

STATE OF UTAH

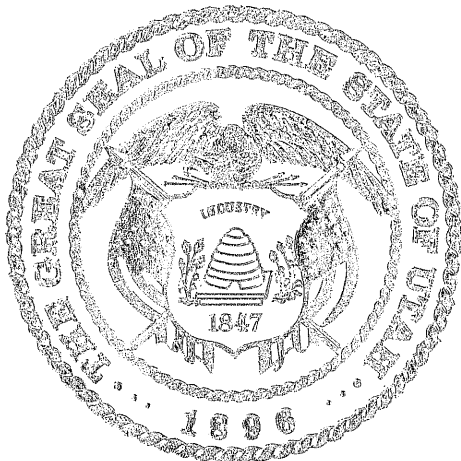


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF BOUNDARY CORRECTION AND ADJUSTMENT

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of boundary correction and adjustment from STANSBURY PARK IMPROVEMENT DISTRICT, dated September 19<sup>th</sup>, 2017, complying with Title 17B, Chapter 1, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of boundary correction and adjustment, referred to above, on file with the Office of the Lieutenant Governor pertaining to STANSBURY PARK IMPROVEMENT DISTRICT located in Tooele County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 2<sup>nd</sup> day of November, 2017 at Salt Lake City, Utah.

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

SPENCER J. COX  
Lieutenant Governor

**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: The Lieutenant Governor, State of Utah**

Dear Sir:

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the "Board"), of Stansbury Park Improvement District (the "District"), has, at a regular meeting of the Board, duly convened pursuant to notice, considered and adopted that certain resolution, Resolution No. 2017-10, *Resolution of the Board of Trustees of Stansbury Park Improvement District Ratifying and Confirming the Corrected and Restated Legal Boundaries of the Stansbury Park Improvement District*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "District Resolution"), the purpose of which is to correct the historically erroneous legal boundaries of the District and to restate them accurately for purposes of filing the same with the Office of the Lt. Governor (the historic boundaries having never been filed with the Lt. Governor's Office), and recording them as a matter of public record in Tooele County, all as set forth in the District Resolution. Officials of Tooele County, Utah (the "County"), have joined with the Board in preparing, ratifying and confirming the corrected legal boundaries of the District; and the Board of County Commissioners of Tooele County, Utah (the "Commission"), at a regular meeting of the Commission, duly convened pursuant to notice, has joined with the Board in considering and adopting a companion resolution, Resolution No. 2017-4, *Resolution of County Commissioners of Tooele County, Utah, Ratifying and Confirming the Corrected and Restated Legal Boundaries of the Stansbury Park Improvement District*, a true and correct copy of which is attached as EXHIBIT "B" hereto and incorporated by this reference herein (the "County Resolution"), for the same purposes, all as set forth in the County Resolution.

A copy of a plat satisfying the applicable requirements set forth in Utah Code Ann. §17-23-20, approved as a Final Local Entity Plat by the Surveyor of Tooele County, Utah, is submitted herewith as attachments to the District Resolution and the County Resolution. The Board hereby certifies that all requirements applicable to the correction and restatement of the legal boundaries of the District have been met.

**WHEREFORE**, the Board and the Commission hereby respectfully request the issuance of a Certificate of Boundary Correction and Adjustment pursuant to and in conformance with the applicable provisions of Utah Code Ann. §11-13-204, 67-1a-6.5(3) and 17-23-20(1)(b).

**DATED** this 20<sup>th</sup> day of October, 2017.

**STANSBURY PARK IMPROVEMENT DISTRICT**

By: Thomas A. Parker  
Chair, Board of Trustees

**VERIFICATION**

STATE OF UTAH     )  
                                  :SS.  
County of Tooele    )

The undersigned, being duly sworn upon oath, states in behalf of the Board, that the facts set forth in the foregoing *Notice of Impending Boundary Action* are true, accurate, and complete to the best of the undersigned's knowledge and belief, and hereby certifies that all requirements applicable to the Dissolution of the Association as more particularly described in the Dissolution Resolution have been met.

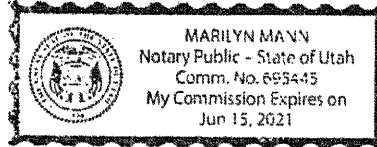
Thomas A. Parker

Chair, Board of Trustees

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of October, 2017.

Marilyn Mann

NOTARY PUBLIC





Annexations GV &lt;annexations@utah.gov&gt;

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**Stansbury Park Improvement District - Correction of Legal Boundaries**

2 messages

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**D. Brent Rose** <DBR@clydesnow.com>  
To: "annexations@utah.gov" <annexations@utah.gov>  
Cc: "brettpalmer2007@yahoo.com" <brettpalmer2007@yahoo.com>

Thu, Nov 2, 2017 at 3:08 PM

Angela:

This office represents Stansbury Park Improvement District as its legal counsel. The purpose of this email is to advise you that an error has been discovered in the Notice of Impending Boundary Action, dated October 20, 2017, filed by Stansbury Park Improvement District. The reference to Section 11-13-204 in the last full paragraph beginning with "WHEREFORE" is in error and needs to be corrected. The correct reference should be to Sections 17B-1-215 and 17B-1-417. Please make that correction on the document. I apologize for any inconvenience. Thanks.

---

**Annexations GV** <annexations@utah.gov>  
To: "D. Brent Rose" <DBR@clydesnow.com>  
Cc: "brettpalmer2007@yahoo.com" <brettpalmer2007@yahoo.com>

Thu, Nov 2, 2017 at 3:14 PM

Thank you, Brent.

The certificate will be processed shortly.

Best,

Angela

On Thu, Nov 2, 2017 at 3:08 PM, D. Brent Rose &lt;DBR@clydesnow.com&gt; wrote:

Angela:

This office represents Stansbury Park Improvement District as its legal counsel. The purpose of this email is to advise you that an error has been discovered in the Notice of Impending Boundary Action, dated October 20, 2017, filed by Stansbury Park Improvement District. The reference to Section 11-13-204 in the last full paragraph beginning with "WHEREFORE" is in error and needs to be corrected. The correct reference should be to Sections 17B-1-215 and 17B-1-417. Please make that correction on the document. I apologize for any inconvenience. Thanks.

--  
Annexations  
Lieutenant Governor's Office  
350 N. State St. Suite 220  
Salt Lake City, UT 84114

Visit our website [www.municert.utah.gov](http://www.municert.utah.gov) for more information about municipal certifications.

**EXHIBIT "A"**

**Resolution of the Board of Trustees of Stansbury Park Improvement District,  
Ratifying and Confirming the Corrected and Restated Legal Boundaries  
of the Stansbury Park Improvement District**

RESOLUTION NO. 2017-4

RESOLUTION OF THE BOARD OF TRUSTEES OF STANSBURY PARK  
IMPROVEMENT DISTRICT RATIFYING AND CONFIRMING  
THE CORRECTED AND RESTATED LEGAL BOUNDARIES OF THE  
STANSBURY PARK IMPROVEMENT DISTRICT

WHEREAS, Stansbury Park Improvement District (the "*District*"), was created by the Board of County Commissioners of Tooele County, Utah (the "*Commission*"), pursuant to that certain Resolution of the Commission dated September 22, 1971, as confirmed by the minutes of such meeting (the "*Creating Resolution*"), which established the boundaries of the District as more particularly described in EXHIBIT "A" attached hereto (the "*1971 Legal Description*"); and

WHEREAS, in 1972, it was discovered that the 1971 Legal Description of the District's legal boundaries utilized in the Creating Resolution, as depicted on "EXHIBIT A-1", was clearly erroneous;<sup>1</sup> whereupon, a new survey was commissioned and duly recorded in the Office of the Tooele County Recorder on July 28, 1972, under Entry Number 297743, Book 113, Page 349-350, for the purpose of correcting the erroneous legal description and more accurately defining the boundaries of the District, as more particularly described in EXHIBIT "B" hereto (the "*1972 Legal Description*"), which, since 1972, has been utilized by the District and the County as the legal boundaries of the District; and

WHEREAS, after a search of the official records of the Office of the Lt. Governor of the State of Utah ("*Lt. Governor's Office*") and the official records office of the Tooele County Recorder ("*County Recorder*"), it has been determined: (i) that the Lt. Governor's office has no record whatsoever of the original legal boundaries of the District; and (ii) that there is no resolution or other proceeding of the Commission or of the Board of Trustees of the District (the "*Board*"), of record which formally establishes the 1972 Legal Description as the official original legal boundaries of the District; and

WHEREAS, since 1972, various parcels of land have been annexed into the legal boundaries of the District pursuant to the following resolutions of the Commission: Resolution No. 96-1, recorded under Entry No. 80623;

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<sup>1</sup> For purposes of illustration, "EXHIBIT A-2" hereto identifies the likely source of the error and depicts what the 1971 legal description obviously intended describe; although, even with the adjustment, as depicted, the legal description is still flawed in that it fails to close.

Resolution No. 2003-2 recorded under Entry No. 207523; and Resolution No. 2006-2, recorded under Entry No. 258027 (the "*Subsequent Annexations*"); and

WHEREAS, the District, in consultation with the Tooele County recorder, surveyor and planning departments, have carefully reviewed the 1972 Legal Description and the legal descriptions associated with the Subsequent Annexations and have found additional errors and omissions therein; and

WHEREAS, as a result, the District and the County have prepared a corrected and restated boundary description of the Stansbury Park Improvement District, being more particularly described in EXHIBIT "C" hereto (the "*Corrected and Restated Legal Description*"), which accurately describes the legal boundaries of the District; and in conformance with the provisions of Section 17-23-20, Utah Code Ann. 1953, as amended, have prepared a Corrected and Restated Stansbury Park Improvement District (SPID) Final Local Entity Plat, EXHIBIT "C-1" hereto (the "*Corrected and Restated Final Local Entity Plat*"), which accurately and describes and depicts the official legal boundaries of the District; and

WHEREAS, the Corrected and Restated Legal Description describes all of those lands which the District and the County have historically recognized for all purposes as being situated within the legal boundaries of the District, including, without limitation, the levy and collection of real property taxes and assessments; and

WHEREAS, the District Board has determined it to be in the best interest of the District to formally ratify and confirm the Corrected and Restated Legal Description as more particularly described in Exhibit "B" and depicted on the Corrected and Restated Final Local Entity Plat, Exhibit "B-1," as the official legal boundaries of the District, as of the date hereof, and to place the same as a matter of public record in the official records of the Lt. Governor's Office by filing with the Lt. Governor's Office a copy of this Resolution, together with a copy of a similar resolution to be adopted by the Tooele County Commission (the "*County Resolution*"), a Notice Impending Boundary Action, and the Corrected and Restated Final Local Entity Plat, and upon receipt of certification of the same as issued by the Lt. Governor Office, to cause each of said documents to be duly recorded in the official records of Tooele County as required by statute.

**NOW THEREFORE**, be it hereby resolved by the Board as follows:

1. The above recitals and all Exhibits hereto are incorporated herein by reference and made a part hereof.

2. The Board hereby ratifies and confirms the Corrected and Restated Legal Description, as more particularly described in Exhibit "C," and as depicted on the Corrected and Restated Final Local Entity Plat, Exhibit "C-1," for all purposes as the official legal boundaries of the District, as of the date hereof.

3. The District's staff is hereby directed to prepare and execute a Notice of Impending Boundary Action, and to file the same, together with this Resolution, the County Resolution, and the Corrected and Restated Final Local Entity Plat with the Lt. Governor's Office, and upon certification of the same by the Lt. Governor's Office, to record the issued Certificate, the Notice of Impending Boundary Action, the Corrected and Restated Final Local Entity Plat, this Resolution and the County Resolution in the official records of Tooele County, Utah.

