

Ent: 428045 - Pg 1 of 11  
Date: 4/27/2016 4:58:00 PM  
Fee: \$32.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: Cottonwood Title Insurance Agency, Inc.

WHEN RECORDED, RETURN TO:

Wild Horse Ranch Owners Association, Inc.  
336 West Broadway, Unit #110  
Salt Lake City, Utah 84101

05-034-0-0087

**NOTICE OF REINVESTMENT FEE COVENANT**

NOTICE IS HEREBY GIVEN by the Wild Horse Ranch Owners Association, Inc. (the "Association"), pursuant to Utah Code Ann. § 57-1-46(7), of the existence of a "Reinvestment Assessment", as more particularly set forth in Section 8.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision (the "Declaration"), recorded APRIL 27, 2016 as Entry No. 428036 in Book — at Page(s) — *et seq.*, of the Official Records of the Tooele County, Utah Recorder's Office ("Official Records"), the terms of which are incorporated herein by this reference, which Declaration affects those certain parcels of real property located Tooele County, State of Utah, as further described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Burdened Property").

The name and current address of the beneficiary under such Reinvestment Fee Covenant (referred to in the Master Declaration as a "Real Estate Transfer Assessment") are as follows:

Wild Horse Ranch Owners Association, Inc.  
336 West Broadway, Unit #110  
Salt Lake City, Utah 84101

The burden of the Reinvestment Assessment is intended to run with the land and to bind successors in interest and assigns. The existence of the Reinvestment Association precludes the imposition of an additional reinvestment fee covenant on the Burdened Property. The Reinvestment Assessment shall continue in full force and effect until the Declaration is terminated pursuant to Section 13.1 of such Declaration. The Reinvestment Assessments shall become part of the Association's general fund to be utilized as necessary to benefit the Burdened Property, including payment for: common planning, facilities, and infrastructure; obligations arising from an environmental covenant; community programming; resort facilities, open space; recreational amenities; charitable purposes; or association expenses. The Reinvestment Assessment is required to benefit the Burdened Property.

DATED this 27<sup>th</sup> day of April, 2016.

[Signature on following page.]



**EXHIBIT A**  
**Legal Description**

**14-130 156 ACRES STANSBURY PARK**

**SURVEY DESCRIPTIONS**

**PARCEL 9G, 9H, & 9I**

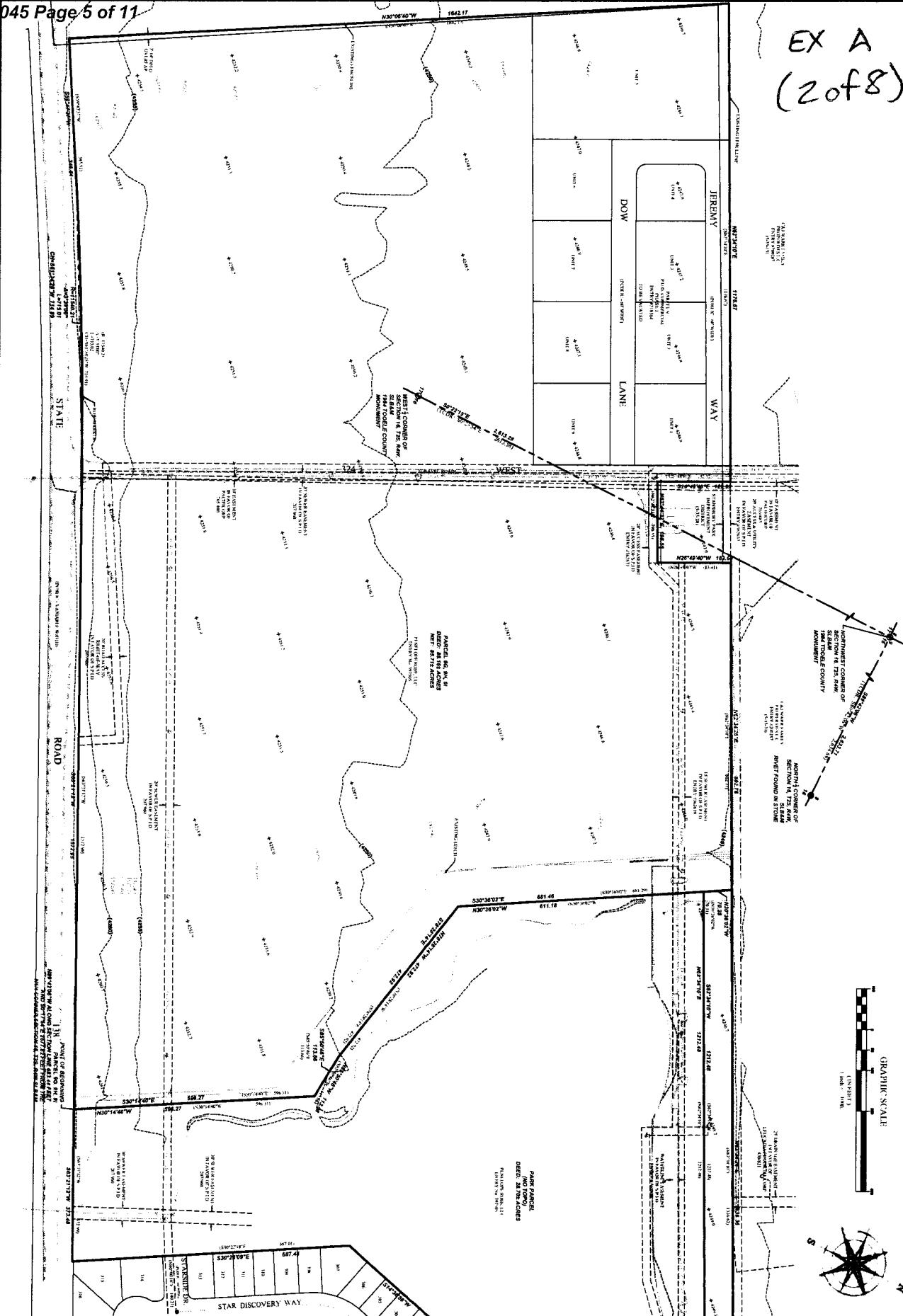
A portion of the NW1/4 and SW1/4 of Section 16, and the SE1/4 and NE1/4 of Section 17, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

