Planning Commission Meeting Agenda

April 01, 2026

47 S Main St., Tooele, UT 84074

Council Chambers, 3rd Floor

7:00 PM

To watch meetings online, visit Tooele County's YouTube or visit this Zoom link: https://us06web.zoom.us/j/87557557305 To submit a public comment before the meeting, email comments, anytime up until the meeting starts. Pursuant to the Americans with Disability Act, individuals needing special accommodations during this meeting should notify Stephanie Eastburn, Tooele County Community Development, at 435-843-3160 prior to the meeting.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Minutes**
   A. **Minutes from the February 18, 2026 Meeting**

      MOTION AND VOTE

      Attachments
      1. FEBRUARY 18, 2026 PLANNING COMMISSION MINUTES - DRAFT.PDF
4. **Subdivisions**
   A. **PUBLIC HEARING- SUB 2025-183 Charles Akerlow, with Zenith Partners, is requesting preliminary plat approval for the GSL Industrial and Sun Stone Interstate Business Park Subdivision, Mili Pioquinto**

      PUBLIC HEARING, MOTION AND VOTE

      Attachments
      1. 2025-183__PUBLIC HEARING NOTICE.PDF
      2. 2025-183_PC_ITEM SUMMARY.PDF
      3. 2025-183_STAFF REPORT___FINAL.PDF
5. **Conditional Use Permits**
   A. **PUBLIC HEARING- CUP ADU 2025-128 Ryan and Staci Stevens are requesting approval for a detached Accessory Dwelling Unit, Mili Pioquinto**

      PUBLIC HEARING, MOTION AND VOTE

      Attachments
      1. 2025-128__PUBLIC HEARING NOTICE.PDF
      2. 2025-128_PC_ITEM SUMMARY.PDF

3. 2025-128_STAFF REPORT___FINAL.PDF

6. **Rezones**

A. **PUBLIC HEARING- REZ 2026-026 Chris Thompson and other property owners are requesting a rezone from MU-40 to A-5 (23 parcels), Mili Pioquinto**

PUBLIC HEARING, MOTION AND VOTE

Attachments
1. 2026-016__STAFF REPORT__FINAL.PDF
2. 2026-016___PUBLIC HEARING NOTICE.PDF
3. 2026-016__PC_ITEM SUMMARY.PDF

7. **Planning Commission Comments**

8. **Adjournment**

Planning Commission Meeting Minutes

February 18, 2026

47 S Main St. Tooele, UT 84074

Council Chambers Room 308

7:00 p.m.

Draft

1. **Pledge of Allegiance**

   Pledge of Allegiance led by Commissioner Alder.

2. **Roll Call**

   Commissioner Michael Dow called the meeting to order at 7:00PM showing in attendance Commissioner Toni Scott (online), Commissioner Curtis Beckstrom, Commissioner Andy Stetz, Commissioner Dean Alder, Commissioner Richard Mitchell, Commissioner Kevin Christensen and Commissioner Michael Dow.

3. **Minutes**

   A. **Minutes from the January 7, 2026 meeting**

      MOTION AND VOTE

      Attachments
      1. JANUARY 7, 2026 PLANNING COMMISSION MEETING MINUTES - DRAFT.PDF

      Commissioner Beckstrom made a motion to approve the January 7, 2026, minutes as written. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

4. **Action Items**

   A. **November 2026 Meeting Date- Staff is requesting to move the November 2026 meeting date due to conflict with the County Council meeting, Mili Pioquinto**

      MOTION AND VOTE

      This agenda item was inadvertently skipped and was not discussed. It will be placed on the agenda for consideration at the next meeting.

5. **Subdivisions**

   A. **SUB EXT 2025-140 Richmond American Homes of Utah, Inc is requesting a 6-month extension for Wild Horse Ranch Subdivision Phase 14, Mili Pioquinto, Mili Pioquinto**

      MOTION AND VOTE

      Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah Inc. is

requesting a 6-month extension for pre-construction and pavement preparation for Wild Horse Ranch Phase 14. Wild Horse Ranch Phase 14 was granted final approval for infrastructure on 10/07/2025 but has still not recorded this plat. Planning Staff recommends approval with the conditions of:

1. If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code.
2. If the infrastructure is approved before 07/07/2026, the developer shall record phase 14 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code.
3. No refunds given for previous applications and inspections.

Commissioner Beckstrom made a motion to approve the 6-month extension request for Wild Horse Ranch Phase 14 to include the three conditions recommended by Planning Staff: 1) If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 14 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections. 2nd by Commissioner Mitchell. All in favor. Motion passed unanimously.

B. **SUB EXT 2025-142 Richmond American Homes of Utah, Inc is requesting a 6-Month Extension for Wild Horse Ranch Subdivision Phase 16, Mili Pioquinto, Mili Pioquinto**

MOTION AND VOTE

Mili Pioquinto, Planning Staff, summarized that Richmond American Homes of Utah Inc. is requesting a 6-month extension for pavement completion of Wild Horse Ranch Phase 16. Wild Horse Ranch Phase 16 was granted final approval for infrastructure on 10/07/2025 but has still not recorded this plat. Planning Staff recommends approval with the conditions of:

1. If the infrastructure is not complete and approved by 07/07/2026, the developer shall apply for these phases again from preliminary plat through the updated subdivision code.
2. If the infrastructure is approved before 07/07/2026, the developer shall record phase 16 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code.
3. No refunds given for previous applications and inspections.

Commissioner Dow noted that, according to the staff report, Phase 16 is to be completed and approved by 07/07/2026. However, Richmond's timeline indicates that completion is not anticipated until September 2026. Thomas Calton, the applicant, stated that they anticipate requesting a second 6-month extension to allow work to continue into the fall for pavement. Commissioner Beckstrom asked Thomas if significant snowfall could potentially cause additional delays. Thomas responded that snow typically does not impact the early stages of a project and does not anticipate it being an issue.

Rachelle Custer, Community Development Director, stated that if the Planning Commission is inclined to approve this request, she recommends approval subject to the first condition. Given that the applicant has indicated an intention to request an additional 6-month extension, she further recommends that if the required infrastructure is not completed or an additional 6-month extension has not been requested by 07/07/2026, the applicant must start over.

Commissioner Mitchell made a motion to approve the 6-month extension requested by Richmond American Homes for pavement completion for Wild Horse Ranch Phase 16 application number 2025-142 based on findings and the subject to the conditions listed in the staff report by Planning Staff which are: 1) If the infrastructure is not complete and approved by 07/07/2026 or an additional 6-month extension has not been requested by 07/07/2026 the developer shall apply for these phases again from preliminary plat through the updated subdivision code. 2) If the infrastructure is approved before 07/07/2026 the developer shall record phase 16 within 30 days from the date the approval was given, or the phases shall be applied again from preliminary plat through the updated subdivision code. 3) No refunds given for previous applications and inspections. 2nd by Commissioner Alder. All in favor. Motion passed unanimously.

C. **SUB 2025-077 Aaron Norton with E.T. Technologies USA is requesting preliminary plat approval for the proposed ETSRS Facility Subdivision for soil land farming, Mili Pioquinto, Mili Pioquinto**

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized that Aaron Norton with E.T. Technologies USA, is requesting preliminary plat approval for ETSRS Facility Subdivision for landfarming-modified. The proposed subdivision is 103 acres located north of I-80 and on the east side of Rowley Rd. Chapter 27 of the Tooele County Land Use Ordinance, Table 27-7.2, Item (f), identifies landfarming and landfarming-modified as conditional uses; therefore the applicant shall apply for and obtain approval for a Conditional Use Permit (CUP) following approval of the preliminary and final plat applications. Planning Staff recommends approval with the conditions of:

1. Upon completion of the civil design for the project, the Tooele County Roads Department shall review and approve all roadway improvements.
2. The Tooele County Health Department has issued a conditional approval letter, requiring that, following installation of the water treatment system, an additional water sample be collected and reviewed by the Health Department.
3. Following consultation with the North Tooele Fire District Fire Marshal, a 10,000-gallon water storage tank was approved, contingent upon the office building being equipped with a fire sprinkler system for fire suppression.

Commissioner Dow opened the public hearing.
Commissioner Dow closed the public hearing.

Commissioner Alder made a motion to approve the preliminary plat of the proposed ETSRS Facility Subdivision for landfarming-modified with the conditions of: 1) Upon completion of the civil design for the project, the Tooele County Roads Department shall review and approve all roadway improvements. 2) The Tooele County Health Department has issued a conditional approval letter, requiring that, following installation of the water treatment system, an additional water sample be collected and reviewed by the Health Department. 3) Following consultation with the North Tooele Fire District Fire Marshal, a 10,000-gallon water storage tank was approved, contingent upon the office building being equipped with a fire sprinkler system for fire suppression. 2nd by Commissioner Stetz. Rollcall vote: Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Alder – yes. Commissioner Mitchell – yes. Commissioner Christensen – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

D. **SUB 2025-182 Jason Harris is requesting preliminary plat approval for the major subdivision Outlaw Par at Oquirrh Hills, Mili Pioquinto**

PUBLIC HEARING, MOTION, AND VOTE

Mili Pioquinto, Planning Staff, summarized that Jason Harris is requesting a major subdivision preliminary plat approval for Outlaw Par at Oquirrh Hills. The proposed phase is located east of Golf Course View Subdivision, and south of Smelter Road. The applicant has provided all required documentation to be deemed complete and has completed the initial agency review meeting. Staff notes that one of the reviewing agencies has not yet submitted its comments. Planning Staff recommends approval with the conditions of:

1. Addressing the corrections made during the 1st Agency Review Meeting (01/22/2026) on the Final Plat; and
2. Addressing any potential corrections of the North Tooele Fire District Marshal at Final Plat review.

Commissioner Dow opened the public hearing.
Commissioner Dow closed the public hearing.

Commissioner Stetz made a motion to approve the major subdivision plat approval for Outlaw Par at Oquirrh Hills, application number 2025-181, based on the findings and subject to the conditions listed by the Planning Staff: 1) Addressing the corrections made during the 1st Agency Review Meeting (01/22/2026) on the Final Plat. 2) Addressing any potential corrections of the North Tooele Fire District Marshal at Final Plat review. 2nd by Commissioner

Beckstrom. Rollcall vote: Commissioner Beckstrom – yes. Commissioner Stetz – yes. Commissioner Dow – yes. Commissioner Alder – yes. Commissioner Mitchell – yes. Commissioner Christensen – yes. Commissioner Scott – yes. All in favor. Motion passed unanimously.

6. **Planning Commission Comments**

7. **Adjournment**

   Commissioner Dow adjourned 7:24PM.

NOTICE OF PUBLIC HEARING

- **SUBJECT:** SUB 2025-183
- **PROJECT SUMMARY:** Major Subdivision Preliminary Plat for GSL Industrial and Sun Stone IFD Interstate Business Park Subdivision.
- **PARCEL(S): 05-054-0-0049, 05-054-0-0048, 05-054-0-0047**
  Unincorporated: Grantsville **Planner:** Mili Pioquinto

On **April 1, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: https://tooeleco.gov/ under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Noitce Website.

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
https://tooeleco.gov/index.php

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**April 1, 2026**

Item Title:

SUB 2025-183: GSL Industrial and Sun Stone IFD Interstate Business Park

Summary:

Charles Akerlow with Zenith Partners is requesting preliminary plat approval for the 3-lot GSL Industrial and Sun Stone IFD Interstate Business Park Subdivision.

Planning and Zoning
47 S. Main Street • Room 208 • Tooele, UT 84074
Phone: (435) 843-3160 • Fax: (435) 843-3252
https://tooeleco.gov/government/county-departments/community-development/

SUB 2025-183

Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission
Meeting Date: April 1, 2026
Parcel IDs: 05-054-0-0049, 05-054-0-0048, 05-054-0-0047
Current Zone: MG
Approximate Site Location: Located south of Interstate 80, off exit 88 to the east side of Burmester Road.

Request: Approval of Major Subdivision Preliminary Plat Application for the GSL Industrial and Sun Stone IFD Interstate Business Park Subdivision.

Unincorporated: Grantsville
Planner(s): Mili Pioquinto
Planning Staff Recommendation: To be announced at planning commission meeting.
Applicant Name: Charles Akerlow with Zenith Partners

PROJECT DESCRIPTION

Charles Akerlow with Zenith Partners is requesting preliminary plat approval for the 3-lot GSL Industrial and Sun Stone IFD Interstate Business Park Subdivision. The parcels were established by metes and bounds descriptions and were not created through an approved subdivision process. In order to be buildable lots, a subdivision process is required.

SITE & VICINITY DESCRIPTION (see attached map on last page)

The proposed subdivision is located within an area characterized by similar zoning designations, including MD (Manufacturing Distribution) and CH (Commercial Highway). Additional zoning districts present in the surrounding area include MU-40 (Multiple Use, 40-acre minimum), A-20 (Agriculture, 20-acre minimum), and A-10 (Agriculture, 10-acre minimum). These districts reflect a mix of industrial, commercial, and agricultural land uses in the broader vicinity of the proposed subdivision site.

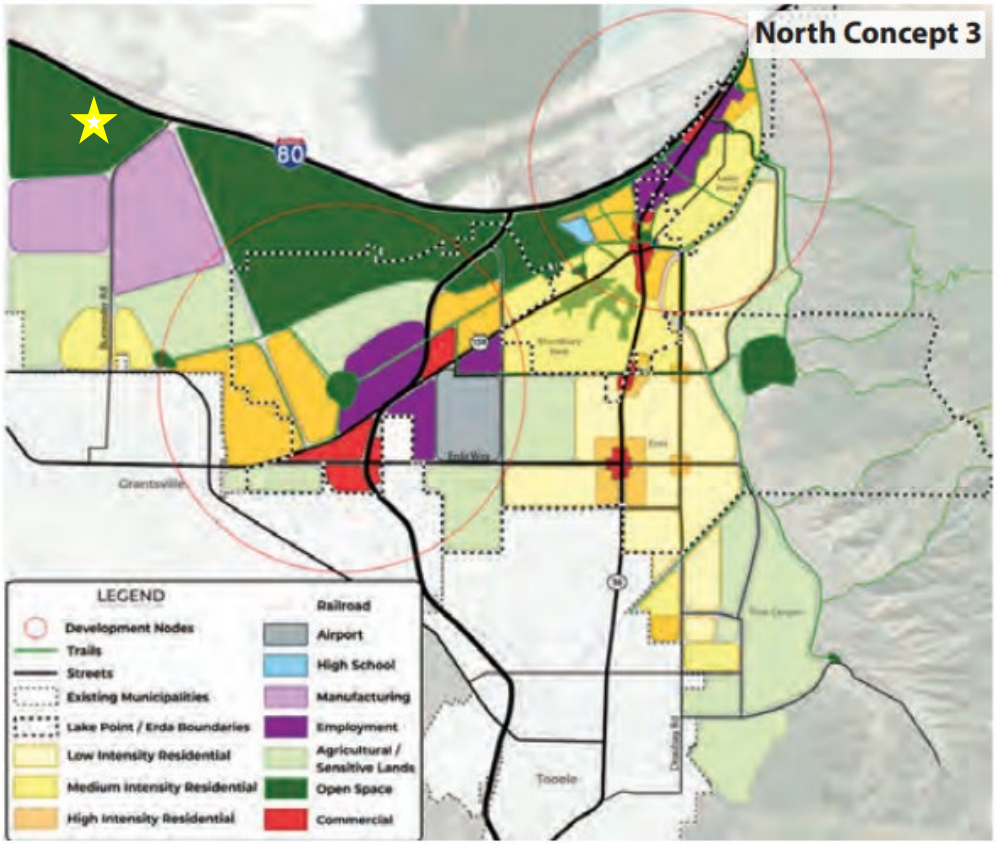
LAND USE CONSIDERATIONS (MG Zone)

Requirement	Standard
Height	No maximum building height in M-G zoning districts.
Front Yard Setback	Minimum yard setback requirements shall be established in the conditional use permit or planned unit development approval, except that no commercial building shall be located closer than fifty (50) feet to any residential district boundary line or
Side Yard Setback	

Rear Yard Setback	to any street line which continues as frontage into a residential district, and providing they do not encroach on any easement.
Lot Width	Not Stated
Lot Area	Not Stated
Maximum Building Coverage	Buildings and structures shall cover no more than 50% of the lot area except as otherwise be allowed through planned unit development approval.
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.

Compatibility with existing buildings in terms of size, scale and height.	N/A
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS



The *North Concept 3* map pulled from the general plan, indicates that the proposed subdivision lies within an area designated for manufacturing zoning districts. As such, the proposed subdivision is consistent with the Tooele County General Plan Update 2022.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff have found no issues of concern.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on April 1, 2026.

PLANNING STAFF ANALYSIS

This subdivision is part of the larger inland port development project currently underway in the area. The proposed subdivision has addressed all comments and revisions from all applicable county agencies. Once the preliminary plat receives approval from the Planning Commission, the applicant will proceed with submission of the *Major Subdivision Final Plat Application*, which will include the finalized plat and any remaining technical documentation required at the final application stage. It is important to note that this subdivision consists of a total of two (2) lots, and one (1) parcel. Despite the limited number of lots, the application is being processed as a Major Subdivision. This classification is required because the proposed lots are intended for industrial use, and all commercial subdivisions must be processed through the major subdivision review regardless of the total number of lots being detailed. Lot 201 (25-acres) has plans for a manufacturing facility, details are not yet known. Lot 202 (15.13-acres) has plans for the PID's water treatment facility, and Parcel A (31.79-acres) is being considered as open space at this point in time.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission analyze the information provided in the staff report and make a motion to approve the major subdivision preliminary plat application.

MODEL MOTIONS

Sample Motion for Approval

- "I move we approve the Major Subdivision Preliminary Plat Application for GSL Industrial and Sun Stone IFD State Business Park Subdivision, application number 2025-183, based on the findings and subject to the conditions listed by the Planning Staff: "

    1. List any additional findings of fact and/or conditions…

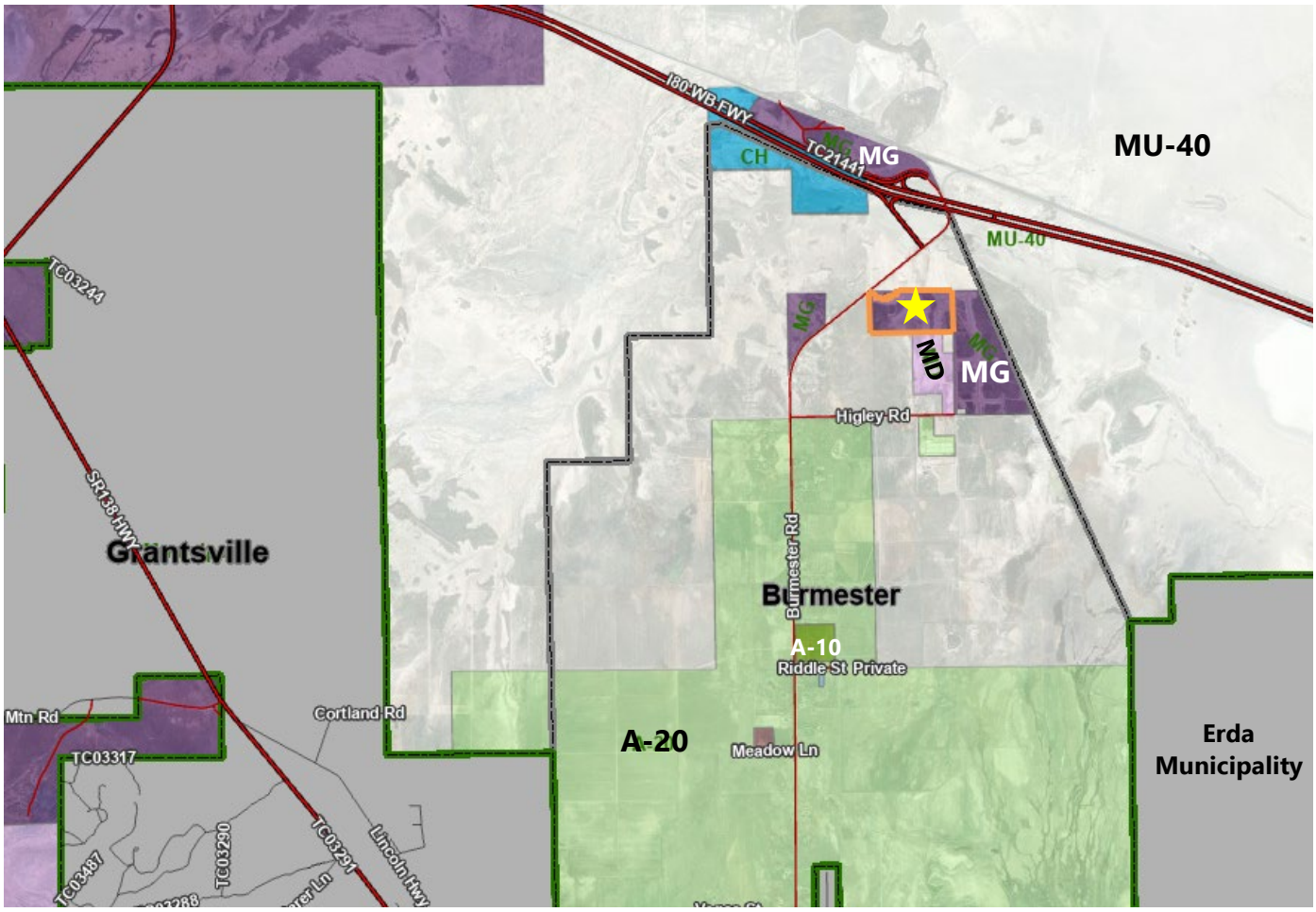
Sample Motion for Non-Approval

- "I move we table the Major Subdivision Preliminary Plat Application for GSL Industrial and Sun Stone IFD State Business Park Subdivision, application number 2025-183, based on the following considerations listed by the Planning Staff: "

    1. List findings of fact and/or considerations…

SUB 2025-183: Major Subdivision Preliminary Plat Application for GSL Industrial and Sun Stone IFD State Business Park Subdivision

Located south of Interstate 80, off exit 88 to the east side of Burmester Road. (Parcel ID(s): 05-054-0-0049, 05-054-0-0048, 05-054-0-0047)



Major Subdivision Preliminary Plat Application

Fee $750.00 (+$50 per lot)

Property information and location (all lines applicable to this site must be filled in)

Name of Subdivision: GSL Industrial & Sun Stone IFD

NOTE: This name must be exactly the name that is approved by the county recorder. You must attach the approval letter from the county recorder with this application.

Record of Survey map number(s): 2023-0102

NOTE: Record of survey map must depict all boundaries of the proposed project and must address specific items as outlined in the attached record of survey map requirements.

Parcel #: 05-054-0-0049, 05-054-0-0048, 05-054-0-0047

(For office use only)

Permit #: 2025-183 Fee $750.00+ 150 = 900 Receipt #: 1290

Application Determination:

Approved **Denied** **Conditions imposed? Yes** **No**

By: _____ Date: _____

Property Owner(s) Information

Name(s): Charles Akerlow

Address per tax rolls: 8371 S. State Street Ste. 202

City/County: Sandy State: UT Zip: 84070

Office/home phone: 801-913-5959 Fax: NA

Mobile phone: 801-913-5959 Message phone: 801-913-5959

Email address: charles@zenithpartners.org

Applicant's Information if different than Property Owner(s)

*Property Owner's Authorization notarization needed.

Name(s): NA

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Surveyor's Information

Name(s): Doug Kinsman

Business/Firm name: Ensign

Address: 3950 North Tealby Way Ste. 200

City/County: Erda State: UT Zip: 84074

Office phone: 435-843-3590 Fax: NA

Mobile phone: 801-573-8607 Message phone: 801-573-8607

Email address: dkinsman@ensignutah.com

35-2-1. Application expiration. Each application shall be actively pursued to completion. An application shall become null and void, and all rights vested by that application shall be terminated, if the applicant does not complete a stage or fails to make a progress report to the Community Development Department within 180 days. Any extension must be requested before the expiration of the original application. If an application becomes void, the applicant must reapply at the first stage for that level of development. (Ord. 2022-32, 11/29/22)

35-2-2. Application procedure. (1) Each application shall include all required submittals before it is accepted as a complete application. No application for a subsequent stage shall be accepted until the planning commission has approved the application for the stage of the development currently under consideration. (2) There shall be no presumption of approval of any aspect of the process. (3) No application for a subsequent stage shall be accepted if a prior application has expired. (4) The Planning Commission, or the Community Development Department in the case of a minor subdivision, may request additional information determined to be incomplete and table further action until the requested information is submitted.

35-4-1. Standards. (1) A major subdivision is any subdivision other than a minor subdivision or a conservation subdivision. (2) Subdivisions of more than 25 lots shall be phased for development. (3) Phased developments shall include a master plan of the entire development, including street and active transportation connectivity. (4) Infrastructure and public facilities shall be dedicated. (Ord. 2022-32, 11/29/22)

35-4-3. Phased development. (1) Phased developments shall be designed, platted, and recorded in phased order so that the phases and required improvements are continuous. (2) When it is prudent to engineer improvements in a future phase, such improvements may be installed if shown on an approved plat of a prior phase. (Ord. 2022-32, 11/29/22)

The application for a major subdivision preliminary plat shall be submitted to the Community Development Department. When the staff determines that the application is complete and correct, and all signatures are on the plat, notice will be sent to all surrounding landowners giving them 14 days to give written comment. Prints of the plat will be sent to those entities listed in (2)(c) giving them 20 days to submit comments to the Community Development Department. The zoning administrator shall take written public comment and review the application. A decision on the application shall be made by the planning commission. If the plat needs to be corrected, the zoning administrator shall postpone the planning commission hearing date until the plat is corrected.

All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.

All checklist items must be attached and clearly marked, tabbed, and labeled. All checklist items require a response, N/A will not be accepted.

A Major Subdivision Preliminary application shall include:

Applicant	County	
(a)	✔	The Application; Completely filled out and signed.
(b)	✔	A PDF copy, legibly reproducible for a 24"x36" print, of the plat for distribution to affected entities;
(c)	✔	Proof of ownership demonstrated by a title report completed within the previous six months;
(d)	✔	Utility service approval;
(e)	✔	Evidence of water rights for all lots;
(f)	✔	A completed County Health Department subdivision feasibility study;
(g)	✔	Approval of the subdivision name from the County Recorder's office;
(h)	✔	If the applicant is not the owner of record, a notarized statement from the owner stating that the owner has authorized the applicant to make the application;
(i)	✔	A letter from the applicable fire authority acknowledging that fire protection can and will be provided to the subdivision;
(j)	✔	Any unpaid fees owed to Tooele County for the development of land, code enforcement, or building permits.
(k)	✔	A pedestrian circulation plan; and
(l)	✔	A road connectivity plan.

Per Ensign, site plan

The final plat for the first development phase shall be submitted within six months of master plan approval or the master plan approval will be void. The applicant or authorized representative may obtain no more than two six-month extensions by petitioning the Planning Commission. The Planning Commission may not grant any extension without substantial progress having been demonstrated by the applicant or authorized representative.

MASTER PLAN/PRELIMINARY PLAT REQUIREMENTS

The master plan shall show:
(1) the general location of the subdivision and the property boundaries;
(2) lot and road layout;
(3) parcels located within the subdivision;
(4) the acreage of the entire tract and the acreage of the portion to be developed;
(5) phasing plan for the development, including lots per phase;
(6) the sites of any use other than single-family dwellings;
(7) total development area and the number of proposed dwelling units;
(8) easements and rights-of-way; and
(9) parcels of land to be dedicated or set aside for schools, roads, parks, trails, or other public purposes.

DESIGN STANDARDS

All new subdivisions shall comply with the design standards outlined in **Chapter 35-6** of Tooele County's Land Use Code. If plans do not address each requirement is this code section it will be cause for denial.

RECORD OF SURVEY MAP REQUIREMENTS

Record of Survey Map (Boundary Survey) Prerequisite for all Plat Submittals 17-27a-103 (60) "Record of survey map" means a map of a survey of land prepared in accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13. To obtain a copy of these code Sections go to: https://le.utah.gov/xcode/Title17/17.html?v=C17_1800010118000101

The record of survey (ROS) map shall be completed and filed with the Tooele County Surveyor's Office prior to submitting an application for a preliminary subdivision, planned unit development (PUD) or condominium plat. The filing number of the ROS shall be referenced on the application prior to acceptance by the governing agency. Any application without the filing number reference shall be deemed incomplete.

The ROS map is a document prepared by a Professional Land Surveyor (PLS) licensed by the State of Utah which determines the boundaries of the proposed project and is an expression of his/her professional opinion of the location of the division lines between the subject property or properties and the adjoining properties. The ROS map depicts an existing condition as opposed to a subdivision, PUD or condominium plat that creates new boundaries for future ownerships and as such the ROS map should not show proposed lot lines or future subdivision boundaries. The ROS map shall be used as a tool by those reviewing the preliminary subdivision, condominium, or PUD plat. Specific items to be addressed on the ROS map in conjunction with the plat submitted for review shall follow the State's requirements listed in the code sections mentioned above.

