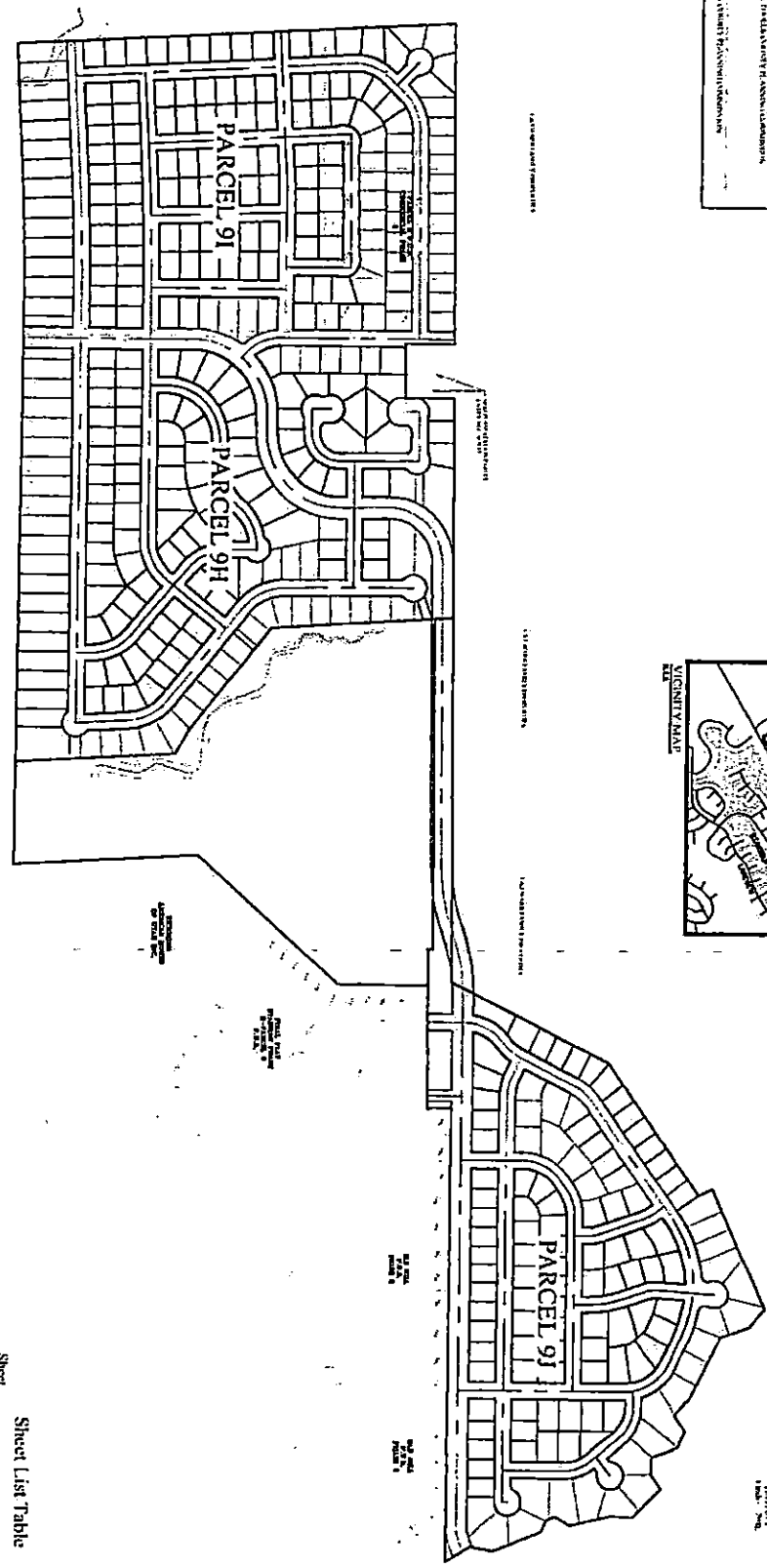
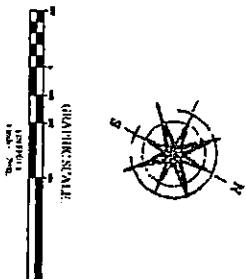
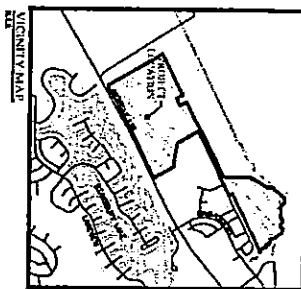
Contains: 40.65+/- acres

# Wild Horse Ranch

## CONCEPT NARRATIVE RESIDENTIAL

LOCALITY: STANSBURY PARK, TOWN, LEUCADIA PARCELS  
 COUNTY: TOOELE COUNTY, UTAH  
 PROJECT: WILD HORSE RANCH  
 SHEET: 4 OF 6

**TOOELE COUNTY PLANNING COMMISSION**  
 APPROVED: 10/10/14  
 BY: [Signature]  
 AT THE REGULAR MEETING OF THE TOOELE COUNTY PLANNING COMMISSION HELD AT THE TOOELE COUNTY COURTHOUSE, 100 WEST CENTER STREET, STANSBURY, UTAH



**GENERAL NOTE:**  
 INFORMATION PROVIDED IS THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANY TIME FOR ANY REASON. PLAN SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY.