4. Nothing herein shall adversely affect any of the Subsequent Annexations of land into the legal boundaries of the District which proceedings shall remain in full force and effect and the lands annexed thereby shall be and remain a part of the District as heretofore certified by the Office of the Lt. Governor.

5. Any resolution of the Board which may be in conflict with this Resolution is hereby repealed.

6. The District staff is hereby directed to take such further action as may be required to implement this Resolution.

**ADOPTED** by the Board of Trustees of the Stansbury Park Improvement District this 19th day of September 2017.

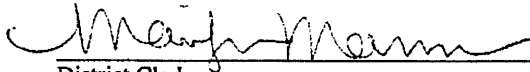
**BOARD OF TRUSTEES,  
STANSBURY PARK IMPROVEMENT DISTRICT**

By:  \_\_\_\_\_

Board Chair

**CERTIFICATION:**

I hereby certify that the foregoing is a true and correct copy of the above Resolution of the Board of Trustees of Stansbury Park Improvement District Ratifying and Confirming the Corrected and Restated Legal Boundaries of the Stansbury Park Improvement District, which was adopted by the Board of Trustees of the District on the date of adoption set forth above.

 \_\_\_\_\_  
District Clerk

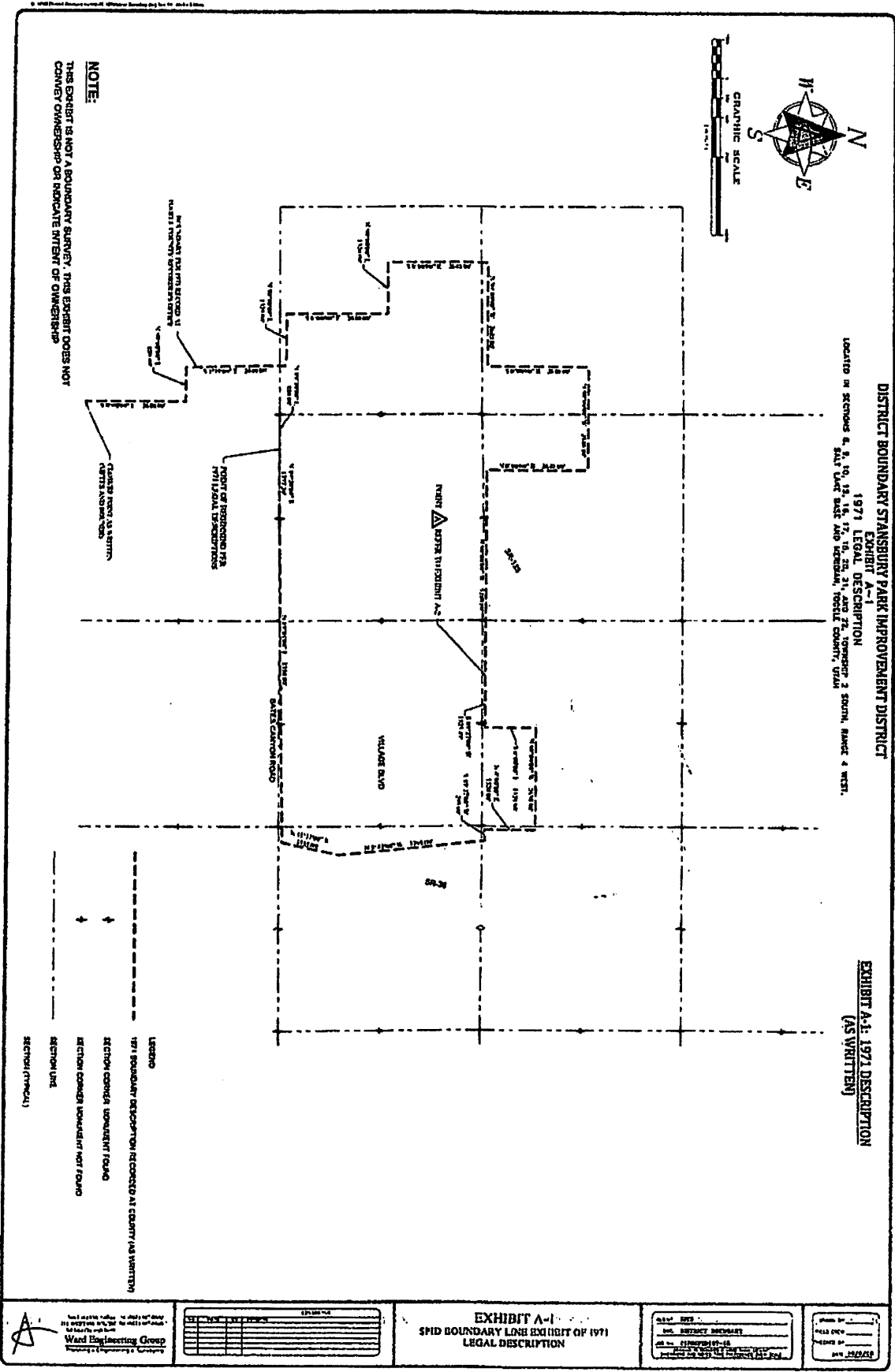


## **EXHIBIT 'A'**

### **1971 Description**

BEGINNING AT A POINT ALONG THE SECTION LINE N. 89° 30' E. 880 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, T. 2 S., R. 4 W. SLB&M, AND RUNNING THENCE N. 89° 30' E. 1757.3 FEET, THENCE N. 89° 01' E. 8350 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF UTAH STATE HIGHWAY 36; THENCE ALONG SAID RIGHT OF WAY N. 11° 35' E. 1535 FEET; THENCE ALONG SAID RIGHT OF WAY N. 5° 42' W., 3795 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SECTION 15, T. 2 S., R. 4 W. SLB&M, THENCE S. 89° 27' W. 295 FEET; THENCE NORTH 1320 FEET; THENCE WEST 2630.8 FEET; THENCE S. 1320 FEET; THENCE S. 89° 27' W. 1323.49 FEET; TO THE NORTH 1/4 CORNER OF SECTION 16, T2S, R4W, SLB&M; THENCE WESTERLY ALONG THE SECTION LINE 5280 FEET MORE OR LESS TO THE SOUTH 1/4 CORNER OF SECTION 8 OF SAID TOWNSHIP AND RANGE THENCE NORTH 2640 FEET; THENCE WEST 2640 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 2640 FEET TO THE SOUTHWEST CORNER OF SECTION 8, THENCE WEST ALONG THE SECTION LINE 2640 FEET; THENCE SOUTH 2640 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 2640 FEET; THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SECTION 20 OF SAID TOWNSHIP AND RANGE; THENCE S1° 10' E, 2640 FEET MORE OR LESS TO THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE EAST, 880 FEET; THENCE SOUTH, 2640 FEET MORE OR LESS TO THE BEGINNING. (3107 ACRES)

REFER TO EXHIBIT A-1 AND A-2 NOTES.



**DISTRICT BOUNDARY STANSBURY PARK IMPROVEMENT DISTRICT**  
**EXHIBIT A-1**  
**1971 LEGAL DESCRIPTION**  
 LOCATED IN SECTIONS 6, 9, 10, 13, 16, 17, 18, 20, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASIN AND KANEVANA, TOWNSHIP COUNTY, UTAH

**EXHIBIT A-1: 1971 DESCRIPTION**  
**(AS WRITTEN)**

**NOTE:**  
 THIS EXHIBIT IS NOT A BOUNDARY SURVEY, THIS EXHIBIT DOES NOT  
 CONVEY OWNERSHIP OR INDICATE INTENT OF OWNERSHIP

**LEGEND**

- 1971 BOUNDARY DESCRIPTION RECORDED AT COUNTY (AS WRITTEN)
- - - SECTION CORNER UNDISCOVERED FOUND
- - - SECTION CORNER NONDISCOVERED NOT FOUND
- - - SECTION LINE
- - - SECTION (TYPICAL)

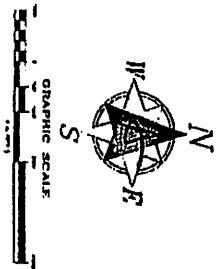
**Ward Engineering Group**  
 Professional Engineers & Surveyors

SECTION	DESCRIPTION

**EXHIBIT A-1**  
**SHD BOUNDARY LINE EXHIBIT OF 1971**  
**LEGAL DESCRIPTION**

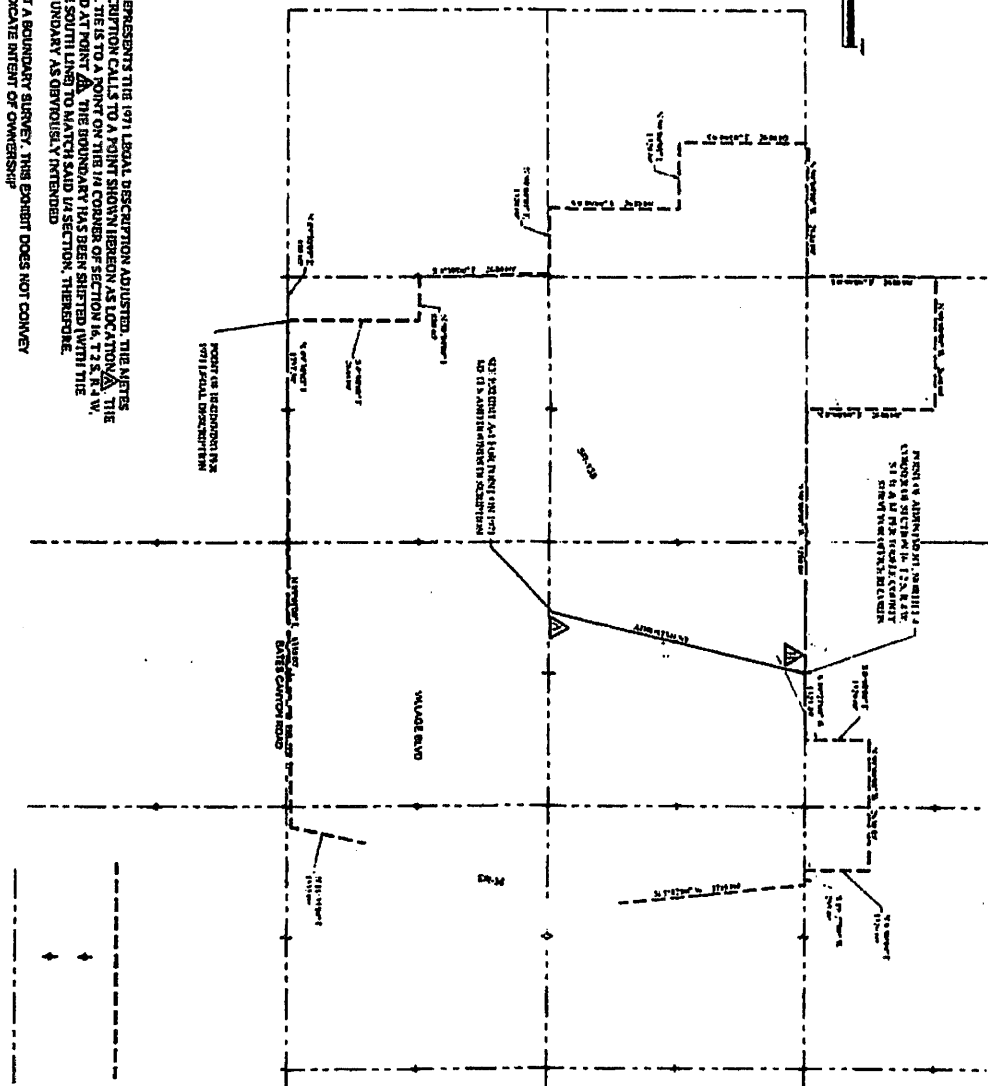
DATE OF SURVEY: \_\_\_\_\_  
 SURVEYED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_