I (We), the above-named applicant(s) and property owner(s) do hereby understand the foregoing requirements and attest that all information is complete and true.

[signature]	12-19-25
APPPLICANT'S SIGNATURE	DATE
[signature]	12-19-25
PROPERTY OWNER'S SIGNATURE	DATE

GSL INDUSTRIAL & SUN STONE IFD INTERSTATE BUSINESS PARK SUBDIVISION
PRELIMINARY PLAT

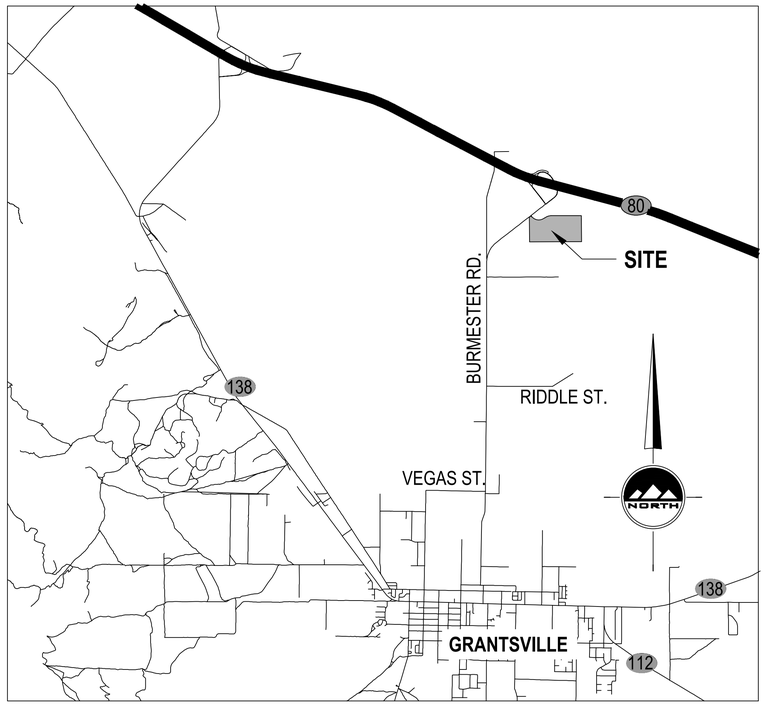
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°17'10"E	4.35'
L2	S37°44'24"E	11.95'
L3	S16°23'01"E	11.55'
L4	S32°07'29"E	24.49'
L5	S20°37'14"E	35.38'
L6	S28°17'48"E	35.00'
L7	N76°24'21"E	25.17'
L8	S38°33'31"E	11.54'
L9	S15°19'20"W	24.15'
L10	S15°02'27"E	12.66'
L11	S25°58'28"E	26.56'
L12	S27°45'56"E	26.77'
L13	S24°33'58"W	13.06'
L14	S15°39'05"W	26.01'
L15	S22°36'26"W	13.21'
L16	S16°07'50"W	26.68'
L17	S31°47'00"W	13.27'
L18	S24°27'19"W	26.99'
L19	S17°11'22"W	13.65'
L20	S26°49'00"W	26.45'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S36°05'29"W	12.74'
L22	S52°25'17"W	25.59'
L23	S33°59'18"W	25.58'
L24	S65°08'50"W	26.16'
L25	S52°41'12"W	11.42'
L26	S44°10'09"W	24.85'
L27	S19°10'36"W	13.04'
L28	S4°07'49"E	13.24'
L29	S3°42'11"W	26.58'
L30	S14°24'51"E	41.79'
L31	S8°05'43"W	26.66'
L32	S6°12'23"E	13.85'
L33	S28°44'36"E	14.09'
L34	S14°40'34"E	13.60'
L35	S13°17'57"W	26.35'
L36	S6°28'29"E	12.17'
L37	S40°27'02"E	26.77'
L38	S54°58'09"E	26.94'
L39	S16°20'02"E	12.96'
L40	S2°53'54"E	25.20'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S32°18'07"W	13.74'
L42	S19°53'25"W	13.35'
L43	S21°55'57"E	22.44'
L44	S19°47'11"E	22.93'
L45	S4°52'34"W	10.50'
L46	S13°13'21"E	24.35'
L47	S39°59'08"E	11.81'
L48	S26°02'31"E	11.78'
L49	S53°51'26"E	10.49'
L50	S40°12'24"E	36.86'
L51	S7°56'56"E	12.52'
L52	S19°29'25"E	12.33'
L53	S7°25'39"W	39.60'
L54	S1°19'01"E	8.99'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	799.75'	91°38'42"	S83°52'30"E	717.18'
C2	500.00'	344.35'	39°27'35"	S70°01'56"W	337.59'
C3	30.00'	37.84'	72°15'36"	N74°10'57"W	35.38'
C4	69.42'	24.13'	19°54'49"	S60°43'02"E	24.01'
C5	40.35'	24.07'	34°10'46"	S77°51'51"E	23.71'
C6	105.83'	27.01'	14°37'14"	N87°27'45"E	26.93'
C7	29.92'	25.17'	48°11'34"	S80°39'22"E	24.43'
C8	46.66'	25.36'	31°08'21"	S23°09'22"W	25.05'
C9	81.73'	39.08'	27°23'41"	S23°40'14"W	38.71'
C10	141.08'	67.80'	27°32'07"	S2°33'47"E	67.15'
C11	52.89'	26.34'	28°31'55"	S70°17'06"W	26.07'
C12	75.80'	40.06'	30°17'00"	S42°12'55"E	39.60'
C13	36.45'	27.44'	43°08'15"	S28°16'07"E	26.80'
C14	109.95'	27.03'	14°05'10"	S7°26'50"W	26.96'
C15	74.16'	26.51'	20°28'50"	S16°04'05"W	26.37'
C16	44.80'	34.12'	43°38'10"	S15°23'30"W	33.30'
C17	77.55'	26.28'	19°25'08"	S14°01'11"W	26.16'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, DOUGLAS J. KINSMAN do hereby certify that I am a Professional Land Surveyor, and that I hold license No. LICENSE NO. 334575 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lot, together with easements, hereafter to be known as GSL INDUSTRIAL & SUN STONE IFD INTERSTATE BUSINESS PARK SUBDIVISION, and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that the lot meets frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the easterly right of way line of Burmester Road, said point being South 0°32'33" East 1404.38 feet and South 89°27'27" West 8.17 feet from the monument representing the Northwest Corner of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian and running:

thence North 51°48'58" East, a distance of 144.00 feet along the easterly right of way line of Burmester Road;
thence Southerly 47.06 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 38°11'02" East and the long chord bears South 6°52'54" West 42.38 feet through a central angle of 89°52'07");
thence South 38°03'09" East 18.85 feet;
thence Easterly 732.57 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears North 51°56'51" East and the long chord bears South 83°52'30" East 656.94 feet through a central angle of 91°38'42") to a point of reverse curvature;
thence Easterly 373.28 feet along the arc of a 542.00 feet radius tangent curve to the right (center bears South 39°41'52" East and the long chord bears North 70°01'56" East 365.94 feet through a central angle of 39°27'35");
thence North 89°45'43" East 2059.50 feet;
thence South 0°14'17" East 114.00 feet;
thence South 89°45'43" West 84.00 feet;
thence Northwesterly 47.12 feet along the arc of a 30.00 feet radius tangent curve to the left (center bears South 89°45'43" West and the long chord bears North 45°14'17" West 42.43 feet through a central angle of 90°00'00");
thence South 89°45'43" West 407.57 feet;
thence South 0°33'01" East 1,238.84 feet;
thence South 89°46'46" West 2,647.14 feet along said line to the North-South running Section line;
thence North 0°32'33" West 1,244.22 feet along said line;
thence Southwesterly 9.36 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 20°18'45" East and the long chord bears South 60°45'06" West 9.32 feet through a central angle of 17°52'17") to the easterly right of way line of Burmester Road and to the Point of Beginning.

Contains 3,409,400 square feet or 78.27 acres.

FEBRUARY 18 2026
Date
Douglas J. Kinsman
License No. 334575

PROFESSIONAL LAND SURVEYOR — 334575 — DOUGLAS J. KINSMAN — 02/18/2026 10:03:45 AM — STATE OF UTAH

For Review

ENBRIDGE GAS

ENBRIDGE GAS UTAH – NOTE WITH NO EXISTING NATURAL GAS EASEMENT QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

APPROVED THIS _____ DAY OF _____, 20

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

BY - _____

TITLE - _____

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20

ROCKY MOUNTAIN POWER

BY - _____

TITLE - _____

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP 5/8"X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. OR LAND SURV."
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TANGENT LINE

ENSIGN ENG. LAND SURV.

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

DEVELOPER
GSL INDUSTRIAL, LLC, SUN STONE IFD
8371 SOUTH STATE STREET SUITE 202
SANDY, UTAH 84070
801-618-7973

TOOELE COUNTY ENGINEER

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20_____.

TOOELE COUNTY ENGINEER

TOOELE COUNTY ATTORNEY'S

APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20_____.

TOOELE COUNTY ATTORNEY

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY HEALTH DEPARTMENT.

TOOELE COUNTY HEALTH DEPT.

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY SURVEY DEPARTMENT

RECORD OF SURVEY FILE #

TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

TOOELE COUNTY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY FIRE DEPARTMENT

TOOELE COUNTY FIRE DEPARTMENT, CHIEF

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY PLANNING COMMISSION

CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOOELE COUNTY TREASURER.

TOOELE COUNTY TREASURER

TOOELE COUNTY RECORDER

RECORDED #_____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____

FEE$ _____ TOOELE COUNTY RECORDER

GSL INDUSTRIAL & SUN STONE IFD INTERSTATE BUSINESS PARK SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108
WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 2

PROJECT NUMBER : 7951G
MANAGER : D. KINSMAN
DRAWN BY : M. SANDOVAL
CHECKED BY : D. KINSMAN
DATE : 2026-02-19

GSL INDUSTRIAL & SUN STONE IFD INTERSTATE BUSINESS PARK SUBDIVISION
PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP 5/8"X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. OR LAND SURV."
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- TANGENT LINE

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

- SECTION CORNER
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP 5/8"X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. OR LAND SURV."
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE

WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (NOT IN PLACE, SET BAR AND CAP)

N 0°01'21" E 2645.30'

NORTHWEST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (FOUND U.S. GLO SURVEY MONUMENT, 3" BRASS DISK, NO DATE)

BASIS OF BEARING S 89°46'27" W 2648.13'

NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (FOUND TOOELE COUNTY SURVEYOR'S MONUMENT, 3" BRASS DISK, DATED 1986)

N 38°03'09" W 75.00' (MON TO PL)

POINT OF BEGINNING SET BAR & CAP

S 89°27'27" W 8.17'

D=17°52'17" R=30.00 L=9.36' CB=S 60°45'06" W C=9.32'

BURMESTER ROAD (DEDICATED PUBLIC ROAD)

N 51°48'58" E 144.00'

SET BAR & CAP

N 38°03'09" W 48.89' (PL TO MON)

S 38°03'09" E 18.85'

42.00' 42.00'

SET BAR & CAP (2)

D=89°52'07" R=30.00 L=47.06' CB=S 6°52'54" W C=42.38'

D=91°38'42" R=458.00 L=732.57' CB=S 83°52'30" E C=656.94'

(MON TO MON) S 83°52'30" E 717.18'

C1

D=91°38'42" R=542.00 L=866.93' CB=S 83°52'30" E C=777.43'

5923 WEST

D=39°27'35" R=542.00 L=373.28' CB=N 70°01'56" E C=365.94'

C2

(MON TO MON) N 70°01'56" E 337.59'

SET BAR & CAP

42.00'

SET BAR & CAP

D=25°12'31" R=458.00 L=201.51' CB=N 62°54'24"E C=199.89'

SET BAR & CAP

D=14°15'04" R=458.00 L=113.92' CB=N 82°38'11" E C=113.62'

20.00'

10.0' PU&DE (TYP)

921.38'

N 89°45'43" E 2017.50' (MON TO PL)

N 89°45'43" E 1945.50'

N 89°45'43" E 2059.50'

GSL DRIVE

(PRIVATE ROAD DEDICATED TO PID)

616.54'

5639 WEST

SET BAR & CAP

S 89°45'43" W 407.57'

SET BAR & CAP (2)

42.00' 42.00'

D=90°00'00" R=30.00 L=47.12' CB=N 45°14'17" W C=42.43'

SET BAR & CAP

S 89°45'43" W 84.00'

N 89°45'43" E 42.00' (MON TO PL)

N 0°14'17" W 42.00' (MON TO PL)

S 0°14'17" E 72.00' (MON TO PL)

S 0°14'17" E 114.00'

NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (NOT IN PLACE, SET BAR AND CAP)

N 89°42'52" E 2652.44'

NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (NOT IN PLACE, SET BAR AND CAP)

L1 L2 L3 L4 L5 L6 C3 C4 C5 C6 C7 L7 L8 C8 C9 L9 L11 C10 L10 L12 L13 L14 L15 L16 L17 L18 L19 L20 C11 L21 L22 L23 L24 L25 C12 L26 L27 L28 L29 L30 C13 C14 L31 L32 L33 L34 L35 L36 L37 L38 C15 L39 L40 C16 L41 L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 C17 L54

PARCEL A
1,384,964 sq.ft.
31.79 acres

LOT 201
1,089,002 sq.ft.
25.00 acres

LOT 202
659,145 sq.ft.
15.13 acres

S 0°22'44" E 1224.25'

S 0°33'01" E 1238.84'

ZENITH BOLINDER, LLC ENTRY NO. 602837

BURMESTER 1, LLC ENTRY NO. 616592

N 0°32'33" W 1244.22'

996.28'

1147.59'

503.27'

S 89°46'46" W 2647.14'

SET BAR & CAP

SET BAR & CAP

GSL INDUSTRIAL, LLC ENTRY NO. 616592

GRE SOUTH, LLC ENTRY NO. 606789

1259.75'

S 0°26'25" E 2644.13'

WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN (NOT IN PLACE, SET BAR AND CAP)

NORTH

HORIZONTAL GRAPHIC SCALE

0 ## ###

(IN FEET)
HORZ: 1 inch = ### ft.

DEVELOPER
GSL INDUSTRIAL, LLC, SUN STONE IFD
8371 SOUTH STATE STREET SUITE 202
SANDY, UTAH 84070
801-618-7973

GSL INDUSTRIAL & SUN STONE IFD INTERSTATE BUSINESS PARK SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

ENSIGN

TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone: 435.843.3590
Fax: 435.578.0108

WWW.ENSIGNENG.COM

SALT LAKE CITY Phone: 801.255.0529
LAYTON Phone: 801.547.1100
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 7951G
MANAGER : D. KINSMAN
DRAWN BY : M. SANDOVAL
CHECKED BY : D. KINSMAN
DATE : 2026-02-19

TOOELE COUNTY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE

REQUEST OF : _____

DATE: _____ TIME: _____

_____ _____

FEE$ TOOELE COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR 10966855 DEREK B. KINSMAN 02/19/26 STATE OF UTAH

For Review 2026-02-19 10:34:18 AM

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Item C.

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a(n) Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I – Requirements;
f. Schedule B, Part II – Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I – Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

By:_____
President

By:_____
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Eagle Gate Title Insurance Agency, Inc.
Issuing Office: 7135 South Highland Drive, Suite 204
Cottonwood Heights, UT 84121
Issuing Office's ALTA® Registry ID: 1122536
Loan ID Number:
Commitment Number: CH-107269-JB
Issuing Office File Number: CH-107269-JB
Property Address: No Address Assigned, Tooele County, UT 84029
Revision Number: 1

SCHEDULE A

1. Commitment Date: November 20, 2025 at 8:00 AM

2. Policy to be issued:
(a) 2021
Proposed Insured:
Proposed Amount of Insurance: **$N/A**
Policy Premium: **$0**
The estate or interest to be insured: **fee simple**

3. The estate or interest in the Land at the Commitment Date is:
fee simple

4. The Title is, at the Commitment Date, vested in**:**
GSL Industrial LLC, a Delaware Limited Liability Company

5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

EAGLE GATE TITLE INSURANCE AGENCY, INC.
7135 South Highland Drive, Suite 204, Cottonwood Heights, UT 84121
Telephone: (801) 901-3780

Countersigned by:

_____
Matthew T Pettey, License #194823
Eagle Gate Title Insurance Agency, Inc., License #380298

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

By:_____
President

By:_____
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements and Exceptions.

2. Pay the agreed amount for the estate or interest to be insured

3. Pay the premiums, fees, and charges for the Policy to the Company

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records

2. Easements, or claims of easements, not shown by the public record

3. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records

4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights including, but not limited to, easements or equitable servitudes; (d) water rights, claims to water or water rights, whether or not the matters excepted in (a), (b), (c), or (d) are shown by the public records.

5. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.

6. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

8. Encroachments, gaps, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises

   Note: Exceptions 1-8 above will be omitted from an ALTA Extended or Expanded Coverage Lender Policy, or from an ALTA Homeowners Policy. If Schedule A commits to issue an "ALTA Owners Policy", Schedule B of such policy shall include said exceptions.

9. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records

   Property taxes for the 2025 tax year are DELINQUENT in the amount of $37,150.84, plus penalties and interest, under prior Tax Parcel Number 05-054-0-0044. (New County Tax Parcel Number PART OF 05-054-0-0049)

10. The subject property is located within the boundaries of Tooele County and is subject to any charges and assessments levied thereunder.

11. Claim, right title or interest to water or water rights whether or not shown by the Public Records.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas,

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, easements, or reservations of interests that are not listed

13. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

14. Right of Way No. 1291, in favor of Utah Power & Light Company, recorded November 19, 1971, as Entry No. 295588, in Book 108, at Page 69, of Official Records.

    Amendment to Easement No. 1291, in favor of Utah Power & Light Company, recorded February 28, 1985, as Entry No. 366251, in Book 226, at Page 946, of Official Records.

15. Subject to that Easement No. 1859, issued to Diamond by Ranches, LLC, for and access road with an expiration date of July 31, 2044, as set forth in State of Utah Patent No. 20969.

16. Subject to the terms, conditions, and restrictions for use of any wetlands affecting the Land; additionally, subject to any terms and conditions of all permits and licenses issued by the federal, state, and local governments, their respective agencies, and quasi-governmental or private agencies, having jurisdiction over the Land, including the US Army Corps of Engineers.

17. Certificate of Incorporation for the TV Public Infrastructure District, recorded June 3, 2024, as Entry No. 603871, of Official Records.

18. TV Public Infrastructure District Notice of Public Infrastructure District Property Tax Levy, recorded September 20, 2024, as Entry No. 608639, of Official Records.

19. Resolution No. n/a, passed for TV Public Infrastructure District TV Assessment Area No. 1-Designation Resolution, recorded September 27,2 024 as entry number 608991, official records of Toole County, State of UT

20. Notice of Assessment Interest, TV Public Infrastructure District TV Assessment Area No. 1, recorded September 27, 2024, as Entry No. 608994, of Official Records.

21. Certificate of Incorporation for the Sun Stone Infrastructure Financing District, recorded November 14, 2024, as Entry No. 610997, of Official Records.

22. Notice of Assessment Interest Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, recorded November 26, 2024, as Entry No. 611539, of Official Records.

23. Resolution No. n/a, passed for Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Designation Resolution, recorded November 26, 2024 as entry number 611540, official records of Toole County, State of UT

    Re-recorded Resolution No. n/a, passed for Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Designation Resolution, recorded November 27, 2024 as entry number 611606, official records of Tooele County, State of UT

24. Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Assessment Ordinance, recorded November 26, 2024, as Entry No. 611456, of Official Records.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

25. Certificate of Incorporation for the TV Public Infrastructure District, recorded June 3, 2024, as Entry No. 603871, of Official Records.

26. A Deed of Trust dated May 17, 2024, executed by Zenith Bolinder, LLC, and GSL Industrial LLC as Trustor in the amount of $4,875,000.00 in favor of Eagle Gate Title Company as Trustee and Utah Division of Finance as Beneficiary, recorded May 20, 2024, as Entry No. 603278, official records of Tooele County, State of UT. (Includes this and other properties)

    NOTE:
    The following have been checked for outstanding judgment liens and bankruptcy:

    GSL Industrial LLC, a Delaware Limited Liability Company

    There were none found.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Toole, State of Utah and is described as follows:

Those portions of the following described legal description located within the proposed Lot 201 and Parcel A of proposed GSL Industrial & Sun Stone IFD Interstate Business Park Subdivision Final Plat.

A parcel of land, situate in the Northwest Quarter of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:
Beginning at a point on the easterly right of way line of Burmester Road, said point being South 0°32'33" East 1404.38 feet and South 89°27°27" West 8.17 feet from the monument representing the Northwest Corner of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian and running:
thence North 51°48'58" East, a distance of 144.00 feet along the easterly right of way line of Burmester Road;
thence Southerly 47.06 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 38°11'02" East and the long chord bears South 6°52'54" West 42.38 feet through a central angle of 89°52'07");
thence South 38°03'09" East 18.85 feet;
thence Easterly 732.57 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears North 51°56'51" East and the long chord bears South 83°52'30" East 656.94 feet through a central angle of 91°38'42") to a point of reverse curvature;
thence Easterly 373.28 feet along the arc of a 542.00 feet radius tangent curve to the right (center bears South 39°41'52" East and the long chord bears North 70°01'56" East 365.94 feet through a central angle of 39°27'35");
thence North 89°45'43" East 1,537.43 feet to the North-South running Quarter Section line;
thence South 0°33'03" East 1,322.84 feet along said line to the East-West running Quarter Section line;
thence South 89°46'46" West 2,647.11 feet along said line to the North-South running Section line;
thence North 0°32'33" West 1,244.22 feet along said line;
thence Southwesterly 9.29 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 20°26'43" East and the long chord bears South 60°41'07" West 9.25 feet through a central angle of 17°44'20") to the easterly right of way line of Burmester Road and to the Point of Beginning.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a(n) Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I – Requirements;
f. Schedule B, Part II – Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I – Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

By:_____
President

By:_____
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Eagle Gate Title Insurance Agency, Inc.
Issuing Office: 7135 South Highland Drive, Suite 204
Cottonwood Heights, UT 84121
Issuing Office's ALTA® Registry ID: 1122536
Loan ID Number:
Commitment Number: CH-107291-JB
Issuing Office File Number: CH-107291-JB
Property Address: No Address Assigned, Tooele County, UT 84029
Revision Number: 1

SCHEDULE A

1. Commitment Date: November 20, 2025 at 8:00 AM

2. Policy to be issued:

(a) 2021
Proposed Insured:
Proposed Amount of Insurance: **$N/A**
Policy Premium: **$**
The estate or interest to be insured: **fee simple**

3. The estate or interest in the Land at the Commitment Date is:
fee simple

4. The Title is, at the Commitment Date, vested in**:**
Sun Stone Infrastructure Financial District, as to that portion lying within 05-054-0-0047 & 05-054-0-0048 and GSL Industrial LLC, a Delaware Limited Liability Company, as to that portion lying within 05-054-0-0049

5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

EAGLE GATE TITLE INSURANCE AGENCY, INC.
7135 South Highland Drive, Suite 204, Cottonwood Heights, UT 84121
Telephone: (801) 901-3780

Countersigned by:

Matthew T Pettey, License #194823
Eagle Gate Title Insurance Agency, Inc., License #380298

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

By:_____
President

By:_____
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements and Exceptions.

2. Pay the agreed amount for the estate or interest to be insured

3. Pay the premiums, fees, and charges for the Policy to the Company

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records

2. Easements, or claims of easements, not shown by the public record

3. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records

4. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights including, but not limited to, easements or equitable servitudes; (d) water rights, claims to water or water rights, whether or not the matters excepted in (a), (b), (c), or (d) are shown by the public records.

5. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.

6. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

8. Encroachments, gaps, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises

   Note: Exceptions 1-8 above will be omitted from an ALTA Extended or Expanded Coverage Lender Policy, or from an ALTA Homeowners Policy. If Schedule A commits to issue an "ALTA Owners Policy", Schedule B of such policy shall include said exceptions.

9. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records

   Property taxes for the 2025 tax year are DELINQUENT in the amount of $37,150.84, plus penalties and interest, under prior Tax Parcel Number 05-054-0-0044. (New County Tax Parcel Number 05-054-0-0047, 05-054-0-0048 & PART OF 05-054-0-0049)

10. The subject property is located within the boundaries of Tooele County and is subject to any charges and assessments levied thereunder.

11. Claim, right title or interest to water or water rights whether or not shown by the Public Records.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein.

    The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions, easements, or reservations of interests that are not listed

13. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power telephone, sewer, gas or water lines, and right of way and easements thereof.

14. Right of Way No. 1291, in favor of Utah Power & Light Company, recorded November 19, 1971, as Entry No. 295588, in Book 108, at Page 69, of Official Records.

    Amendment to Easement No. 1291, in favor of Utah Power & Light Company, recorded February 28, 1985, as Entry No. 366251, in Book 226, at Page 946, of Official Records.

15. Subject to that Easement No. 1859, issued to Diamond by Ranches, LLC, for and access road with an expiration date of July 31, 2044, as set forth in State of Utah Patent No. 20969.

16. Subject to the terms, conditions, and restrictions for use of any wetlands affecting the Land; additionally, subject to any terms and conditions of all permits and licenses issued by the federal, state, and local governments, their respective agencies, and quasi-governmental or private agencies, having jurisdiction over the Land, including the US Army Corps of Engineers.

17. Certificate of Incorporation for the TV Public Infrastructure District, recorded June 3, 2024, as Entry No. 603871, of Official Records.

18. TV Public Infrastructure District Notice of Public Infrastructure District Property Tax Levy, recorded September 20, 2024, as Entry No. 608639, of Official Records.

19. Resolution No. n/a, passed for TV Public Infrastructure District TV Assessment Area No. 1-Designation Resolution, recorded September 27,2 024 as entry number 608991, official records of Tooel County, State of UT

20. Notice of Assessment Interest, TV Public Infrastructure District TV Assessment Area No. 1, recorded September 27, 2024, as Entry No. 608994, of Official Records.

21. Certificate of Incorporation for the Sun Stone Infrastructure Financing District, recorded November 14, 2024, as Entry No. 610997, of Official Records.

22. Notice of Assessment Interest Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, recorded November 26, 2024, as Entry No. 611539, of Official Records.

23. Resolution No. n/a, passed for Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Designation Resolution, recorded November 26, 2024 as entry number 611540, official records of Tooel County, State of UT

    Re-recorded Resolution No. n/a, passed for Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Designation Resolution, recorded November 27, 2024 as entry number 611606, official records of Tooele County, State of UT

24. Sun Stone Infrastructure Financing District, Sun Stone Assessment Area No. 1, Assessment Ordinance, recorded

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

November 26, 2024, as Entry No. 611456, of Official Records.

25. Certificate of Incorporation for the TV Public Infrastructure District, recorded June 3, 2024, as Entry No. 603871, of Official Records.

26. A Deed of Trust dated May 17, 2024, executed by Zenith Bolinder, LLC, and GSL Industrial LLC as Trustor in the amount of $4,875,000.00 in favor of Eagle Gate Title Company as Trustee and Utah Division of Finance as Beneficiary, recorded May 20, 2024, as Entry No. 603278, official records of Tooele County, State of UT. (Includes this and other properties)

    NOTE:
    The following have been checked for outstanding judgment liens and bankruptcy:

    Sun Stone Infrastructure Financial District
    GSL Industrial LLC, a Delaware Limited Liability Company

    There were none found.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Tooel, State of Utah and is described as follows:

That portions of the following described legal description located within the proposed Lot 202 of proposed GSL Industrial & Sun Stone IFD Interstate Business Park Subdivision Final Plat.

