

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.]

Wild Horse Ranch Owners Association, Inc.,

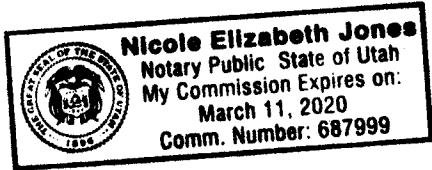
a Utah non-profit corporation

By: [Signature]  
Name: Micah W. Peters  
Its: Declarant

STATE OF Utah )  
: ss  
COUNTY OF Salt Lake)

On the 27<sup>th</sup> day of April, 2016, the foregoing NOTICE OF REINVESTMENT  
FEE COVENANT was acknowledged before me by Micah Peters, in his capacity as the  
Declarant of Wild Horse Ranch Owners Association, Inc.

[Signature]  
Notary Public



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

**14-130 156 ACRES STANSBURY PARK**

**SURVEY DESCRIPTIONS**

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

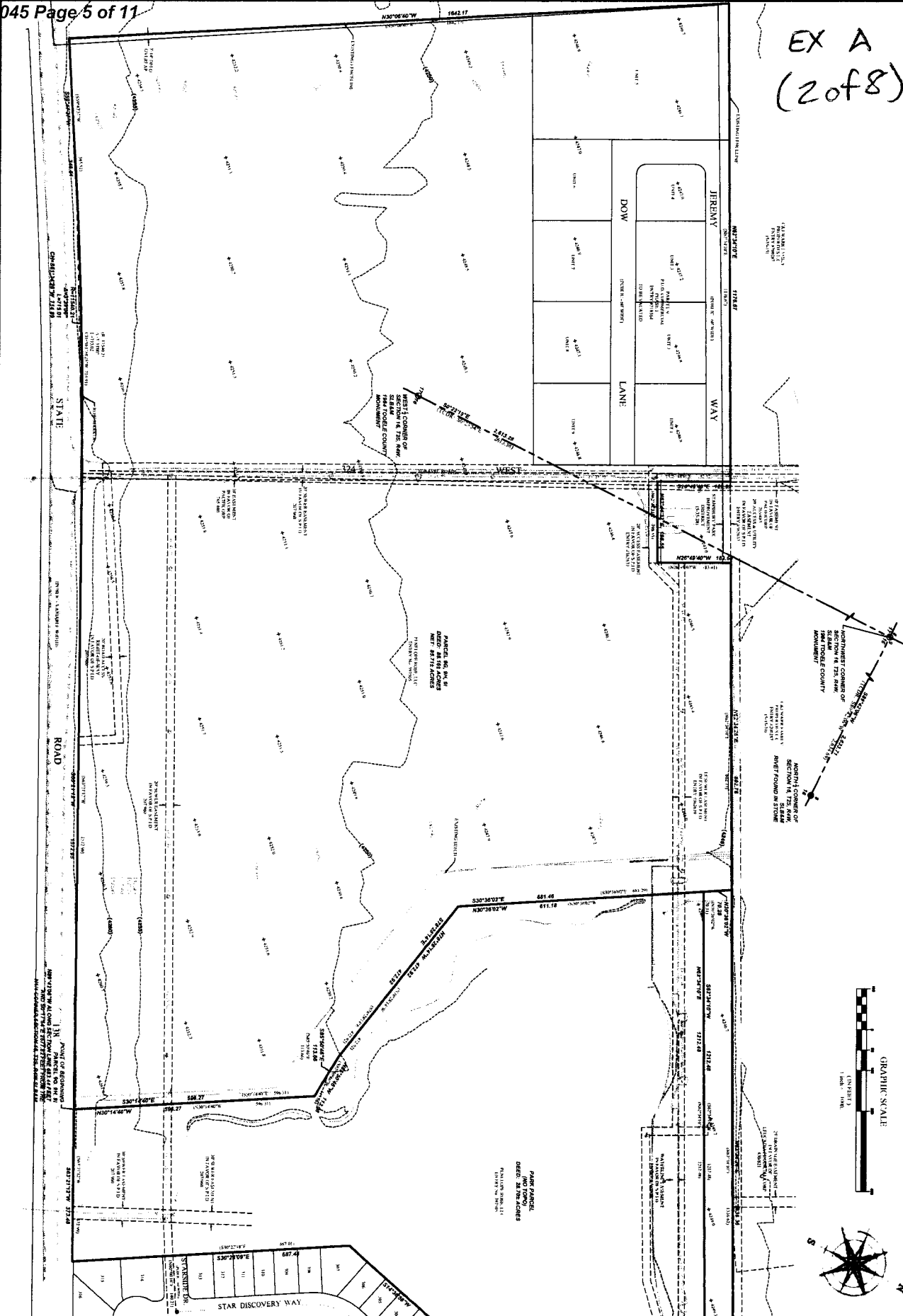
A portion of the NW1/4 and SW1/4 of Section 16, and the SE1/4 and NE1/4 of Section 17, Township 2 South, Range 4 West, Salt Lake Base & Meridian, located in Stansbury Park, Tooele County, State of Utah, more particularly described as follows:

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
1		
2		
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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

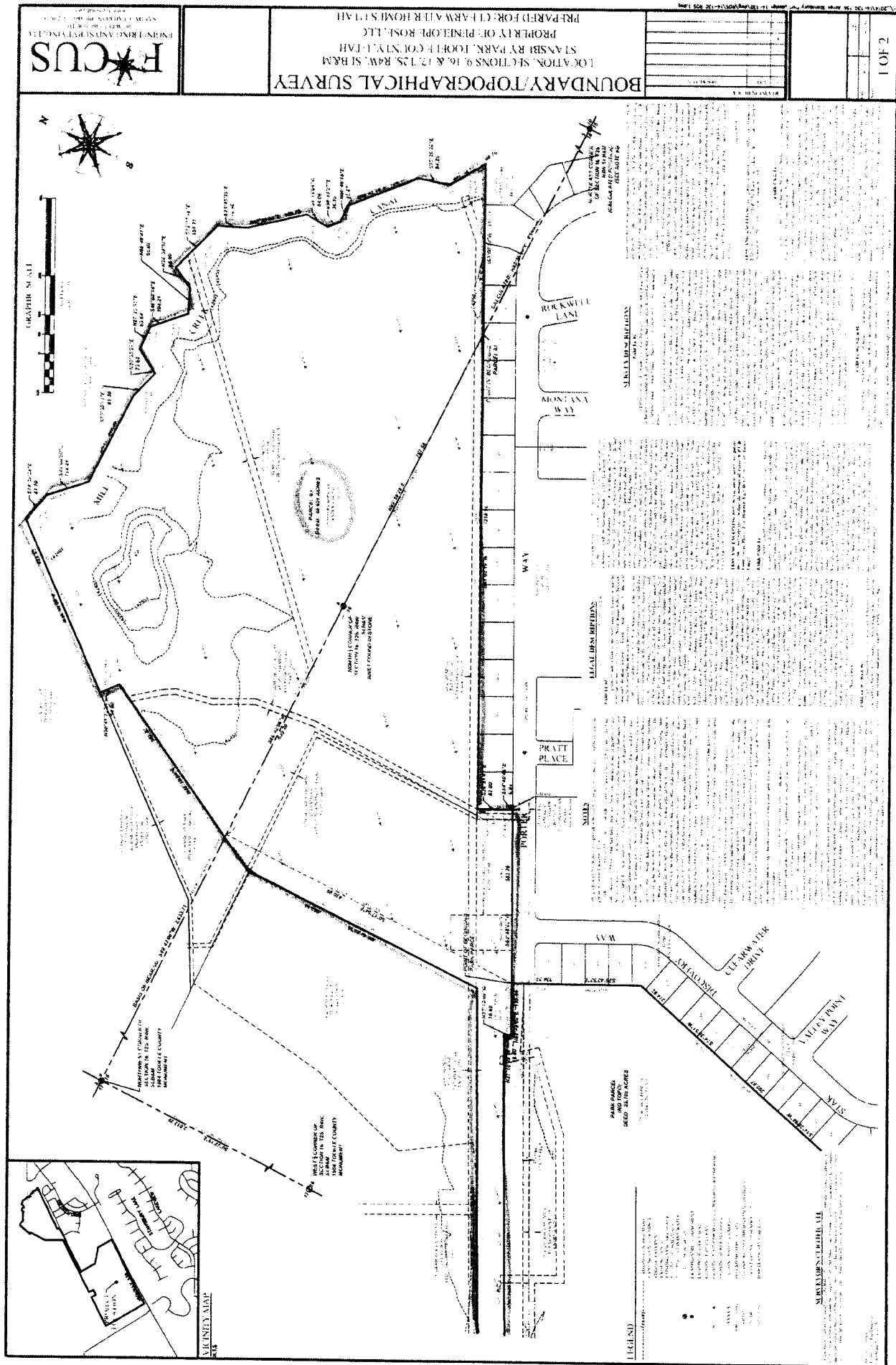
## PARCEL 9J

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:

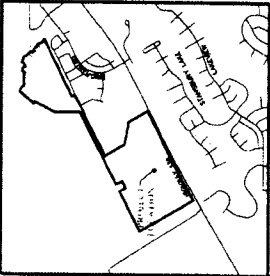
Beginning at a point on the northerly line of OLD MILL P.U.D. Phase 1, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, located N89°56'28"E along the Section line 787.58 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.& M.; thence along said Plat 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

EX A (4 of 8)

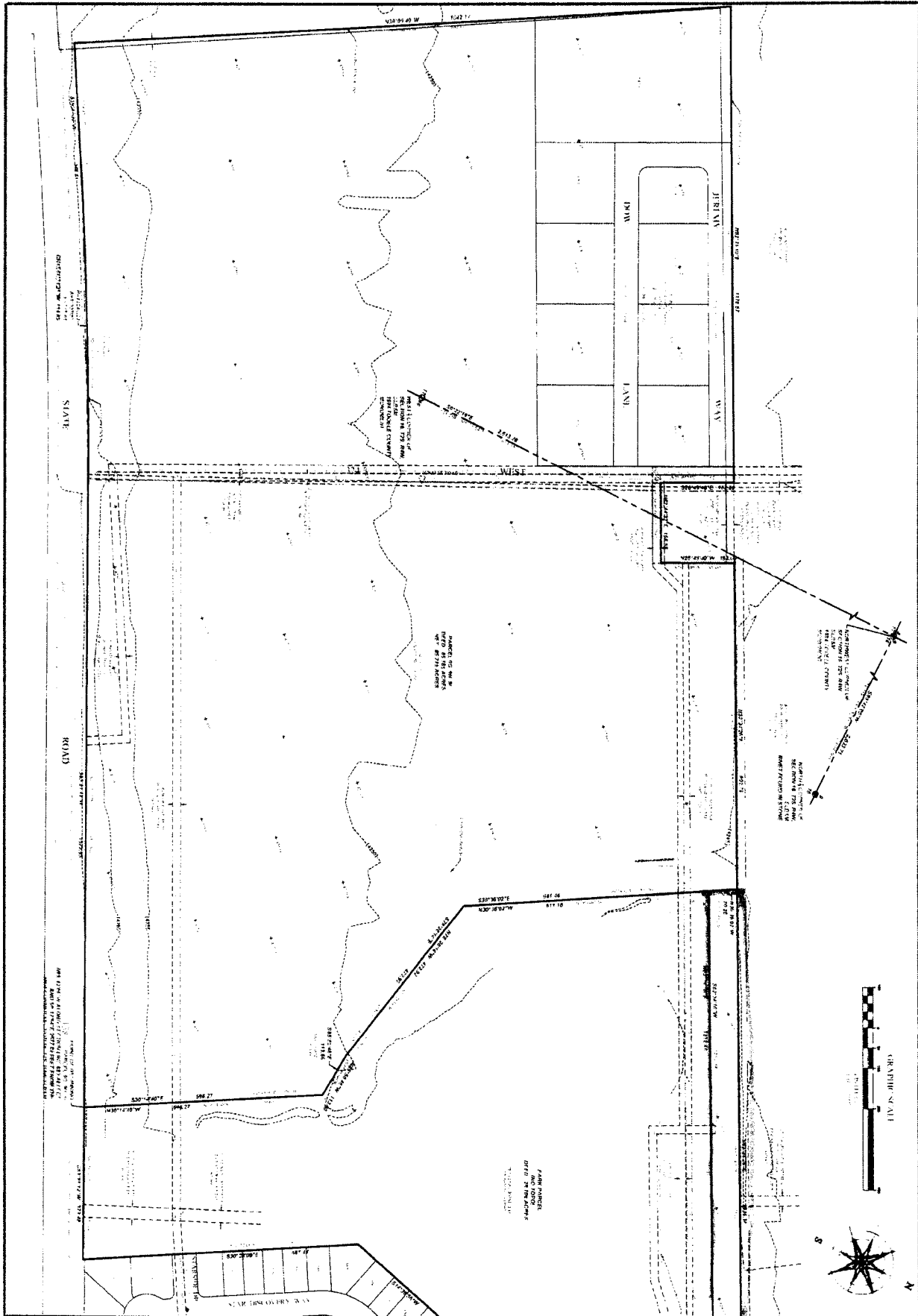


BOUNDARY TOPOGRAPHICAL SURVEY  
 LOCATION: SECTIONS 9, 10, & 17, T2S, R6W, S18M  
 PROPERTY OF: PENELOPE ROSE, LLC  
 PREPARED FOR: FAIRWATER HOMES, LLC