DISTRICT BOUNDARY STANBURY PARK IMPROVEMENT DISTRICT  
 EXHIBIT A-2: 1971 LEGAL DESCRIPTION  
 ADJUSTED TO NORTH 1/4 CORNER, SECTION 16  
 LOCATED IN SECTIONS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASIN AND SERRANUS, TOWNSHIP COUNTY, UTAH

EXHIBIT A-2: 1971 DESCRIPTION  
 (ADJUSTED)



**NOTES:**  
 THIS BOUNDARY REPRESENTS THE 1971 LEGAL DESCRIPTION ADJUSTED. THE METERS AND BOUNDS DESCRIPTION CALLS TO A POINT SHOWN HEREON AS LOCATION A. THE ACTUAL PHYSICAL THE IS TO A POINT ON THE 1/4 CORNER OF SECTION 16, T.2 S., R.4 W., WHICH IS SITUATED AT POINT A. THE BOUNDARY HAS BEEN SHIFTERD WITH THE EXCEPTION OF THE SOUTH LINE TO MATCH SAID 1/4 SECTION, THEREAFTER. THE DETECTING THE BOUNDARY AS OBVIOUSLY INTENDED.  
 THIS EXHIBIT IS NOT A BOUNDARY SURVEY. THIS EXHIBIT DOES NOT CONVEY OWNERSHIP OR INDICATE INTENT OF OWNERSHIP.

- LEGEND**
- 1971 BOUNDARY/ADJUSTED (SEE NOTES)
  - - - SECTION CORNER UNDISPUTED FOUND
  - - - SECTION CORNER UNDISPUTED NOT FOUND
  - - - SECTION LINE
  - - - SECTION (TYPICAL)

**Ward Engineering Group**  
 1000 West 1000 South  
 Salt Lake City, Utah 84119  
 Phone: (801) 466-1111

NO.	DATE	DESCRIPTION

**EXHIBIT A-2**  
 SPD BOUNDARY LINE EXHIBIT OF 1971 LEGAL DESCRIPTION ADJUST TO NORTH 1/4 CORNER OF SECTION 16

DATE: 07/15/2010  
 TIME: 10:00 AM  
 DRAWN BY: J. WARD  
 CHECKED BY: J. WARD  
 APPROVED BY: J. WARD

SCALE: AS SHOWN  
 SHEET NO. 1 OF 1  
 TOTAL SHEETS: 1

## **EXHIBIT 'B'**

### **1972 Description**

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 20, T. 2 S., R. 4 W. S.L.B. & M., SAID POINT BEING N 89°30' E, 880 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUNNING THENCE N 89°30' E, 1757.3 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE N 89°01' E, 8350 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY 36, THENCE ALONG SAID RIGHT OF WAY N. 11° 35' E, 7265.3 FEET; THENCE ALONG SAID RIGHT-OF-WAY N 5° 42' W, 3315.4 FEET MORE OR LESS TO THE NORTH BOUNDARY LINE OF SECTION 15, SAID TOWNSHIP AND RANGE; THENCE S 89° 27' W, 318.4 FEET; THENCE N 2°35' W, 934.6 FEET; THENCE WEST, 3612.5 FEET; THENCE S 2°44' W, ALONG AN EXISTING FENCE 805 FEET MORE OR LESS TO THE NORTH BANK OF MILL CREEK; THENCE ALONG THE NORTH SIDE OF SAID CREEK ON AN IRREGULAR MEANDER LINE NORTHWESTERLY TO A POINT 1024 FEET NORTH AND 1315 FEET WEST FROM THE NORTH 1/4 CORNER OF SECTION 16 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH ALONG AN EXISTING FENCE 1024 FEET MORE OR LESS TO THE NORTH BOUNDARY LINE OF SAID SECTION 16; THENCE WESTERLY ALONG THE SECTION LINE 3960 FEET MORE OR LESS TO THE SOUTH 1/4 CORNER OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 2640 FEET; THENCE WEST, 2640 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH, 2640 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE WEST ALONG THE SECTION LINE 2640 FEET; THENCE SOUTH, 2640 FEET; THENCE EAST, 1320 FEET; THENCE SOUTH, 2640 FEET; THENCE EAST, 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SECTION 20 OF SAID TOWNSHIP AND RANGE; THENCE S 1° 10' E, 2640 FEET MORE OR LESS TO THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE EAST, 880 FEET; AND THENCE SOUTH, 2640 FEET MORE OR LESS TO THE POINT OF BEGINNING. (CONTAINING 3250 ACRES)

REFER TO EXHIBIT B-1 BOUNDARY NARRATIVES AND NOTES.

## **EXHIBIT 'C'**

### **Stansbury Park Improvement District Corrected and Restated Boundary Description (Revised 2017-08-07)**

The Stansbury Park Improvement District (SPID) encompassing all or parts of Sections 8-10, 15-18, 20-22, and 27-28 of Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah per the following official resolutions and maps/plats:

**1971 Tooele County Resolution:** Said 1971 Tooele County Resolution, creating the Stansbury Park Improvement District, and the 1971 SPID plat prepared by Terra Engineering were both approved by the Tooele County Commission on 1971-09-22 and recorded as Entry No.s 297742 and 297743 of the Tooele County records.

**Tooele County Resolution 96-1:** Said Resolution 96-1 annexed the Noall H. Clarke property into the Stansbury Park Improvement District and was recorded as Entry No. 80623 of said records.

**Tooele County Resolution No. 2003-2:** Said Resolution No. 2003-2, annexed portions of Section 22 situate east of Highway 36, it was adopted 2003-07-21 and recorded as Entry No. 207523 of said records, Exhibit B attached as part of said resolution is the SPID Annexation Plat dated 2003-07-29.

**Tooele County Resolution No. 2006-2:** Said Resolution No. 2006-2, annexed portions of Sections 27 & 28 located south of Bates Canyon Road and west of Highway 36, it was adopted 2006-03-29 and recorded as Entry No. 258027 of said records.

This corrected and restated boundary description of the Stansbury Park Improvement District is more particularly described as follows:

**BEGINNING** at a point on the south boundary line of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian per said 1971 SPID plat boundary, said point being North 89°30'00" East 880 feet from the Southwest Corner of said Section 20 (found rock per survey map of Sections of Stansbury Park filed as Record of Survey (ROS) map Hist-0002-01 in the Tooele County Surveyors Office), and running thence North 89°30'00" East 1757.30 feet to the South Quarter Corner of said Section 20 (found stone per said ROS Map Hist-0002-01); thence along said south boundary line of said Section 20 North 89°33'45" East 2643.81 feet to the Southwest Corner of Section 21, of said township and range; thence along the south line of said Section 21 per the Ponderosa Subdivision Phase 5 plat recorded as Entry No. 441388 of said records North 89°39'34" East 2642.97 feet to the North Quarter Corner of Section 28, of said township and range;

thence along the north line of said Section 28 North 89°39'42" East 1258.25 feet to the northwest corner of the George Jay Buzianis property described in a Quit Claim Deed recorded

as Entry No. 274379 of said records, said northwest corner being South 89°39'42" West 1384.43 feet from the Northeast Corner of said Section 28;

thence along the boundary of that annexation per Tooele County Resolution No. 2006-2 the following six courses: (1) along a wire fence and the west line of said Buzianis property South 00°18'21" East 371.98 feet; (2) along a wire fence and the west line of said Buzianis property South 00°27'39" East 952.78 feet; (3) continuing along said fence per that Boundary Line Agreement recorded as Entry No. 298747 of said records South 00°20'42" East 1250.02 feet to the apparent intersection of a fence running North and East; (4) along said fence North 89°54'19" East 692.44 feet to a fence corner per that Boundary Line Agreement recorded as Entry No. 298748 of said records; (5) along said fence per boundary line agreement North 00°08'09" East 93.24 feet; and (6) along said fence per boundary line agreement North 89°44'45" East 566.12 feet to the westerly right of way line of State Road 36 per Deeds recorded as Entry Nos. 224724 & 224725 of said records;

thence along said westerly right of way line and boundary of that annexation per Tooele County Resolution No. 2006-2 (see also that Corrected Warranty Deed recorded as Entry No. 311353 of said records) the following ten courses: (1) Northerly 147.93 feet along a 3,067.00 feet radius curve to the right through a central angle of 02°45'49" and a long chord of North 11°24'21" East 147.92 feet; (2) North 12°47'15" East 386.94 feet; (3) Northerly 237.18 feet along a 9,933.00 feet radius curve to the left through a central angle of 01°22'05" and a long chord of North 12°06'12" East 237.18 feet; (4) continuing Northerly 313.49 feet along said 9,933.00 feet radius curve to the left through a central angle of 01°48'30" and a long chord of North 10°30'55" East 313.47 feet; (5) North 09°36'40" East 483.93 feet; (6) Northerly 439.06 feet along a 10,067.00 feet radius curve to the right through a central angle of 02°29'56" and a long chord of North 10°51'38" East 439.03 feet; (7) North 12°06'38" East 477.15 feet; (8) North 39°10'42" West 43.62 feet; (9) South 89°31'59" West 79.36 feet; and (10) North 00°28'01" West 36.50 feet, more or less, to the south line of Section 22, of said Township and Range;

thence along said south line of Section 22 North 89°39'37" East 322.76 feet to the easterly right of way line of said State Road 36; thence along said easterly right of way line North 11°07'46" East 33.67 feet to the intersection of said easterly right-of-way line and the north right of way line of Bates Canyon Road, said intersection being the southwest corner of the Bleazard parcel per the SPID Annexation Plat attached as Exhibit B to said Tooele County Resolution No. 2003-2, which point is North 89°39'37" East 594.85 feet along the south line of said Section 22 and North 00°20'23" West 33.00 feet from the Southwest Corner of said Section 22;

thence along the boundary of said Bleazard parcel the following three courses: (1) along said north right of way line of Bates Canyon Road North 89°39'37" East 255.09 feet to the westerly line of the E. Eugene and Carma Vorwaller (Parcel 5-38-6); (2) along said westerly line North 11°07'46" East 299.28 feet to a property corner of said Vorwaller parcel; and (3) along the south line of said Vorwaller parcel North 78°52'14" West 250.00 feet, more or less, to a property corner of said Vorwaller parcel and said easterly right-of-way line of State Road 36;

thence along said easterly right-of-way line the following two courses: (1) North 11°07'46" East 856.48 feet and (2) North 12°32'23" East 755.82 feet to the northwest corner of the John and Vickie Benton (Parcel No. 5-38-2) per said SPID Annexation Plat attached as Exhibit B to said Tooele County Resolution No. 2003-2, which point is North 00°27'20" West 1950.16 feet along

the west line of said Section 22 and North 89°32'40" East 1007.16 feet from the Southwest Corner of said Section 22;