A parcel of land, situate in the Northwest Quarter of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:
Beginning at a point on the easterly right of way line of Burmester Road, said point being South 0°32'33" East 1404.38 feet and South 89°27°27" West 8.17 feet from the monument representing the Northwest Corner of Section 5, Township 2 South, Range 5 West, Salt Lake Base and Meridian and running:
thence North 51°48'58" East, a distance of 144.00 feet along the easterly right of way line of Burmester Road;
thence Southerly 47.06 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 38°11'02" East and the long chord bears South 6°52'54" West 42.38 feet through a central angle of 89°52'07");
thence South 38°03'09" East 18.85 feet;
thence Easterly 732.57 feet along the arc of a 458.00 feet radius tangent curve to the left (center bears North 51°56'51" East and the long chord bears South 83°52'30" East 656.94 feet through a central angle of 91°38'42") to a point of reverse curvature;
thence Easterly 373.28 feet along the arc of a 542.00 feet radius tangent curve to the right (center bears South 39°41'52" East and the long chord bears North 70°01'56" East 365.94 feet through a central angle of 39°27'35");
thence North 89°45'43" East 1,537.43 feet to the North-South running Quarter Section line;
thence South 0°33'03" East 1,322.84 feet along said line to the East-West running Quarter Section line;
thence South 89°46'46" West 2,647.11 feet along said line to the North-South running Section line;
thence North 0°32'33" West 1,244.22 feet along said line;
thence Southwesterly 9.29 feet along the arc of a 30.00 feet radius non-tangent curve to the left (center bears South 20°26'43" East and the long chord bears South 60°41'07" West 9.25 feet through a central angle of 17°44'20") to the easterly right of way line of Burmester Road and to the Point of Beginning.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ORIGINAL PAID 11-12-25

Application part D of checklist on page 3 of document

(UT Dec2023)

Account #:22438565 001
Service ID #:422048995 002

Austin Veater
C/C: 11446
Request #: 7297645
Contract #: 5816380610

DEVELOPMENT BACKBONE CONTRACT
between
ROCKY MOUNTAIN POWER
and
ZENITH BOLINDER LLC

This Development Backbone Contract ("Contract"), dated November 6, 2025 is between Rocky Mountain Power, an unincorporated division of PacifiCorp ("Company"), and **Zenith Bolinder LLC** ("Customer"), for a commercial **Development Backbone Distribution System** for Customer's development to be known as Tooele Valley Business Park (the "Development"); located at or near 1 Higley Ln, Grantsville, Utah, for 0 lots within the Development.

Company's filed tariffs (the "Electric Service Schedules") and the rules (the "Electric Service Regulations") of the Utah Public Service Commission ("Commission"), as they may be amended from time to time, regulate this Contract and are incorporated into this contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Regulations, such schedule and rules shall control. They are available for review at Customer's request.

1. **Delivery of Power.** Company will provide 7200/12,470 volt, three-phase electric service to said lots within the Development.

2. **Extension Costs.** Rocky Mountain Power estimates the total construction costs of the project are $1,085,866.00. Customer is responsible for construction costs (the "Advance") for the improvements (the "Improvements") totaling $1,065,812.00. Customer has paid for engineering, design, or other advance payment for Company's facilities in the amount of $0.00. The portion of the Advance for Improvements within the Development is non-refundable. For the portion of the Advance for Improvements outside the Development, refunds will be treated in accordance with the selected option below. (**Customer must initial** selected option on the blank space at the beginning of the option and pay the balance due given in that option.)

X **Refund Option.** The **balance due is $1,065,812.00.** Customer's Advance for Improvements outside the Development is $409,175.00. If additional customers connect to the Improvements outside the Development within ten (10) years of the date Company is first ready to supply service to the Development, Company will refund 20% of the refundable Customer Advance and TCVR allocable to the **shared** Improvements for four additional applicants. Company will try to inform Customer when a refund is due. However, in the event Company is unable to locate Customer or has not identified that a refund is due, **Customer is responsible for requesting a refund** within twenty-four (24) months of the additional applicant connecting to the Improvements.

____ **Contract Administration Credit Option.** Customer chooses to receive a Contract Administration Credit of **$250 and waives Customer's right to line extension refunds and any TCVR refunds should additional customers connect to the Improvements outside the Development.** Accordingly, the **balance due is** $1,065,562.00.

3. **Customer Obligations.** Customer agrees to:

   a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms, or provide legally dedicated Public Utility Easements that meet Company's requirements and are acceptable to Company at its sole discretion. This includes rights-of-way on Customer's property and within Customer's Development and/or third-party property and any permits, fees, etc. required to cross public lands;

   b) Prepare the route to Company's specifications;

   c) Comply, and pay for any costs necessary to comply, with all of Company's tariffs, procedures, specifications and requirements; and,

   d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company.

4. **Underground Facilities.** If service is provided by an underground line extension, Customer will provide all necessary trenching and backfilling, imported backfill material, conduit & duct, and furnish and install all equipment foundations, as designed by Company. Company may abandon in place any underground cables, conduit and equipment foundations that are no longer useful to Company.

   Customer also agrees to:

   a) Establish final grade for routing of circuits, placement of transformer vaults, other vaults, junction boxes and other underground facilities as required by Company;

   b) Install and maintain property lines and survey stakes;

   c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways; and,

   d) Make no permanent surface improvements, except curb and gutters, before Company completes installation of its facilities.

   Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in Company's Electric Service Requirements Manual, and other specifications as otherwise provided by Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of Company facilities being located outside of a legal right-of-way.

   If any change in grade, property lines, or any surface improvements require Company to change its facilities, or causes additional cost to Company, Customer agrees to reimburse Company for such change or cost. The provisions of this paragraph 5 shall survive the termination of this Contract.

5. **Effective.** This Contract will expire unless Customer:

   a) Signs and return an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of this Contract; and

   b) Is ready to receive service within one-hundred fifty (150) days of the Customer signature date at the end of this Contract.

6. **Special Provisions: None**

7. **Design, Construction, Ownership and Operation.** Company shall design, construct, install, and operate the Improvements in accordance with Company's standards. Company will own the Improvements, together with Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

   Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES.** Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or Company's other electric utility facilities. Under no circumstances shall Company be liable for other economic losses, including but not limited to consequential damages. Company shall not be subject to any liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of Company.

   No other party, including Customer, shall have the right to operate or maintain Company's electric utility facilities or the Improvements. Customer shall not have physical access to Company's electric utility facilities or the Improvements and shall engage in no activities on or related to Company's electric utility facilities or the Improvements.

8. **Governing Law; Venue.** All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Utah applicable to contracts executed in and to be wholly performed in Utah by persons domiciled in the State of Utah. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Utah, or state courts of the State of Utah, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.

9. **Assignment.** Company may at any time assign its rights and delegate its obligations under this Contract to any: affiliate; successor in interest; corporation; or any other business entity in conjunction with a merger, consolidation or other business reorganization to which Company is a party.

10. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Regulations, the applicable Electric Service Schedule

and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Regulations, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.

11. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.

12. **Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.**

13. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

ZENITH BOLINDER LLC

By _____
signature

See below — Manager
NAME (type or print legibly) — TITLE

11-10-25
DATE

Customer's Mailing Address for Executed Contract

Charles Akerlow
ATTENTION OF

8371 South State St
ADDRESS

Sandy, Utah 84070
CITY, STATE, ZIP

charles@zenithpartners.org
EMAIL ADDRESS

ROCKY MOUNTAIN POWER

By Thomas J. Turner
signature

Thomas J. Turner — Director Inv. Delivery
NAME (type or print legibly) — TITLE

11/20/2025
DATE

Rocky Mountain Power's Mailing Address for Executed Contract

555 N Main St
ADDRESS

Tooele, Utah, 84074
CITY, STATE, ZIP

austin.veater@pacificorp.com
EMAIL ADDRESS

Tooele Valley Public Infrastructure District

January 23, 2026

Tooele County Health Department
Environmental Health
151 N. Main Street
Tooele, UT 84074

To Whom It May Concern,

This letter is to formally confirm that the Tooele Valley Public Infrastructure District will provide potable water service to adequately serve the Interstate Business Park project area. IBP is a project area of the Utah Inland Port Authority.

Tooele Valley Public Infrastructure District's water supply will be provided by a new water treatment facility that is scheduled to begin construction this year. The facility is designed to meet current and projected demands for the service area and will consist of the following primary components:

- One (1) groundwater well with a capacity of 200 gallons per minute (GPM);
- A reverse osmosis (RO) water treatment system; and
- One (1) water storage tank with a total capacity of 702,729 gallons.

Upon completion, this infrastructure will provide a reliable and sufficient water supply in compliance with applicable standards and requirements. The Tooele Valley Public Infrastructure District and its consulting engineers confirm that the planned facilities are adequate to serve the area.

Please feel free to contact us should you require any additional information or documentation.

Sincerely,

Charles Akerlow
Tooele Valley Public Infrastructure District
Chair
801-913-5959
charles@zenithpartners.org

8371 S. State St. STE 202
Sandy, Utah 84070
801.618.7973

Application part E of checklist on page 3 of document

MAIL TAX NOTICE TO:
Zenith Bolinder, LLC
8371 South State Street
Sandy, UT 84070

Water Right Deed

Bruce L. Bolinder and Diamond BY Ranches, LLC

of **Tooele, County of Tooele, State of Utah** hereby CONVEY and WARRANT to

Zenith Bolinder, LLC

of **8371 South State Street, Sandy, UT 84070** Grantee
for the sum of TEN DOLLARS AND OTHER GOOD AND VAULUABLE CONSIDERATION ($10.00) the following water right, of record in the Office of the Utah State Engineer, to wit:

Grantors' grant and convey to Grantee all of Grantors' rights, title, estate and interest in and to Water Right No: 15-416, 15-2615, 15-2624 & 15-5821

Witness this 17 day of October, 2023

Signed in the Presence of:

Bruce L. Bolinder

Diamond BY Ranches, LLC

Bruce L. Bolinder, Manager

recorded 11-20-2023

STATE OF UTAH
COUNTY OF TOOELE

On this 17 day of October, 2023, before me Jayson Rydalch, a notary public, personally appeared Bruce L. Bolinder, Individually and Bruce L. Bolinder, Manager of Diamond BY Ranches, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Notary Public

Notary Public - State of Utah
JAYSON RYDALCH
Comm. #718461
My Commission Expires
June 17, 2025

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Bruce L. Bolinder, Diamond BY Ranches LLC

Grantee: Zenith Bolinder LLC

Water Right No(s): 15-416, 15-2615, 15-2624, 15-5821

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non use applications, etc.). Grantor also makes the following declarations and disclosures:

SECTION 1 TYPE OF DEED Check one box only Must match language in the deed

- ☐ The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
- ☐ The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
- ■ The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
- ☐ The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any.

(County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

SECTION 2 APPURTENANT WATER RIGHTS Check one box only

- ☐ All of Grantor s water rights approved for use on the following described parcel(s) are being conveyed.
- ☐ In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
- ■ No water rights other than those specifically identified by water right number are being conveyed.

SECTION 3 WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes

- ☑ 100% of the following water rights described in the deed are being conveyed. Water Right Nos. 15-416, 15-2615, 15-2624, 15-5821
- ☐ Only the portion indicated of the following water rights described in the deed are being conveyed.

acre feet from Water Right No. for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:

acre feet from Water Right No. for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:

acre feet from Water Right No. for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses:

- ☐ The language in the foregoing deed is controlling as to quantity, if any.

SECTION 4 OTHER DISCLOSURES Check all applicable boxes

- ☐ Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company:
- ☐ Other water related disclosures:

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor s Signature: Bruce L. Bolinder

Grantee s Acknowledgment of Receipt:

Grantee s Mailing Address: 8371 S State Suite 202 Sandy UT 84070

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Services Agencies Application part E of checklist on page 3 of document Search Utah.gov

Water Right Details

Open Classic View

Water Right: 15-416 Display/Refresh Run Date: 10/18/2023 9:52:21 AM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-416 Application/Claim Number: A21552 Certificate Number:

Home Display
Scanned Documents
Print

View Map

Changes

a50810 (Filed: 09/20/2023) Unapproved

Owners

Name: Bruce L. Bolinder
Address: 772 N Main St #184
Tooele, UT 84074

Interest: 100%

Remarks:

General

Type of Right: Adjudication Decree Source of Info.: Proposed Determination **Status:**
Quantity of Water: 0.015 CFS
Source: Underground Water Well
County: Tooele
Common Description:
Proposed Determin. Book: 15-2 Map: 16d Publication Date: 11/01/1985
Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed: 06/10/1955
Priority: 04/11/1950 Decree/Class:
Advertising:
Protest End Date: Protested: Not Protested Hearing Held:
Approval:
State Engineer Action: Action Date: 02/18/1956
Certification:
Proof Due Date:
Certificate/WUC Date: Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion View Map

Points of Diversion - Underground

(1) N 1415 feet W 925 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: 417 to feet Year Drilled: 1955 Well Log: Yes Well Logs in Sect.
Elevation: UTM: 378860.835, 4503078.385 (NAD83)

Stream Alteration Required:

Water Uses View Map View Use Data

Water Use Group Number: 10869

Water Rights Appurtenant to the following use(s): 15-416(ADEC),

Stock Water-Beneficial Use Amount: 30 ELUs Group Total: 30 Prd of Use: 01/01-12/31

Place of Use Stock

	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 5 T 2S R 5W SLBM														X		

Use Totals - for 1 group

Use Type	Sole Supply Total	Group Total
Stock Water:	30 ELUs	30 ELUs

Utah Division of Water Rights | 1594 West North Temple Suite 220, P.O. Box 146300, Salt Lake City, Utah 84114-6300 | 801-538-7240
Utah.gov | Natural Resources | Contact | Terms of Use | Privacy Policy | Accessibility Policy | Translate Utah.gov

Services Agencies Search Utah.gov

Water Right Details

Open Classic View

Water Right: 15-2615 Display/Refresh Run Date: 10/18/2023 9:53:17 AM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-2615 Application/Claim Number: Certificate Number:

Home Display
Scanned Documents
Print

View Map

Changes

a50810 (Filed: 09/20/2023) Unapproved

Owners

Name: Diamond BY Ranches LLC
Address: Attn: Bruce Bolinder
772 N Main St. #184
Tooele, UT 84074
Interest:
Remarks:

General

Type of Right: Adjudication Decree Source of Info.: Proposed Determination **Status:**
Quantity of Water: 2 ACFT
Source: Underground Water Well
County: Tooele
Common Description:
Proposed Determin. Book: 15-2 Map: 16d Publication Date: 11/01/1985
Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed: 10/29/1979
Priority: / /1935 Decree/Class:
Advertising:
Protest End Date: Protested: Not Protested Hearing Held:
Approval:
State Engineer Action: Action Date:
Certification:
Proof Due Date:
Certificate/WUC Date: 10/29/1979 Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion View Map

Points of Diversion - Underground

(1) N 45 feet E 1145 feet from S4 corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378689.567, 4502664.63 (NAD83)

(2) N 60 feet E 655 feet from S4 corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378540.215, 4502669.202 (NAD83)

(3) N 950 feet W 1230 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378767.871, 4502936.653 (NAD83)

(4) N 40 feet W 1240 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378764.823, 4502659.285 (NAD83)

(5) N 40 feet W 1142 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378794.693, 4502659.285 (NAD83)

(6) N 760 feet W 1540 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378673.383, 4502878.741 (NAD83)

(7) N 40 feet E 1084 feet from SE corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 379473.178, 4502659.285 (NAD83)

(8) N 60 feet E 300 feet from S4 corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378432.011, 4502669.202 (NAD83)

(9) N 60 feet E 172 feet from S4 corner, Sec 5 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378392.997, 4502669.202 (NAD83)

Stream Alteration Required: No

Water Uses View Map View Use Data

Water Use Group Number: 638609

Water Rights Appurtenant to the following use(s): 15-333(ADEC), 15-407(ADEC), 15-411(ADEC), 15-538(ADEC), 15-2615(ADEC), 15-2617(RNUM), 15-2620(RNUM), 15-2621(RNUM), 15-2623(RNUM), 15-2625(ADEC), 15-2626(RNUM), 15-4032(ADEC), 15-4074(ADEC), 15-4077(ADEC), 15-4365(ADEC), 15-4385(ADEC), 15-4430(ADEC), 15-4431(ADEC), 15-4447(ADEC), 15-4470(ADEC), 15-4475(ADEC), 15-4478(ADEC), 15-4479(ADEC), 15-4480(ADEC), 15-4481(ADEC), 15-4482(ADEC), 15-4487(ADEC), 15-4488(ADEC), 15-4494(ADEC), 15-4497(ADEC), 15-4499(ADEC), 15-4502(ADEC), 15-4505(ADEC), 15-4523(ADEC), 15-4582(ADEC), 15-4629(ADEC), 15-4631(ADEC), 15-4632(ADEC), 15-4671(ADEC), 15-4690(ADEC), 15-4789(ADEC), 15-4889(ADEC), 15-5144(ADEC), 15-5246(ADEC), 15-5418(ADEC), 15-5477(ADEC), 15-5749(ADEC), 15-5799(CERT), 15-5813(ADEC),

Irrigation-Beneficial Use Amount: 0.5 acres Group Total: 49.7975 Prd of Use: 04/01-10/31

Comments: This is the group that used to be 83.3 acres, per the proposed determination. Reductions to the group total have been made as changes on segregated portions have been certificated.

Place of Use	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section Totals
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	
Sec 5 T 2S R 5W SLBM										2.8			27.5		37	16	83.3
																Group Acreage Total:	83.3

Use Totals - for 1 group

Use Type	Sole Supply Total	Group Total
Irrigation:	0.5 acres	49.7975 acres

Segregation History

This Right was Segregated from: none

This Right as originally filed:	Flow In CFS	AND/ OR/ BLANK	Quantity In Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other

	OR	333.2	83.3						

Rights 15-2617, 2619, 2620, 2621, 2622, 2623, 2625&2626 consolidated into this
The following Water Rights have been Segregated from 15-2615:

(1) WrNum: 15-4032

		[200]	[50]						

ApplNum:
Name: Diamond BY Ranches LLC
Filed: 10/16/1998
Comment: 9.26 acs taken out of 15-2619 & 9.25 acs out of 15-2622-see other suppl #s

(2) WrNum: 15-4431

		[87]	[21.75]						

ApplNum:
Name: Diamond BY Ranches LLC
Filed: 04/14/2004
Comment:

(3) WrNum: 15-4921

		[2]	[0.5]						

ApplNum:
Name: Big shot Ranch L.L.C.
Filed: 12/24/2007
Comment: Change to be filed

(4) WrNum: 15-5246

		[42.2]	[10.55]						

ApplNum:
Name: Diamond BY Ranches LLC
Filed: 03/12/2014
Comment:

This Right as currently calculated:

Flow In CFS		Quantity In Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		2.0	0.5						

Services Agencies Search Utah.gov

Water Right Details

Open Classic View

Water Right: 15-2624 Display/Refresh Run Date: 10/18/2023 9:53:31 AM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-2624 Application/Claim Number: Certificate Number:

Home Display
Scanned Documents
Print

View Map

Changes

a50810 (Filed: 09/20/2023) Unapproved

Owners

Name: Diamond BY Ranches LLC
Address: Attn: Bruce Bolinder
772 N Main St. #184
Tooele, UT 84074
Interest: 100%
Remarks:

General

Type of Right: Adjudication Decree Source of Info.: Proposed Determination **Status:**
Quantity of Water: 0.56 CFS
Source: Underground Water Well
County: Tooele
Common Description:
Proposed Determin. Book: 15-2 Map: 16d Publication Date: 11/01/1985
Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed:
Priority: / /1935 Decree/Class:
Advertising:
Protest End Date: Protested: Not Protested Hearing Held:
Approval:
State Engineer Action: Action Date:
Certification:
Proof Due Date:
Certificate/WUC Date: Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion View Map

Points of Diversion - Underground

(1) S 120 feet E 142 feet from N4 corner, Sec 8 T 2S R 5W SLBM
Diameter of Well: inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect.
Elevation: UTM: 378383.853, 4502614.338 (NAD83)

Stream Alteration Required:

Water Uses View Map View Use Data

Water Use Group Number: 9301

Water Rights Appurtenant to the following use(s): 15-2624(ADEC),

Irrigation-Beneficial Use Amount: 0.5 acres	Group Total: 0.5	Prd of Use: 04/01-10/31
Stock Water-Beneficial Use Amount: 5 ELUs	Group Total: 5	Prd of Use: 01/01-12/31
Domestic-Beneficial Use Amount: 3 EDUs	Group Total: 3	Prd of Use: 01/01-12/31

Place of Use	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 8 T 2S R 5W SLBM		X															
																Group Acreage Total:	

Place of Use Stock

	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 8 T 2S R 5W SLBM		X														

Use Totals - for 1 group

Use Type	Sole Supply Total	Group Total
Irrigation:	0.5 acres	0.5 acres
Stock Water:	5 ELUs	5 ELUs
Domestic:	3 EDUs	3 EDUs

Segregation History

This Right was Segregated from: - , with Appl.#:, Approval Date: / / under which Proof is to be submitted.

This Right as originally filed:

Flow In CFS	AND/ OR/ BLANK	Quantity In Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other

Segregations are to be taken from 15-4032

This Right as currently calculated:

Flow In CFS		Quantity In Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other

Services Agencies Search Utah.gov

Water Right Details

Open Classic View

Water Right: 15-5821 Display/Refresh

Run Date: 10/18/2023 9:53:46 AM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-5821 Application/Claim Number: A20310 Certificate Number: 5026

Home Display
Scanned Documents
Print

View Map

Changes

a50810 (Filed: 09/20/2023) Unapproved

Owners

Name: Diamond BY Ranches LLC
Address: Attn: Bruce Bolinder
772 N Main St. #184
Tooele, UT 84074
Interest:
Remarks:

General

Type of Right: Adjudication Decree Source of Info.: Proposed Determination **Status:**
Quantity of Water: 27 ACFT
Source: Underground Water Wells
County: Tooele
Common Description:
Proposed Determin. Book: 15-2 Map: 22d Publication Date: 11/01/1985
Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed: 11/03/1948
Priority: 11/03/1948 Decree/Class:
Advertising:
Protest End Date: Protested: Hearing Held:
Approval:
State Engineer Action: Action Date: 08/21/1950
Certification:
Proof Due Date:
Certificate/WUC Date: 08/16/1979 Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion View Map

Points of Diversion - Underground

(1) S 1254 feet W 475 feet from N4 corner, Sec 28 T 2S R 5W SLBM
Diameter of Well: 6 inches Depth: 98 to feet Year Drilled: Well Log: Well Id#: 426846
Elevation: UTM: 379851.794, 4497395.117 (NAD83)

(2) S 1257 feet W 1503 feet from N4 corner, Sec 28 T 2S R 5W SLBM
Diameter of Well: 16 inches Depth: 335 to feet Year Drilled: 1961 Well Log: Yes Well Id#: 426845
Elevation: UTM: 379538.46, 4497394.202 (NAD83)

(3) S 1254 feet W 2139 feet from N4 corner, Sec 28 T 2S R 5W SLBM
Diameter of Well: 6 inches Depth: 141 to feet Year Drilled: Well Log: Well Id#: 426844
Elevation: UTM: 379344.607, 4497395.117 (NAD83)

(4) N 50 feet W 46 feet from E4 corner, Sec 29 T 2S R 5W SLBM
Diameter of Well: 6 inches Depth: 141 to feet Year Drilled: Well Log: Well Id#: 426849
Elevation: UTM: 379145.37, 4496991.099 (NAD83)

(5) N 58 feet W 637 feet from E4 corner, Sec 29 T 2S R 5W SLBM
Diameter of Well: 6 inches Depth: 138 to feet Year Drilled: Well Log: Well Id#: 426848
Elevation: UTM: 378965.233, 4496993.537 (NAD83)

(6) N 56 feet W 1268 feet from E4 corner, Sec 29 T 2S R 5W SLBM
Diameter of Well: 4 inches Depth: 290 to feet Year Drilled: Well Log: Well Id#: 426847
Elevation: UTM: 378772.905, 4496992.928 (NAD83)

Stream Alteration Required:

Water Uses View Map View Use Data

Water Use Group Number: 8033

Water Rights Appurtenant to the following use(s): 15-333(ADEC), 15-411(ADEC), 15-481(ADEC), 15-1165(ADEC), 15-5819(ADEC), 15-5821(ADEC),

Irrigation-Beneficial Use Amount: 6.75 acres Group Total: 71.7 Prd of Use: 04/01-10/31

Place of Use	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 7 T 2S R 5W SLBM													38.6		33.1		71.7
																Group Acreage Total:	71.7

Use Totals - for 1 group

Use Type	Sole Supply Total	Group Total
Irrigation:	6.75 acres	71.7 acres

Segregation History

This Right was Segregated from: 15-333 , with Appl.#:A20310, Approval Date:08/21/1950 under which Proof is to be submitted.

This Right as originally filed:

Flow In CFS	AND/ OR/ BLANK	Quantity In Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other
		27.0	6.75						

This Right as currently calculated:

Flow In CFS		Quantity In Acre-Feet	Water Uses: Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet: Municipal	Mining	Power	Other
		27.0	6.75						

MEMORANDUM

ENSIGN
THE STANDARD IN ENGINEERING

Structural Engineering
Municipal Services
Civil Engineering
Land Surveying

Date: February 2, 2021

To: Chuck Akerlow
Zenith Development

Transmitted Via Email: Charles Akerlow charles@zenithpartners.org
CC: Matt Smock matt@zenithpartners.org

From: Fred Duberow

RE: **Burmester Water Rights Analysis**
Higley Road
Tooele County,Utah
Ensign Engineering Project No.: 10438

The PDF - 20201222 State of Utah Water Rights Bolinder – summation:

This PDF actually contains five water rights

1. **Application to appropriate 15-5534**

   The first document was the State Engineer's memorandum of decision approving the application to divert at a maximum rate of 0.75 cfs and up to 365 ac-ft per year from four wells 0 – 10 feet deep. Apparently test pits had been dug on the property and a water bearing strata was found 7 to 9 feet below grade. The well site points of diversion (POD) can be seen on the attached State Engineer water rights map. The water in the test pits was found to be partially saline but acceptable for the applied for uses of sand, gravel, and rock washing. It would not likely be use for much else other than maybe dust control on a dirt road.

   The State Engineer approved the filing because it fit within the Tooele County Groundwater Management plan. It is believed that the water diverted will not impact other deep well water users and that the water withdrawn will only impact saline groundwater flow to the Great Salt Lake.

   This water right has little value to surrounding municipalities as the State Engineer has stated that the shallow water comes from a source excluded from the groundwater management plan and it has a 2020 priority which is about the lowest priority out there.

   A water right proof would need to be filed on the PODs and their yield rates and place and nature of use. Once that is complete the State Engineer could certificate the right for what has been developed up to 0.75 cfs or 336.6 gpm.

2. **Application 15-2615** is a certificated right for 2.0 ac-ft/year for the irrigation of 0.5 acres. The right was certificated in 1979 with 9 well PODs (see attached State Engineer Water Rights Map). Well #1 was drilled in 1949, was cased with a 2.5 inch black steel casing to a depth of 375 feet deep and was flowing at a rate of 10 gpm. Because it was drilled into a deep aquifer it can be considered a part of the Tooele County Groundwater Management plan, and as such a change application could be filed on wells in Grantsville's system.

3. **Application 15-2624,** was a part of the proposed determination and as such it was a part of the Great Salt Lake Adjudication. The right allows for a peak diversion of 0.56 cfs (251 gpm) for the use of irrigating 0.5 acres (2 ac-ft), 5 equivalent livestock units (ELUs) (5 ELUs x 0.028 af/ELU = 0.14 ac-ft), and 3 equivalent dwelling units (EDUs) (3 EDUs X 0.45 af/EDU = 1.35 ac-ft for a total of 3.49 ac-ft. This right is tied to a 5-inch diameter well, 300 feet deep that was test pumped at 45 gpm (0.1 cfs). So the well can't produce at the peak diversion rate of 0.56 cfs, but it is able supply the water needed for the allowed uses. Because it was drilled into a deep aquifer it can be considered a part of the Tooele County Groundwater Management plan, and as such a change application could be filed on wells in Grantsville's system.

4. **Application 15-333 –** This right is currently calculated at 2.251 cfs and 938.0332 ac-ft. It appears that Diamond BY Ranches LLC owns a portion of this right, enough to irrigate 6.27 acres or 27 ac-ft. The right has 6 well PODs (see attached State Engineer POD map). I found logs for two of the wells, one 295 ft deep and flowing at 175 gpm in 1956, and a second 306 ft deep and flowing at 350 gpm also in 1956.
This right had a sole supply of 352.51 acres as determined by Stipulation dated August 10, 2000 (filed in district court October 24, 2000, and decreed by interlocutory decree 3/5/2001 - see adjudication files). Because these wells were drilled into a deep aquifer it can be considered a part of the Tooele County Groundwater Management plan, and as such a change application could be filed on wells in Grantsville's system.

5. **Application 15-416** – This right an adjudicated decree right for 0.015 cfs (6.73 gpm) for 30 ELUs X .028 af/ELUs = 0.84 ac-ft to be diverted from a 3" diameter well 417' deep (see attached state engineer water rights map). Because it was drilled into a deep aquifer it can be considered a part of the Tooele County Groundwater Management plan, and as such a change application could be filed on wells in Grantsville's municipal system.