LEGEND

•••	PROPERTY LINE
---	EASEMENT
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2 OF 2
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**BOUNDARY/TOPOGRAPHICAL SURVEY**  
 LOCATION: SECTIONS 9, 16, & 17, T2S, R4W, SLB&M  
 STANSBURY PARK, COOEE COUNTY, UTAH  
 PROPERTY OF: PENELOPE ROSE, LLC  
 PREPARED FOR: CLEARWATER HOMES UTAH

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 507 WEST 2700 SOUTH  
 SUITE 100, CANYON BLVD. PHOENIX, AZ 85021  
 www.focusaz.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.

**SURVEYOR'S CERTIFICATE**

I, **David P. Clark**, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the plat and that the same is in accordance with the laws of the State of Utah. I further certify that the survey was made in accordance with the laws of the State of Utah and that the same is in accordance with the laws of the State of Utah. I further certify that the survey was made in accordance with the laws of the State of Utah and that the same is in accordance with the laws of the State of Utah.



**BOUNDARY DESCRIPTION**

A portion of the NW 1/4 and SW 1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Meridian, Tooele County, Utah, more particularly described as follows: ...

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNERS OF THE HEREIN DESCRIBED PROPERTY HAVE HEREBY LAID THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH HEREIN TO BE KNOWN AS **WILD HORSE RANCH SUBDIVISION PHASE 1**

**LIMITED LIABILITY ACKNOWLEDGMENT**

I, **Rachel Pike**, do hereby acknowledge that I am personally and exclusively liable for the payment of the taxes and assessments levied on the property described herein, and that I shall be held liable for the same in the event of my death or disability.

**TOOELE COUNTY RECORDING**

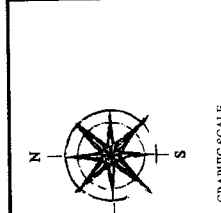
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**WILD HORSE RANCH SUBDIVISION PHASE 1**

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 16,  
T2S, R4W, S16E, 2ND J4, 2ND J5, 2ND J6, 2ND J7, 2ND J8, 2ND J9, 2ND J10, 2ND J11, 2ND J12, 2ND J13, 2ND J14, 2ND J15, 2ND J16, 2ND J17, 2ND J18, 2ND J19, 2ND J20, 2ND J21, 2ND J22, 2ND J23, 2ND J24, 2ND J25, 2ND J26, 2ND J27, 2ND J28, 2ND J29, 2ND J30, 2ND J31, 2ND J32, 2ND J33, 2ND J34, 2ND J35, 2ND J36, 2ND J37, 2ND J38, 2ND J39, 2ND J40, 2ND J41, 2ND J42, 2ND J43, 2ND J44, 2ND J45, 2ND J46, 2ND J47, 2ND J48, 2ND J49, 2ND J50, 2ND J51, 2ND J52, 2ND J53, 2ND J54, 2ND J55, 2ND J56, 2ND J57, 2ND J58, 2ND J59, 2ND J60, 2ND J61, 2ND J62, 2ND J63, 2ND J64, 2ND J65, 2ND J66, 2ND J67, 2ND J68, 2ND J69, 2ND J70, 2ND J71, 2ND J72, 2ND J73, 2ND J74, 2ND J75, 2ND J76, 2ND J77, 2ND J78, 2ND J79, 2ND J80, 2ND J81, 2ND J82, 2ND J83, 2ND J84, 2ND J85, 2ND J86, 2ND J87, 2ND J88, 2ND J89, 2ND J90, 2ND J91, 2ND J92, 2ND J93, 2ND J94, 2ND J95, 2ND J96, 2ND J97, 2ND J98, 2ND J99, 2ND J100.