thence along the boundary of said SPID Annexation Plat the following twenty-two courses: (1) along the north line of said Benton parcel North 89°30'46" East 311.00 feet to the northeast corner of said Benton parcel; (2) along the east line of the Benton parcel and the following four parcels of land: Ranae and Robert M. Vandercook (Parcel No. 5-38-3), Robert L. and Kathy Vorwaller (Parcel No. 5-38-7), E. Eugene and Carma Vorwaller (Parcel No. 5-38-6), and Wasatch Tile Company (Parcel No. 5-38-5) South 00°29'14" East 1,920.00 feet to the southwest corner of said Wasatch Tile Company parcel and to said north right of way line of Bates Canyon Road; (3) along said north right of way line North 89°39'37" East 246.84 feet to the southwest corner of the Tooele County property (Parcel No. 5-38-19); (4) along said Tooele County parcel North 31°09'53" East 599.93 feet; (5) along said Tooele County parcel North 89°39'37" East 214.50 feet; (6) along the east line of said Tooele County parcel and the east line of Utah Power and Light (Parcel No. 5-38-1) South 00°20'23" East 511.50 feet to the southeast corner of said Utah Power and Light parcel and said north right of way line of Bates Canyon Road; (7) along said north right of way line North 89°39'37" East 544.40 feet to the west line of Ironwood Subdivision Phase 2; (8) along said west line North 00°31'10" West 1,734.03 feet to the northwest corner of said subdivision; (9) along the north line of said subdivision North 89°30'50" East 49.10 feet; (10) along said north line North 68°00'46" East 1,394.73 feet; (11) along said north line Northeasterly 267.48 feet along a 1150.00 feet radius curve to the left through a central angle of 13°19'36" and a long chord of North 61°20'59" East 266.88 feet; (12) along said north line South 37°27'52" East 292.50 feet; (13) along said north line and along the boundary of the Stansbury Park Improvement District (Parcel No. 5-38-13) North 52°33'25" East 413.71 feet; (14) along the boundary of said SPID parcel North 37°27'37" West 526.10 feet; (15) along the boundary of said SPID parcel South 52°31'02" West 354.09 feet to the north line of Ironwood Real Estate (Parcel No. 5-38-30); (16) along said north line South 89°59'24" West 1,489.92 feet to the southwest corner of Utah Department of Transportation (UDOT) (Parcel No. 5-38-17); (17) along the west line of said UDOT parcel North 00°31'10" West 963.23 feet; (18) along the north line of said UDOT parcel North 89°24'29" East 1,599.81 feet to the southwest corner of the Fassio Egg Farm (Parcel No. 5-38-11); (19) along the west line of said Fassio Egg Farm parcel North 00°35'30" West 1,160.00 feet to a point on the southwesterly line of the Union Pacific Railroad property; (20) Northwesterly along said railroad property line to the section line and the north line of J. Dean and Jean Palmer (Parcel No. 5-38-8); (21) along said section line and said north line North 89°49'08" West 685.82 feet to the northeast corner of Pacific West L.L.C. (Parcel No. 5-38-28); and (22) continuing along said section line North 89°49'08" West 1,397.70 feet to the westerly right of way line of said State Road 36;

thence along said westerly right of way line the following three courses: (1) North 12°07'38" East 1,002.65 feet; (2) Northerly 826.27 feet along a 2,702.43 feet radius non-tangent curve to the left through a central angle of 17°31'06" and a long chord of North 03°49'42" East 823.06 feet; and (3) North 05°36'37" West 1,750.46 feet to the northeast corner of the Maverick Country Store (Parcel No. 5-33-13) and the southeast corner of the Stansbury Crossing Shopping Center PUD recorded as Entry No. 353475 of said records; thence along the east line of said PUD and continuing along said westerly right of way line North 05°12'14" West 1,850.68 feet to an existing right of way marker; thence crossing State Highway 138 North 05°59'36" West

129.96 feet to the southeast corner of the Gateway Neighborhood PUD Phase 4 recorded as Entry No. 407176 of said records; thence along the east line of said PUD Phase 4 and said westerly right of way line North 05°10'34" West 1,017.34 feet to the southeast corner of the Stansbury Park Service Agency property recorded as Entry No. 218362 of said records; thence along the east line of said property and said westerly right of way line North 05°10'34" West 39.99 feet to the northeast corner of said property;

thence along the north line of said property North 89°58'12" West 38.83 feet to the northwest corner of said property; thence along the north line of said PUD Phase 4 North 89°58'12" West 121.08 feet; thence along the south line of the North Half of the Southwest Quarter of Section 10, of said township and range, per Parcel 1 of the Kennecott Utah Copper, LLC property recorded as Entry No. 426280 of said records North 89°58'12" West 1,314.98 feet to a point on the west line of said Section 10; thence along the south line of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 9, of said township and range per Kennecott Utah Copper, LLC property recorded as Entry No. 329649 of said records North 89°19'40" West 1,337.95 feet to the Southwest Corner of said NE1/4SE1/4; thence along the east line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of said Section 9 South 00°00'49" East 417.98 feet, more or less, to the north line of Benson Mill Crossing Phase 8 PUD recorded as Entry No. 394940 of said records; thence along said north line South 89°12'05" West 35.50 feet, more or less, to the northwest corner of said Benson Mill Crossing Phase 8 PUD; thence along an existing fence and per those deeds recorded as Entry No's 257324 & 257325 of said records and along the west line of said Benson Mill Crossing Phase 8 PUD, Benson Mill Crossing Phase 5 PUD, and Benson Mill Crossing Phase 1 PUD South 00°53'30" West 681.18 feet to an existing fence corner; thence along an existing fence per said Entry No's 257324 & 257325 South 63°08'03" West 123.38 feet, more or less, to the north line of Mill Creek as described in said Kennecott Utah Copper, LLC property;

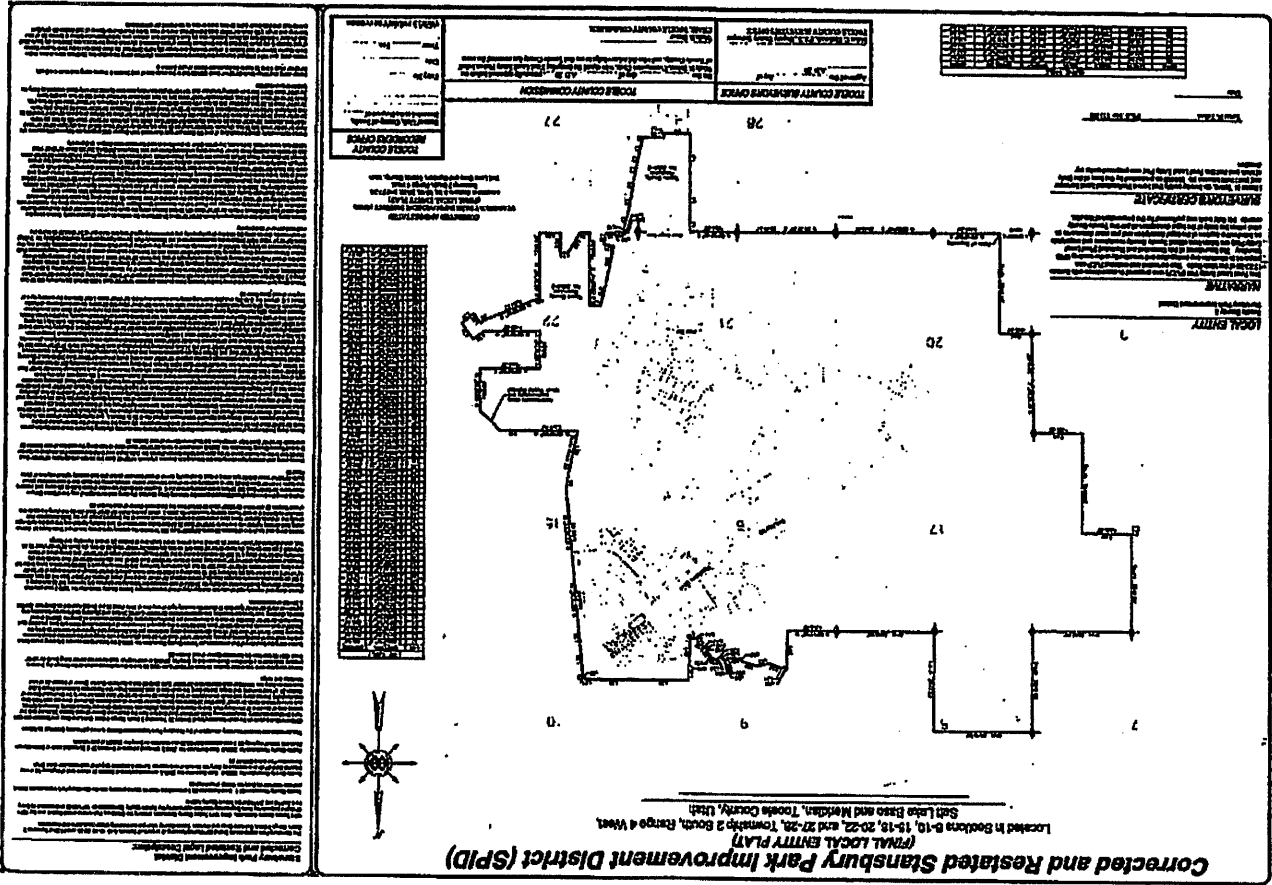
thence Northwesterly along the north line of said Mill Creek per said Kennecott Utah Copper, LLC property the following (22) courses: (1) North 57°55'49" West 109.15 feet; (2) North 15°26'26" West 84.25 feet; (3) North 48°41'18" West 196.47 feet; (4) South 86°49'18" West 45.87 feet; (5) North 50°43'27" West 36.15 feet; (6) North 04°16'06" East 64.08 feet; (7) North 40°29'59" West 155.75 feet; (8) North 23°45'35" West 78.90 feet; (9) North 72°15'48" West 151.71 feet; (10) South 26°34'34" West 64.60 feet; (11) South 66°48'41" West 66.02 feet; (12) North 46°08'14" West 104.21 feet; (13) South 87°23'55" West 63.64 feet; (14) South 30°35'29" West 73.82 feet; (15) North 73°30'11" West 81.38 feet; (16) West 248.35 feet; (17) North 45°00'50" West 114.41 feet; (18) North 74°38'58" West 425.55 feet; (19) South 77°18'48" West 328.81 feet; (20) North 67°49'32" West 321.44 feet; (21) South 78°11'03" West 126.96 feet; and (22) North 25°14'54" West 82.77 feet to an existing fence per said 1971 SPID plat boundary (see also Special Warranty Deed recorded as Entry No. 380004 of said records);

thence along said fence South 01°12'44" West 1031.90 feet to the south line of said Section 9; thence along said south line South 89°42'06" West 1,319.78 feet to the Southwest Corner of said Section 9;

thence along said 1971 SPID plat boundary the following twelve courses: (1) West along the section line 2640 feet, more or less, to the South Quarter Corner of said Section 8, of said township and range; (2) North 2640 feet to the Center of said Section 8; (3) West 2640 feet to the West Quarter Corner of said Section 8; (4) South 2640 feet to the Southwest Corner of said



Section 8; (5) West along the section line 2640 feet to the North Quarter Corner of Section 18, of said township and range; (6) South 2640 feet to the Center of said Section 18; (7) East 1,320.00 feet to the Center-East Sixteenth Corner of said Section 18; (8) South 2,640.00 feet, more or less, to the East Sixteenth Corner for said Section 18 and Section 19 of said township and range; (9) East 1,320.00 feet, more or less, to the Northwest Corner of Section 20, of said township and range; (10) South  $01^{\circ}10'00''$  East 2,640.00 feet, more or less, to the West Quarter Corner of said Section 20; (11) East 880.00 feet; and (12) South 2,640.00 feet, more or less, to the POINT OF BEGINNING.