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 EXCEPTING** 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.

EX A  
(2 of 8)



NO.	DATE	DESCRIPTION
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**BOUNDARY/TOPOGRAPHICAL SURVEY**  
 LOCATION: SECTIONS 9, 16, & 17, T2S, R4W, SLB&M  
 STANSBURY PARK, TOOELE COUNTY, UTAH  
 PROPERTY OF: PENELOPE ROSE, LLC  
 PREPARED FOR: CLEARWATER HOMES UTAH

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 502 WEST 8346 SOUTH  
 SANDY, UTAH 84070 P.E. (001) 352-0075  
 www.focusinc.com

## 14-130 156 ACRES STANSBURY PARK

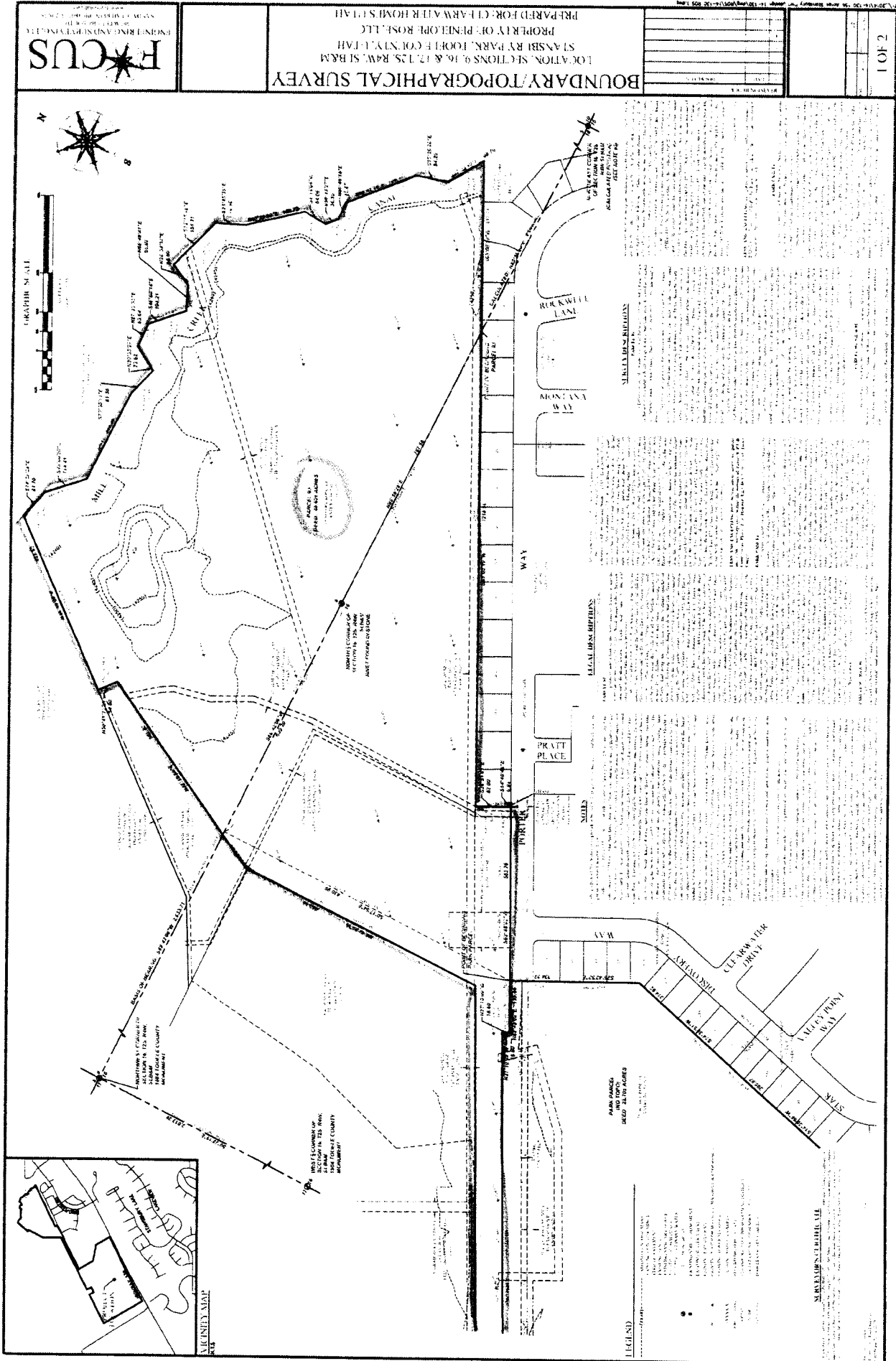
## SURVEY DESCRIPTIONS

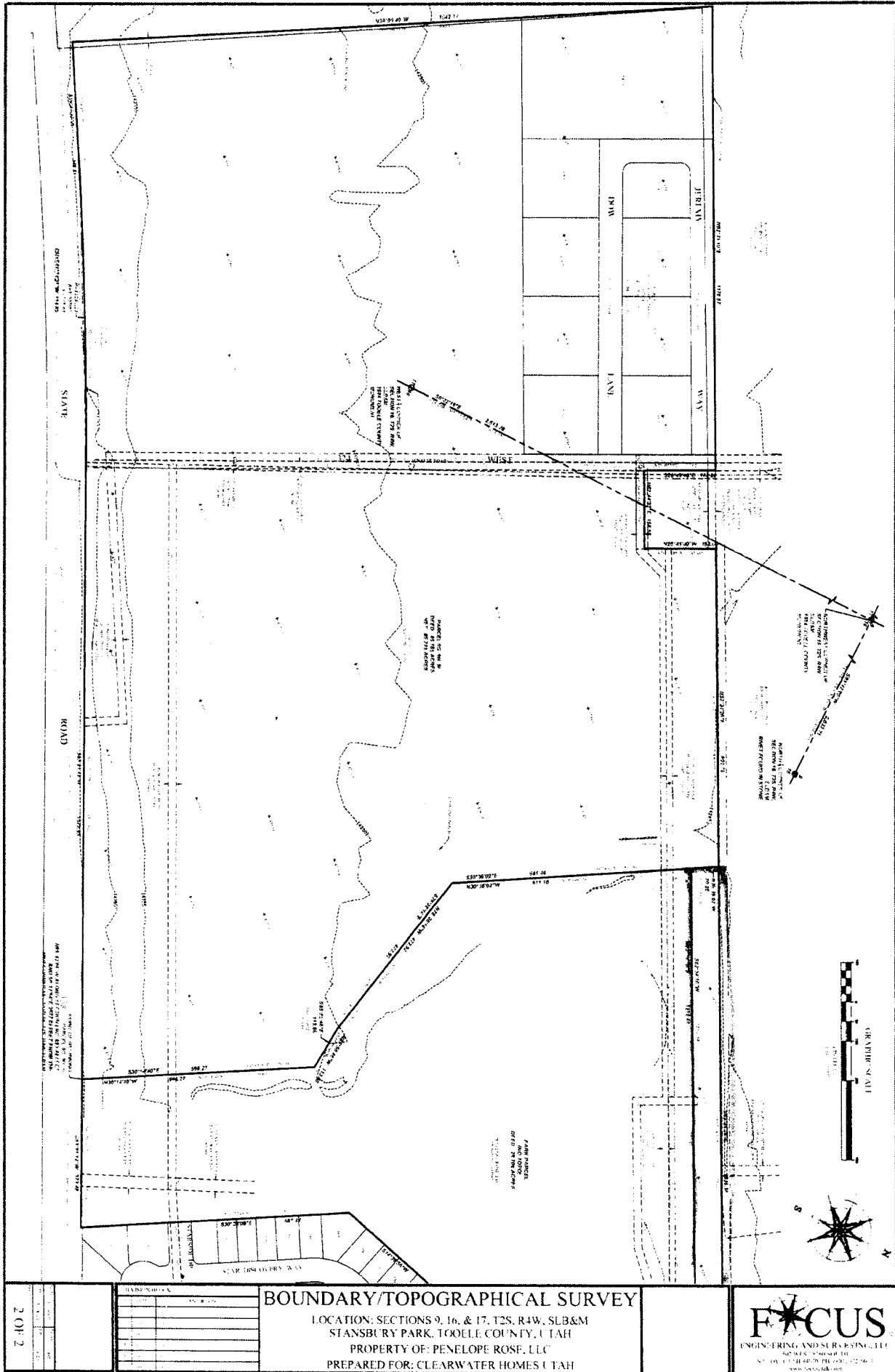
## PARCEL 9J

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





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