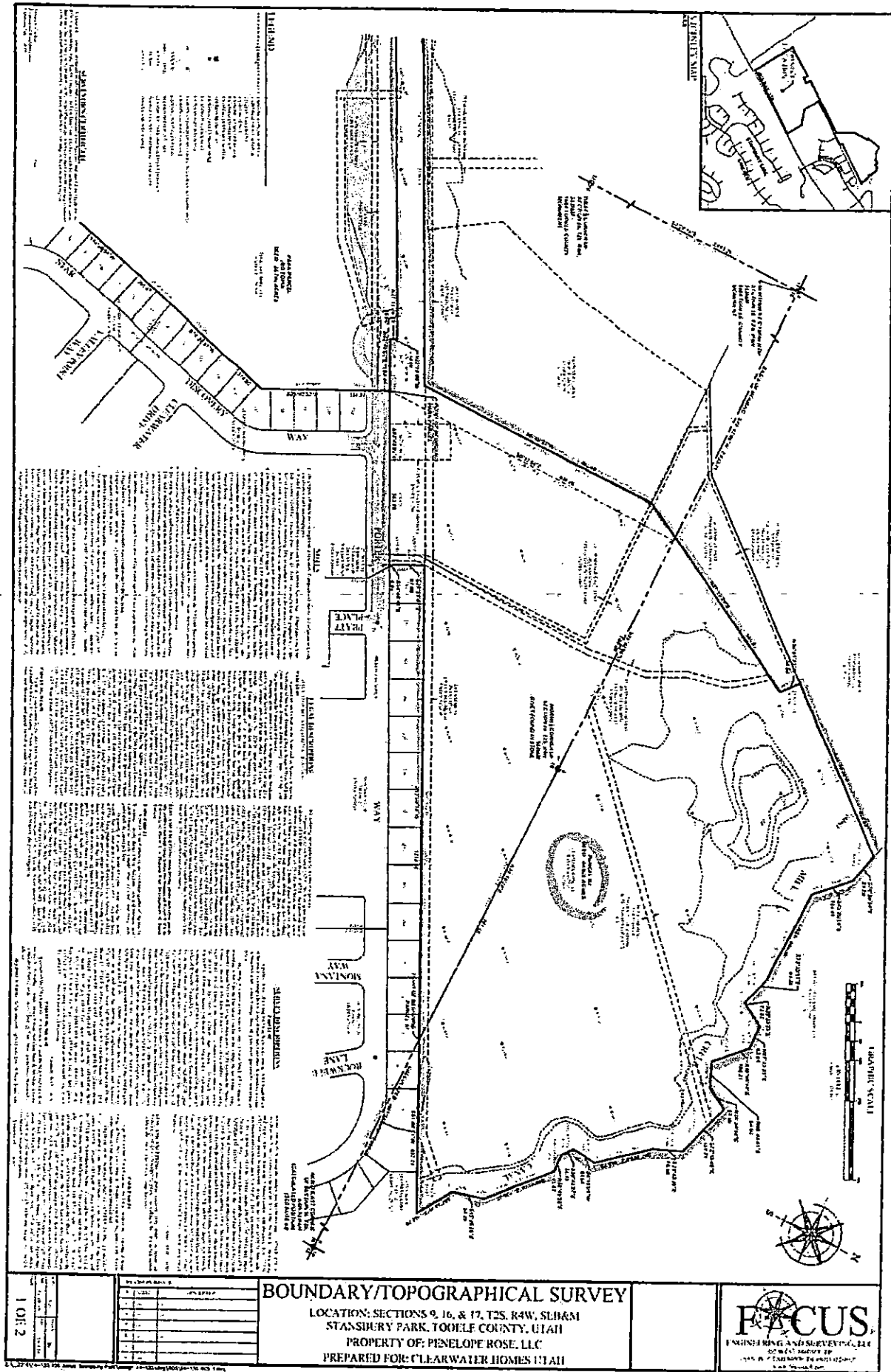
Sheet List Table

Sheet Number	Sheet Title
C0	OVERALL LOTTING PLAN
C1	PARCEL 9I LOTTING PLAN
C2	PARCEL 9H LOTTING PLAN
C3	TRAILS AND OPEN SPACE PLAN
C4	SEWER MASTER PLAN
C5	WATER MASTER PLAN
C6	STORM DRAIN MASTER PLAN
C7	PIASING PLAN
C8	PIASING PLAN
C9	PIASING PLAN