Water right summation:

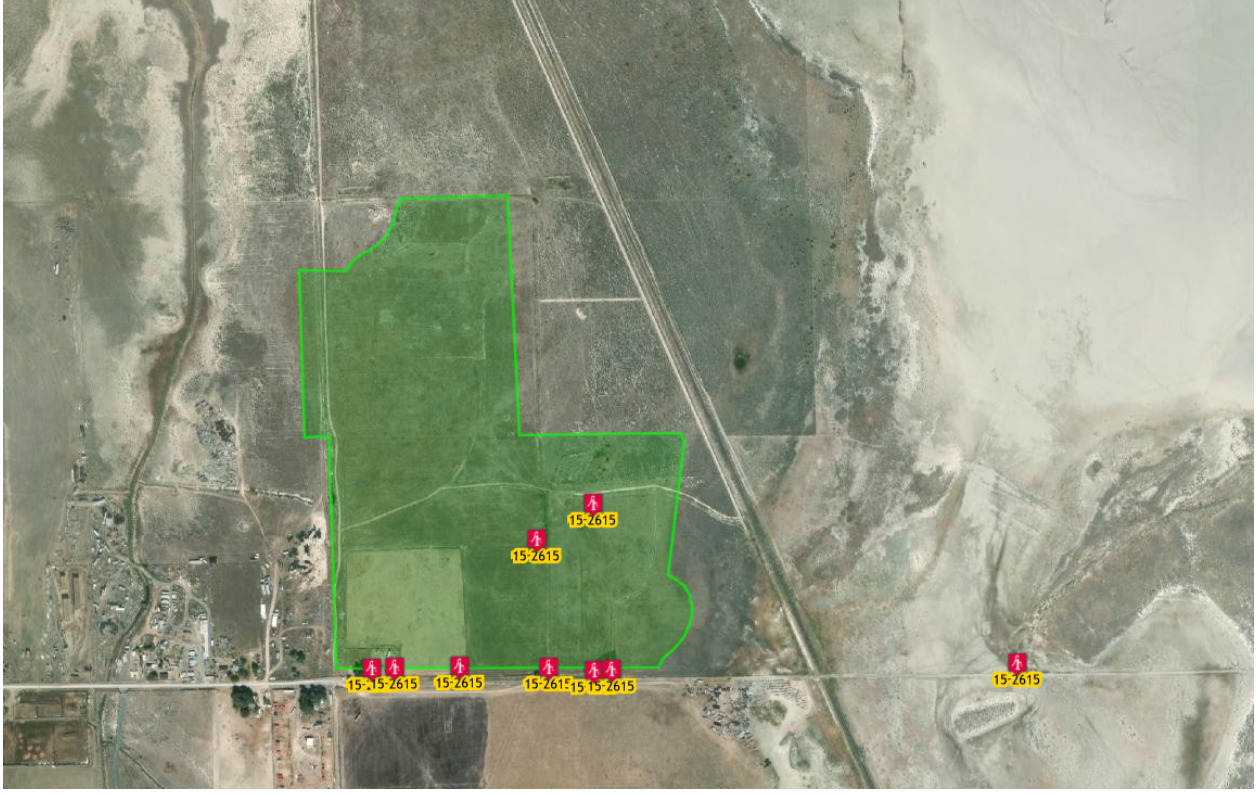
Water right that cannot be moved to a municipality

15-5534 - 365 ac-ft

Water rights that can be moved to a nearby municipality

15-2615 – 2.0 ac-ft
15-2624 – 3.49 ac-ft
15-333 - 27.0 ac -ft
15-416 - 0.84 ac-ft
Total 33.33 ac-ft

Burmester Rd
15-5534
15-5534
15-5534
15-5534
Water Right: 15-5534
SL 2S 5W05
Zoom to


15-2615
15-2615
15-2615
15-2615
15-2615
15-2615
15-2615
15-2615

I-30 X38 Ccr
mile
89
Higley Rd
15-2624

Burmeister Rd
138
Grantsville
Main St
138
151515-333
151515-333

I-80 X88 Col
mile
89
15-416

Application part E of checklist on page 3 of document

PURCHASE CONTRACT FOR WATER

Burmester 1 LLC, a Delaware LLC and/or Assigns ("Buyer") offers to purchase the water shares described below from Mud Flat Ranch, LLC, a Utah limited liability company ("Seller") pursuant to the terms of this Purchase Contract for Water ("Contract" or "Agreement").

EARNEST MONEY RECEIPT

Buyer shall deliver to Eagle Gate Title Company, as Earnest Money, the amount of $10,000 in the form of Check which shall be deposited within three (3) business days of Acceptance of this offer and Contract.

Received by: _____ on _____
(Signature acknowledges receipt of Earnest Money)

Title Company: Eagle Gate Title Company (Jenny Bowen 801-633-0606)

OFFER TO PURCHASE WATER RIGHTS

Buyer desires to purchase from Seller: A water right identified by the State of Utah Engineer's Office as Water Right No. 15-1937 ("Water Right 15-1937" or "Water Right") as identified of record with the Utah Division of Water Rights, together with all applications pertaining thereto.

1.1 Included Items. (specify) The entirety of Water Right 15-1937, quantified by the Interlocutory Decree dated March 5, 2001 ("Interlocutory Decree"), under which the Water Right is currently quantified at 42 acre-feet.

1.2 Water Rights/Water Shares. See attached "Exhibit "A", which includes the Interlocutory Decree, and five page printout of excerpts from the Utah Division of Water Rights records (the "Printout") available at:

https://www.waterrights.utah.gov/asp_apps/wrprint/wrprint.asp?wrnum=15-1937.

2. PURCHASE PRICE The Purchase Price for Water Right 15-1937 is $700,000, or approximately $16,666.66 per acre-foot. The Purchase Price will be paid as follows:

$ 10,000.00	**(a) Earnest Money Deposit. Under certain conditions described in this Contract THIS DEPOSIT MAY BECOME TOTALLY NON-REFUNDABLE.**
$ N/A	**(b) Seller Financing.**
$ 690,000.00	**(c) Balance of Purchase Price in Cash at Settlement.**
$ 700,000.00	**PURCHASE PRICE. Total of lines (a) through (c)**

Seller Initials ASH Date: 9 10 24

Buyer Initials WB GM Date: 9/4/24

3. **SETTLEMENT AND CLOSING.**

(a) Settlement shall take place on the Settlement Deadline referenced in Section 20(c), or on a date upon which Buyer and Seller agree in writing. "Settlement" shall occur only when all of the following have been completed: (a) Buyer and Seller have signed and delivered to each other or to the escrow/closing office all documents required by this Contract, by written escrow instructions or by applicable law; (b) any monies required to be paid by Buyer under these documents have been delivered by Buyer to Seller or to the escrow/closing office in the form of collected or cleared funds. Seller and Buyer shall each pay one-half *(1/2)* of the fee charged by the escrow/closing office for its services in the settlement/closing process. Taxes and assessments for the current year, rents, and interest on assumed obligations shall be prorated at Settlement as set forth in this Section. Prorations set forth in this Section shall be made as of the Settlement Deadline date referenced in Section 20(c), unless otherwise agreed to in writing by the parties. Such writing could include the settlement statement. The transaction will be considered closed when Settlement has been completed.

(b) Except upon mutual agreement, Buyer and Seller agree to close the sale of this Contract in conjunction with the sale of the real property land transaction for Tooele County Parcel Nos.: 05-054-0-0021; 05-054-0-0014; 05-054-0-0028; and 05-054-0-0002, with a total acreage of approximately 232.52 (+/-) (the "Contract for Land"). If for whatever reason Buyer elects not to close on the Contract for Land, Seller shall have the sole right to cancel this Contract for the sale of Water Right 15-1937.

4. **POSSESSION.** Seller shall deliver a Water Right Deed along with the required addenda for the water right in the name specified by Buyer at Closing.

5. **AGENTS/BROKERS.** Buyer and Seller each represent to the other that it has had no dealings with any real estate broker, agent or finder in connection with the negotiation of this Agreement and that they know of no real estate broker, agent or finder who is entitled to a commission or finder's fee in connection with this Agreement. Accordingly, the Seller shall have no liability for any commission agreement signed by Buyer with a third-party. The Buyer shall have no liability for any commission agreement signed by Seller with a third-party.

6. **TITLE INSURANCE.** At Settlement, Buyer may, but is not required to, pay for a title policy insuring Water Right 15-1937 in the amount of the Purchase Price. Accordingly, any title insurance coverage for Water Right 15-1937 shall be at Buyer's sole expense, unless otherwise agreed to by Seller in a separate signed writing. In the event Seller elects not to pay in part or in whole for said title policy insuring Water Right 15-1937, Buyer shall still be obligated to pay for and close on Water Right 15-1937.

7. **SELLER DISCLOSURES.** Seller has previously provided Buyer the following documents which are collectively referred to as the "Seller Disclosures" as identified in Exhibit "A".

8. **BUYER'S RIGHT TO CANCEL BASED ON BUYER'S DUE DILIGENCE. Buyer's obligation to purchase under this Contract (check applicable boxes):**

Seller Initials GSH
Date: 9 10 24

Buyer Initials
Date: 9/4/24

(a) [X] IS [ ] IS NOT conditioned upon Buyer's inspection and approval of the Seller Disclosures included in Exhibit "A";

(b) [ ] IS [X] IS NOT conditioned upon Buyer's approval of a preliminary water title report and quantification;

(c) [ ] IS [X] IS NOT conditioned upon the water shares appraising for not less than the Purchase Price;

If any of items 8(a) through 8(c) are checked in the affirmative, then Sections 8.1, 8.2, 8.3 and 8.4 apply; otherwise, they do not apply. The items checked in the affirmative above are collectively referred to as Buyer's "Due Diligence." Unless otherwise provided in this Contract, Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence.

8.1 Due Diligence Deadline. No later than the Due Diligence Deadline referenced in Section 20(b) Buyer shall: (a) complete all of Buyer's Due Diligence; and (b) determine if the results of Buyer's Due Diligence are acceptable to Buyer.

8.2 Right to Cancel or Object. If Buyer determines that the results of Buyer's Due Diligence are unacceptable, Buyer may, no later than the Due Diligence Deadline, either: (a) cancel this Contract by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer; or (b) provide Seller with written notice of objections.

8.3 Failure to Respond. If by the expiration of the Due Diligence Deadline, Buyer does not: (a) cancel this Contract as provided in Section 8.2; or (b) deliver a written objection to Seller regarding the Buyer's Due Diligence, The Buyer's Due Diligence shall be deemed approved by Buyer; and the contingencies referenced in Sections 8(a) through 8(d), including but not limited to, any financing contingency, shall be deemed waived by Buyer.

8.4 Response by Seller. If Buyer provides written objections to Seller, Buyer and Seller shall have seven (7) calendar days after Seller's receipt of Buyer's objections (the "Response Period") in which to agree in writing upon the manner of resolving Buyer's objections. Except as provided in Section 10, Seller may, but shall not be required to, resolve Buyer's objections. If Buyer and Seller have not agreed in writing upon the manner of resolving Buyer's objections, Buyer may cancel this Contract by providing written notice to Seller no later than three (3) calendar days after expiration of the Response Period; whereupon the Earnest Money Deposit shall be released to Buyer. If this Contract is not canceled by Buyer under this Section 8.4, Buyer's objections shall be deemed waived by Buyer. This waiver shall not affect those items warranted in Section 10.

9. ADDITIONAL TERMS. There [ ] **ARE** [X] **ARE NOT** addenda to this Contract containing additional terms.

10. SELLER WARRANTIES AND REPRESENTATIONS. Seller represents that Seller will at time of Closing have ownership of the Water Right and will convey good and marketable title to Buyer at closing by Water Right Deed along with the required addenda.

Seller Initials GSH
Date: 9 10 24

Buyer Initials MD CLM
Date: 9/4/24

11. CHANGES DURING TRANSACTION. Seller agrees that from the date of Acceptance until the date of Closing, none of the following shall occur without the prior written consent of Buyer: (a) no sale or transfer of any portion of the acre-feet-share may occur; and (b) no further financial encumbrances affecting Water Right 15-1937 may be made unless removed on or before the Closing date.

12. AUTHORITY OF SIGNERS. If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person executing this Contract on its behalf warrants his or her authority to do so and to bind Buyer and Seller.

13. COMPLETE CONTRACT. This Contract together with its addenda, any attached exhibits, and Seller Disclosures, constitutes the entire Contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties. This Contract cannot be changed except by written agreement of the parties.

14. DISPUTE RESOLUTION. The parties agree that any dispute, arising prior to or after Closing, related to this Contract may be at the option of the Parties first be submitted to mediation. If the parties agree to mediation, the dispute shall be submitted to mediation through a mediation provider mutually agreed upon by the parties. Each party agrees to bear its own costs of mediation. If mediation fails, the other procedures and remedies available under this Contract shall apply. Nothing in this Section 14 shall prohibit any party from seeking emergency equitable relief pending mediation.

15. NOTICES. Notice may be given in writing by (a) registered US mail with receipt required, (b) sent by a private mail service company with receipt required, (c) delivered in person by an unrelated party, and (d) provided that the Party giving notice can give evidence that the notice was received and read by the Party receiving notice, by email to the email addresses provided below:

To Seller:

Name: Mud Flat Ranch LLC
c/o Wilford Beesley, Esq.
Wells Fargo Center
299 South Main, Suite 1300
Salt Lake City, Utah 84111
Phone: 801-891-9695
Email: bill@wbeesley.com

To Buyer:

Name: Burmester 1 LLC
Address: 8371 South State St Suite 202
Sandy, UT 84070
Phone: 801-913-5959
Email: charles@zenithpartners.org / matt@zenithpartners.org

Seller Initials 9SH
Date: 9 10 24

Buyer Initials MZ CM
Date: 9/4/24

With a copy to:

Jay L. Springer, Esq.
Smith Hartvigsen, PLLC
257 E. 200 S., Ste. 500
Salt Lake City, UT 84111
(801) 916-1056
jspringer@shutah.law

16. ABROGATION. Except for the provisions of Sections 10, 13, 17, and the terms of the Addendum, if any, and express warranties made in this Contract, the provisions of this Contract may not apply after Closing.

17. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in this Contract. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in this Contract: (a) performance under each Section of this Contract which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (i.e., Acceptance, etc.). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to this Contract, except as otherwise agreed to in writing by such non-party.

18. FAX TRANSMISSION AND COUNTERPARTS. Facsimile (fax) transmission of a signed copy of this Contract, any addenda and counteroffers, and the retransmission of any signed fax shall be the same as delivery of an original. This Contract and any addenda and counteroffers may be executed in counterparts.

19. ACCEPTANCE. "Acceptance" occurs when Seller or Buyer, responding to an offer or counteroffer of the other: (a) signs the offer or counteroffer where noted to indicate acceptance; and (b) communicates to the other party or to the other party's agent that the offer or counteroffer has been signed as required.

20. CONTRACT DEADLINES. Buyer and Seller agree that the following deadlines shall apply to this Contract:

(a)	**Seller Disclosure Deadline:**	30-Days from complete execution of Agreement
(b)	**Due Diligence Deadline:**	120-Days from complete execution of Agreement
(c)	**Settlement Deadline:**	Not to exceed 180-days from the complete execution of this Agreement

21. DEFAULT. In the event of default by either Party after the complete execution of this Agreement, the only recourse Seller shall have against the Buyer is to the Buyer's earnest money deposit. The only recourse Buyer shall have against Seller is either (a) to bring an action for

Specific Performance to force completion of the sale contemplated herein, or (b) for Buyer to receive the return of any money deposited in escrow or paid to Seller as a deposit. Except in the case that the Buyer brings suit for specific performance, the Buyer shall have no right to encumber the title of the subject property during the time any dispute is unresolved between Buyer and Seller. In the event suit is brought to enforce this Agreement, the prevailing party shall not be entitled to be reimbursed by the defaulting party for legal expense, any other economic loss, including benefits of the bargain, attorneys' fees, or court costs.

Both Parties shall be entitled to a default cure period, and if the conditions of this paragraph are met, then this Agreement shall remain in full force and effect. Conditions of Cure: Both Parties agree that if either Buyer and Seller believes that the other party is in default of the terms of this Agreement, then notice must be given by the "Party Claiming a Default" (Party Number One) to the "Party that is alleged to be in default" (Party Number Two) explaining the claimed default, with notice also going to the escrow agent. Party Number Two, after receiving notice, shall have ten (10) business-days to cure the alleged default. If Party Number Two cures the alleged default within that time period, then this Agreement will remain in full force according to its original terms. The time taken to "notice defaults" or to "cure defaults" shall not extend any time periods for inspection or Due Diligence established above.

22. NOTICES TO ESCROW. Both Parties agree in Good Faith to give a copy of any and all notices delivered in regard to the terms of this Agreement to the Escrow Agent, however the absence of such notice will not void any terms of this Agreement, or the provisions for notice herein.

23. FURTHER ASSURANCES. Each party shall execute and deliver such additional documents and take such further actions as may reasonably be necessary to effectuate the transactions contemplated by this Agreement, including such documentation and filing as may be required by the Utah Division of Water Rights. Seller agrees to cooperate with Buyer, but only to the extent it is reasonably able, related to locating the points of diversion (if needed) for Water Right 15-1937, which points of diversion are shown on the Printout attached in Exhibit A.

24. OFFER AND TIME FOR ACCEPTANCE. Buyer offers to purchase the water shares on the above terms and conditions. If Seller does not accept this offer by 5:00 **[ ] AM [x] PM** Mountain Time on September 10, 2024, this offer shall lapse; and the Brokerage shall return the Earnest Money Deposit to Buyer.

[signature page follows]

Seller Initials GSH
Date: 9 10 24

Buyer Initials
Date: 9/11/24

OFFER

Dated: 9-4-24

Burmester 1 LLC and/or Assigns, by Charles W. Akerlow

Dated 9/4/2024

Burmester 1 LLC and/or Assigns, by Matt Smock

The later of the above Offer Dates shall be referred to as the "Offer Reference Date"

Burmester 1 LLC and/or Assigns 8371 South State St, Suite 202 Sandy, UT 84117 - Tel: 801-913-5959

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[X] **ACCEPTANCE OF OFFER TO PURCHASE:** Seller Accepts the foregoing offer on the terms and conditions specified above.

[ ] **COUNTEROFFER:** Seller presents for Buyer's Acceptance the terms of Buyer's offer subject to the exceptions or modifications as specified in the attached ADDENDUM NO. __.

Dated: 9-10-24

Mud Flat Ranch, LLC, by Arthur Higley

[ ] **REJECTION:** Seller rejects the foregoing offer.

Dated: _____

Mud Flat Ranch, LLC, by Arthur Higley

Mud Flat Ranch, LLC, c/o Wilford Beesley, Wells Fargo Center, 299 South Main, Suite 1300, Salt Lake City, Utah 84111, Tel: 801-891-9695

EXHIBIT A

(Seller Disclosures, Previously Disclosed)

1. Interlocutory Decree; and

2. Printout of the Division of Water Rights Application/Claim Number for WR 15-1937 (the "Printout").

Seller Initials 9SA
Date: 9 10 24

Buyer Initials
Date: 9/4/24

WUC: 15-1937 NAME: Higley, Arthur S. INT: 100% FLOW: 3.6 cfs

TYPE OF RIGHT: U22715 PRIORITY: 03/22/1935 SOURCE: Underground Water Wells MAP: 16d

POINTS OF DIVERSION (UGW):
(1) N 30 ft. W 25 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(2) N 25 ft. W 428 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(3) N 40 ft. W 1800 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(4) N 25 ft. W 60 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(5) N 30 ft. W 520 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(6) N 30 ft. W 620 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(7) N 30 ft. W 780 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(8) N 20 ft. W 1100 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(9) N 70 ft. W 1300 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(10)N 90 ft. W 1400 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(11)N 20 ft. W 255 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(12)N 40 ft. W 1220 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(13)N 40 ft. W 1270 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM
(14)N 60 ft. W 60 ft. from SE Cor, Sec 6, T 2S, R 5W, SLBM

Group No. 1
CLAIMS USED FOR PURPOSE DESCRIBED: 333,407,411,538,1937

###IRRIGATION	NORTH EAST QUARTER				NORTH WEST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER				Section
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
Sec 5 T 2S R 5W SLBM										:22.00:							22.00
Sec 6 T 2S R 5W SLBM				:21.20*								*29.00:					50.20

or a Total of 72.20 acres. PERIOD OF USE: 04/01 TO 10/31

Diversion any, each, or all claims; total yearly diversion under all claims mentioned 288.80 acre-feet.

Group No. 2
CLAIMS USED FOR PURPOSE DESCRIBED: 333,407,411,538,1937,1939

###IRRIGATION	NORTH EAST QUARTER				NORTH WEST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER				Section
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
Sec 5 T 2S R 5W SLBM											:29.70:						29.70
Sec 6 T 2S R 5W SLBM															: 8.30:39.60*		47.90

or a Total of 77.60 acres. PERIOD OF USE: 04/01 TO 10/31

Diversion any, each, or all claims; total yearly diversion under all claims mentioned 310.40 acre-feet. reduced by 75 acres (sec 15-4031)

Group No. 3
CLAIMS USED FOR PURPOSE DESCRIBED: 1937

###STOCKWATERING: 100 Equivalent Livestock Units PERIOD OF USE: 01/01 TO 12/31

Annual water allowed 2.80 acre-feet.

This Right has a total irrigated acreage for all claims of 149.80 acres.

unit 1118 9/10/24

9-10-24

1 NOVEMBER 1985

WUC: 15-1937 NAME: Higley, Arthur S. INT: 100% FLOW: 3.6 cfs

TYPE OF RIGHT: U22715 PRIORITY: 03/22/1935 SOURCE: Underground Water Wells MAP: 16d

POINTS OF DIVERSION (UGW):

(1)	N	30 ft.	W	25 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(2)	N	25 ft.	W	428 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(3)	N	40 ft.	W	1800 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(4)	N	25 ft.	W	60 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(5)	N	30 ft.	W	520 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(6)	N	30 ft.	W	620 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(7)	N	30 ft.	W	780 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(8)	N	20 ft.	W	1100 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(9)	N	70 ft.	W	1300 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(10)	N	90 ft.	W	1400 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(11)	N	20 ft.	W	255 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(12)	N	40 ft.	W	1220 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(13)	N	40 ft.	W	1270 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM
(14)	N	60 ft.	W	60 ft.	from	SE	Cor, Sec	6, T 2S, R 5W, SLBM

Group No. 1
CLAIMS USED FOR PURPOSE DESCRIBED: 333,407,411,538,1937

###IRRIGATION	NORTH EAST QUARTER				NORTH WEST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER				Section Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
Sec 5 T 2S R 5W SLBM										22.00			29.00				22.00
Sec 6 T 2S R 5W SLBM				21.20													50.20

PERIOD OF USE: 04/01 TO 10/31

or a Total of 72.20 acres.

Diversion any, each, or all claims; total yearly diversion under all claims mentioned 288.80 acre-feet.

Group No. 2
CLAIMS USED FOR PURPOSE DESCRIBED: 333,407,411,538,1937,1939

###IRRIGATION	NORTH EAST QUARTER				NORTH WEST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER				Section Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
Sec 5 T 2S R 5W SLBM											29.70						29.70
Sec 6 T 2S R 5W SLBM															8.30	39.60	47.90

PERIOD OF USE: 04/01 TO 10/31

or a Total of 77.60 acres.

Diversion any, each, or all claims; total yearly diversion under all claims mentioned 310.40 acre-feet.

reduced by 75 acres (see 15-4031)

Group No. 3
CLAIMS USED FOR PURPOSE DESCRIBED: 1937

PERIOD OF USE: 01/01 TO 12/31

###STOCKWATERING: 100 Equivalent Livestock Units

Annual water allowed 2.80 acre-feet.

This Right has a total irrigated acreage for all claims of 149.80 acres.

MWS 9/10/24

9 1 0 2 4

UTAH Division of Water Rights

Water Right Details

Open Classic View

Water Right: 15-1937 Display/Refresh

Run Date: 9/5/2024 2:39:29 PM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-1937 Application/Claim Number: U22715 Certificate Number:

Home Display
Scanned Documents
Print

View Map

Owners

Name: Mud Flat Ranch, LLC
Address: 487 East 2400 South
Salt Lake City, UT 84115

Interest:

Remarks:

General

Type of Right: Adjudication Decree Source of Info.: Proposed Determination **Status:**

Quantity of Water: 3.6 CFS OR 42 ACFT

Source: Underground Water Wells
County: Tooele
Common Description:

Proposed Determin. Book: 15-2 Map: 16d Publication Date: 11/01/1985

Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed: 05/05/1975
Priority: 03/22/1935 Decree/Class:

Advertising:
Protest End Date: Protested: Not Protested Hearing Held:

Approval:
State Engineer Action: Action Date:

Certification:
Proof Due Date:
Certificate/WUC Date: Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion View Map

Points of Diversion - Underground

(1) N 25 feet W 60 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377520.08, 4502662.356 (NAD83)

(2) N 60 feet W 60 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 6 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377520.08, 4502673.024 (NAD83)

(3) N 30 feet W 25 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 2 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377530.748, 4502663.88 (NAD83)

(4) N 20 feet W 255 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 4 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377460.644, 4502660.832 (NAD83)

(5) N 25 feet W 428 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 2 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377407.914, 4502662.356 (NAD83)

(6) N 30 feet W 520 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377379.872, 4502663.88 (NAD83)

(7) N 30 feet W 620 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377349.392, 4502663.88 (NAD83)

(8) N 30 feet W 780 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377300.624, 4502663.88 (NAD83)

71 of 270

ASH 9/10/24
9/10/24

(9) N 20 feet W 1100 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377203.088, 4502660.832 (NAD83)

(10) N 40 feet W 1220 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 4 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377166.512, 4502666.928 (NAD83)

(11) N 40 feet W 1270 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 4 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377151.272, 4502666.928 (NAD83)

(12) N 70 feet W 1300 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377142.128, 4502676.072 (NAD83)

(13) N 90 feet W 1400 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 3 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 377111.648, 4502682.168 (NAD83)

(14) N 40 feet W 1800 feet from SE corner, Sec 6 T 2S R 5W SLBM
Diameter of Well: 2 inches Depth: to feet Year Drilled: Well Log: Well Logs in Sect
Elevation: UTM: 376989.728, 4502666.928 (NAD83)

Stream Alteration Required: No

Water Uses View Map View Use Data

Water Use Group Number: 10771
Water Rights Appurtenant to the following use(s): 15-333(ADEC), 15-407(ADEC), 15-411(ADEC), 15-538(ADEC), 15-1937(ADEC), 15-4031(UGWC), 15-4563(ADEC), 15-4599(ADEC), 15-5310(CERT).

Irrigation-Beneficial Use Amount: 9.8 acres Group Total: 355.36 Prd of Use: 04/01-10/31

Place of Use (which includes all or part of the following legal subdivisions):

	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 8 T 2S R 5W SLBM					38.6	9.5	36.3		39.3	39.5	38.1	39.1					240.4
Sec 17 T 2S R 5W SLBM	39.6	37	38.36														114.96
																Group Acreage Total:	355.36

Water Use Group Number: 10772
Water Rights Appurtenant to the following use(s): 15-407(ADEC), 15-538(ADEC), 15-1937(ADEC), 15-4563(ADEC), 15-4611(ADEC), 15-5072(ADEC), 15-5763(ADEC).

Irrigation-Beneficial Use Amount: 7.2 acres Group Total: 72.2 Prd of Use: 04/01-10/31

Place of Use (which includes all or part of the following legal subdivisions):

	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 5 T 2S R 5W SLBM									22								22
Sec 6 T 2S R 5W SLBM								21.2						29			50.2
																Group Acreage Total:	72.2

Water Use Group Number: 624242
Water Rights Appurtenant to the following use(s): 15-1937(ADEC).

Stock Water-Beneficial Use Amount: 100 ELUs Group Total: 100 Prd of Use: 01/01-12/31

Water Use Group Number: 638608
Water Rights Appurtenant to the following use(s): 15-407(ADEC), 15-538(ADEC), 15-1937(ADEC), 15-1939(ADEC), 15-4001(UGWC), 15-4031(UGWC), 15-4299(UGWC), 15-4683(ADEC), 15-5232(ADEC).

Irrigation-Beneficial Use Amount: 9.8 acres Group Total: 127.8 Prd of Use: 04/01-10/31
Comments: This is the group that used to be 77.6 acres, per the proposed determination. Reductions to the group total have been made as changes on segregated portions have been certificated.

Place of Use (which includes all or part of the following legal subdivisions):

	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 5 T 2S R 5W SLBM											29.7						29.7
Sec 6 T 2S R 5W SLBM															8.3	39.6	47.9
																Group Acreage Total:	77.6

Place of Use Stock

	North West Quarter				North East Quarter				South West Quarter				South East Quarter			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 5 T 2S R 5W SLBM									X		X					
Sec 6 T 2S R 5W SLBM								X						X	X	X

Use Totals - for 4 groups

Use Type	Sole Supply Total	Group Total
Irrigation:	26.8 acres	555.36 acres
Stock Water:	100 ELUs	100 ELUs

CWA MES 9/10/24

9/10/24

Other Comments

This right had a sole supply of 149.8 acres as determined by Stipulation dated August 10, 2000 (filed in district court October 24, 2000, and decreed by interlocutory decree 3/5/2001 - see adjudication files).
After the Stipulation, which affected 15-1937 and had no effect on 15-1939, water rights 15-1937 and 15-1939 were authorized for irrigation sole supplies of 149.8 acres and 65.0 acres respectively, and their collective place of use was on two groups whose known place of use totaled 149.8 acres (a group of 77.6 acres and a group of 72.2 acres). The sole supply exceeding the group place of use total has apparently been allocated to group 638608. Subsequent deeds, segregations, changes, and certificates on segregated changed portions have reduced the sole supply of this right and the total irrigated acreage in Water Use Group 638608.