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 507 WEST 2700 SOUTH  
 SUITE 100, CANYON CITY, UTAH 84015  
 PHONE: (435) 253-1111  
 WWW.FOCUSURV.COM



A portion of the NW1/4 and the SW1/4 of Section 16, 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 the northwest corner 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, located S89°42'06"W along the Section line 659.20 feet and S0°17'54"E 830.99 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B. & M.; thence along said plat the following 2 (two) courses and distances: S26°42'53"E (plat: S26°43'09"E) 334.32 feet; thence S14°36'51"W (plat: S14°36'35"W) 314.92 feet to the northwest corner of STARSIDE SUBDIVISION Phase 3, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence S14°36'56"W (plat: S14°36'40"W) along said plat 395.87 feet; thence S30°23'09"E (plat: S30°23'25"E) along said plat and extension thereof 687.44 feet to the northerly right-of-way line of State Road 138; thence S63°21'12"W along said right-of-way 373.48 feet; thence N30°14'40"W 596.27 feet; thence N85°50'46"W 113.66 feet; thence N78°28'14"W 472.92 feet; thence N30°36'02"W 611.18 feet; thence N62°34'10"E 1,212.48 feet; thence S27°10'09"E 18.60 feet; thence N62°48'02"E 133.44 feet to the point of beginning.

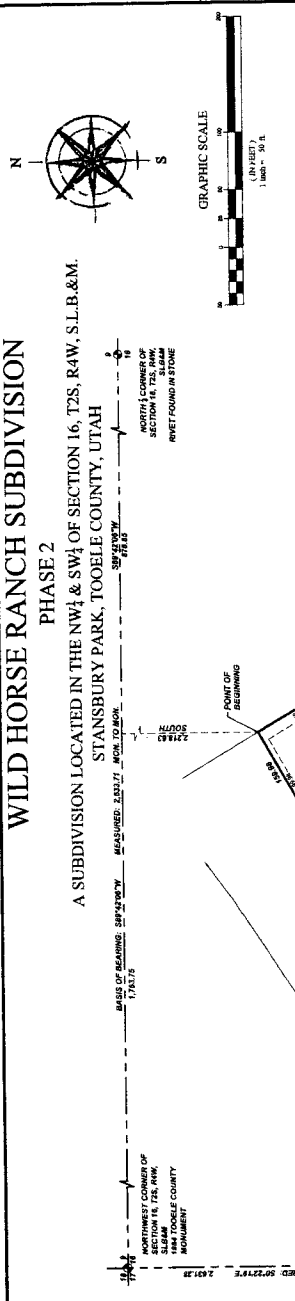
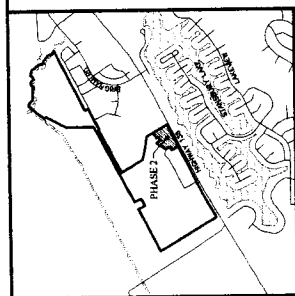
Contains: 28.71 +/-  
acres

The legal description for Wild Horse Ranch Presented is less and accepting this described 28.71 Acre parcel which was donated Charitably to another entity and is no longer Part of the Wild Horse Ranch Community.