NO.	DATE	BY	REVISION

**STANSBURY PARK LEUCADIA PARCELS**  
 STANSBURY PARK, TOOELE COUNTY, UTAH  
 NW 1/2 16 & NE 1/4 17 & S 1/2, T2S, R4W, SLB&M  
**OVERALL LOTTING PLAN**

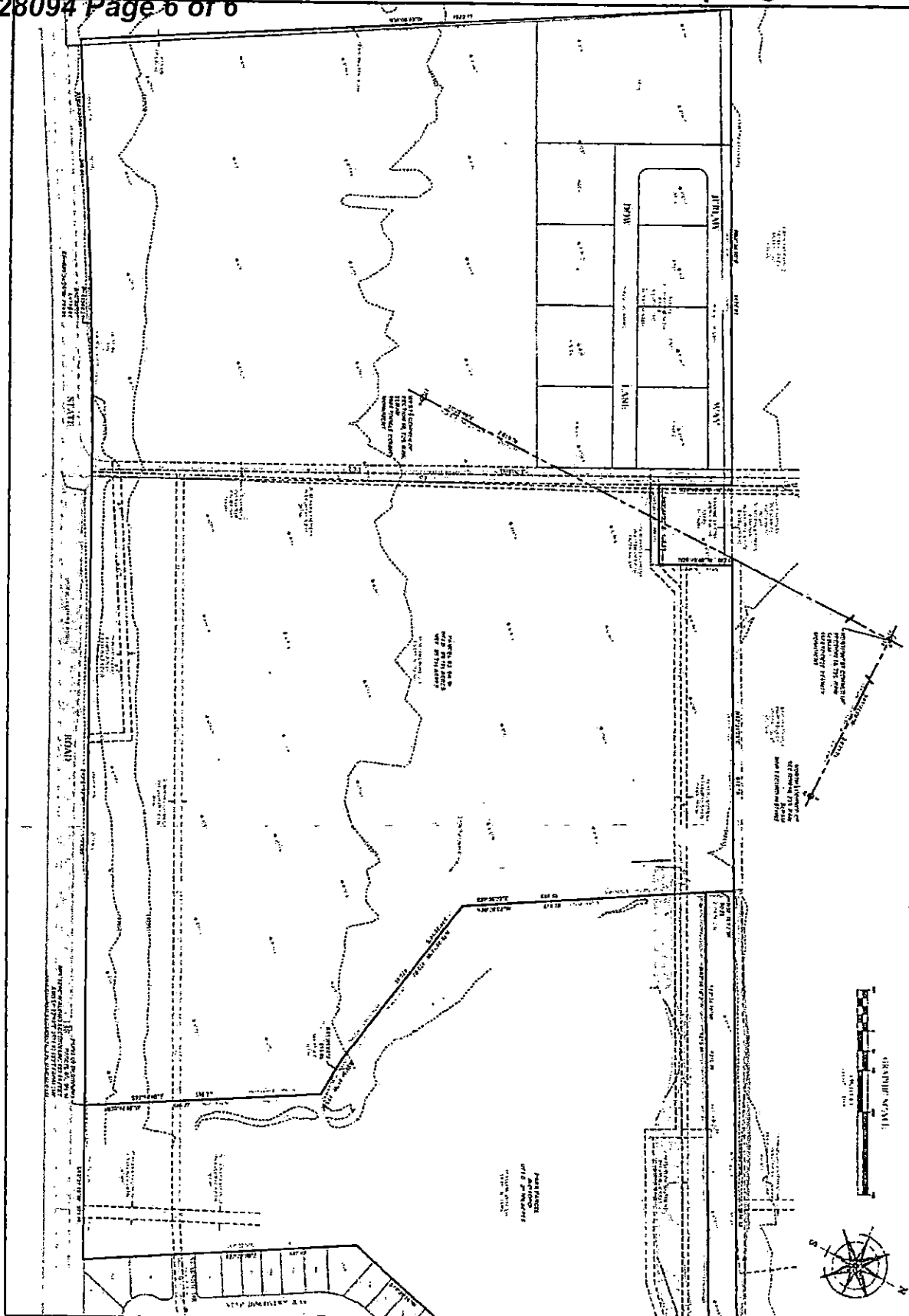




9-5 WHR (1 of 2)

9-J WHR

(2 of 2)



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

**BOUNDARY/TOPOGRAPHICAL SURVEY**  
 LOCATION: SECTIONS 9, 16, & 17, T2S, R4W, S1B&M  
 SPANSHURY PARK, TOOELE COUNTY, UTAH  
 PROPERTY OF: PENELOPE ROSE, LLC  
 PREPARED FOR: CLEARWATER HOMES, LLC

**FACUS**  
 ENGINEERING AND SURVEYING, LLC  
 1000 EAST 4000 SOUTH  
 SUITE 117, WASHINGTON, UT 84787  
 (435) 734-1111  
 www.facus.com

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