Segregation History

This Right was Segregated from: - , with Appl.#:, Approval Date: / / under which Proof is to be submitted.

This Right as originally filed:

Flow In CFS	AND/ OR/ BLANK	Quantity In Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
3.6	OR	602.0	149.8	100.0					

See Stipulation signed Aug 10, 2000 for sole supply of 149.80 ac
The following Water Rights have been Segregated from 15-1937:

(1) WrNum: 15-3930
ApplNum: U22715
Name: Higley, Arthur S.
Filed: 01/26/1998
Comment: Change a21848 withdrawn; affidavit from applicant to revert right to parent.

(2) WrNum: 15-3931
ApplNum: U22715
Name: Higley, Arthur S.
Filed: 01/26/1998
Comment: Change a21848 withdrawn; affidavit from applicant to revert to parent

(3) WrNum: 15-4031
ApplNum: U22715
Name: Arthus S. Higley, Nuco Inc and City of Tooele
Filed: 10/01/1998
Comment: see change a22602

			[300]	[75]						

(4) WrNum: 15-4563
ApplNum: U22715
Name: Higley, Arthur S.
Filed: 10/11/2005
Comment: Change to be filed for use in Stansbury Park

			[130]	[32.5]						

(5) WrNum: 15-4611
ApplNum: U22715
Name: Harper, Paula and Rulan
Filed: 04/05/2006
Comment: Change to be filed

			[80]	[20]						

(6) WrNum: 15-5072
ApplNum: U22715
Name: Grantsville City
Filed: 02/24/2009
Comment:

			[50]	[12.5]						

This Right as currently calculated:

Flow In CFS		Quantity In Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
3.6		42.0	9.8	100.0					

CWA WRS 9/10/24

9 5 16
9 10 24

UTAH Division of Water Rights

View New Water Right Webpage Design

Select Related Information

(WARNING: Water Rights makes NO claims as to the accuracy of this data.) RUN DATE: 09/05/2024

WATER RIGHT: **15-1937** APPLICATION/CLAIM NO.: **U22715** CERT. NO.:

OWNERSHIP

NAME: Mud Flat Ranch, LLC
ADDR: 487 East 2400 South
Salt Lake City, UT 84115

DATES, ETC.

LAND OWNED BY APPLICANT? Yes COUNTY TAX ID#:

FILED: 05/05/1975	PRIORITY: 03/22/1935	PUB BEGAN:	PUB ENDED:	NEWSPAPER:	
ProtestEnd:	PROTESTED: [No]	HEARNG HLD:	SE ACTION: [ ]	ActionDate:	PROOF DUE:
EXTENSION:	ELEC/PROOF:[ ]	ELEC/PROOF:	CERT/WUC:	LAP, ETC:	LAPS LETTER:
RUSH LETTR:	RENOVATE:	RECON REQ:	TYPE: [ ]		
PD BOOK: [15-2]	MAP: [16d]	PUB DATE: 11/01/1985			

*TYPE -- DOCUMENT -- STATUS

Type of Right: BAD TYPE OF RIGHT Source of Info: Proposed Determination **Status:**

LOCATION OF WATER RIGHT***(Points of Diversion: Click on Location to access PLAT Program.)********MAP VIEW **********

FLOW: 3.6 cfs OR 42.0 acre-feet
SOURCE: Underground Water Wells
COUNTY: Tooele COMMON DESCRIPTION:

POINT OF DIVERSION -- UNDERGROUND: (Click Well ID# link for more well data.)

(1) N 20 ft W 255 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 4 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(2) N 20 ft W 1100 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(3) N 25 ft W 60 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(4) N 25 ft W 428 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 2 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(5) N 30 ft W 25 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 2 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(6) N 30 ft W 520 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(7) N 30 ft W 620 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(8) N 30 ft W 780 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(9) N 40 ft W 1220 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 4 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(10) N 40 ft W 1270 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 4 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(11) N 40 ft W 1800 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 2 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(12) N 60 ft W 60 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 6 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(13) N 70 ft W 1300 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:
(14) N 90 ft W 1400 ft from SE cor, Sec 06, T 2S, R 5W, SLBM
DIAMETER OF WELL: 3 ins. DEPTH: to ft. YEAR DRILLED: WELL LOG? No WELL ID#:

USES OF WATER RIGHT******** *ELU -- Equivalent Livestock Unit (cow, horse, etc.)* ******** *EDU -- Equivalent Domestic Unit or 1 Family*
(The Beneficial Use Amount is the quantity of Use that this Water Right contributes to the Group Total.)

WATER USE GROUP NO.: 10771. Water Rights Appurtenant to the following use(s):
15-333(ADEC),407(ADEC),411(ADEC),538(ADEC),**1937(ADEC)**
4031(LGWC),4563(ADEC),4599(ADEC),5310(CERT)

IRRIGATION: Beneficial Use Amt: 9.8 acres of the Group Total of 355.36 PERIOD OF USE: 04/01 TO 10/31

###PLACE OF USE:	NORTH WEST QUARTER				NORTH EAST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 08 T 2S R 5W SLBM					38.6000	9.5000	36.3000		39.3000	39.5000	38.1000	39.1000				
Sec 17 T 2S R 5W SLBM	39.6000	37.0000	38.3600													

GROUP ACREAGE TOTAL:

WATER USE GROUP NO.: 10772. Water Rights Appurtenant to the following use(s):
15-407(ADEC),538(ADEC),**1937(ADEC)**,4563(ADEC),4611(ADEC)
5072(ADEC),5763(ADEC)

IRRIGATION: Beneficial Use Amt: 7.2 acres of the Group Total of 72.2 PERIOD OF USE: 04/01 TO 10/31

###PLACE OF USE:	NORTH WEST QUARTER				NORTH EAST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 05 T 2S R 5W SLBM									22.0000							
Sec 06 T 2S R 5W SLBM								21.2000						29.0000		

GROUP ACREAGE TOTAL:

GSH 9/10/24

WATER USE GROUP NO.: 624242.
15-1937(ADEC)

STOCKWATER: 100.0000 Stock Units — PERIOD OF USE: 01/01 TO 12/31

WATER USE GROUP NO.: 638608. Water Rights Appurtenant to the following use(s):
15-407(ADEC),538(ADEC),**1937(ADEC)**,1939(ADEC),4001(UGWC)
4031(UGWC),4299(UGWC),4683(ADEC),5232(ADEC)

IRRIGATION: Beneficial Use Amt: 9.8 acres of the Group Total of 127.8 — PERIOD OF USE: 04/01 TO 10/31
This is the group that used to be 77.6 acres, per the proposed determination. Reductions to the group total have been made as changes on segregated portions have been certificated.

###PLACE OF USE:	NORTH WEST QUARTER				NORTH EAST QUARTER				SOUTH WEST QUARTER				SOUTH EAST QUARTER			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 05 T 2S R 5W SLBM											29.7000					
Sec 06 T 2S R 5W SLBM															8.3000	39.6000

GROUP ACREAGE TOTAL:

This Right (15-1937) has an evaluated sole-supply total for irrigation of 26.8000 acres.

This Right (15-1937) is a member of 4 supplemental water right groups with irrigated acreage totaling 555.3600 acres.

PLACE OF USE for STOCKWATERING

	NORTH-WEST¼				NORTH-EAST¼				SOUTH-WEST¼				SOUTH-EAST¼			
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE
Sec 05 T 2S R 5W SLBM									X:		X:					
Sec 06 T 2S R 5W SLBM								X*						X:	X:	X*

OTHER COMMENTS

COMMENTS NO LONGER DISPLAYED HERE!!!
GO TO NEW INTERFACE

SEGREGATION HISTORY

This Right was Segregated from , with Appl#: , Approval Date: / / under which Proof is to be submitted.
This Right as originally filed:

FLOW IN CFS	QUANTITY IN ACRE-FEET		IRRIGATED ACREAGE	STOCK (ELUs)	DOMESTIC (FAMILIES)	MUNICIPAL	MINING ACRE-FEET	POWER	OTHER
3.6	OR	602.0	149.8	100.0					

See Stipulation signed Aug 10, 2000 for sole supply of 149.80 ac

The following Water Rights have been Segregated from 15-1937:

(1) WRNUM: 15-3930
APPL#: U22715
NAME: Higley, Arthur S.
FILED: 01/26/1998
Change a21848 withdrawn; affidavit from applicant to revert right to parent.

(2) WRNUM: 15-3931
APPL#: U22715
NAME: Higley, Arthur S.
FILED: 01/26/1998
Change a21848 withdrawn; affidavit from applicant to revert to parent

(3) WRNUM: 15-4031 [300.0] [75.0]
APPL#: U22715
NAME: Arthus S. Higley, Nuco Inc and City of Tooele
FILED: 10/01/1998
see change a22602

(4) WRNUM: 15-4563 [130.0] [32.5]
APPL#: U22715
NAME: Higley, Arthur S.
FILED: 10/11/2005
Change to be filed for use in Stansbury Park

(5) WRNUM: 15-4611 [80.0] [20.0]
APPL#: U22715
NAME: Harper, Paula and Rulan
FILED: 04/05/2006
Change to be filed

(6) WRNUM: 15-5072 [50.0] [12.5]
APPL#: U22715
NAME: Grantsville City
FILED: 02/24/2009

	CFS	ACRE-FEET	IRRIGATED ACREAGE	STOCK (ELUs)	DOMESTIC (FAMILIES)	MUNICIPAL	MINING ACRE-FEET	POWER	OTHER
15-1937 currently has:	3.6	42.0	9.8	100.0					

END OF DATA

CWA 9/10/24

9 S/L

9 10 24

9/10/24

9 5 24
9 10 24

TOOELE COUNTY HEALTH DEPARTMENT

151 N. Main Street, Suite 140
Tooele, UT 84074
Phone (435) 277-2440 • Fax (435) 277-2444
www.tooelehealth.org

Application part F of checklist on page 3 of document

SUBDIVISION FEASIBILITY REVIEW APPLICATION

Subdivision Name Sun Stone IFD

Developer Name Sun Stone IFD

Developer Address 8371 S. State Street Ste. 202

Telephone Number 801-913-5959 Fax Number NA

Site Location Grantsville, Utah

Number of Lots 1

A. WATER

[X] Existing, approved community system

[ ] New, community system

[ ] Individual water system

Public Water System No. 23096
(Currently Drilling Water Well and will be constructing Water Storage Tank, RO Treatment, and Booster Pump Station)

Permitted through Utah Division of Drinking Water

B. WASTEWATER

[ ] Existing, approved community system

[ ] New, community system

[X] Onsite wastewater systems

Large Underground Wastewater Disposal System (LUWDS)
Construction Permit No. DWQ 2025-004013

C. FEE

[1] $25.00 / lot = $25.00

Permitted through Utah Division of Water Quality

For Office Use Only

Date Received _____ Fee Paid _____ Receipt # _____

Feasibility Letter Sent _____
(Date)

Final Plat Signed _____ Signed by _____
(Date)

TOOELE COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH
SUBDIVISION FEASIBILITY CHECKLIST

These requirements are subject to change. The subdivision feasibility review process does not begin until <u>ALL</u> applicable information and fees are submitted.

x 1. $25.00 per lot if they have septic system and/or a well/spring. Water Well being drilled to Supply Public Water System

x 2. COMMUNITY SYSTEM Large Underground Wastewater Disposal System (LUWDS) Construction Permit No. DWQ 2025-004013

NA A. If wastewater is to be provided from an existing public wastewater system, a letter must be furnished by those responsible for the system stating that the development can be served adequately.

N/A 3. INDIVIDUAL WASTEWATER DISPOSAL - SOIL INFORMATION

Large Underground Wastewater Disposal System (LUWDS) permitted through the State Division of Water Quality (DWQ), Construction Permit No. DWQ 2025-004013, Taylor Palmer with TCHD copied on construction permit email from Cambria Linville with DWQ on May 21, 2025

N/A A. Subdivision Plat and maps, including ground surface contours, as specified in UAC R317-4-3.3.

N/A B. A narrative feasibility report addressing the short and long range water supply and wastewater disposal facilities proposed to serve the development.

N/A C. Name and location of proposed plat.

N/A D. Name and address of the developer of the proposed project and the engineer or individual submitting the report.

N/A E. Statement of intended use of proposed plat (residential single family, multiple dwellings, commercial, etc.).

N/A F. Proposed street and lot layout, size and dimension of each lot and the location of all water lines and easements.

N/A G. Location, type and depth of all existing or proposed non-public water supply sources within 1500 feet of development.

N/A H. The location of all rivers, streams, washes, lakes, etc. within or adjacent to the development.

N/A I. Surface drainage systems shall be included on the plan, as naturally occurring, and as altered by roadways or any drainage, grading or improvement, installed or proposed by the developer. Details shall also be provided for the final disposal of surface runoff from the property.

N/A J. If any part of the subdivision lies within or abuts a flood plain area, it shall be clearly marked on the plat.

N/A K. A report by an engineer, geologist, or other person qualified by training and experience to prepare such reports must be submitted to show a comprehensive log of soil conditions for each lot proposed for an onsite wastewater system.

N/A I. A sufficient number of soil exploration pits shall be dug on the property to provide an accurate description of subsurface soil conditions. Soil description shall conform with the United States Department of Agriculture soil classification system. Soil exploration pits shall be of sufficient size to permit visual inspection, and to a minimum depth of ten feet, and at least four feet below the bottom of proposed absorption systems. One end of each pit should be sloped gently to permit easy entry if necessary. Deeper soil exploration pits are required if deep absorption systems, such as deep wall trenches or seepage pits, are proposed.

N/A II. For each soil exploration pit, a log of the subsurface formations encountered must be submitted for review which describes the texture, structure, and depth of each soil type, the depth of the ground water table if encountered, and any indications of the maximum ground water table.

N/A III. Soil exploration pits and percolation tests shall be made at the rate of at least one test per lot. Percolation tests shall be conducted in accordance with R317-4-5. If soil conditions and surface topography indicate, a greater number of soil exploration pits or percolation tests may be required by the Tooele County Health Department. Whenever available, information from published soil studies of the area of the proposed subdivision shall be submitted for review. Soil exploration pits and percolation tests must be conducted as closely as possible to the absorption system sites on the lots or parcels. The Tooele County Health Department shall have the option of inspecting the open soil exploration pits and monitoring the percolation test procedure. Complete results shall be submitted for review, including all unacceptable test results. Absorption systems are not permitted in areas where the requirements of R31-4-5 cannot be met or where the percolation rate is slower than 60 minutes per inch or faster than one minute per inch. Where soil and other site conditions are clearly unsuitable, there is no need for conducting soil exploration pits or percolation tests.

N/A L. The location of all soil exploration pits and percolation test holes shall be clearly identified on the subdivision final plat and identified by a key number or letter designation. The results of such soil tests, including stratified depths of soils and final percolation rates for each lot shall be recorded on or with the final plat. All soil tests shall be conducted at the owner's expense.

X 4. WATER SUPPLY INFORMATION

Tooele Valley Public Infrastructure District, Public Water System No. 23096
Permitting through Utah Division of Drinking Water with TCHD copied on pertinent information

N/A A. Statement must be provided indicating how individual homeowners will obtain water for household and related uses.

X B. If water is to be provided from an existing public water system, a letter must be furnished by those responsible for the system stating that the development can be served adequately.

N/A C. If a new public water system is proposed, a letter of feasibility must be issued by the Utah State Department of Environmental Quality, Division of Drinking Water.

Existing Public Water System No. 23096

N/A D. If a non-public water system will serve the development, the Tooele County Health Department Rules for Non-Public Water Systems (1-14 Connections) must be followed. Information that must be submitted includes:

N/A I. If individual wells are proposed, then wells need to be developed on 10% of the proposed lots as described in Section 5.2(b).

N/A II. Evidence of sufficient water rights, as issued by the Utah Division of Water Rights

N/A III. Well drillers' log if well is source of water, Section 6.1(c).

N/A IV. Satisfactory bacteriological and chemical quality analysis as specified in Section 6.1(a)(b) of the Tooele County Health Department rules.

N/A V. Documentation of adequate protection area surrounding all water sources, as specified in Section 8 of Tooele County Health Department rules.

N/A VI. For developments with 5-14 connections plan approval, as specified in Section 11.6 of the Tooele County Health Department rules, is required prior to construction.

N/A E. If individual water wells are anticipated as sources of supply for each lot, a statement from the Utah Division of Water Rights must be submitted indicating feasibility of obtaining groundwater suitable in quantity and quality throughout the subdivision area.

X F. Where required, fire flows shall be included with plan submittal. Fire flows must be included in storage capacity, and shall be included in sizing the distribution lines for peak flows. Fire flow is 2,500 gpm for 4 hours and this fire storage is accounted for in the water storage tank.

After review of all information, plans, and proposals, the Tooele County Health Department will send a letter to the individual who submitted the feasibility report stating the results of the review or the need for additional information. An affirmative statement of feasibility does not imply that it will be possible to install onsite wastewater systems on all of the proposed lots, but shall mean that such onsite wastewater systems may be installed on the majority of the proposed lots in accordance with minimum State requirements and any conditions that may be imposed.

Please make sure all information is submitted in a neat, concise package. Feasibility reports lacking appropriate items will be returned. We will not be responsible for storing partially completed packages for individuals. Tooele County Health Department Standards and Regulations for Individual Water Systems.

Application part G of checklist on page 3 of document

Recorder

Approval of Annexation or Subdivision Name

Description:
Any granted name approval will be void if an active application has not been submitted to our office within 6 months from the date the name was approved.

Created by: Maren Sandoval
Created on: November 19, 2025
Status: Closed
Case ID: wn988dvi

Submit Request

Completed by Maren Sandoval on November 19, 2025 at 12:39 PM PST

Project Municipality:	Tooele County
Developer/Point of Contact Information:	Maren Sandoval 169 Main Street, Tooele, UT 84074 msandoval@ensignutah.com 4358411153
Proposed Subdivision Name (Must include project type in name Ex: Subdivision, PUD, Condominiums, Annexation, PID) *e.g. "Sweeping Pines Subdivision" or "Park Place Condominium"*	GSL Industrial & Sun Stone IFD Interstate Business Park Subdivision

Pending Review

Completed by Rylisha Ulin on November 21, 2025 at 02:08 PM PST

Pending Review	Yes

Application part I of checklist on page 3 of document

North Tooele Fire District
179 Country Club Drive
Stansbury Park, Utah 84074
435-882-6730 (Office)
435-882-8778 (FAX)

Date: January 10, 2026

RE: Fire Protection "Will Serve" Letter

To Whom It May Concern:
This letter serves as official confirmation that the North Tooele Fire District will provide fire protection services for the proposed development for:
Parcel Number: 05-054-0-0047
Parcel Number: 05-054-0-0046

This proposed subdivision site lies within the legally established geographical boundaries of the North Tooele Fire District.
Provision of these services is contingent upon the subdivision development strictly adhering to all applicable laws, guidelines, and standards, including but not limited to:

- International Fire Code (2021), including Appendices B, C, and D.
- 2006 Utah Wildland Urban Interface (WUI) Code.
- Tooele County codes, resolutions, and ordinances.
- All other applicable local and state codes.

Respectfully,

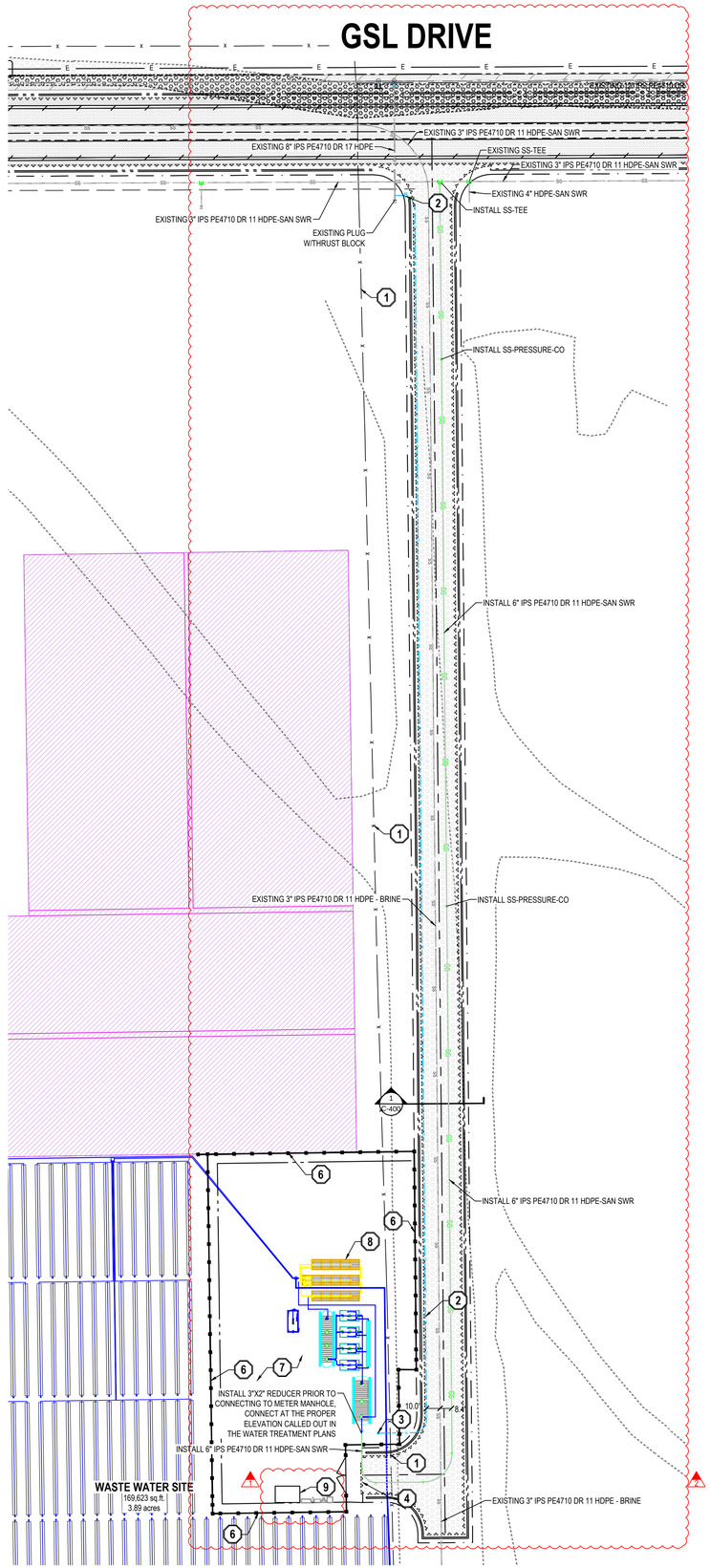
Jack “Buck” Peck
Fire Marshal
North Tooele Fire District
Cell: 801-633-0704

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

BENCHMARK ELEVATION = SOUTH QUARTER CORNER SECTION 5, TOWNSHIP 2 SOUTH RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN TOOELE COUNTY SURVEYOR MONUMENT (DATED 1922)
ELEV = 4224.13'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
2. INSTALL 2" HDPE SDR 9 CULINARY WATER SERVICE LATERAL AND 1" METER SET PER APWA STANDARD PLAN NO. 521. INSTALL METER IN CONCRETE TRAFFIC RATED VAULT. INSTALL PVC CASING TWICE THE SIZE OF THE LATERAL AND 10 FEET TO EACH SIDE OF THE CROSSING WHERE IT DOES NOT HAVE MIN 18" OF SEPARATION ABOVE OR BELOW SEWER LINE.
3. INSTALL FROST PROOF YARD HYDRANT PER MANUFACTURE RECOMMENDATIONS.
4. INSTALL 26-FT WIDE 8-FT TALL WROUGHT-IRON SWING GATE PER DETAIL 8/C-400.
5. PROPERTY LINE.
6. INSTALL 8-FT PRE-CAST CONCRETE WALL AROUND PERIMETER OF SITE PER DETAIL 7/C-400.
7. GRAVEL SECTION PER DETAIL 6/C-400.
8. REFER TO WASTEWATER TREATMENT DRAWINGS FOR ADDITIONAL INFORMATION.
9. 12-FOOT X 18-FOOT GENERATOR PAD AND ELECTRICAL IMPROVEMENTS. SEE STRUCTURAL AND ELECTRICAL PLANS.

Application parts K & L of checklist on page 3 of document

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORZ: 1 inch = 50 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE VALLEY PUBLIC INFRASTRUCTURE
8371 S STATE STREET, UNIT 202
SANDY, UTAH, 84070

CONTACT:
CHARLES W AKERLOW
PHONE: 801.428.3755

TOOELE VALLEY PUBLIC INFRASTRUCTURE DISTRICT
WASTEWATER TREATMENT IMPROVEMENTS PROJECT

SUNSTONE DRIVE
TOOELE COUNTY, UTAH

PROFESSIONAL ENGINEER 7885569-2202 ROBERT J. ROUSSELLE Exp 3/31/2026 12/05/2025 STATE OF UTAH

2025-04-18 PERMIT SET

NO.	DATE	REVISION
1	2025-09-22	GENERATOR & ELEC.
2	2025-12-08	NEW ROAD LAYOUT

SITE AND UTILITY PLAN

PROJECT NUMBER	PRINT DATE
10438A	2025-12-08
PROJECT MANAGER	DESIGNED BY
R. ROUSSELLE	C. CARPENTER

C-100

NOTICE OF PUBLIC HEARING

- **SUBJECT:** ADU 2025-128
- **PROJECT SUMMARY:** Conditional Use Permit Accessory Dwelling Unit (detached).
- **PARCEL(S):** 21-114-0-0015
  Unincorporated: Pine Canyon **Planner:** Mili Pioquinto

On **April 1, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: https://tooeleco.gov/ under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Noitce Website.

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**April 1, 2026**

Item Title:

ADU 2025-128: Conditional Use Permit for Accessory Dwelling Unit

(detached)

Summary:

Ryan and Staci Stevens are requesting approval for a detached ADU to create a mother-in-law dwelling for their aging parents.

Planning and Zoning
47 S. Main Street • Room 208 • Tooele, UT 84074
Phone: (435) 843-3160 • Fax: (435) 843-3252
https://tooeleco.gov/government/county-departments/community-development/

ADU 2025-128

ADU Summary and Recommendation

Public Body: Tooele County Planning Commission
Meeting Date: April 1, 2026
Parcel ID(s): 21-144-0-0015
Current Zone: RR-5
Property Address: 2175 N Lincoln Lane, Pine Canyon, UT 84074

Request: Conditional Use Permit for Accessory Dwelling Unit (detached)

Unincorporated: Pine Canyon
Planner(s): Mili Pioquinto
Planning Staff Recommendation: To be announced at planning commission meeting.
Applicant Name: Ryan Stevens

PROJECT DESCRIPTION

Ryan and Staci Stevens are requesting approval for an accessory dwelling unit (detached) to create a mother-in-law dwelling for their aging parents.

SITE & VICINITY DESCRIPTION (see attached map on 4th page)

The subject property is located north of Pine Canyon Road, with primary access provided via Churchwood Drive to Lincoln Lane. The property is zoned RR-5 (Rural Residential 5-acre minimum). Adjacent and nearby zoning districts include MU-40 (Multiple Use 40-acre minimum), CG (Commercial General), and MG (Manufacturing General).

LAND USE CONSIDERATIONS (R-M-7 Zone)

Requirement	Standard	Proposed
Height	35 Feet	19’-1.5”
Front Yard Setback	30 Feet	247 Feet
Side Yard Setback	Main Building: 20 Feet Accessory Buildings: 1. From the front setback to a distance ten feet behind the main dwelling – 20 feet. 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.	51 Feet
Rear Yard Setback	Main Building: 50 Feet Accessory Buildings: 10 Feet, provided they do not encroach on any easement.	243 Feet
Lot Width	220 Feet	362 Feet
Lot Area	5 acres (217,800 sq. ft.)	5 acres
Maximum Building Coverage	10 Percent	5.38 Percent

Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.	Verified

ADU Code Table 15-5-3.3	Requirements	Compliance Verification
# d – Accessory dwelling units (detached) Subject to the following conditions, one detached accessory dwelling unit ("detached ADU") may be located on each parcel that contains a primary dwelling.	1. No more than one ADU may be located on any parcel.	Verified
	2. The primary dwelling must be occupied as the primary residence of an owner of record.	Applicant is the property owner.
	3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling.	Verified
	4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or conveyed separately from the primary dwelling.	Verified
	5. The detached ADU must use the same house number as the primary dwelling.	Proposed Address: 2175 N Lincoln Ln Unit B
	6. Each studio or one bedroom detached ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling.	N/A
	7. Each two or more bedroom detached ADU must have at least two on-parcel parking spaces, which must be in additions to the parking space(s) required for the primary dwelling.	Verified
	8. The detached ADU must not exceed 1,500 square feet of gross floor area.	1,489 square feet
	9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling.	Applicant has received approval from Architectural Committee.
	10. The location of the detached ADU must not significantly impair the privacy, light, air, solar access, access or parking of adjacent properties.	Verified
	11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district.	Verified

	12. The detached ADU must meet the setback requirements of the zoning district.	Verified
	13. The height of the detached ADU must not exceed the height of the primary dwelling.	Verified
	14. No detached ADU may be rented for a period of less than 30 consecutive days.	Will be for aging family member.
	15. Detached ADUs must comply with all applicable building, health and fire codes.	Verified
	16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations.	Will have applicant sign notice upon approval of the application.