# WILD HORSE RANCH SUBDIVISION PHASE 2

A SUBDIVISION LOCATED IN THE NW¼ & SW¼ OF SECTION 16, T2S, R4W, S.L.B.&M.  
STANBURY PARK, TOOELE COUNTY, UTAH



Line Table

LINE	DIRECTION	LENGTH	BEARING
1	S 24° 00' 00" W	214.00	
2	S 89° 59' 59" W	214.00	

Curve Table

CHORD	ARC LENGTH	CHORD BEARING	CHORD ANGLE
1	107.00	S 120° 00' 00" W	120.00
2	107.00	S 60° 00' 00" W	60.00

OWNER'S DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED AS THE OWNERS OF THE HEREIN DESCRIBED PARCELS WITH EASEMENTS AS SET FORTH HEREBY TO BE KNOWAS AND STRAIGHT THROUGH THE WILD HORSE RANCH SUBDIVISION

PHASE 2  
WILD HORSE RANCH SUBDIVISION

THE UNDERSIGNED OWNERS HEREBY DEDICATE TO TOOELE COUNTY ALL THOSE TRACTS OF LAND AND EASEMENTS SHOWN ON THIS PLAT THAT ARE RESERVED TO ANY AND ALL PUBLIC UTILITY COMPANIES SERVING THIS AREA FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

IN WITNESS WHEREOF, I, Michael J. Rose, HEREBY SET MY HAND AND SEAL OF OFFICE ON THIS 22nd DAY OF February, A.D. 2016.

Michael J. Rose  
PENNELOPE ROSE LLC

LIMITED LIABILITY ACKNOWLEDGMENT  
STATE OF UTAH  
COUNTY OF Salt Lake  
ON THIS 22nd DAY OF February, A.D. 2016, I, Michael J. Rose, COUNTY CLERK OF SAID COUNTY, DO HEREBY ACKNOWLEDGE TO THE UTAH PUBLIC UTILITIES DIVISION THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PARCELS AND EASEMENTS HAVE BEEN ADVISED THAT THE SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES.

MY COMMISSION NUMBER 6024637  
RESIDING IN Utah COUNTY Salt Lake  
PRINTED NAME OF NOTARY

TOOELE COUNTY RECORDER  
NO. 162146  
STATE OF UTAH, COUNTY OF TOOELE, RECORDED & FILED AT THE REQUEST OF Michael J. Rose HARRIS PAGE DATE & TIME THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF SAID COUNTY, UTAH, ON THIS 22nd DAY OF February, A.D. 2016.

TOOELE COUNTY SURVEY DEPARTMENT  
APPROVED THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY SURVEY DEPARTMENT DIRECTOR

TOOELE COUNTY PLANNING COMMISSION  
APPROVED THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER DISTRICT  
APPROVED THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY TREASURER

TOOELE COUNTY ATTORNEY  
APPROVED AS TO FORM THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY ATTORNEY

TOOELE COUNTY ENGINEERING DEPARTMENT  
APPROVED AS TO FORM THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY ENGINEERING DEPARTMENT

60' NEIGHBORHOOD ROAD W/ 8' CONCRETE TRAIL

STANBURY SERVICE AGENCY  
APPROVED THIS 24th DAY OF February, A.D. 2016  
Michael J. Rose  
STANBURY SERVICE AGENCY

STANBURY PARK IMPROVEMENT DISTRICT  
APPROVED THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
STANBURY PARK IMPROVEMENT DISTRICT

TOOELE COUNTY ENGINEERING DEPARTMENT  
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Michael J. Rose  
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TOOELE COUNTY ATTORNEY  
APPROVED AS TO FORM THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY ATTORNEY

TOOELE COUNTY TREASURER DISTRICT  
APPROVED THIS 22nd DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY TREASURER

TOOELE COUNTY PLANNING COMMISSION  
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TOOELE COUNTY ENGINEERING DEPARTMENT



PREPARED BY  
**FOCUS**  
ENGINEERING ARCHITECTURE INC. LLC  
SALT LAKE CITY, UTAH 84101

TOOELE COUNTY HEALTH DEPARTMENT  
APPROVED THIS 25th DAY OF February, A.D. 2016  
Michael J. Rose  
TOOELE COUNTY HEALTH DEPARTMENT

TOOELE COUNTY RECORDER  
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