**EXHIBIT "B"**

**Resolution of the Board of County Commissioners, Tooele County, Utah,  
Ratifying and Confirming the Corrected and Restated Legal Boundaries  
of the Stansbury Park Improvement District**

RESOLUTION NO. 2017-10

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF TOOELE COUNTY, UTAH, RATIFYING AND CONFIRMING  
THE CORRECTED AND RESTATED LEGAL BOUNDARIES OF THE  
STANSBURY PARK IMPROVEMENT DISTRICT

WHEREAS, Stansbury Park Improvement District (the "*District*"), was created by the Board of County Commissioners of Tooele County, Utah (the "*Commission*"), pursuant to that certain Resolution of the Commission dated September 22, 1971, as confirmed by the minutes of such meeting (the "*Creating Resolution*"), which established the boundaries of the District as more particularly described in EXHIBIT "A" and depicted on EXHIBIT A-1 attached hereto (the "*1971 Legal Description*"); and

WHEREAS, in 1972, it was discovered that the 1971 Legal Description of the District's legal boundaries utilized in the Creating Resolution was clearly erroneous<sup>1</sup>; whereupon, a new survey was commissioned and duly recorded in the Office of the Tooele County Recorder on July 28, 1972, under Entry Number 297743, Book 113, Page 349-350, for the purpose of correcting the erroneous legal description and accurately defining the boundaries of the District as more particularly described in EXHIBIT "B" (the "*1972 Legal Description*"), which, since 1972, has been utilized by the District and the County as the legal boundaries of the District; and

WHEREAS, after a search of the official records of the Office of the Lt. Governor of the State of Utah ("*Lt. Governor's Office*") and the official records office of the Tooele County Recorder ("*County Recorder*"), it has been determined: (i) that the Lt. Governor's office has no record whatsoever of the original legal boundaries of the District; and (ii) that there is no resolution or other proceeding of the Commission of record which formally establishes the 1972 Legal Description as the official original legal boundaries of the District; and

WHEREAS, since 1972, various parcels of land have been annexed into the legal boundaries of the District pursuant to the following resolutions of the Commission: Resolution No. 96-1, recorded under Entry No. 80623; Resolution No. 2003-2 recorded under Entry No. 207523; and Resolution No. 2006-2, recorded under Entry No. 258027 (the "*Subsequent Annexations*"); and

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<sup>1</sup> For purposes of illustration, "EXHIBIT A-2" hereto identifies the likely source of the error and depicts what the 1971 legal description obviously intended describe; although, even with the adjustment, as depicted, the legal description is still flawed in that it fails to close.  
(01075128-1 )

WHEREAS, the District, in consultation with the Tooele County recorder, surveyor and planning departments, have carefully reviewed the 1972 Legal Description and the legal descriptions associated with the Subsequent Annexations and have found additional errors and omissions therein; and

WHEREAS, as a result, the District and the County have prepared a corrected and restated boundary description of the Stansbury Park Improvement District, being more particularly described in EXHIBIT "C" hereto (the "*Corrected and Restated Legal Description*"), which accurately describes the legal boundaries of the District; and in conformance with the provisions of Section 17-23-20, Utah Code Ann. 1953, as amended, have prepared a Corrected and Restated Stansbury Park Improvement District (SPID) Final Local Entity Plat, EXHIBIT "C-1" hereto (the "*Corrected and Restated Final Local Entity Plat*"), which accurately describes and depicts the official legal boundaries of the District; and

WHEREAS, the Corrected and Restated Legal Description describes all of those lands which the District and the County have historically recognized for all purposes as being situated within the legal boundaries of the District, including, without limitation, the levy and collection of real property taxes and assessments; and

WHEREAS, the Board of Trustees of the District (the "*District Board*"), has adopted a resolution ratifying and confirming the Corrected and Restated Legal Description, as more particularly described in Exhibit "C" and depicted in Exhibit "C-1", as the correct and official legal boundaries of the Stansbury Park Improvement District (the "*District Resolution*"); and

WHEREAS, the Commission has determined it to be in the best interest of the County to join with the District Board in formally ratifying and confirming the Corrected and Restated Legal Description as depicted on the Corrected and Restated Final Local Entity Plat, as the official legal boundaries of the District, and to place the same as a matter of public record in the official records of the Lt. Governor's Office and the County Recorder as provided in the District Resolution.

**NOW THEREFORE**, be it hereby resolved by the Commission as follows:

1. The above recitals and all Exhibits hereto are incorporated herein by reference and made a part hereof.
2. The Commission hereby ratifies and confirms the Corrected and Restated Legal Description, as more particularly described in Exhibit "C," and as depicted on the Corrected and Restated Final Local Entity Plat, Exhibit "C-1," for all purposes as the official legal boundaries of the District, as of the date hereof.

3. Nothing herein shall adversely affect any of the Subsequent Annexations of land into the legal boundaries of the District which proceedings shall remain in full force and effect and the lands annexed thereby shall be and remain a part of the District as heretofore certified by the Office of the Lt. Governor.

4. Any ordinance or resolution of the Commission which may be in conflict with this Resolution is hereby repealed.

5. The County staff is hereby directed to take any such further action as may be required to implement this Resolution.

ADOPTED by the Board of County Commissioners of Tooele County, Utah, this 18 day of OCTOBER 2017.

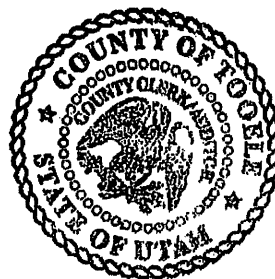
**BOARD OF COUNTY COMMISSIONERS,  
TOOELE COUNTY, UTAH**

By: Wade B. B. Thur  
Board Chair

**CERTIFICATION:**

I hereby certify that the foregoing is a true and correct copy of the above Resolution of the Board of County Commissioners of Tooele County, Utah, Ratifying and Confirming the Correct Legal Boundaries of the Stansbury Park Improvement District, which was adopted by the Board of County Commissioners of Tooele County on the date of adoption set forth above.

Marilyn K. Gillette  
County Clerk

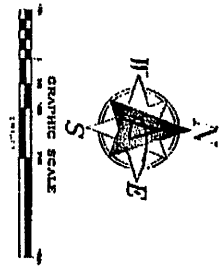


## **EXHIBIT 'A'**

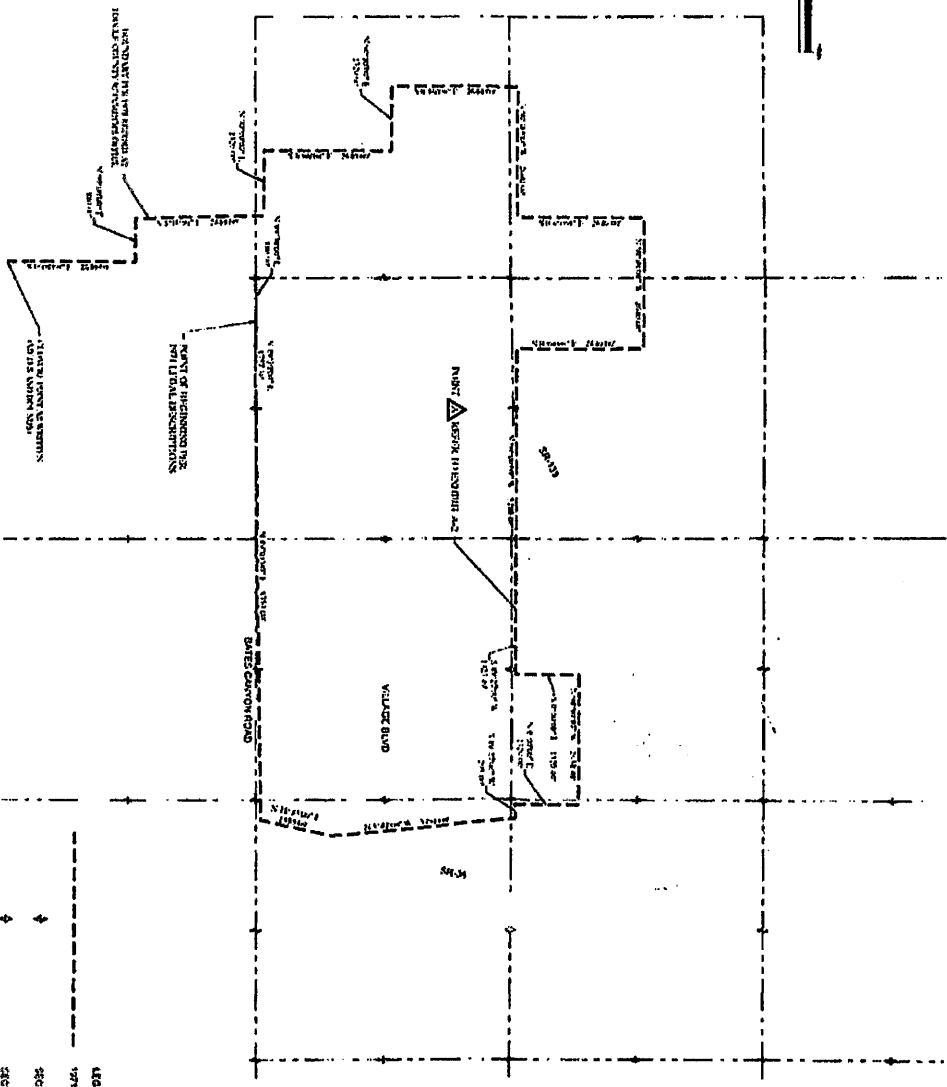
### **1971 Description**

BEGINNING AT A POINT ALONG THE SECTION LINE N. 89° 30' E. 880 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, T. 2 S., R. 4 W. SLB&M, AND RUNNING THENCE N. 89° 30' E. 1757.3 FEET, THENCE N. 89° 01' E. 8350 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF UTAH STATE HIGHWAY 36; THENCE ALONG SAID RIGHT OF WAY N. 11° 35' E. 1535 FEET; THENCE ALONG SAID RIGHT OF WAY N. 5° 42' W., 3795 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SECTION 15, T. 2 S., R. 4 W. SLB&M, THENCE S. 89° 27' W. 295 FEET; THENCE NORTH 1320 FEET; THENCE WEST 2630.8 FEET; THENCE S. 1320 FEET; THENCE S. 89° 27' W. 1323.49 FEET; TO THE NORTH 1/4 CORNER OF SECTION 16, T2S, R4W, SLB&M; THENCE WESTERLY ALONG THE SECTION LINE 5280 FEET MORE OR LESS TO THE SOUTH 1/4 CORNER OF SECTION 8 OF SAID TOWNSHIP AND RANGE THENCE NORTH 2640 FEET; THENCE WEST 2640 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH 2640 FEET TO THE SOUTHWEST CORNER OF SECTION 8, THENCE WEST ALONG THE SECTION LINE 2640 FEET; THENCE SOUTH 2640 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 2640 FEET; THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SECTION 20 OF SAID TOWNSHIP AND RANGE; THENCE S1° 10' E, 2640 FEET MORE OR LESS TO THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE EAST, 880 FEET; THENCE SOUTH, 2640 FEET MORE OR LESS TO THE BEGINNING. (3107 ACRES)

REFER TO EXHIBIT A-1 AND A-2 NOTES.