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The Tooele County General Plan Update (2022) identifies the Pine Canyon area as a mix of low-intensity residential uses, agricultural activities, and sensitive lands. The subject property's RR-5 zoning designation is consistent with the land use character outlined in the General Plan for this area.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has found no issues of concern.

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on April 1, 2026.

PLANNING STAFF ANALYSIS

The applicant has submitted all required documentation as described in the application. Comments and requested revisions were provided to the applicant by all applicable county agencies, and the applicant has actively worked to address the revisions. All required agencies have approved.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval of the conditional use permit for an accessory dwelling unit (detached) subject to the following conditions:

1. The applicant complies with the requirements outlined in Table 15-5-3.3 #(d)1-16, and
2. Planning Staff record the required notice in Table 15-5-3.3(b)(16) upon approval, and

3. Lower Level – Storage and Mechanical area shall stay unfinished space and shall not be used as living space.

MODEL MOTIONS

Sample Motion for Approval

- "I move we approve the conditional use permit for an accessory dwelling unit (detached), application number 2025-128, based on the findings and subject to the conditions listed by the Planning Staff: "

    1. List any additional findings of fact and/or conditions…

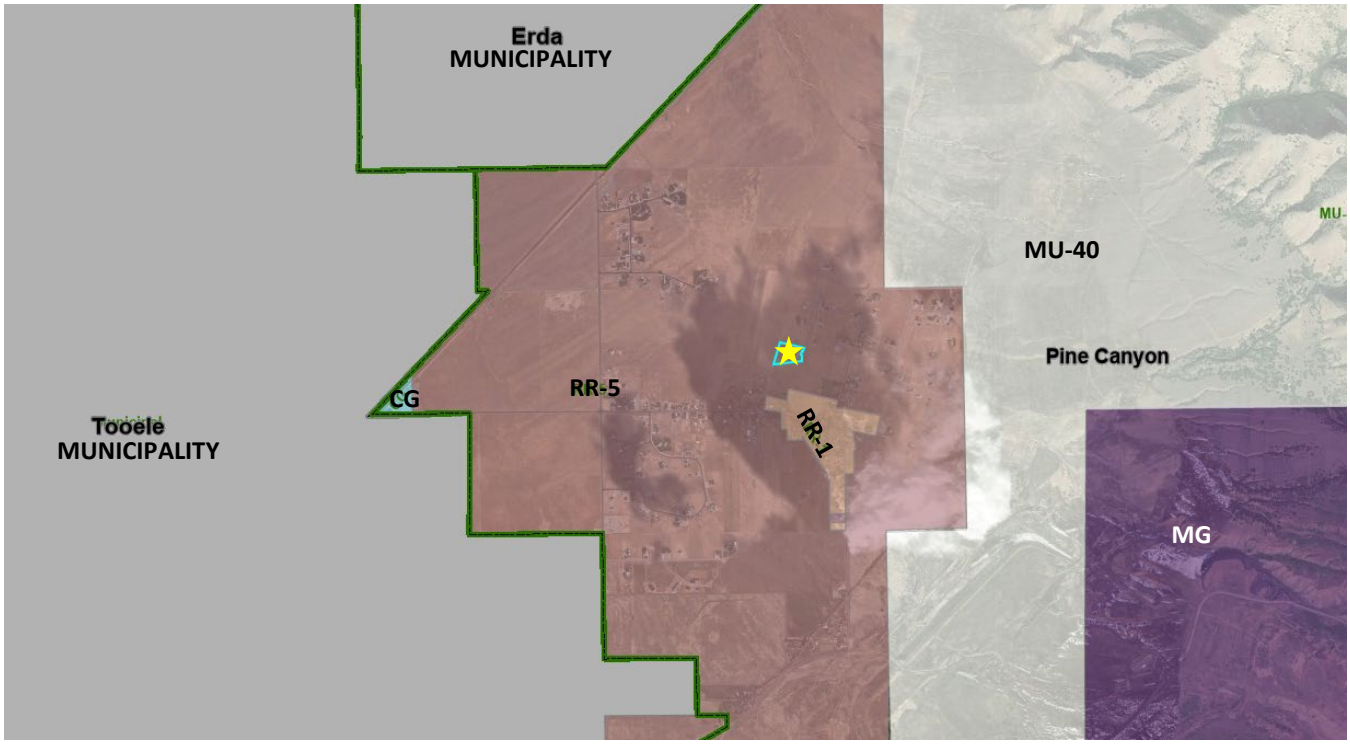
Sample Motion for Non-Approval

- "I move we table the conditional use permit for an accessory dwelling unit (detached), application number 2025-128, based on the following considerations listed by the Planning Staff: "

    1. List findings of fact and/or considerations…

ADU 2025-128: Conditional Use Permit for Accessory Dwelling Unit (detached).

Located north of Pine Canyon Road, East of Tooele City Municipality. (Parcel ID: 21-114-0-0015)



Conditional Use Permit Application- Accessory Dwelling Unit (detached)

Required to go before planning commission

Fee $300.00

***unless amendment

Property information and location
(all lines applicable to this site must be filled in)

Parcel # 21-114-0-0015 Address: 2171 N LINCOLN LN PINE CANYON, UT

Subdivision Name: HERITAGE ESTATES Lot # 15

(For office use only)

CUP #: 2025-120 Fee $300.00 Receipt #: _____

Is this an amendment to previous CUP? Yes No Is this a temporary CUP? Yes No

*** Planning Commission amendment fee – 50% of Normal Fee

Application Determination:

Approved ☐ **Denied** ☐ **Conditions imposed? Yes No**

By: _____ Date: _____

Property Owner(s) Information

Name(s): RYAN & STACI STEVENS

Address per tax rolls: 2175 N LINCOLN LANE

City/County: PINE CANYON State: UTAH Zip: 84074

Office/home phone: NONE Fax: NONE

Mobile phone: 435-640-1808 Message phone: NONE

Email address: RSTEVENS1808@GMAIL.COM STACI@WMGUTAH.COM

Applicant's Information if different than Property Owner(s)

*Property Owner's Authorization notarization needed.

Name(s): _____

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Each application for a conditional use permit shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied.

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT: (Describe the purpose of the ADU)

The purpose of this ADU is to create a mother-in-law space for our aging parents that are in their 70's. Having them live close by will also help with the childcare of our young children.

Total acreage of parcel: 5 ACRES

Square footage of the ADU: 1489

Current zoning designation: R-1-8

Include the following with the application: (Everything MUST be included in order to be considered a complete application or it will be denied.)

Applicant County

☐ Site Plan with the following:

1. A north arrow, the scale of the drawing, and the date of the drawing.
2. Street names and addresses.
3. **Property lines with dimensions.**
4. All sidewalks, driveways, curbs and gutter, and parking areas (if any).
5. **All existing easements, rights-of-way, and any other significant features on the site.**
6. **Existing buildings** and significant features located on adjacent properties with 50 feet (50') of the subject property boundaries.
7. When required by the County Planner, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

☐ Responses to the following questions (N/A answers will not be accepted):

1. How does your proposed project fit in with surrounding properties and uses?
   This subdivision has large 5 acre lots that can handle an ADU. There is another lot down the street that has one. The developer has asked that it sits further back than the main house and a minimum of 50 ft from the property line so it doesn't detract from the main residence.
2. In what ways does the project not fit in with surrounding properties and uses?
   I don't see how it does not fit in.
3. What is your plan to mitigate the potential conflicts/nuisances with surrounding properties and use, if any exist? I would hear any concerns and try to remedy them in a way that works for both parties.

Applicant County

☐ Applicant must provide printed labels from the Tooele County Recorder's office of adjacent property owners of this property (and immediately across the street).

Property owner County

☐ Provide confirmation and verification (initial boxes below) of all code requirements listed in Land Use Table 15-5-3.3 (and attached below).

1. No more than one ADU may be located on any parcel.
2. The primary dwelling must be occupied as the primary residence of an owner of record.
3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling.
4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or conveyed separately from the primary dwelling.
5. The detached ADU must use the same house number as the primary dwelling.
6. Each studio or one bedroom detached ADU must have at least one on parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling.
7. Each two or more bedroom detached ADU must have at least two on parcel parking spaces, which must be in addition to the parking space(s) required for the primary dwelling.
8. The detached ADU must not exceed 1,500 square feet of gross floor area.
9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling.
10. The location of the detached ADU must not significantly impair the privacy, light, air, solar access, access or parking of adjacent properties.
11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district.
12. The detached ADU must meet the setback requirements of the zoning district.
13. The height of the detached ADU must not exceed the height of the primary dwelling.
14. No detached ADU may be rented for a period of less than 30 consecutive days.
15. Detached ADUs must comply with all applicable building, health, and fire codes.
16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations.

I (We) as the owner(s) of this property have read and do hereby agree to and understand the above terms and conditions without reservation and place my signature below as an act of such agreement. It is further agreed and understood that should I (we) violate any of the above conditions, this permit shall become null and void without further process and such use will not be permitted upon the property. This permit is issued site specific and not transferable to another property but may be transferred to a new owner.

I (We) understand that the Zoning Administrator shall not authorize a conditional use permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Tooele County Land Use Ordinance for such use.

Ryan [signature] 9-12-25

APPLICANT'S SIGNATURE DATE

PROPERTY OWNER'S SIGNATURE DATE

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), RYAN & STACI STEVENS the owner(s) of the real property located as follows: 2175 N LINCOLN LANE, PINE CANYON, UT and further described in the attached application, do authorize the applicant listed in this application permissions to use this property as listed in this CUP application. I (We) understand that if the use is granted it will stay with the property if new residence(s) move in. We further understand that if this use is discontinued for a year or more the use is no longer allowed on the property and a new CUP application will be required. Any violations regarding this CUP will be addressed with the property owner.

(Property Owner) (Property Owner)

(Property Owner) (Property Owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this 12 day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

10/20/2026
My Commission Expires

Notary Public

ALEXA JARAMILLO
Notary Public - State of Utah
Comm. No. 727413
My Commission Expires on
Oct 20, 2026

TOOELE COUNTY HEALTH DEPARTMENT

151 N Main St, Tooele UT 84074
(O) 435-277-2300
(F) 435-277-2464
TooeleHealth.org

02/12/2026

Ryan Stevens
2175 Lincoln LN.
Pine Canyon, Utah 84074

Re: Wastewater Connection to ADU

Dear Mr. Stevens:

This letter is written regarding your request for confirmation on whether you can connect your proposed Accessory Dwelling Unit's wastewater disposal to the existing houses septic system at 2175 Lincoln LN in Pine Canyon. The current house has a septic system that was installed with a capacity to handle wastewater from a six-bedroom home. However, your current house only has four bedrooms so as long as the ADU has two bedrooms or less then it would be allowed to connect to the same septic system.

You can contact me at 435-277-2450 if you have any questions.

Sincerely,

Taylor Palmer
Environmental Health Director

UTAH
An official website

Division of Water Rights

Water Right Details

Water Right: 15-5720 Display/Refresh

Run Date: 2/13/2026 6:56:31 AM

Select Related Information

WARNING: Water Rights makes NO claims as to the accuracy of this data.

Water Right: 15-5720 Application/Claim Number: A20697 Certificate Number: 4899

Home Display
Scanned Documents
Print

View Map

Changes

a48217 (Filed: 12/17/2021) Withdrawn
a53692 (Filed: 10/08/2025) Approved

Owners

Name: Staci Rae Stevens and Ryan Jeffery Stevens
Address: 2175 Lincoln Lane
Tooele, UT 84074

Interest:

Remarks: As Joint Tenants

General

Type of Right: Application To Appropriate Source of Info.: Proposed Determination **Status: Water User's Claim**

Quantity of Water: 1.25 ACFT

Source: Underground Water Well
County: Tooele
Common Description: East Erda/Country Ln Rnchettes

Proposed Determin. Book: 15-3A Map: 24c Publication Date: 05/13/2005

Land Owned by Applicant: Yes County Tax Id#:

Dates

View More

Filing:
Filed: 05/17/1949
Priority: 05/17/1949 Decree/Class:

Advertising:
Protest End Date: Protested: Hearing Held:

Approval:
State Engineer Action: Approved Action Date: 12/08/1950

Certification:
Proof Due Date:
Certificate/WUC Date: 04/03/2002 Lapsed, Etc. Date: Lapsed Letter Date:

Points of Diversion

View Map

Points of Diversion - Underground

(1) S 197 feet W 2440 feet from E4 corner, Sec 35 T 2S R 4W SLBM

Diameter of Well: 8 inches Depth: 200 to 400 feet Year Drilled: 1996 Well Log: Well Id#: 431287
Elevation: UTM: 392967.646, 4495308.708 (NAD83)
Source/Comment: OLD S197 W2500 E4 S35 T2S R4W BSL

Points of Diversion - Abandoned

(1) S 197 feet W 2500 feet from E4 corner, Sec 35 T 2S R 4W SLBM

Diameter of Well: 6 inches Depth: 325 to feet Year Drilled: 1996 Well Log: Yes Well Id#: 435796
Elevation: UTM: 392949.358, 4495308.708 (NAD83)
Source/Comment: NEW S197 W2440 E4 S35 T2S R4W BSL
Stream Alteration Required:

Water Uses

View Map View Use Data

Water Use Group Number: 10231
Water Rights Appurtenant to the following use(s): 15-3559(WUC), 15-5707(WUC), 15-5719(WUC), 15-5720(WUC), 15-5721(WUC), 15-5722(WUC),

Irrigation-Beneficial Use Amount: 0.3125 acres	Group Total: 3.8875	Prd of Use: 04/01-10/31
Domestic-Beneficial Use Amount: 0 EDUs	Group Total: 1	Prd of Use: 01/01-12/31

Place of Use (which includes all or part of the following legal subdivisions):

	North West Quarter				North East Quarter				South West Quarter				South East Quarter				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 35 T 2S R 4W SLBM										0.94			2.9475				3.8875
																Group Acreage Total:	3.8875

Use Totals - for 1 group

Use Type	Sole Supply Total	Group Total
Irrigation:	0.3125 acres	3.8875 acres
Domestic:	0 EDUs	1 EDUs

Segregation History

This Right was Segregated from: 15-5707 , with Appl.#:A20697, Approval Date:12/08/1950 under which Proof is to be submitted.

This Right as originally filed:

Flow In CFS	AND/ OR/ BLANK	Quantity In Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		1.25	0.3125						

This Right as currently calculated:

Flow In CFS		Quantity In Acre-Feet	Water Uses						
			Irrigated Acreage	Stock (ELUs)	Domestic (EDUs)	Acre-Feet			
						Municipal	Mining	Power	Other
		1.25	0.3125						

Nonuses

Filed: 08/11/2008 — Expiration Date: 10/31/2015

Advertising:
Publication Began: 09/11/2008 — Publication End: 09/18/2008 — Newspaper: Tooele Transcript - Bulletin
Protested: NO — Protest End: 10/08/2008 — Hearing Held:

Approval:
SE Action: Approved — Action Date: 10/30/2008

Comments:

Filed: 05/11/2015 — Expiration Date: 07/31/2023

Advertising:
Publication Began: 07/02/2015 — Publication End: 07/09/2015 — Newspaper: Tooele Transcript - Bulletin
Protested: NO — Protest End: 07/29/2015 — Hearing Held:

Approval:
SE Action: Approved — Action Date: 07/20/2016

Comments:

An official website
©2023 State of Utah
Utah.gov Home Terms of Use Privacy Policy Accessibility Translate

Fwd: STEVENS RESIDENCE ADU

1 message

Ryan Stevens <rstevens1808@gmail.com> Thu, Feb 12, 2026 at 4:32 PM
To: Staci Stevens <staci@wmgutah.com>

Thanks,

Ryan Stevens

435-640-1808

---------- Forwarded message ---------
From: <jason.harris@hasutah.com>
Date: Tue, Feb 3, 2026, 11:07 AM
Subject: RE: STEVENS RESIDENCE ADU
To: Ryan Stevens <rstevens1808@gmail.com>

Ryan,

I have reviewed the plans for the ADU. Please accept this email as a formal Architectural Control Committee review approval.

Thank you,

Jason Harris

435-241-0265

From: Ryan Stevens <rstevens1808@gmail.com>
Sent: Wednesday, September 10, 2025 11:45 PM
To: jason.harris@hasutah.com
Subject: STEVENS RESIDENCE ADU

Hi Jason,

Attached are our ADU guest house plans for your review. I placed it 50 ft from the property line and to where it sits behind the back of the house like you mentioned. We plan on finishing it like the main house on the outside so it architecturally matches. Let me know if you have any questions.

Also, Staci wants a pool. Reference? I hear you have one in your backyard. I might get your input on what has worked for your family.

--

Thanks,

Ryan Stevens

435-640-1808

Outlook

[EXTERNAL] Re: 2025-128 Fire Approval

From Jack "Buck" Peck <buck.peck@ntfdutah.gov>
Date Wed 3/18/2026 3:48 PM
To Mili Pioquinto <mili.pioquinto@tooeleco.gov>

This Message originated outside our organization. Please use caution when clicking links or attachments.

Changes look great I approve

From: Mili Pioquinto <mili.pioquinto@tooeleco.gov>
Sent: Wednesday, March 18, 2026 8:49 AM
To: Jack "Buck" Peck <buck.peck@ntfdutah.gov>
Subject: 2025-128 Fire Approval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

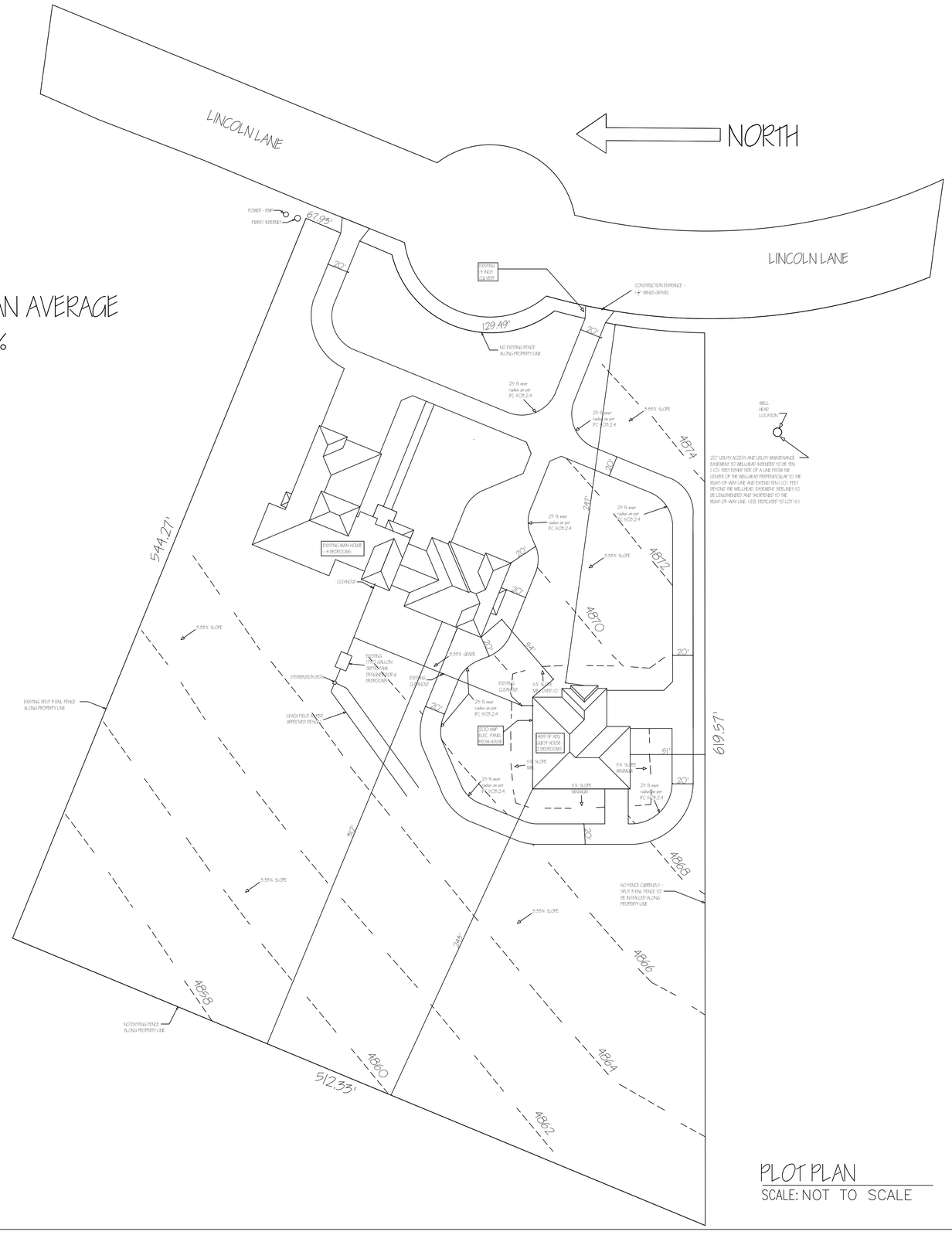
I am in the process of finalizing the staff report for planning commission. If possible, could you take a second and review they applied the changes you've asked for?

Best,
Mili Pioquinto | Tooele County
Planner / Code Enforcement Officer
Main: 435-843-3160
mili.pioquinto@tooeleco.gov

TOOELE COUNTY
COMMUNITY DEVELOPMENT

Disclaimer
The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

NOTE: LOT HAS AN AVERAGE SLOPE OF 3.33%



NOTE:
LOCATIONS FOR UTILITIES ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD.

PLOT PLAN
SCALE: NOT TO SCALE

DRAWING INDEX

ARCHITECTURAL:
A1.1 - PLOT PLAN & DRAWING INDEX
A1.2 - MAIN FLOOR SQUARE FOOTAGE PLAN
A1.3 - LOWER LEVEL STORAGE / MECH SF PLAN
A2.1 - MAIN FLOOR PLAN
A2.2 - LOWER FLOOR PLAN
A3.1 - FRONT & REAR ELEVATIONS
A3.2 - SIDE ELEVATIONS
A4.1 - ROOF PLAN
A4.2 - TRUSS LAYOUT
A5.1 - GENERAL NOTES

STRUCTURAL:
S-000 - STRUCTURAL NOTES & DETAILS
S-100 - FTG & FOUNDATION PLAN
S-101 - MAIN FLOOR FRAMING PLAN
S-102 - ROOF FRAMING PLAN
S-103 - MAIN FLOOR SHEAR WALL PLAN
S-500 - STRUCTURAL DETAILS

ELECTRICAL:
E1.1 - POWER PLAN MAIN
E1.2 - POWER PLAN LOWER STORAGE / MECH
E2.1 - LIGHTING PLAN MAIN
E2.2 - LIGHTING PLAN LOWER STORAGE / MECH

GAS:
G1.1 GAS LINE SCHEMATIC

ENGINEER:
IRIDIUM AE
635 W 5300 S
SLC, UT 84123
801-974-5101

DESIGNER:
RYAN STEVENS
435-640-1808

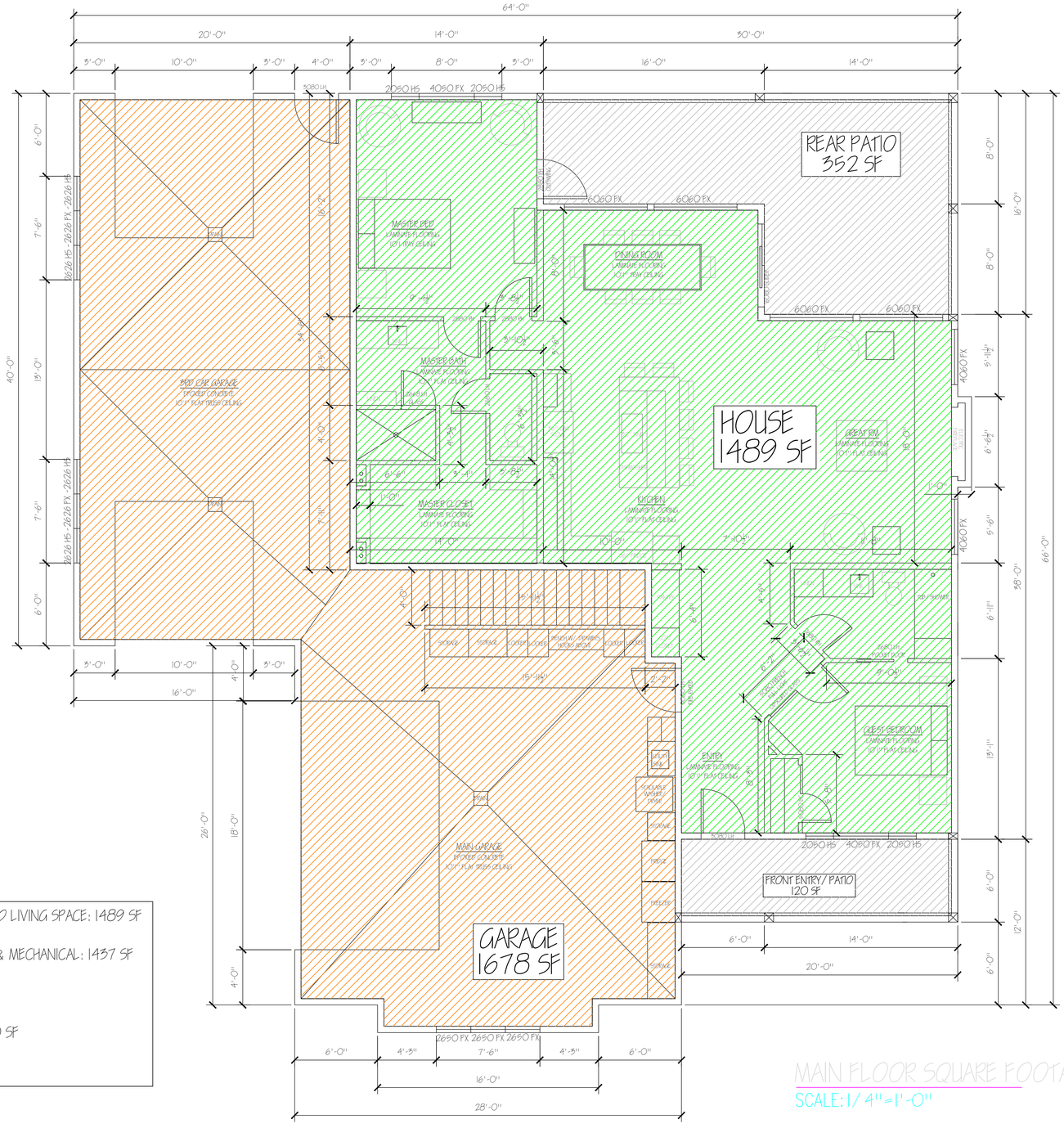
RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

