

MAIL TAX NOTICE TO:  
Stonehouse Farms, LLC  
5518 Walker Woods Lane  
Salt Lake City, UT 84117

## QUITCLAIM DEED

**Stonehouse Farms, LLC, as to an undivided 75% interest and Miles Hansen, as to an undivided 25% interest, Grantors**  
Of Salt Lake City, County of Salt Lake, State of Utah, hereby QUITCLAIM to

**Stonehouse Farms, LLC, as to an undivided 75% interest and Miles Hansen, as to an undivided 25% interest, Grantees**  
Of Salt Lake City, County of Salt Lake, State of Utah

For the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in <sup>Beaver</sup> ~~Summit~~ County, State of UTAH:

See Attached Exhibit "A"

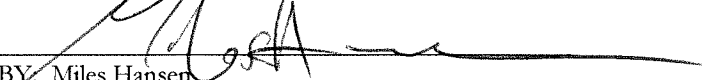
The purpose of this deed is to define the (4) grandfathered parcels, or lots of record, associated with Parcels OT-255-A and OT-3-B, which are being reconfigured by Parcel Boundary Adjustment. See Exhibit B.

AND

The purpose of this deed is to create an agriculture parcel of land as provided for in the Plat Exemption portion of the State Municipal Code, 10-9a-605.

WITNESS, the hand of said grantors, this 12 day of September, 2019.

  
BY: R. Craig Hansen, Managing Member

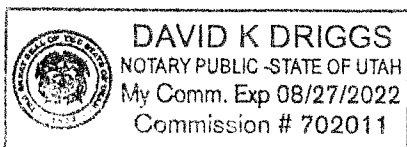
  
BY: Miles Hansen

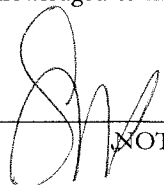
STATE OF UTAH

)ss.

COUNTY OF SALT LAKE

On the 12 day of SEPTEMBER, 2019, personally appeared before me R. Craig Hansen, Managing Member of Stonehouse Farms, LLC and Miles Hansen, the above named person(s) and the signers of the within instrument, who duly acknowledged to me that he/she/they executed the same.



  
NOTARY PUBLIC

Parcel 1

A tract of Land being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1468.70 feet along the Section Line and South 84.45 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence South 11°21'35" East 825.00 feet; thence South 34°54'12" West 160.30 feet; thence South 06°54'45" East 472.63 feet; thence South 21°50'56" East 667.03 feet; thence South 45°53'44" West 543.56 feet; thence South 44°37'46" West 14.05 feet; thence North 84°20'09" West 110.37 feet; thence North 11°15'30" West 1189.03 feet; thence North 03°25'04" West 114.01 feet; thence North 11°20'39" West 60.06 feet; thence North 11°21'35" West 1237.90 feet; thence North 11°07'15" West 733.01 feet; thence North 10°33'37" West 182.58 feet; thence North 13°50'37" West 206.16 feet to a point being marked with an existing rebar and cap stamped "Eickbush" thence North 55°29'28" East 236.89 feet along Weber Canyon Road; thence North 42°42'46" East 32.81 feet along said Road; thence North 57°18'12" East 56.47 feet along said road; thence South 34°12'07" East 119.47 feet; thence South 55°29'28" West 314.25 feet; thence South 13°50'37" East 104.61 feet; thence South 10°33'37" East 183.77 feet; thence South 11°07'15" East 1000.00 feet; thence North 78°38'25" East 538.64 feet; to the POINT OF BEGINNING; said described tract containing 29.91 Acres, more or less.

Parcel 2

A tract of Land being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1468.70 feet along the Section Line and South 84.45 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence South 78°38'25" West 538.64 feet; thence North 11°07'15" West 1000.00 feet; thence North 10°33'37" West 183.77 feet; thence North 13°50'37" West 104.61 feet; thence North 55°29'28" East 314.25 feet; thence North 34°12'07" West 119.47 feet; thence North 57°18'12" East 274.00 feet along Weber Canyon Road; thence South 18°14'40" East 322.41 feet; thence South 11°21'35" East 1301.51 feet to the POINT OF BEGINNING; said described tract containing 17.88 Acres, more or less.

Parcel 3

A tract of Land being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1111.39 feet along the Section Line and North 1494.79 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence North 57°18'12" East 274.73 feet along Weber Canyon Road; thence South 12°50'45" East 267.04 feet to Parcel OT-3-C; thence South 11°34'08" East 43.39 feet; thence North 89°59'00" East 304.60 feet; thence South 12°01'23" East 1351.39 feet; thence South 78°38'25" West 538.64 feet; thence North 11°21'35" West 1301.51 feet; thence North 18°14'40" West 322.41 feet to the POINT OF BEGINNING; said described tract containing 18.49 Acres, more or less.