DISTRICT BOUNDARY STANSBURY PARK IMPROVEMENT DISTRICT  
 1971 LEGAL DESCRIPTION  
 LOCATED IN SECTIONS 8, 9, 10, 15, 16, 17, 20, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
 SALT LAKE BIRD AND WILSON, TOWNSHIP, KANE COUNTY, UTAH



**NOTE:**  
 THIS EXHIBIT IS NOT A BOUNDARY SURVEY. THIS EXHIBIT DOES NOT  
 CONVEY OWNERSHIP OR INDICATE INTENT OF OWNERSHIP

**EXHIBIT A-1: 1971 DESCRIPTION  
 (AS WRITTEN)**

- LEGEND**
- 1971 BOUNDARY DESCRIPTION RECORDED AT COUNTY CLERK'S OFFICE
  - - - SECTION CORNER NOT FOUND
  - - - SECTION CORNER REVALUED NOT FOUND
  - - - SECTION LINE
  - - - SECTION TYPICAL

**Ward Engineering Group**  
 1000 East 1000 South, Salt Lake City, Utah 84143  
 Phone: 531-1111

DATE	DESCRIPTION	BY

**EXHIBIT A-1  
 SPED BOUNDARY LINE EXHIBIT OF 1971  
 LEGAL DESCRIPTION**

STATE OF UTAH  
 COUNTY CLERK  
 SALT LAKE COUNTY

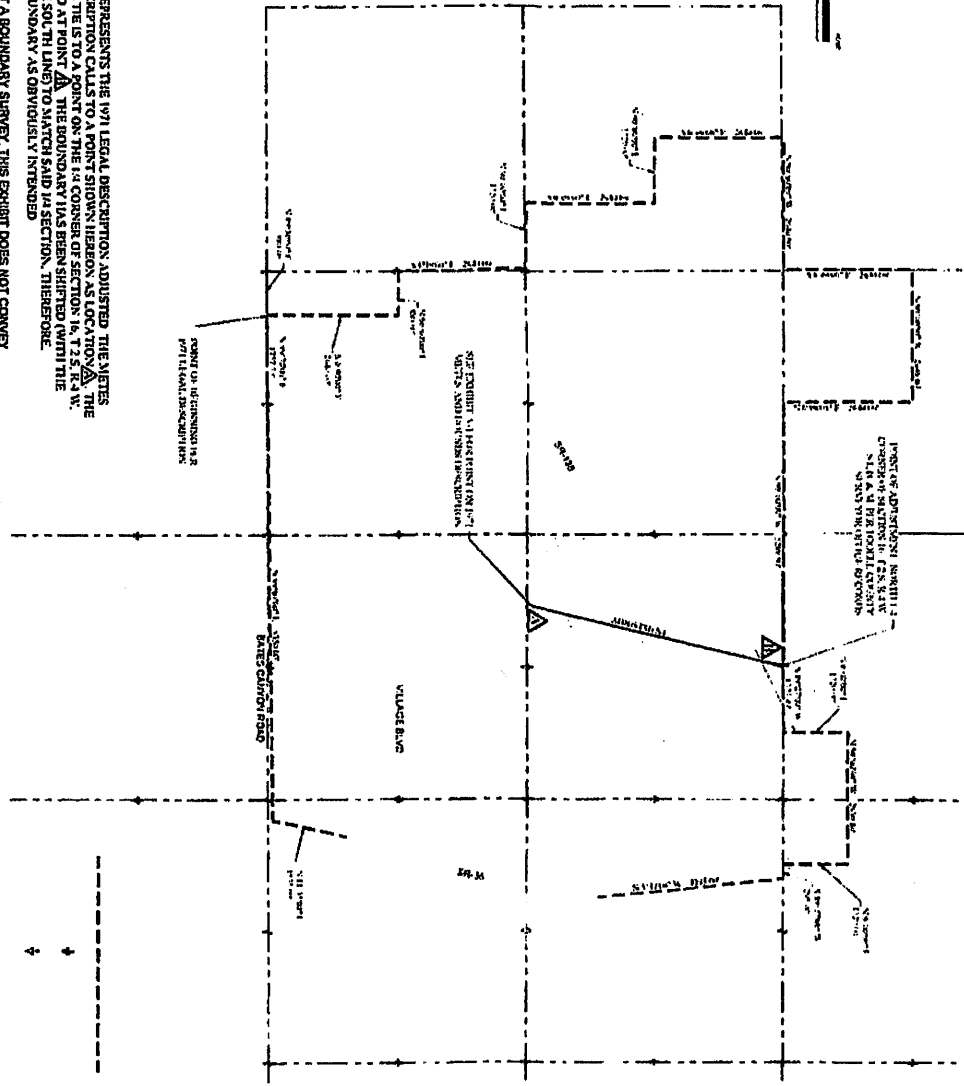
FILED IN  
 OFFICE OF THE COUNTY CLERK  
 SALT LAKE CITY, UTAH  
 DATE 1971





DISTRICT BOUNDARY STANBURY PARK IMPROVEMENT DISTRICT  
 EXHIBIT A-2, 1971 LEGAL DESCRIPTION  
 ADJUSTED TO NORTH 1/4 CORNER, SECTION 16  
 LOCATED IN SECTIONS 8, 9, 10, 15, 16, 17, 18, 20, 21, AND 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
 SALT LAKE DISTRICT AND KANEHAM, TOWNSHIP COUNTY, UTAH.

EXHIBIT A-2: 1971 DESCRIPTION  
 (ADJUSTED)



**NOTES:**  
 THIS BOUNDARY REPRESENTS THE 1971 LEGAL DESCRIPTION ADJUSTED THE METERS TO THE POINTS SHOWN HEREON AS LOCATIONS OF THE ACTUAL PHYSICAL THE IS TO BE USED AS THE BOUNDARY WHICH IS SITUATED AT POINT A. THE BOUNDARY HAS BEEN SHIPPED FROM THE EXCEPTION OF THE SOUTH LINE TO MATCH SAID 1/4 SECTION. THEREFORE, DEPICTING THE BOUNDARY AS OBVIOUSLY INTENDED.  
 THIS EXHIBIT IS NOT A BOUNDARY SURVEY. THIS EXHIBIT DOES NOT CONVEY OWNERSHIP OR INDICATE INTENT OF OWNERSHIP.

- 1459898
- 1971 BOUNDARY ADJUSTED (SEE NOTES)
- SECTION CORNER UNOCCUPIED FOUND
- SECTION CORNER UNOCCUPIED NOT FOUND
- SECTION LINE
- SECTION (SPICAL)

**Ward Engineering Group**  
 1459898

NO.	DATE	DESCRIPTION

**EXHIBIT A-2**  
 SPID BOUNDARY LINE EXHIBIT OF 1971 LEGAL DESCRIPTION ADJUST TO NORTH 1/4 CORNER OF SECTION 16

1971  
 DISTRICT BOUNDARY  
 EXHIBIT A-2

1459898  
 1459898  
 1459898

## **EXHIBIT 'B'**

### **1972 Description**

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SECTION 20, T. 2 S., R. 4 W. S.L.B. & M., SAID POINT BEING N 89°30' E, 880 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 20 AND RUNNING THENCE N 89°30' E, 1757.3 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE N 89°01' E, 8350 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF UTAH STATE HIGHWAY 36, THENCE ALONG SAID RIGHT OF WAY N. 11° 35' E, 7265.3 FEET; THENCE ALONG SAID RIGHT-OF-WAY N 5° 42' W, 3315.4 FEET MORE OR LESS TO THE NORTH BOUNDARY LINE OF SECTION 15, SAID TOWNSHIP AND RANGE; THENCE S 89° 27' W, 318.4 FEET; THENCE N 2°35' W, 934.6 FEET; THENCE WEST, 3612.5 FEET; THENCE S 2°44' W, ALONG AN EXISTING FENCE 805 FEET MORE OR LESS TO THE NORTH BANK OF MILL CREEK; THENCE ALONG THE NORTH SIDE OF SAID CREEK ON AN IRREGULAR MEANDER LINE NORTHWESTERLY TO A POINT 1024 FEET NORTH AND 1315 FEET WEST FROM THE NORTH 1/4 CORNER OF SECTION 16 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH ALONG AN EXISTING FENCE 1024 FEET MORE OR LESS TO THE NORTH BOUNDARY LINE OF SAID SECTION 16; THENCE WESTERLY ALONG THE SECTION LINE 3960 FEET MORE OR LESS TO THE SOUTH 1/4 CORNER OF SECTION 8 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 2640 FEET; THENCE WEST, 2640 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE SOUTH, 2640 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE WEST ALONG THE SECTION LINE 2640 FEET; THENCE SOUTH, 2640 FEET; THENCE EAST, 1320 FEET; THENCE SOUTH, 2640 FEET; THENCE EAST, 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SECTION 20 OF SAID TOWNSHIP AND RANGE; THENCE S 1° 10' E, 2640 FEET MORE OR LESS TO THE WEST 1/4 CORNER OF SAID SECTION 20, THENCE EAST, 880 FEET; AND THENCE SOUTH, 2640 FEET MORE OR LESS TO THE POINT OF BEGINNING. (CONTAINING 3250 ACRES)

REFER TO EXHIBIT B-1 BOUNDARY NARRATIVES AND NOTES.

## **EXHIBIT 'C'**

### **Stansbury Park Improvement District Corrected and Restated Boundary Description (Revised 2017-08-07)**

The Stansbury Park Improvement District (SPID) encompassing all or parts of Sections 8-10, 15-18, 20-22, and 27-28 of Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah per the following official resolutions and maps/plats:

**1971 Tooele County Resolution:** Said 1971 Tooele County Resolution, creating the Stansbury Park Improvement District, and the 1971 SPID plat prepared by Terra Engineering were both approved by the Tooele County Commission on 1971-09-22 and recorded as Entry No.s 297742 and 297743 of the Tooele County records.

**Tooele County Resolution 96-1:** Said Resolution 96-1 annexed the Noall H. Clarke property into the Stansbury Park Improvement District and was recorded as Entry No. 80623 of said records.

**Tooele County Resolution No. 2003-2:** Said Resolution No. 2003-2, annexed portions of Section 22 situate east of Highway 36, it was adopted 2003-07-21 and recorded as Entry No. 207523 of said records, Exhibit B attached as part of said resolution is the SPID Annexation Plat dated 2003-07-29.

**Tooele County Resolution No. 2006-2:** Said Resolution No. 2006-2, annexed portions of Sections 27 & 28 located south of Bates Canyon Road and west of Highway 36, it was adopted 2006-03-29 and recorded as Entry No. 258027 of said records.