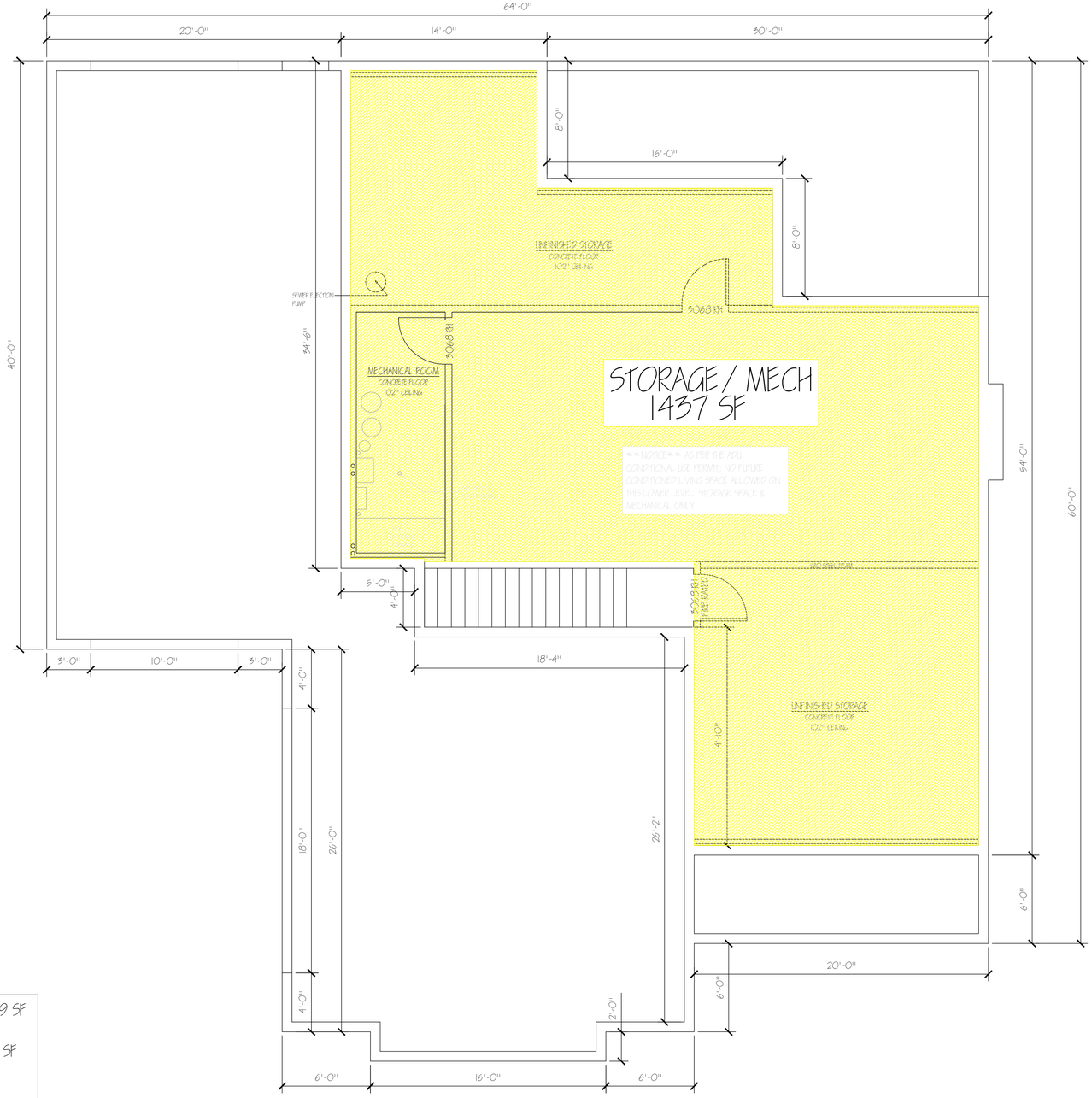
STEVENS ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON - TOOELE, UT

DATE:
9/1/25

REVISIONS:
3/13/26

DRAWING NUMBER:
A1.1
PLOT PLAN


64'-0"
20'-0"
14'-0"
30'-0"
5'-0"
10'-0"
3'-0"
4'-0"
3'-0"
8'-0"
3'-0"
16'-0"
14'-0"
40'-0"
15'-0"
26'-0"
18'-0"
4'-0"
6'-0"
7'-6"
7'-6"
6'-0"
66'-0"
8'-0"
8'-0"
16'-0"
5'-11½"
6'-6½"
5'-6"
6'-11"
15'-1"
6'-0"
12'-0"
6'-0"
38'-0"
REAR PATIO
352 SF
HOUSE
1489 SF
GARAGE
1678 SF
FRONT ENTRY/ PATIO
120 SF
MASTER BED
LAMINATE FLOORING
10'-0" FLAT CEILING
DINING ROOM
LAMINATE FLOORING
10'-0" FLAT CEILING
MASTER BATH
LAMINATE FLOORING
10'-0" FLAT CEILING
MASTER CLOSET
LAMINATE FLOORING
10'-0" FLAT CEILING
KITCHEN
LAMINATE FLOORING
10'-0" FLAT CEILING
GREAT RM
LAMINATE FLOORING
10'-0" FLAT CEILING
GUEST BEDROOM
LAMINATE FLOORING
10'-0" FLAT CEILING
ENTRY
LAMINATE FLOORING
10'-0" FLAT CEILING
RED CAR GARAGE
BROOM FINISH CONCRETE
10'-0" FLAT CEILING
MAIN GARAGE
BROOM FINISH CONCRETE
10'-0" FLAT CEILING
STORAGE
STORAGE
CLOSET SHELVES
WASHER/ DRYER HOOK-UPS
CLOSET SHELVES
STORAGE
STORAGE
STORAGE
STORAGE
STORAGE
FURNACE
WATER HEATER
SOLAR TANK
SOLAR TANK
FURNACE
FREEZER
FREEZER
STORAGE
3050 HS
4060 FX
2050 HS
6060 FX
6060 FX
6060 FX
6060 FX
4060 FX
4060 FX
2626 HS
2626 FX
2626 HS
2626 HS
2626 FX
2626 HS
2650 FX
2650 FX
2650 FX
2050 HS
4060 FX
2050 HS
FRONT DOOR
SLIDING GLASS DOOR
SLIDING GLASS DOOR
SLIDING GLASS



MAIN LEVEL - CONDITIONED LIVING SPACE: 1489 SF

LOWER LEVEL - STORAGE & MECHANICAL: 1437 SF

GARAGE: 1678 SF

FRONT ENTRY/ PATIO: 120 SF

REAR PATIO: 352 SF

LOWER FLOOR SQUARE FOOTAGE PLAN

SCALE: 1/ 4" = 1'-0"

ENGINEER:
IRIDIUM AE
635 W 5300 S
SLC, UT 84123
801-974-5101

DESIGNER:
RYAN STEVENS
435-640-1808

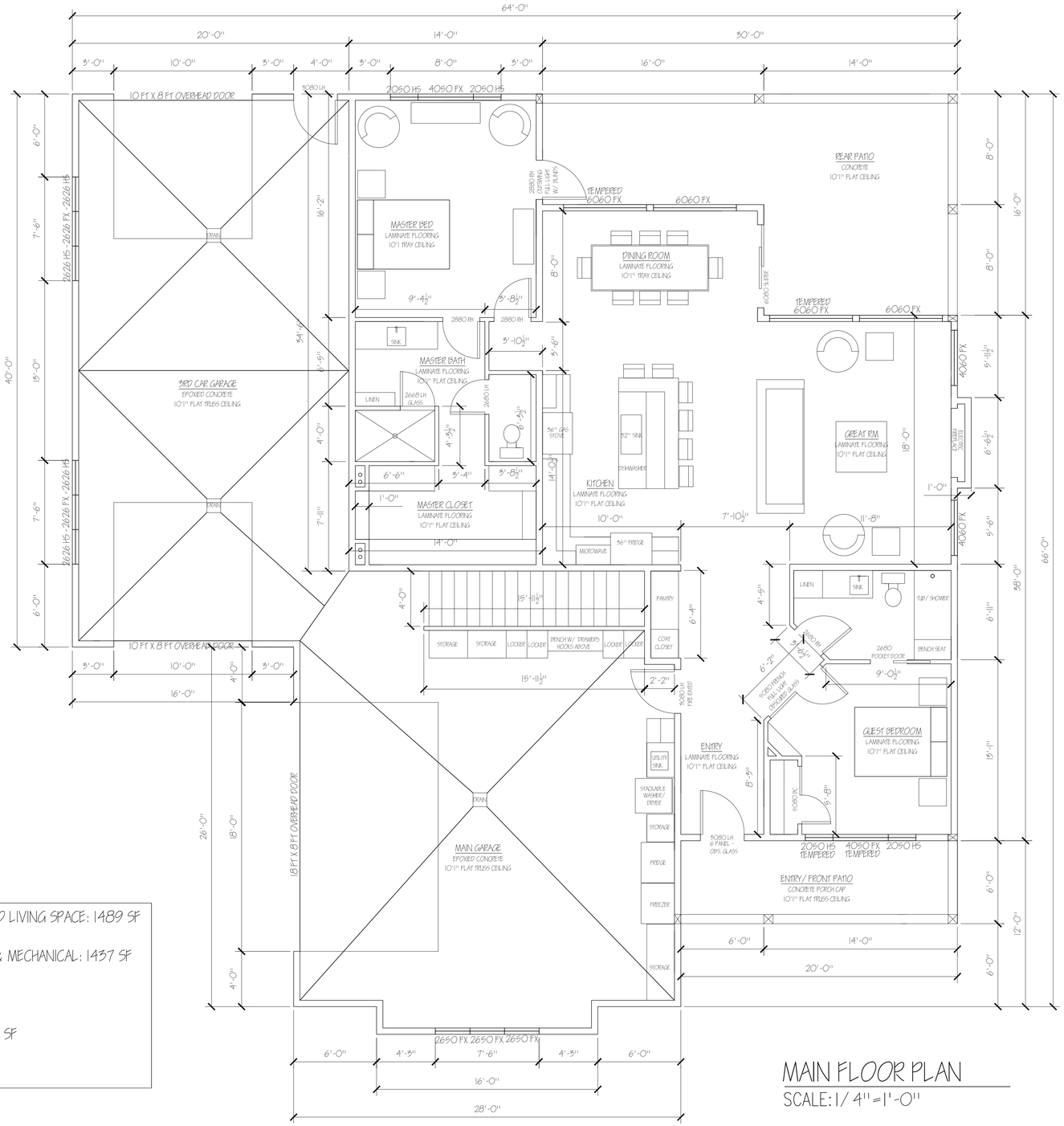
RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

STEVENS ADU
2175 NORTH LINCOLN LN UNIT
PINE CANYON – TOOELE, UT

DATE:
9/1/25

REVISIONS:
3/13/26

DRAWING NUMBER:
1.3
LOWER FLOOR SF PLAN



MAIN LEVEL - CONDITIONED LIVING SPACE: 1489 SF

LOWER LEVEL - STORAGE & MECHANICAL: 1437 SF

GARAGE: 1678 SF

FRONT ENTRY / PATIO: 120 SF

REAR PATIO: 352 SF

MAIN FLOOR PLAN

SCALE: 1/ 4"=1'-0"

ENGINEER:
IRIDIUM AE
655 W 5300 S
SLC, UT 84123
801-974-9101

DESIGNER:
RYAN STEVENS
435-640-1808

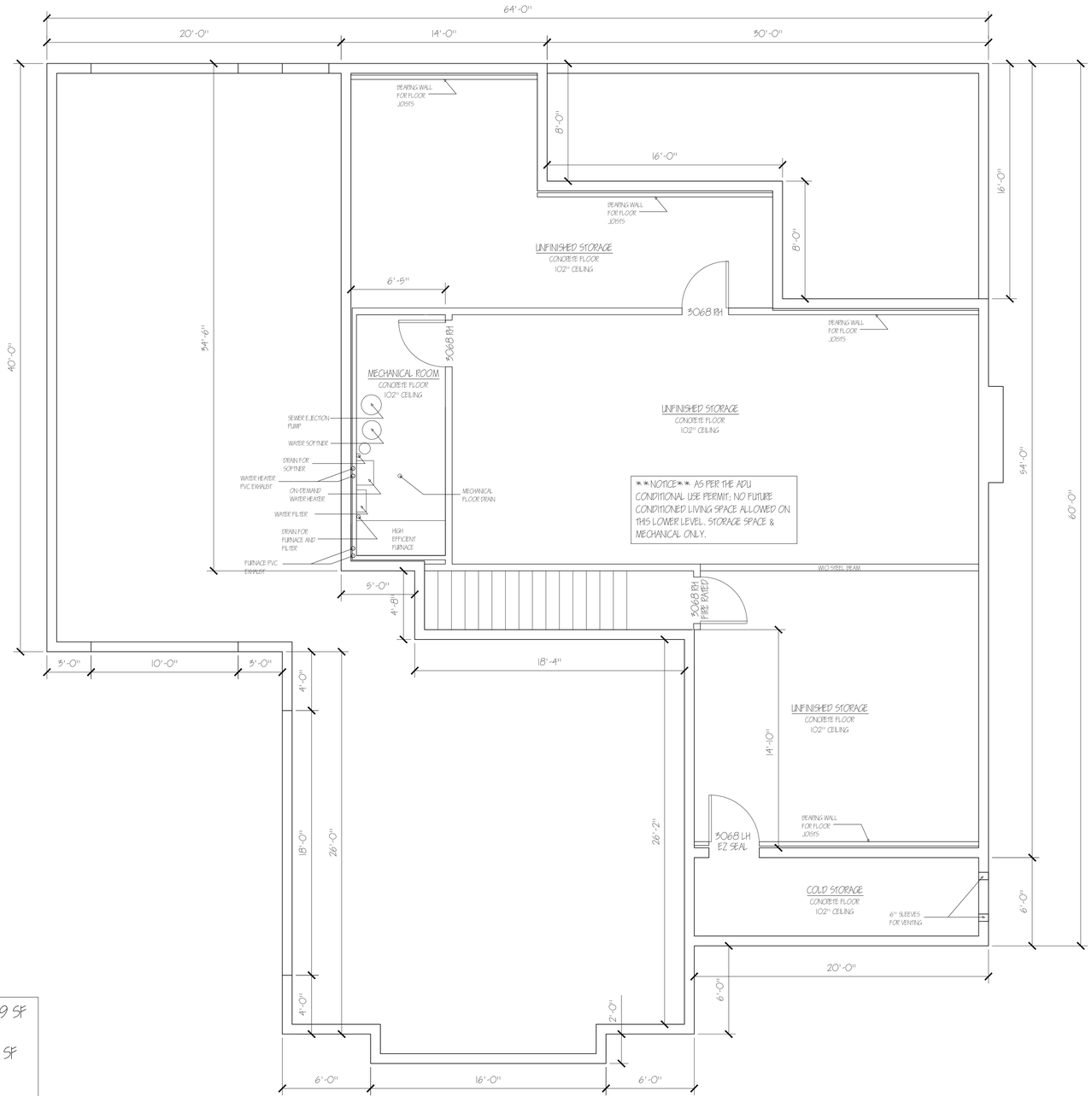
RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

STEVENS ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON – TOOELE, UT

DATE:
9/1/25

REVISIONS:
3/13/26

DRAWING NUMBER:
A2.1
MAIN FLOOR PLAN



MAIN LEVEL - CONDITIONED LIVING SPACE: 1489 SF

LOWER LEVEL - STORAGE & MECHANICAL: 1437 SF

GARAGE: 1678 SF

FRONT ENTRY/ PATIO: 120 SF

REAR PATIO: 352 SF

LOWER FLOOR PLAN

SCALE: 1/ 4" = 1'-0"

ENGINEER:
IRIDIUM AE
635 W 5300 S
SLC, UT 84123
801-974-5101

DESIGNER:
RYAN STEVENS
435-640-1808

RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

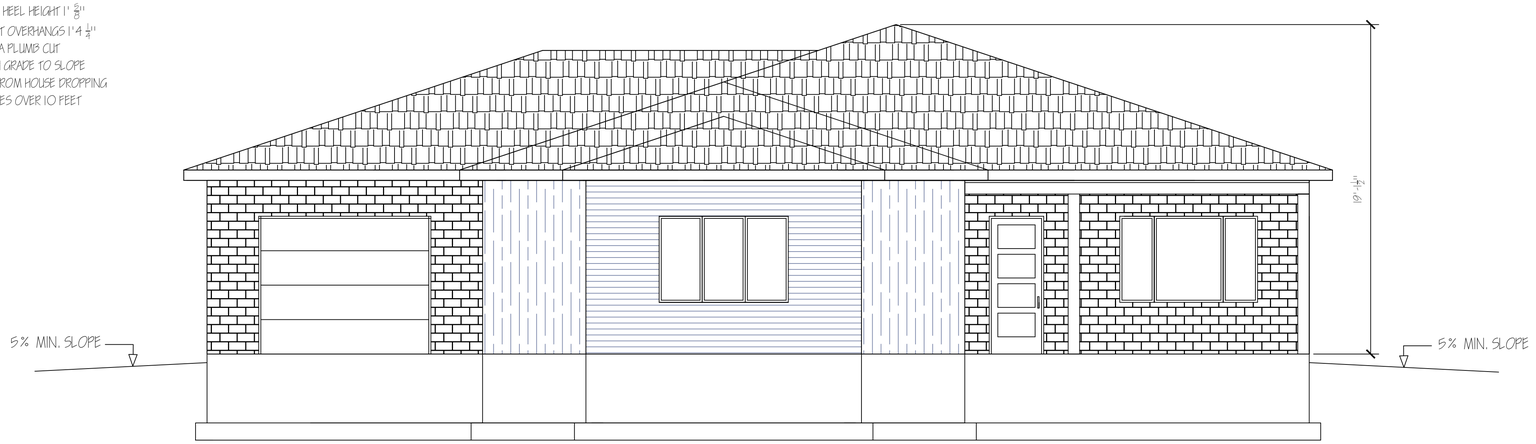
STEVENS ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON – TOOELE, UT

DATE:
9/1/25

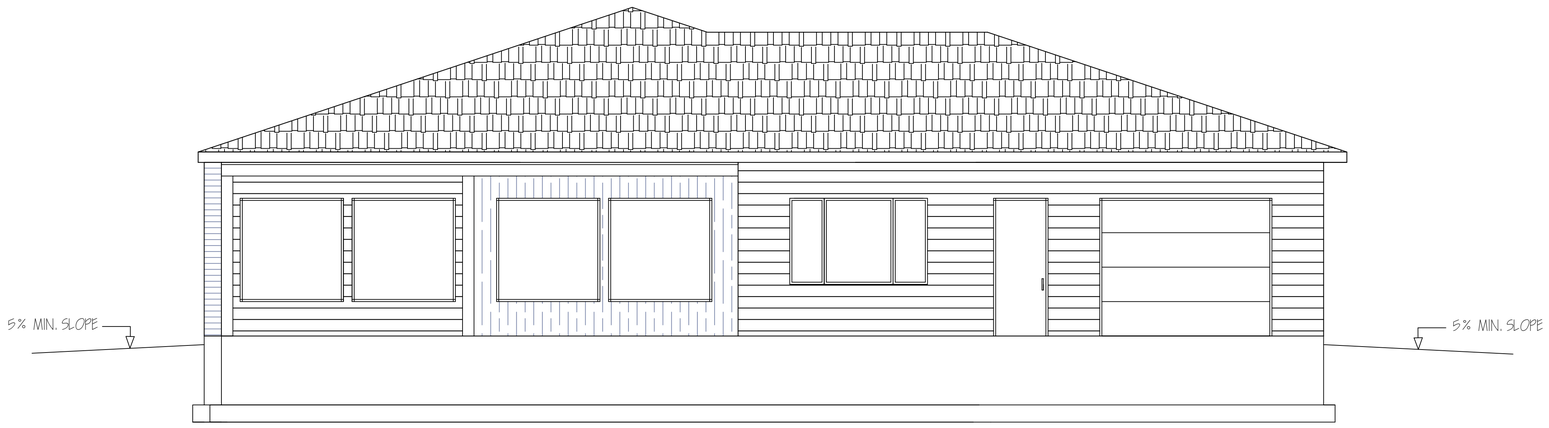
REVISIONS:
3/13/26

DRAWING NUMBER:
2.2
LOWER FLOOR PLAN

GENERAL NOTES:
- ALL ROOF PITCHES 4/12
- TRUSS HEEL HEIGHT 1' $\frac{5}{8}$"
- SOFFIT OVERHANGS 1'4 $\frac{1}{4}$"
- FASCIA PLUMB CUT
- FINISH GRADE TO SLOPE AWAY FROM HOUSE DROPPING 6 INCHES OVER 10 FEET



FRONT ELEVATION



REAR ELEVATION

FRONT & REAR ELEVATIONS
SCALE: 1/4"=1'-0"

ENGINEER:
IRIDIUM AE
635 W 5500 S
SLC, UT 84123
801-974-5101

DESIGNER:
RYAN STEVENS
435-640-1808

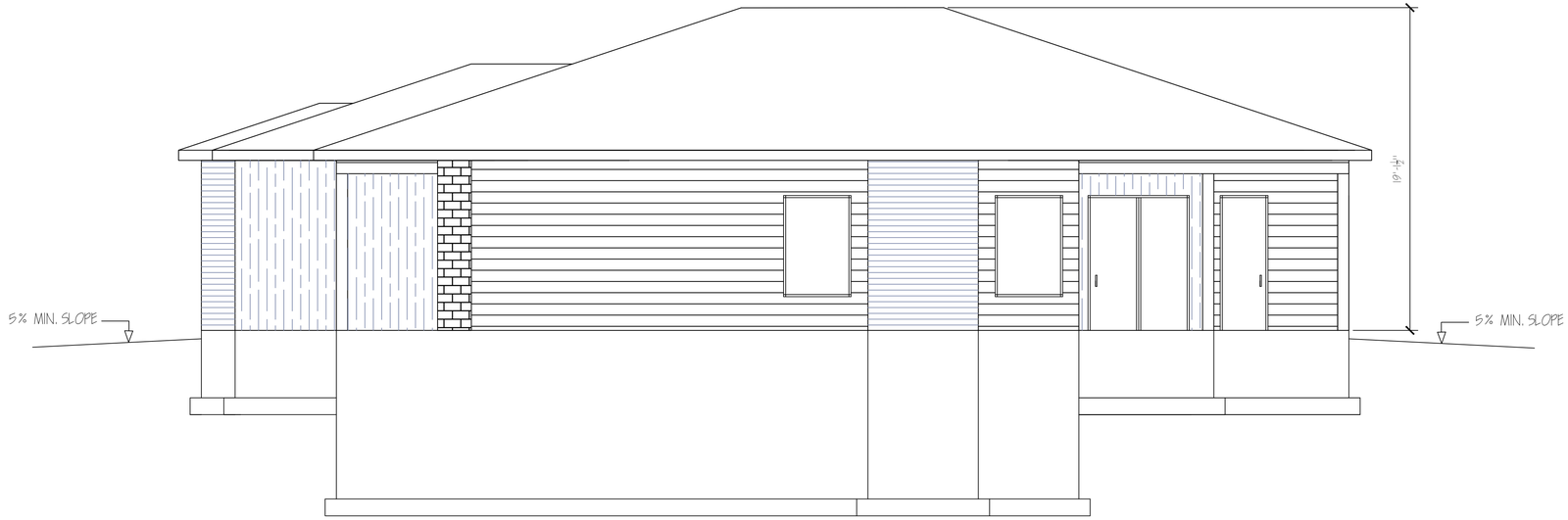
RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

STEVENS ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON - TOOELE, UT

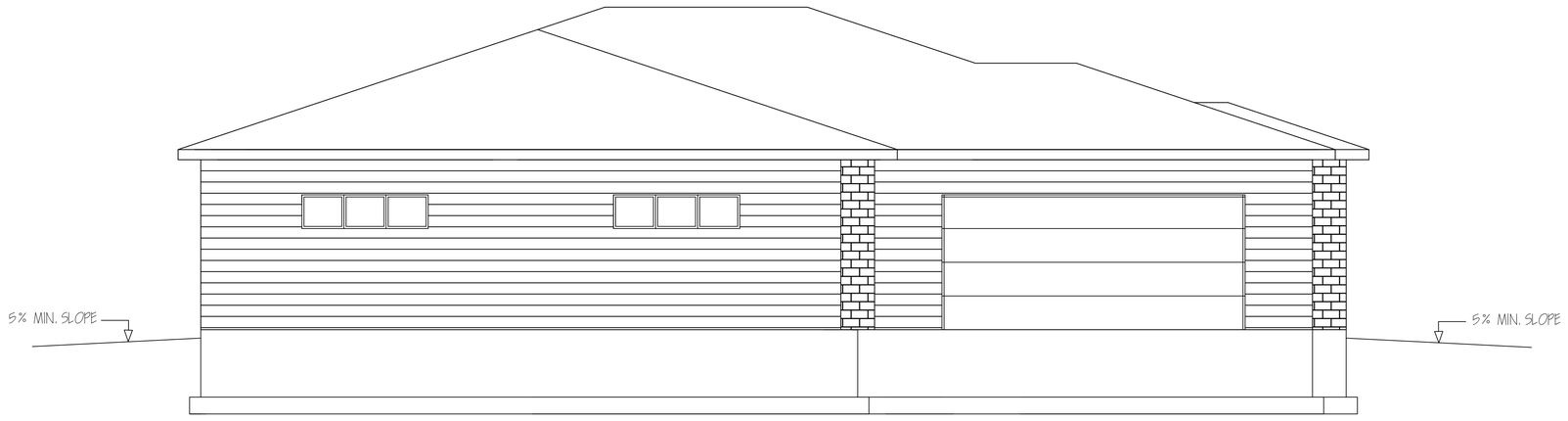
DATE:
9/1/25

REVISIONS:
3/13/26

DRAWING NUMBER:
A3.1
FRONT & REAR ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

SIDE ELEVATIONS

SCALE: 1/4"=1'-0"

ENGINEER:
IRIDIUM AE
635 W 9500 S
SLC, UT 84123
801-974-9101

DESIGNER:
RYAN STEVENS
435-640-1808

RYAN STEVENS CONSTRUCTION INC
2176 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

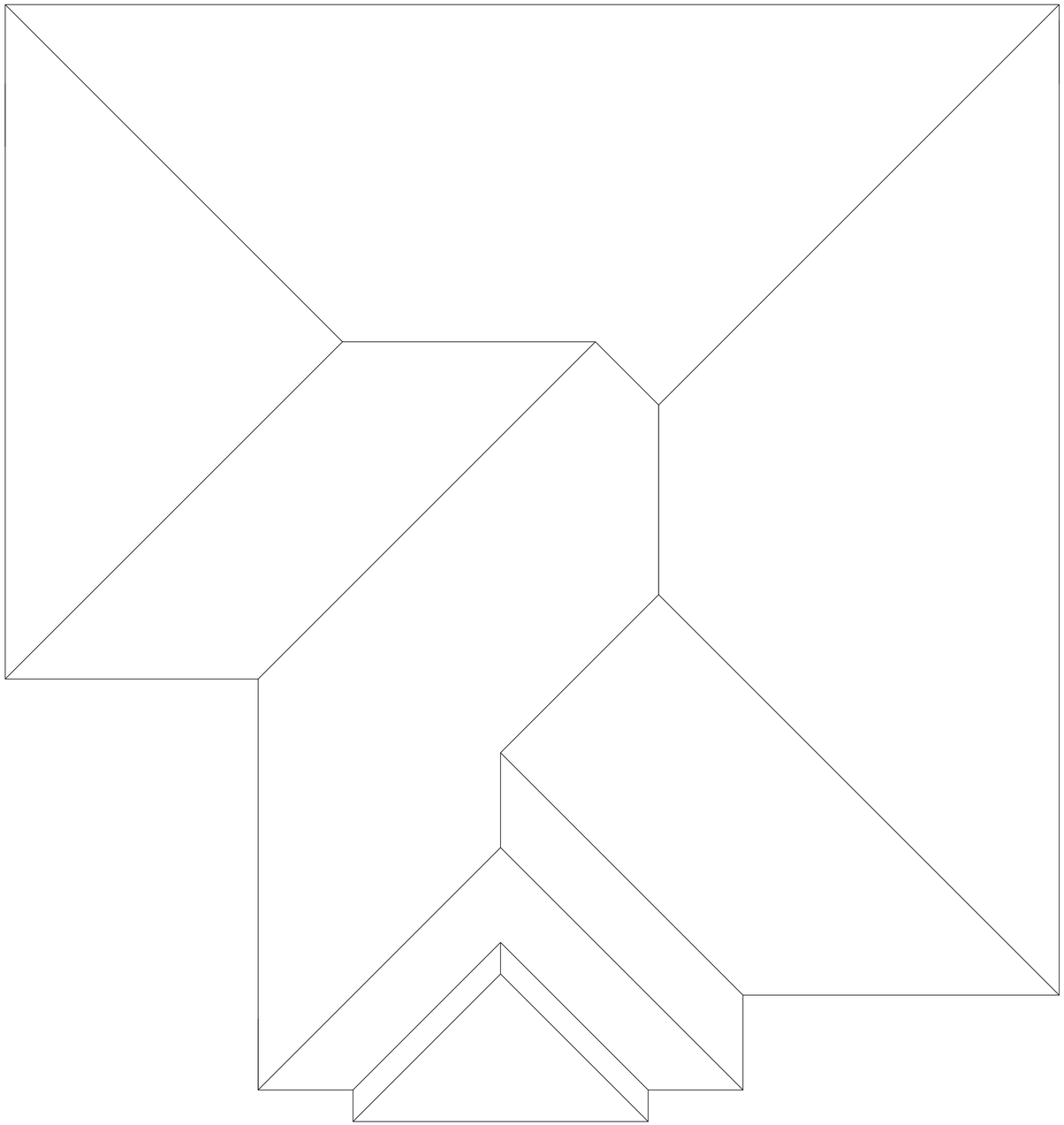
STEVENS ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON - TOOELE, UT