Parcel 4

A tract of Land being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1468.70 feet along the Section Line and South 84.45 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence North 78°38'25" East 538.64 feet; thence North 12°01'23" West 1351.39 feet; thence South 89°59'00" West 128.64 feet; thence North 05°48'42" West 349.38 feet to a point being marked with a "Wilde" Rebar & Cap; thence North 77°53'28" East 71.78 feet along Weber Canyon Road; thence North 87°11'49" East 146.15 feet along said Road to a fence corner; thence South 00°19'52" East 369.79 feet; thence South 12°39'24" East 206.95 feet; thence South 11°14'30" East 394.37 feet; thence South 12°01'23" East 539.41 feet; thence South 11°31'06" East 288.95 feet; thence South 08°31'40" East 465.76 feet; thence South 11°14'18" East 756.30 feet; thence South 09°25'46" East 363.87 feet; thence South 42°49'38" West 198.41 feet; thence South 44°40'13" West 90.59 feet; thence South 45°53'44" West 73.23 feet; thence North 09°07'50" West 75.52 feet; thence North 68°46'48" West 69.72 feet; thence North 59°48'25" West 127.37 feet; thence North 23°52'54" East 162.61 feet; thence North 33°52'04" West 71.77 feet; thence North 86°37'56" West 45.00 feet; thence North 24°30'42" West 76.95 feet; thence North 06°05'43" West 94.03 feet; thence North 04°01'14" East 109.65 feet; thence North 03°16'51" West 107.81 feet; thence North 11°39'02" West 100.84 feet; thence North 29°04'32" West 36.21 feet; thence North 59°32'04" West 62.16 feet; thence North 85°26'34" West 105.91 feet; thence North 11°21'35" West 60.59 feet; thence North 11°21'35" West 825.00 feet to the POINT OF BEGINNING; said described tract containing 23.48 Acres, more or less.

#### Common Area

A tract of Land being part of Section 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) described as follows:

Beginning at a point which is South 89° 31' 24" East 1468.70 feet along the Section Line thence South 84.45 feet; thence South 11°21'35" East 825.00 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence South 11°21'35" East 60.59 feet to a point on the northern edge of an existing road; the following (10) courses are along the northerly and easterly edge of an existing road: thence South 85°26'34" East 105.91 feet; thence South 59°32'04" East 62.16 feet; thence South 29°04'32" East 36.21 feet; thence South 11°39'02" East 100.84 feet; thence South 03°16'51" East 107.81 feet; thence South 04°01'14" West 109.65 feet; thence South 06°05'43" East 94.03 feet; thence South 24°30'42" East 76.95 feet; thence South 86°37'56" East 45.00 feet; thence South 33°52'04" East 71.77 feet to a point along the centerline of the Weber River; the following (4) courses are along said centerline: thence South 23°52'54" West 162.61 feet; thence South 59°48'25" East 127.37 feet; thence South 68°46'48" East 69.72 feet; thence South 09°07'50" East 75.52 feet to a point on the Southeasterly property line; thence South 45°53'44" West 337.27 feet along said property line; thence North 21°50'56" West 667.03 feet; thence North 06°54'45" West 472.63 feet; thence North 34°54'12" East 160.30 feet to the POINT OF BEGINNING; said described tract containing 6.91 Acres, more or less.

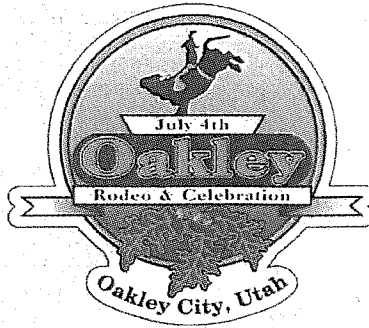
#### 40' Access Easement

An access & utility easement being part of Section 16 and 21 of Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North State Plane Coordinate Zone (NAD83) and being described as a strip of land 40 feet wide with a centerline more particularly described as follows:

Beginning at a point which is South 89° 31' 24" East 1111.39 feet along the Section Line and North 1494.79 feet from the North 1/4 Corner of Section 21, T1S, R6E, SLB&M and running thence South 18°14'40" East 322.41 feet, thence South 11°21'35" East 2187.10 feet to the point of ending.

**Oakley City Planning  
Commission**

Gerald Young (Chairman)  
Stephanie Woolstenhulme  
Christopher Hanson  
Richard Bliss  
Eric Woolstenhulme



**"Home of Utah's Greatest Rodeo"**

**Mayor Wade  
Woolstenhulme**

City Treasurer  
Konni Thompson  
City Recorder/City Planner  
Tami Stevenson

February 21, 2019

## **EXHIBIT B**

Craig Hansen  
5518 Walker Woods Ln.  
SLC, Utah 84117

RE: Property Parcels OT-255-A and OT-3-B

Dear Mr. Hansen,

In the fall of 2018 an inquiry was made by Craig and Miles Hansen, owners of Parcels OT-255-A and OT-3-B, to determine the "Lot of Record" status of said parcels. The Oakley Code book refers to "Lot of Record" in Chapter 2, under definitions. Having lot of record status on a parcel entitles the property to a unit of density and it is eligible to make application for a building permit. Status of some parcels or tax ID's may contain more than one lot of record. The "Lot of Record" status is also referred to as a "Grandfathered Right" or "Grandfathered Parcel" in some jurisdictions. Grandfathered Right is the term currently used by Summit County.

The Oakley City Planning Department determined that Parcel OT-255-A contains (2) lots of record and that Parcel OT-3-B also contains (2) lots of record for a total of (4) lots of record.

At the owner's discretion, they may reconfigure Parcels OT\_255-A and OT-3-B to reflect (4) separate parcels, each representing a single lot of record, to be at least (1) acre in size by Parcel Boundary Adjustment in which each parcel will maintain its lot of record status. Any further development or division of said lot of record parcels will need to be administered under the current Oakley City Subdivision Ordinance at the time of application or through an Agricultural Subdivision as defined in the State Code.

If you have any questions, please contact the Oakley City Planning Department.

Thank you,

A handwritten signature in cursive script that reads "Tami Stevenson".

Tami Stevenson  
Oakley City Planner