This corrected and restated boundary description of the Stansbury Park Improvement District is more particularly described as follows:

**BEGINNING** at a point on the south boundary line of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian per said 1971 SPID plat boundary, said point being North 89°30'00" East 880 feet from the Southwest Corner of said Section 20 (found rock per survey map of Sections of Stansbury Park filed as Record of Survey (ROS) map Hist-0002-01 in the Tooele County Surveyors Office), and running thence North 89°30'00" East 1757.30 feet to the South Quarter Corner of said Section 20 (found stone per said ROS Map Hist-0002-01); thence along said south boundary line of said Section 20 North 89°33'45" East 2643.81 feet to the Southwest Corner of Section 21, of said township and range; thence along the south line of said Section 21 per the Ponderosa Subdivision Phase 5 plat recorded as Entry No. 441388 of said records North 89°39'34" East 2642.97 feet to the North Quarter Corner of Section 28, of said township and range;

thence along the north line of said Section 28 North 89°39'42" East 1258.25 feet to the northwest corner of the George Jay Buzianis property described in a Quit Claim Deed recorded

as Entry No. 274379 of said records, said northwest corner being South 89°39'42" West 1384.43 feet from the Northeast Corner of said Section 28;

thence along the boundary of that annexation per Tooele County Resolution No. 2006-2 the following six courses: (1) along a wire fence and the west line of said Buzianis property South 00°18'21" East 371.98 feet; (2) along a wire fence and the west line of said Buzianis property South 00°27'39" East 952.78 feet; (3) continuing along said fence per that Boundary Line Agreement recorded as Entry No. 298747 of said records South 00°20'42" East 1250.02 feet to the apparent intersection of a fence running North and East; (4) along said fence North 89°54'19" East 692.44 feet to a fence corner per that Boundary Line Agreement recorded as Entry No. 298748 of said records; (5) along said fence per boundary line agreement North 00°08'09" East 93.24 feet; and (6) along said fence per boundary line agreement North 89°44'45" East 586.12 feet to the westerly right of way line of State Road 36 per Deeds recorded as Entry Nos. 224724 & 224725 of said records;

thence along said westerly right of way line and boundary of that annexation per Tooele County Resolution No. 2006-2 (see also that Corrected Warranty Deed recorded as Entry No. 311353 of said records) the following ten courses: (1) Northerly 147.93 feet along a 3,067.00 feet radius curve to the right through a central angle of 02°45'49" and a long chord of North 11°24'21" East 147.92 feet; (2) North 12°47'15" East 366.94 feet; (3) Northerly 237.18 feet along a 9,933.00 feet radius curve to the left through a central angle of 01°22'05" and a long chord of North 12°06'12" East 237.18 feet; (4) continuing Northerly 313.49 feet along said 9,933.00 feet radius curve to the left through a central angle of 01°48'30" and a long chord of North 10°30'55" East 313.47 feet; (5) North 09°36'40" East 483.93 feet; (6) Northerly 439.06 feet along a 10,067.00 feet radius curve to the right through a central angle of 02°29'56" and a long chord of North 10°51'38" East 439.03 feet; (7) North 12°06'36" East 477.15 feet; (8) North 39°10'42" West 43.62 feet; (9) South 89°31'59" West 79.36 feet; and (10) North 00°28'01" West 36.50 feet, more or less, to the south line of Section 22, of said Township and Range;

thence along said south line of Section 22 North 89°39'37" East 322.76 feet to the easterly right of way line of said State Road 36; thence along said easterly right of way line North 11°07'46" East 33.67 feet to the intersection of said easterly right-of-way line and the north right of way line of Bates Canyon Road, said intersection being the southwest corner of the Bleazard parcel per the SPID Annexation Plat attached as Exhibit B to said Tooele County Resolution No. 2003-2, which point is North 89°39'37" East 594.85 feet along the south line of said Section 22 and North 00°20'23" West 33.00 feet from the Southwest Corner of said Section 22;

thence along the boundary of said Bleazard parcel the following three courses: (1) along said north right of way line of Bates Canyon Road North 89°39'37" East 255.09 feet to the westerly line of the E. Eugene and Carma Vorwaller (Parcel 5-38-6); (2) along said westerly line North 11°07'46" East 299.28 feet to a property corner of said Vorwaller parcel; and (3) along the south line of said Vorwaller parcel North 78°52'14" West 250.00 feet, more or less, to a property corner of said Vorwaller parcel and said easterly right-of-way line of State Road 36;

thence along said easterly right-of-way line the following two courses: (1) North 11°07'46" East 856.48 feet and (2) North 12°32'23" East 755.82 feet to the northwest corner of the John and Vickie Benton (Parcel No. 5-38-2) per said SPID Annexation Plat attached as Exhibit B to said Tooele County Resolution No. 2003-2, which point is North 00°27'20" West 1950.16 feet along

the west line of said Section 22 and North 89°32'40" East 1007.16 feet from the Southwest Corner of said Section 22;

thence along the boundary of said SPID Annexation Plat the following twenty-two courses: (1) along the north line of said Benton parcel North 89°30'46" East 311.00 feet to the northeast corner of said Benton parcel; (2) along the east line of the Benton parcel and the following four parcels of land: Ranae and Robert M. Vandercook (Parcel No. 5-38-3), Robert L. and Kathy Vorwaller (Parcel No. 5-38-7), E. Eugene and Carma Vorwaller (Parcel No. 5-38-6), and Wasatch Tile Company (Parcel No. 5-38-5) South 00°29'14" East 1,920.00 feet to the southwest corner of said Wasatch Tile Company parcel and to said north right of way line of Bates Canyon Road; (3) along said north right of way line North 89°39'37" East 246.84 feet to the southwest corner of the Tooele County property (Parcel No. 5-38-19); (4) along said Tooele County parcel North 31°09'53" East 599.93 feet; (5) along said Tooele County parcel North 89°39'37" East 214.50 feet; (6) along the east line of said Tooele County parcel and the east line of Utah Power and Light (Parcel No. 5-38-1) South 00°20'23" East 511.50 feet to the southeast corner of said Utah Power and Light parcel and said north right of way line of Bates Canyon Road; (7) along said north right of way line North 89°39'37" East 544.40 feet to the west line of Ironwood Subdivision Phase 2; (8) along said west line North 00°31'10" West 1,734.03 feet to the northwest corner of said subdivision; (9) along the north line of said subdivision North 89°30'50" East 49.10 feet; (10) along said north line North 68°00'46" East 1,394.73 feet; (11) along said north line Northeasterly 267.48 feet along a 1150.00 feet radius curve to the left through a central angle of 13°19'36" and a long chord of North 61°20'59" East 266.88 feet; (12) along said north line South 37°27'52" East 292.50 feet; (13) along said north line and along the boundary of the Stansbury Park Improvement District (Parcel No. 5-38-13) North 52°33'25" East 413.71 feet; (14) along the boundary of said SPID parcel North 37°27'37" West 526.10 feet; (15) along the boundary of said SPID parcel South 52°31'02" West 354.09 feet to the north line of Ironwood Real Estate (Parcel No. 5-38-30); (16) along said north line South 89°59'24" West 1,489.92 feet to the southwest corner of Utah Department of Transportation (UDOT) (Parcel No. 5-38-17); (17) along the west line of said UDOT parcel North 00°31'10" West 963.23 feet; (18) along the north line of said UDOT parcel North 89°24'29" East 1,599.81 feet to the southwest corner of the Fassio Egg Farm (Parcel No. 5-38-11); (19) along the west line of said Fassio Egg Farm parcel North 00°35'30" West 1,160.00 feet to a point on the southwesterly line of the Union Pacific Railroad property; (20) Northwestery along said railroad property line to the section line and the north line of J. Dean and Jean Palmer (Parcel No. 5-38-9); (21) along said section line and said north line North 89°49'08" West 685.82 feet to the northeast corner of Pacific West L.L.C. (Parcel No. 5-38-28); and (22) continuing along said section line North 89°49'08" West 1,397.70 feet to the westerly right of way line of said State Road 36;

thence along said westerly right of way line the following three courses: (1) North 12°07'38" East 1,002.65 feet; (2) Northerly 826.27 feet along a 2,702.43 feet radius non-tangent curve to the left through a central angle of 17°31'06" and a long chord of North 03°49'42" East 823.06 feet; and (3) North 05°36'37" West 1,750.46 feet to the northeast corner of the Maverick Country Store (Parcel No. 5-33-13) and the southeast corner of the Stansbury Crossing Shopping Center PUD recorded as Entry No. 353475 of said records; thence along the east line of said PUD and continuing along said westerly right of way line North 05°12'14" West 1,850.68 feet to an existing right of way marker; thence crossing State Highway 138 North 05°59'36" West

129.96 feet to the southeast corner of the Gateway Neighborhood PUD Phase 4 recorded as Entry No. 407176 of said records; thence along the east line of said PUD Phase 4 and said westerly right of way line North 05°10'34" West 1,017.34 feet to the southeast corner of the Stansbury Park Service Agency property recorded as Entry No. 218362 of said records; thence along the east line of said property and said westerly right of way line North 05°10'34" West 39.99 feet to the northeast corner of said property;

thence along the north line of said property North 89°58'12" West 38.83 feet to the northwest corner of said property; thence along the north line of said PUD Phase 4 North 89°58'12" West 121.06 feet; thence along the south line of the North Half of the Southwest Quarter of Section 10, of said township and range, per Parcel 1 of the Kennecott Utah Copper, LLC property recorded as Entry No. 426280 of said records North 89°58'12" West 1,314.98 feet to a point on the west line of said Section 10; thence along the south line of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 9, of said township and range per Kennecott Utah Copper, LLC property recorded as Entry No. 329649 of said records North 89°19'40" West 1,337.95 feet to the Southwest Corner of said NE1/4SE1/4; thence along the east line of the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of said Section 9 South 00°00'49" East 417.98 feet, more or less, to the north line of Benson Mill Crossing Phase 8 PUD recorded as Entry No. 394940 of said records; thence along said north line South 89°12'05" West 35.50 feet, more or less, to the northwest corner of said Benson Mill Crossing Phase 8 PUD; thence along an existing fence and per those deeds recorded as Entry No's 257324 & 257325 of said records and along the west line of said Benson Mill Crossing Phase 8 PUD, Benson Mill Crossing Phase 5 PUD, and Benson Mill Crossing Phase 1 PUD South 00°53'30" West 681.18 feet to an existing fence corner; thence along an existing fence per said Entry No's 257324 & 257325 South 63°08'03" West 123.38 feet, more or less, to the north line of Mill Creek as described in said Kennecott Utah Copper, LLC property;

thence Northwesterly along the north line of said Mill Creek per said Kennecott Utah Copper, LLC property the following (22) courses: (1) North 57°55'49" West 109.15 feet; (2) North 15°28'26" West 84.25 feet; (3) North 48°41'18" West 196.47 feet; (4) South 86°49'18" West 45.87 feet; (5) North 50°43'27" West 36.15 feet; (6) North 04°16'06" East 64.08 feet; (7) North 40°29'59" West 155.75 feet; (8) North 23°45'35" West 78.90 feet; (9) North 72°15'48" West 151.71 feet; (10) South 26°34'34" West 64.60 feet; (11) South 66°48'41" West 66.02 feet; (12) North 46°08'14" West 104.21 feet; (13) South 87°23'55" West 63.64 feet; (14) South 30°35'29" West 73.82 feet; (15) North 73°30'11" West 81.38 feet; (16) West 248.35 feet; (17) North 45°00'50" West 114.41 feet; (18) North 74°35'58" West 425.55 feet; (19) South 77°18'48" West 328.81 feet; (20) North 67°49'32" West 321.44 feet; (21) South 78°11'03" West 126.96 feet; and (22) North 25°14'54" West 82.77 feet to an existing fence per said 1971 SPID plat boundary (see also Special Warranty Deed recorded as Entry No. 380004 of said records);

thence along said fence South 01°12'44" West 1031.90 feet to the south line of said Section 9; thence along said south line South 89°42'06" West 1,319.78 feet to the Southwest Corner of said Section 9;

thence along said 1971 SPID plat boundary the following twelve courses: (1) West along the section line 2640 feet, more or less, to the South Quarter Corner of said Section 8, of said township and range; (2) North 2640 feet to the Center of said Section 8; (3) West 2640 feet to the West Quarter Corner of said Section 8; (4) South 2640 feet to the Southwest Corner of said

Section 8; (5) West along the section line 2640 feet to the North Quarter Corner of Section 18, of said township and range; (6) South 2640 feet to the Center of said Section 18; (7) East 1,320.00 feet to the Center-East Sixteenth Corner of said Section 18; (8) South 2,640.00 feet, more or less, to the East Sixteenth Corner for said Section 18 and Section 19 of said township and range; (9) East 1,320.00 feet, more or less, to the Northwest Corner of Section 20, of said township and range; (10) South  $01^{\circ}10'00''$  East 2,640.00 feet, more or less, to the West Quarter Corner of said Section 20; (11) East 880.00 feet; and (12) South 2,640.00 feet, more or less, to the POINT OF BEGINNING.