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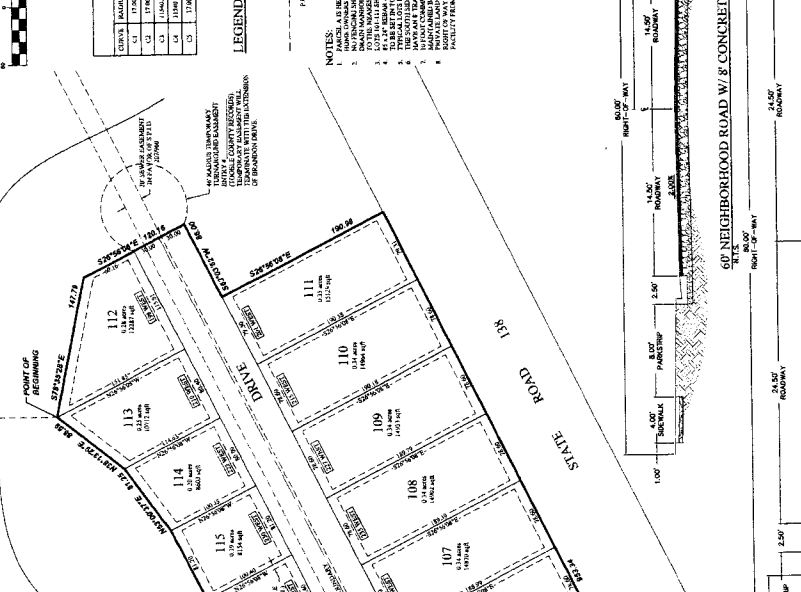
Curve Table

LENGTH	DELTA	CHORD	CHORD BEHIND
100	3.44	98.48	0.52
200	6.88	194.96	1.04
300	10.32	289.44	1.56
400	13.76	381.92	2.08
500	17.20	472.40	2.60
600	20.64	560.88	3.12
700	24.08	647.36	3.64
800	27.52	731.84	4.16
900	30.96	814.32	4.68
1000	34.40	894.80	5.20



NOTES:  
1. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS AS AMENDED BY THE LEGISLATURE OF THE STATE OF UTAH.  
2. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS AS AMENDED BY THE LEGISLATURE OF THE STATE OF UTAH.  
3. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS AS AMENDED BY THE LEGISLATURE OF THE STATE OF UTAH.

**WILD HORSE RANCH SUBDIVISION PHASE 1**  
A SUBDIVISION LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 16, T2S, R4W, S16E, 2ND J4, 2ND J5, 2ND J6, 2ND J7, 2ND J8, 2ND J9, 2ND J10, 2ND J11, 2ND J12, 2ND J13, 2ND J14, 2ND J15, 2ND J16, 2ND J17, 2ND J18, 2ND J19, 2ND J20, 2ND J21, 2ND J22, 2ND J23, 2ND J24, 2ND J25, 2ND J26, 2ND J27, 2ND J28, 2ND J29, 2ND J30, 2ND J31, 2ND J32, 2ND J33, 2ND J34, 2ND J35, 2ND J36, 2ND J37, 2ND J38, 2ND J39, 2ND J40, 2ND J41, 2ND J42, 2ND J43, 2ND J44, 2ND J45, 2ND J46, 2ND J47, 2ND J48, 2ND J49, 2ND J50, 2ND J51, 2ND J52, 2ND J53, 2ND J54, 2ND J55, 2ND J56, 2ND J57, 2ND J58, 2ND J59, 2ND J60, 2ND J61, 2ND J62, 2ND J63, 2ND J64, 2ND J65, 2ND J66, 2ND J67, 2ND J68, 2ND J69, 2ND J70, 2ND J71, 2ND J72, 2ND J73, 2ND J74, 2ND J75, 2ND J76, 2ND J77, 2ND J78, 2ND J79, 2ND J80, 2ND J81, 2ND J82, 2ND J83, 2ND J84, 2ND J85, 2ND J86, 2ND J87, 2ND J88, 2ND J89, 2ND J90, 2ND J91, 2ND J92, 2ND J93, 2ND J94, 2ND J95, 2ND J96, 2ND J97, 2ND J98, 2ND J99, 2ND J100.



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**PREPARED FOR**  
TOOELE COUNTY HEALTH DEPARTMENT  
SALT LAKE CITY, UTAH 84101

**PREPARED BY**  
PENELOPE ROSE, LLC  
SALT LAKE CITY, UTAH 84101

**TOOELE COUNTY TREASURER COMMISSION**  
APPROVED AS TO FORM THIS 24th DAY OF FEBRUARY 2016.

**TOOELE COUNTY ENGINEERING DEPARTMENT**  
APPROVED THIS 22nd DAY OF APRIL 2016.

**STANBURY SERVICE AGENCY**  
APPROVED THIS 24th DAY OF FEBRUARY 2016.

**THE STANBURY PARK IMPROVEMENT DISTRICT**  
APPROVED THIS 11th DAY OF APRIL 2016.

**TOOELE COUNTY ATTORNEY**  
APPROVED AS TO FORM THIS 15th DAY OF APRIL 2016.

**TOOELE COUNTY PLANNING COMMISSION**  
APPROVED THIS 17th DAY OF APRIL 2016.

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