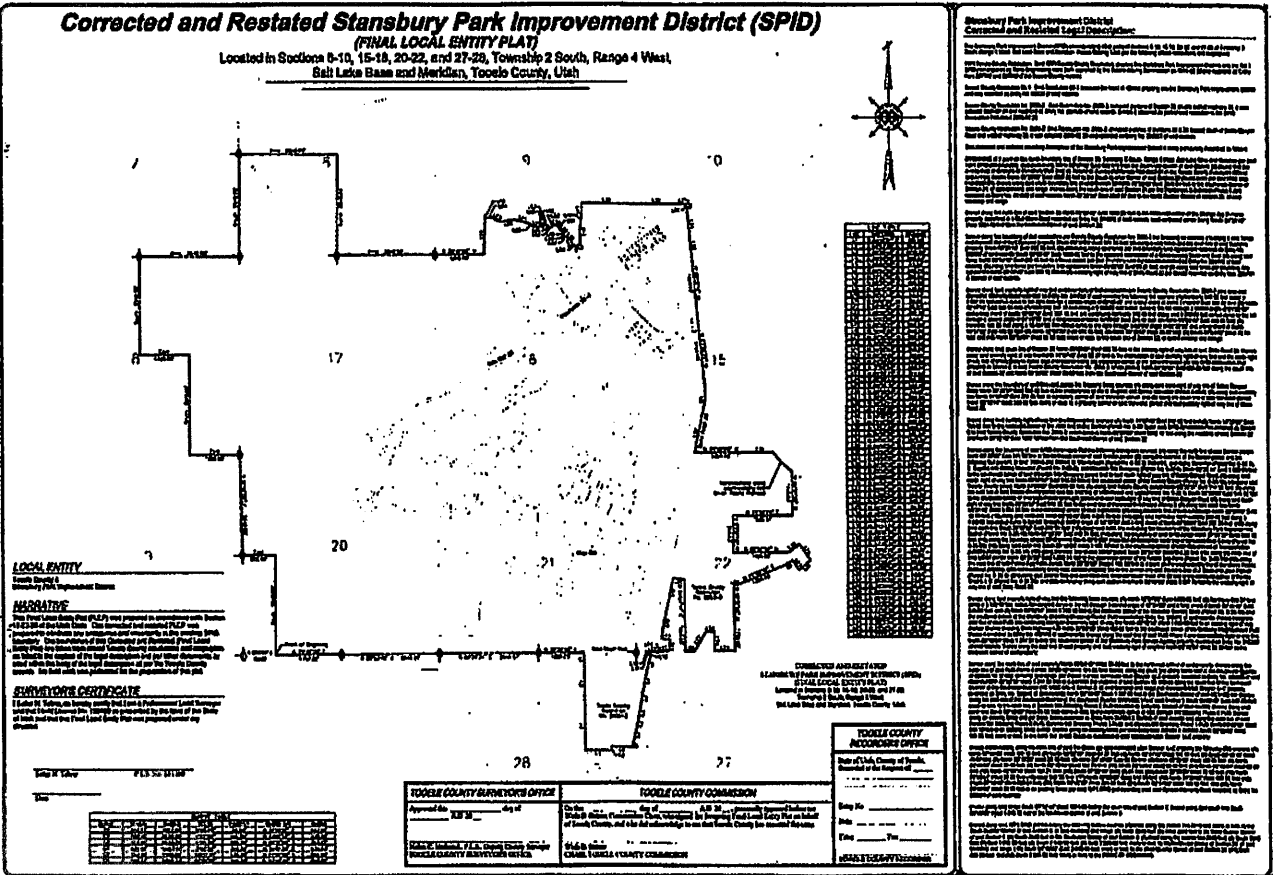


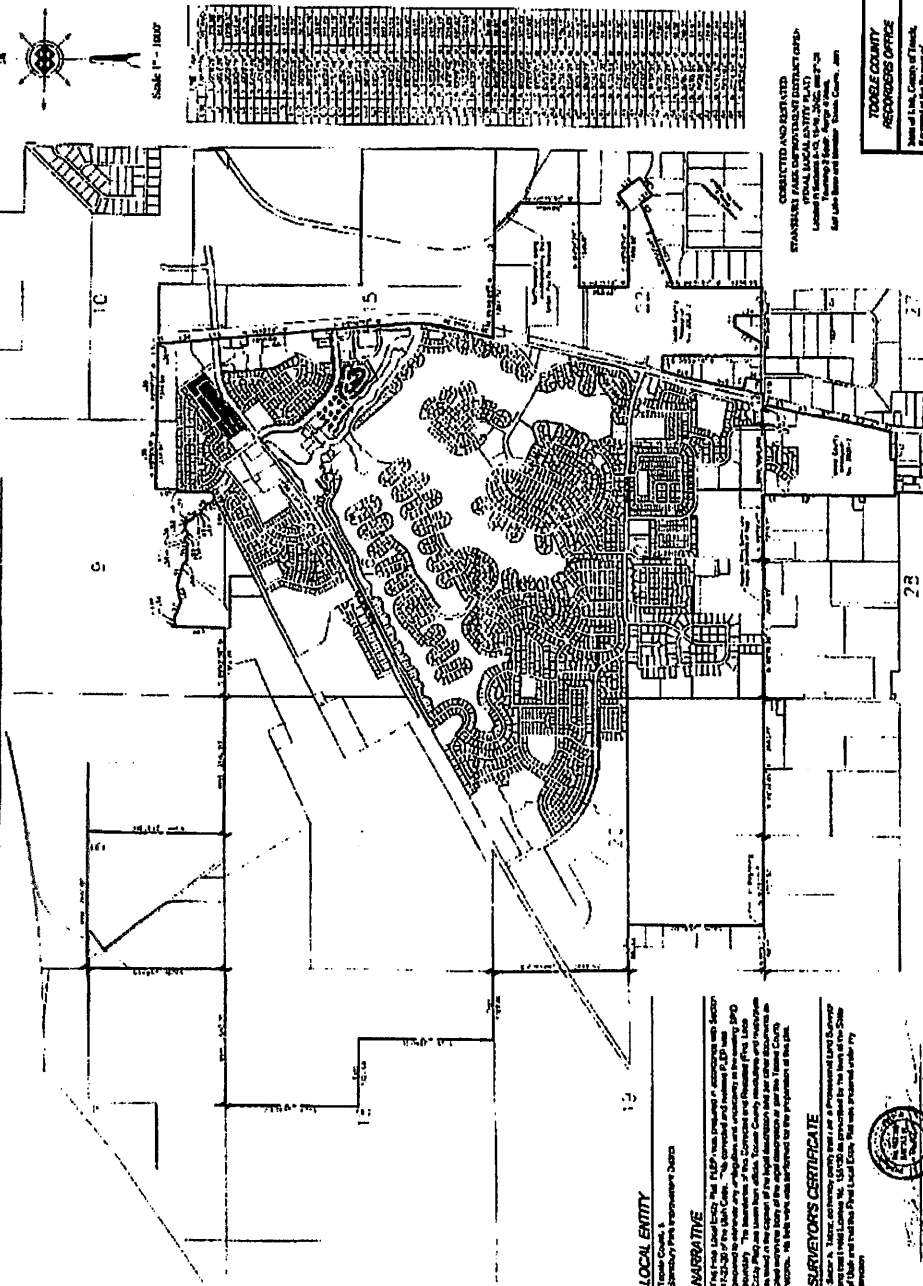
Exhibit C-1



# Corrected and Restated Stansbury Park Improvement District (SPID)

(FINAL LOCAL ENTRY PLAN)

Located in Sections 8-10, 15-18, 20-22, and 27-28, Township 2 South, Range 4 West,  
Salt Lake Base and Meridian, Tooele County, Utah



**LOCAL ENTRY**  
Tooele County, Utah

**AFFIRMATIVE**  
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original records of the Tooele County Assessor's Office, and that the same are the original records of the Tooele County Assessor's Office.

**SURVEYOR'S CERTIFICATE**  
I, Jason A. Taylor, an authorized person of a Professional Land Surveyor, do hereby certify that the foregoing is a true and correct copy of the original records of the Tooele County Assessor's Office, and that the same are the original records of the Tooele County Assessor's Office.



Section	Area (Acres)	Value
8	36.00	1,080,000
9	36.00	1,080,000
10	36.00	1,080,000
15	36.00	1,080,000
16	36.00	1,080,000
17	36.00	1,080,000
18	36.00	1,080,000
20	36.00	1,080,000
21	36.00	1,080,000
22	36.00	1,080,000
27	36.00	1,080,000
28	36.00	1,080,000
<b>Total</b>	<b>360.00</b>	<b>10,800,000</b>

**COLLECTED AND RESTATED**  
STANBURY PARK IMPROVEMENT DISTRICT (SPID)  
LOCAL ENTRY PLAN  
Tooele County, Utah  
Range 4 West, Township 2 South

**TOOELE COUNTY RECORDS OFFICE**  
Date: \_\_\_\_\_  
Approved by the Register of \_\_\_\_\_

**TOOELE COUNTY COMMISSION**  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2017, I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original records of the Tooele County Assessor's Office, and that the same are the original records of the Tooele County Assessor's Office.

**TOOELE COUNTY SURVEYOR'S OFFICE**  
Approved by \_\_\_\_\_  
Date: \_\_\_\_\_  
Tooele County, Utah

Section	Area (Acres)	Value
8	36.00	1,080,000
9	36.00	1,080,000
10	36.00	1,080,000
15	36.00	1,080,000
16	36.00	1,080,000
17	36.00	1,080,000
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20	36.00	1,080,000
21	36.00	1,080,000
22	36.00	1,080,000
27	36.00	1,080,000
28	36.00	1,080,000
<b>Total</b>	<b>360.00</b>	<b>10,800,000</b>

**Stansbury Park Improvement District**  
Corrected and Restated Legal Description:

The Stansbury Park Improvement District (SPID) is located in Sections 8-10, 15-18, 20-22, and 27-28, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah. The SPID is a special district created for the purpose of providing for the improvement of the Stansbury Park area. The SPID is a political subdivision of the State of Utah, and is subject to the provisions of the Utah Special District Act. The SPID is a public corporation, and is authorized to acquire, hold, and dispose of real and personal property, to contract, and to sue and be sued. The SPID is authorized to issue bonds, and to incur debt, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to levy taxes, and to collect the same, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to enter into contracts, and to perform the same, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to do all things that a natural person may do. The SPID is authorized to do all things that a natural person may do. The SPID is authorized to do all things that a natural person may do.

The Stansbury Park Improvement District (SPID) is a political subdivision of the State of Utah, and is subject to the provisions of the Utah Special District Act. The SPID is a public corporation, and is authorized to acquire, hold, and dispose of real and personal property, to contract, and to sue and be sued. The SPID is authorized to issue bonds, and to incur debt, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to levy taxes, and to collect the same, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to enter into contracts, and to perform the same, for the purpose of financing the improvement of the Stansbury Park area. The SPID is authorized to do all things that a natural person may do. The SPID is authorized to do all things that a natural person may do. The SPID is authorized to do all things that a natural person may do.

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APPROVED 8/18/2017 ASD