DATE:
9/1/25

REVISIONS:
3/13/26

DRAWING NUMBER:
A3.2
SIDE ELEVATIONS

GENERAL NOTES:
- ALL ROOF PITCHES 4/12
- SNOW LOADS 27 PSF
- TRUSS HEEL HEIGHT 1' $0\frac{15}{16}$"
- SOFFIT OVERHANGS 1'4 $\frac{1}{4}$"



ROOF PLAN
SCALE: 1/4"=1'-0"

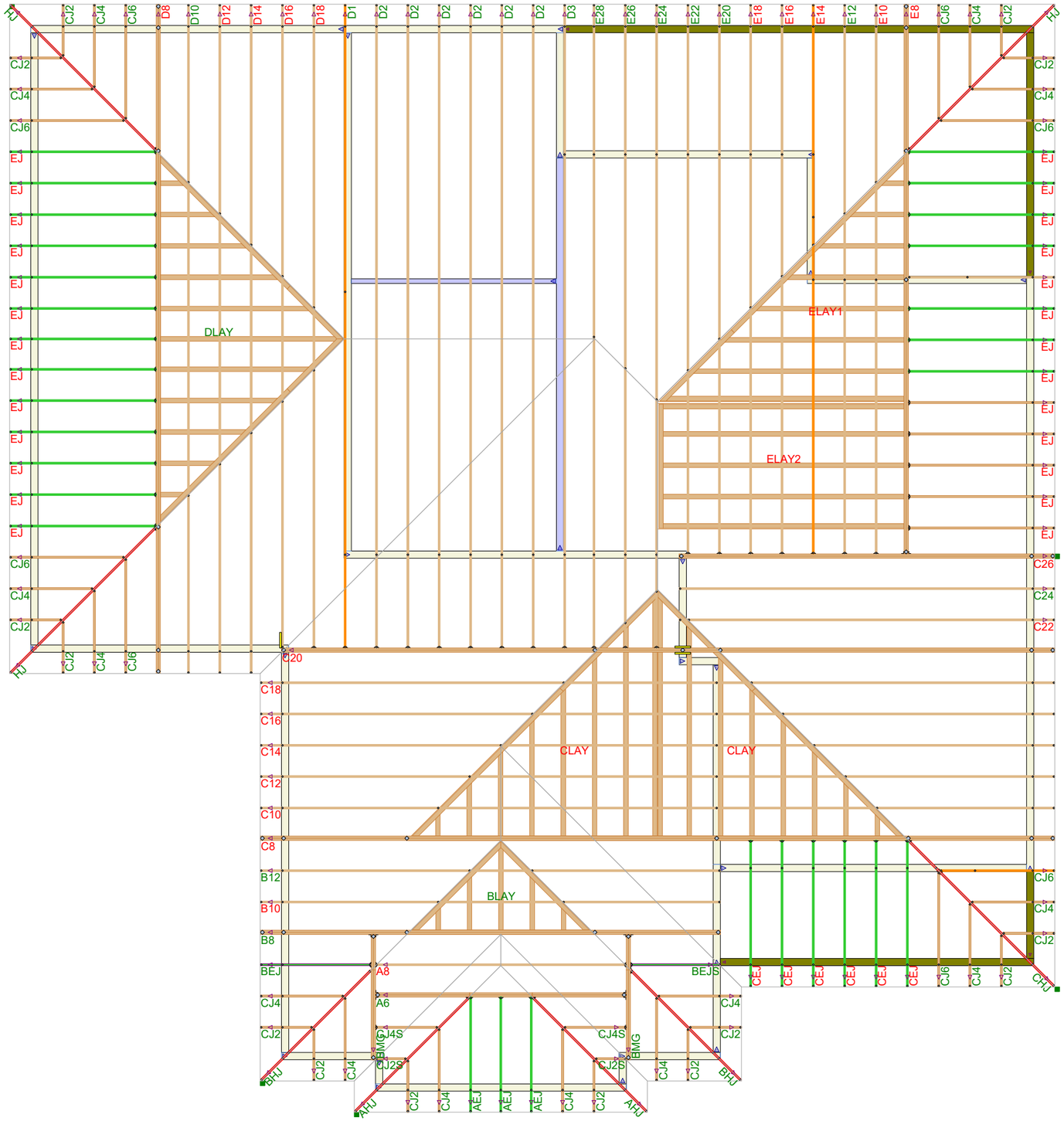
RYAN STEVENS CONSTRUCTION INC
Phone: (435) 640-1808

STEVENS RESIDENCE
2175 N LINCOLN LN UNIT B
PINE CANYON - TOOELE

DATE:
1/15/24

REVISIONS:
3/13/26

DRAWING NUMBER:
A4.1
ROOF PLAN



The Contractor's Choice

BURTON LUMBER Since 1911

1911 100 YEARS 2011

Job Name: Stevens Residence

Customer: Ryan Stevens Construction

Site Address: 2175 N Lincoln Lane

City, ST, ZIP: Tooele UT,

Sales Rep: Tony Benich

JOB NO: 252177-A

PAGE NO: A4.2

TRUSS LAYOUT

Scale: NTS

GENERAL CONSTRUCTION NOTES

*ALL WORK CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF UTAH AND THE AUTHORITY HAVING JURISDICTION.
1. MAXIMUM RISE OF A STEP IS 7-3/ 4" AND THE MINIMUM RUN OF A STEP IS 10" (IRC R311.5.3.).
2. A HANDRAIL IS REQUIRED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHTS WITH FOUR OR MORE RISERS. A HANDRAIL IS REQUIRED TO BE 34"-38" ABOVE THE NOSING OF THE STEPS. HANDREAL MUST TERMINATE INTO A SAFETY TERMINAL. SIZE TO BE 1 5/ 8" MIN. - 2 1/ 2" MAX DIA. (IRC R311.5.6) .
3. ALL DECKS, PORCHES, OR STAIRS HIGHER THAN 30" ABOVE THE WALKING SURFACE REQUIRE A GUARD RAIL 36" HIGH WITH/ MAXIMUM OPENINGS LESS THAN 4" (INTERIOR OR EXTERIOR) (IRC R312.1) .
4. ANY ENCLOSED USABLE SPACE UNDER STAIRS ARE REQUIRED TO BE PROTECTED BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION. (USE 1/ 2" GYP. BOARD) (R311.2.2)
5. THE MINIMUM STAIRWAY HEADROOM HEIGHT VERTICALLY FROM NOSING LINE IS 6'-8" MIN (IRC R311.5.2) .
6. THE GARAGE MUST BE SEPARATED FROM THE DWELLING BY 1 HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, CEILING & THE BEARING WALLS. USE 1/ 2" GYP. BOARD. USE 5/ 8" TYP 'X' GYP. BOARD ON CEILING IF THERE IS HABITABLE SPACE ABOVE (IRC R309.2) .
7. ANY IGNITION UNIT ON ALL FURNACES & WATER HEATERS SHALL BE AT LEAST 18" ABOVE THE FLOOR IN THE GARAGE UNLESS FIRE RESISTIVE CONSTRUCTION IS USED TO SEPARATE THE UNITS FROM THE GARAGE (IRC G2408.2) .
8. THE DOOR SEPARATING THE GARAGE FROM THE DWELLING IS REQUIRED TO BE 1-3/ 8" SOLID CORE OR 20 MINUTE RATED. WITH/ APPROVED SELF CLOSING MEANS.
9. ICE & SNOW SHIELD MUST BE USED OVER ALL EAVES AT LEAST 24" INSIDE THE HEATED WALLS IF SHINGLES ARE USED. IF THE SLOPE OF THE ROOF IS 8:12 OR MORE, THE REQUIRED ICE / WATER SHIELD UNDERLAYMENT MUST BE APPLIED A MINIMUM OF 36" INSIDE THE EXTERIOR WALL LINE.
10. ALL SHOWER AREAS TO BE FINISHED UP A MINIMUM OF 72" ABOVE SHOWER DRAIN WITH NONABSORBENT MATERIAL.
11. PROVIDE FLOOR VENTILATION FOR CRAWL SPACES AT 1 SQ. FT. PER 150 SQ. FT. OF UNDER FLOOR AREA, OR A RATION OF 1:1,500 WHERE THE SOIL IS COVERED WITH PLASTIC. VENTS TO BE ARRANGED ON AT LEAST TWO SIDES TO PROVIDE CROSS VENTILATION ON OPPOSING SIDES. IRC R408 & R402.2, EXCEPTION 2. CLASS 1 VAPOR BARRIER MUST BE INSTALLED PER R408.
12. PROVIDE 30" MINIMUM CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKINGS ON THE APPLIANCE. RANGE HOODS SHALL BE VENTED TO THE OUTSIDE BY SINGLE WALL PIPE HAVING A 1" MINIMUM CLEARANCE FROM COMBUSTIBLE MATERIALS (IRC R1901.1) .
13. UNLESS OTHERWISE SPECIFIED, ALL BASEMENT WINDOWS NOT FULLY 6" ABOVE FINISHED GRADE SHALL BE PROTECTED BY G.I. OR CONCRETE WINDOW WELLS. WINDOW WELLS TO BE DUG A DEPTH BELOW THE WINDOW SILL OF 10" TO ALLOW 11" AGGRAVATED GRAVEL TO BE 6" BELOW THE WINDOW SILL.
14. FIREPLACE CHIMNEYS SHALL EXTEND 2'-0" ABOVE ANY ROOF LINE WITHIN 10'. ALL MASONRY CHIMNEYS SHALL HAVE TERRA COTTA FLUE LINERS & SHALL BE CAPPED WITH/ A 4" MINIMUM CONCRETE CAP.
15. PROVIDE MINIMUM 100 sq. in. OF MAKE-UP AIR TO LAUNDRY ROOM (IRC G2439.4) .
16. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35' IN LENGTH WITH REDUCTIONS FOR BENDS. A LABEL IS REQUIRED IF THE DUCT LENGTH IS GREATER THAN 35' PER M1502.4.6 AND G2439.7.5.
17. INSULATE ALL DUCT WORK IN COOLD AREAS. THIS IS BOTH HEAT RUNS & COLD AIR RETURN. IT ALSO INCLUDES GARAGES, CRAWL SPACES, & UNFINISHED BASEMENTS. (IECC 503.3.3.3)
18. SIZE & CONSTRUCTION OF HEARTH TO BE PER MANUFACTURERS SPECIFICATIONS.
19. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH AND BELOW FROST DEPTH (PER LOCAL CODE) . TOPS OF FOUNDATIONS SHALL BE 8" MINIMUM ABOVE FINISHED GRADE. FINISHED GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST 10' & A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM.
20. SOLID BLOCKING TO BE PROVIDED BETWEEN T.JI'S, RAFTERS, & TRUSSES OVER ALL BEARING WALLS AND BETWEEN OPEN BEARING STUDS. SUCH BLOCKING SHALL BE 2" MINIMUM THICKNESS AND FULL DEPTH OF T.JI, RAFTER, OR STUD.
21. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC. SHALL BE SETTLED AND TAMPED TO 90% COMPACTION.
22. ENCLOSED ATTICS & ENCLOSED SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO THE OUTSIDE VENTS. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA: A. 1/ 150 OF ATTIC AREA, OR B. 1/ 300 OF ATTIC AREA IF CROSS VENTILATED WITH/ VAPOR BARRIER. ATTICS SHALL BE PROVIDED WITH AN ACCESS OPENING 22" x 30" WITH/ MINIMUM HEAD ROOM CLEARANCE ABOVE ACCESS OPENING OF 30".
23. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1 SQ. INCH PER 4000 BTU's WHERE SPACE IS DIRECTLY COMMUNICATING WITH THE OUTDOORS, OR WHERE COMMUNICATING WITH THE OUTDOORS BY MEANS OF VERTICAL DUCTS. WHERE HORIZONTAL DUCTS ARE USED, EACH OPENING SHALL HAVE A FREE AREA OF AT LEAST 1 SQ. INCH PER 2000 BTU's. IF A SINGLE DUCT WILL BE USED FOR COMBUSTION AIR, A MINIMUM DUCT SIZE OF 1 SQ. INCH PER 3,000 BTU/ HOUR INPUT IS REQUIRED. PROVIDE ONE DUCT OPENING IN THE TOP 12" OF THE ROOM AND ONE DUCT IN THE BOTTOM 12" OF THE ROOM (IRC R1705.2) .
24. WINDOW WELLS SHALL PROVIDE A MIN. NET CLEAR OPENING OF 9 sq. ft. WITH/ A MIN. DIMENSION OF 36". IF WINDOW WELL IS DEEPER THAN 44", PROVIDE PERMANENT LADDER.
25. GARAGE ATTIC ACCESS DOOR TO BE 20 MIN. FIRE-RATED CONST. OR EQUIVALENT.
26. PROVIDE A GAS SHUTOFF VALVE WITHIN 6' OF ALL GAS APPLIANCES.
27. ALL SHOWER DOORS & GLASS IN SHOWER ENCLOSURES TO BE TEMPERED GLASS. ALSO, TEMPERED GLASS IS REQUIRED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT. OF STAIRS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT.
28. WATER HEATERS & EXPANSION TANKS TO BE TIED DOWN WITH/ SEISMIC STRAPS. STRAPS TO BE (2) 16 GA x 1" WIDE STRAPS LAGGED INTO (2) STUDS MIN. WITH/ 1/ 4" Ø LAG SCREWS. (2) STUD WALL SHEATHED OR COVERED WITH/ GYP. BOARD OR SOLID BLOCKING MAY BE DONE AT STRAP HEIGHT. PROVIDE A MAX. 1" SPACE BETWEEN WATER HEATER AND WALL OR BLOCKS.
29. GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325 R309.6.
30. EMERGENCY EGRESS SHALL BE PROVIDED FOR BASEMENTS & SLEEPING ROOMS. THE SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM AREA SHALL NOT BE LESS THAN 5.7 sq. ft. HEIGHT SHALL NOT BE LESS THAN 24" & WIDTH SHALL NOT BE LESS THAN 20" (R310.1) .
31. GAS PIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMBWAITER, OR ELEVATOR SHAFT. GAS PIPING INSTALLED DOWNSTREAM OF THE POINT OF DELIVERY SHALL NOT EXTEND THROUGH ANY TOWNHOUSE UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING.
32. APPLIANCES SHALL NOT BE LOCATED IN SLEEPING ROOMS, BATHROOMS, TOILET ROOMS, STORAGE ROOM OR A SPACE THAT OPENS INTO SUCH ROOMS.
33. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER OR INSECTS.
34. GAS PIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE
35. EXTERIOR PLASTER WHEN INSTALLED OVER WOOD BASED SHEATHING, REQUIRES THE APPLICATION OF TWO LAYERS OF GRADE D BUILDING PAPER. EACH LAYER SHALL PROVIDE A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INTENDED TO DRAIN TO THE WATER RESISTIVE BARRIERS IS DIRECTED BETWEEN THE TWO LAYERS.
36. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.
37. GARAGE AND CARPORT FLOORS SHALL BE SLOPED TOWARD A DRAIN OR THE MAIN VEHICLE ENTRY DOOR. PER R309.1 AND R309.2.
38. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS PER R305. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED OR A WHOLE HOUSE VENTILATION SYSTEM DESIGNED PER M1507.3.
39. ALL FASTENERS INSTALLED INTO PRESERVATIVE TREATED WOOD ARE TO BE ZINC COATED OR TREATED PER R317.3.
40. BACKFILL IS NOT TO BE PLACED ADJACENT TO CRAWL SPACE WALLS UNTIL BRACING IS IN PLACE PER R404.1.7.
41. WHEN GAS-FIRED APPLIANCES ARE LOCATED IN A ROOM OR SPACE THAT OPENS INTO A BEDROOM OR BATHROOM, THE OPENING MUST BE PROVIDED WITH A SOLID WEATHER-STRIPPED DOOR EQUIPPED WITH AN APPROVED SELF-CLOSING DEVICE, AND ALL COMBUSTION AIR SHALL BE TAKEN DIRECTLY FROM THE OUTDOORS PER G2406.2 #5.
42. SEDIMENT TRAPS WILL BE PROVIDED ON THE DOWNSTREAM SIDE OF THE SHUTOFF VALVE.
43. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND LOCATED IN AN APPROVED LOCATION THAT LISTS THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING/ ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE CONDITIONED SPACES, AND U-FACTORS FOR FENESTRATION PER N1101.14.
44. ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACES (ATTIC) SHALL BE WEATHERED STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER N1102.2.4.
45. AIR BARRIER SHALL BE VERIFIED WITH BUILDING TESTING (BLOWER DOOR TEST) PER N1102.4.1.2.
46. RECESSED LUMINARES (CAN LIGHTS) WILL BE SEALED TO LIMIT AIR LEAKAGE PER ASTM E 283.
47. NO LESS THAN 75% OF THE LAMPS PERMANENTLY INSTALLED IN LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
48. 2" NOMINAL LUMBER TO BE USED AS FIREBLOCKING AND PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, AND IN CONCEALED SPACES BETWEEN STAIR STRINGERS.

PLUMBING NOTES

*ALL WORK CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF UTAH AND THE AUTHORITY HAVING JURISDICTION.
P1. PROVIDE LOCATION FOR GAS & ELECTRICAL METERS IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE DAMAGE.
P2. PROVIDE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH (IRC P2903.2) .
P3. PROVIDE SHOWER HEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GALLONS PER MINUTE (IRC P2903.2) .
P4. PROVIDE AN EXPANSION TANK ON THE CULINARY WATER SYSTEM.
P5. WATER HEATERS AND EXPANSION TANKS TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. (IRC P2801.2)
P6. HOSE BIBS TO BE NON-FREEZE TYPE BACK-FLOW PREVENT (IRC P2902.3.3, P2605.6) .
P7. ALL PLUMBING VENTS THROUGH ROOF TO BE 3" PIPE MINIMUM. (IRC P3105.2) .
P8. PROVIDE LOCATION OF ACCESS FOR WHIRLPOOL TYPE TUBS. NO GROUTED TILE ACCESS. (IRC P2720, E4109.3)
P9. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBANT. (IRC R307.2)
P10. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. SHOW A METAL PAN UNDER THE WATER HEATER OR STEAM SHOWER EQUIPMENT IF LOCATED ON A WOOD FLOOR. (IRC 2801)
P11. MINIMUM FINISHED SPACE WIDTH FOR WATER CLOSET TO BE 30" W/ A MINIMUM CLEARANCE OF 21" IN FRONT OF THE WATER CLOSET.
P12. PROVIDE A SHUTOFF VALVE FOR ALL PLUMBING FIXTURE SUPPLIES.
P13. GREEN BOARD CANNOT BE USED BEHIND THE TILE IN THE SHOWER AND TUB ENCLOSURES.
P14. HOSE BIBS SHALL BE PROVIDED WITH AN ATMOSPHERIC OR PRESSURE TYPE VACCUUM BREAKER.
P15. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES, i.e., DISHWASHERS AND CLOTHES WASHERS.
P16. THE REQUIRED TEMPERATURE LIMITING DEVICES FOR BATHTUBS AND SHOWERS SHALL BE SET AT 120 DEGREES FAHRENHEIT PER P2708.3 AND P2713.1.

MECHANICAL NOTES

*ALL WORK CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF UTAH AND THE AUTHORITY HAVING JURISDICTION.
1. MAXIMUM LENGTH OF THE DUCT FOR THE DRYER WITH TWO 90 DEGREE ELBOWS IS 15 FEET
2. PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/ HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM OF 1 INCH CLEARANCE AROUND THE EQUIPMENT AT SIDES AND REAR OF THE APPLIANCE. PROVIDE MINIMUM OF 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
3. PROVIDE SHUT OFF VALVE WITHIN 6 FEET OF ALL GAS BURNING APPLIANCES.
4. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC NN1103
5. ALL HEATING DUCTS APPROVED FOR LEAKAGE.
6. DUCTING FOR VENT FANS USED IN TOILET ROOMS TO BE 4" RIGID SHEET METAL.
7. CRAWL SPACES CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO REMOVE THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE NOR MORE THAN 20' LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING OF THE APPLIANCE. A LEVEL SERVICE SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PRESENT IN FRONT OR SERVICE SIDE OF THE APPLIANCE.
8. COMBUSTION AIR DUCT SHALL BE INSULATED WHERE IT PASSES THROUGH CONDITIONED SPACE TO A MIN. OF R-8.
9. AIR EXHAUST OPENINGS SHALL VENT TO THE OUTSIDE AND SHALL TERMINATE NOT LESS THAN 3' FROM THE PROPERTY LINES, 3' FROM OPERABLE AND NON-OPERABLE OPENINGS AND 10' FROM MECHANICAL AIR INTAKES.

ELECTRICAL NOTES

*ALL WORK CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF UTAH AND THE AUTHORITY HAVING JURISDICTION.
1. PLEASE CONTACT ELECTRICIAN & LOG STACKER PRIOR TO CONSTRUCTION OF BUILDING TO ENSURE ACCURACY OF ALL ELECTRICAL WIRING.
2. ELECTRICAL WIRING ON THESE PRINTS ARE USED AS A GUIDE ONLY. CONSULT ELECTRICIAN FOR PROPER PLACEMENT OF ELECTRICAL FIXTURES.
3. ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, IN GARAGES, BATHS, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED (IRC E3802) .
4. EXTERIOR OUTLETS SHALL HAVE WATERPROOF COVERINGS.
5. ALL ELECTRICAL OUTLET BRANCH CIRCUITS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE PROVIDED WITH ARC-FAULT PROTECTION.
6. PROVIDE SMOKE DETECTORS CONFORMING TO IRC SECTION R313. ALL LEVELS, ALL BEDROOMS, ACCESS TO ALL BEDROOMS, AND IN ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES WITH/ BATTERY BACK UP. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTUATION OF ONE SHALL ACTUATE ALL SMOKE DETECTORS. (R313.1-2)
7. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH A FUEL BURNING APPLIANCE AND SHALL BE INTERCONNECTED WITH/ SMOKE DETECTORS & HARD WIRED WITH/ BATTERY BACK- UP. (R313.2 AS AMENDED BY STATE) .
8. ALL BATHROOM FANS TO BE VENTED TO EXTERIOR AT A RATE OF 50 CUBIC FEET PER MINUTE FOR INTERMITTENT OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION (IRC R303.3) .
9. COPPER GROUND ROD TO BE 1/ 2" x 8" DRIVEN VERTICALLY INTO GROUND BELOW METER BASE/ DISCONNECT LOCATION FOR GROUNDING AND BONDING OF ALL METAL PIPING INCLUDING GAS
10. ALL RECEPTACLES SERVICING UNFINISHED BASEMENTS TO BE GFCI PROTECTED.
11. ELECTRICAL PANELS MUST HAVE 30" WIDE BY 36" DEEP WORKING SPACE & 6'-6" HEADROOM. PROVIDE PROPER FIRE RATING FOR BOXES FACING INTO GARAGES.
12. ALL SPAS AND HOT TUBS SHALL COMPLY WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE, SPECIFICALLY EQUIPMENT LOCATION AND CLEARANCES SHALL COMPLY WITH E4103.
13. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEGREES FAHRENHEIT AT A POINT 36 INCHES ABOVE THE FLOOR IN ALL ROOMS (IRC R303.8) .
14. OUTLETS ARE REQUIRED TO BE INSTALLED SO THAT NO POINT ALONG WALLS IS MORE THAN 6 FEET FROM AN OUTLET.
15. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF INSPECTION INSTALLED IN OR ON CEILING/ ROOF, WALLS, FOUNDATION, (SLAB BASEMENT WALL, CRAWLSPACE WALL AND/ OR FLOOR) AND DUCTS OUTSIDE THE CONDITIONED SPACES; U-FACTORS OF WINDOWS, AND SOLAR HEAT GAIN COEFFICIENT OF WINDOWS. THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT SHALL ALSO BE LISTED. -IRC N1101.9
16. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.
17. ALL 15 AND 20 AMP RECEPTACLES WITHIN THE DWELLING UNIT SHALL BE TAMPER RESISTANT RECEPTACLES.
18. IN THE KITCHEN, A MINIMUM OF TWO 20 AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS.
19. PROVIDE A U-FER GROUND.
20. A DEDICATED 20-AMP BRANCH CIRCUIT IS REQUIRED FOR THE LAUNDRY RECEPTACLE OUTLETS.

TABLE N1102.1.1 (R402.1.1)
MINIMUM INSULATION & FENESTRATION REQUIREMENTS

WINDOW & DOORS U-FACTORS - 0.32
SKYLIGHT U-FACTOR - .055
CEILING R-VALUE - 49
WALL R-VALUE - 20
FLOOR R-VALUE - 30
BASEMENT/ CRAWL WALL R-VALUE - 15/ 19

NOTE:
R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X6 CAVITY.

RYAN STEVENS CONSTRUCTION INC
2175 NORTH LINCOLN LANE - PINE CANYON, UT 84074
Phone: (435) 640-1808

STEVENS RESIDENCE ADU
2175 NORTH LINCOLN LN UNIT B
PINE CANYON, UT 84074

DATE:
9/10/25

REVISIONS:
3/3/26

DRAWING NUMBER:
A5.1
GENERAL NOTES

ABBREVIATIONS & ACRONYMS

A.P.A.	AMERICAN PLYWD ASSOC.	JST	JOIST(S)
AECR	ARCHENG OF RECORD	JT	JOINT(S)
AB	ANCHOR BOLT		
ABV	ABOVE	K	KIP, 1000 LBS
ADDL	ADDITIONAL	KLF	KIPS PER LINEAL FOOT
AFF	ABOVE FINISH(ED) FLOOR	KSF	KIPS PER SQUARE FOOT
AGGR	AGGREGATE	KSI	KIPS PER SQUARE INCH
ALT	ALTERNATE		
ALUM	ALUMINUM	LAT	LATERAL
AMT	AMOUNT	LB(S)	POUND(S)
ANCH	ANCHOR	LD	LOAD
APPROX	APPROXIMATE	LEV	LEVEL
APRVD	APPROVED	LF	LINEAL FOOT/FEET
APVL	APPROVAL	LL	LIVE LOAD
ARCH	ARCHITECT / ARCHITECTURE	LLH	LONG LEG HORIZONTAL
ATCH	ATTACH(ED)	LLV	LONG LEG VERTICAL
AVG	AVERAGE	LT	LIGHT
		LT WT	LIGHT WEIGHT
BD	BOARD	LVL	LEVEL
BHD	BULKHEAD	LVL	LAMINATED VENEER LUMBER
BL	BOLLARD	LWC	LIGHT WEIGHT CONC
BLDG	BUILDING		
BLKG	BLOCKING	MAS	MASONRY
BLW	BELOW	MAX	MAXIMUM
BM	BEAM	MC	MOMENT CONNECTION
B.O.	BOTTOM OF	MECH	MECHANICAL
BOF	BOTTOM OF FOOTING	MEMB	MEMBRANE
BOT	BOTTOM	MEZZ	MEZZANINE
BRG	BEARING	MFD	MANUFACTURED
BRK	BRICK	MFR	MANUFACTURER
BSMT	BASEMENT	MIN	MINIMUM
BTR	BETTER	MISC	MISCELLANEOUS
BTWN	BETWEEN	MO	MASONRY OPEN
		MTL	MATERIAL/ METAL
CANT	CANTILEVER		
C-C	CENTER TO CENTER	N/A	NOT APPLICABLE
CG	CENTER OF GRAVITY	NF	NEAR FACE
CIP	CAST IN PLACE	NS	NEAR SIDE / NON-SHRINK
CIR	CIRCLE	N-S	NORTH-SOUTH
CJ	CONSTR/ CONTROL JOINT	NIC	NOT IN CONTRACT
CJP	COMPLETE JP PENETRATION	NTS	NOT TO SCALE
CL	CENTERLINE		
CLG	CEILING	O.C.	ON CENTER
CLR	CLEAR	O.F.	OUSIDE FACE
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
COL	COLUMN	OF	OUTSIDE FACE
CONC	OPENING	OPNG	OPENING
CONN	CONNECTION	OPP	OPPOSITE
CONST	CONSTRUCTION	O.H.	OPPOSITE HAND
CONT	CONTINUE (CONTINUOUS)	OSB	ORIENTED STRAND BOARD
CONTR	CONTRACTOR	OWST	OPEN WEB STEEL JOIST
CTR	CENTER		
CU FT	CUBIC FOOT (FEET)	PARA	PARALLEL
CU IN	CUBIC INCH	PC	PRECAST
CU YD	CUBIC YARD	PCF	POUNDS PER CUBIC FOOT
		PCI	POUNDS PER CUBIC INCH
DBA	DEFORMED BAR ANCHOR	PEJ	PREMOLDED EXPANSION JOINT
DBL	DOUBLE	PENN	PENETRATION
DEG	DEGREE	PERM	PERMANENT
DF	DOUGLAS FIR	PERP	PERPENDICULAR
DIA	DIAMETER	PFJ	PERIMETER FELT JOINT
DIAG	DIAGONAL	PJP	PARTIAL JOINT PENETRATION
DIM	DIMENSION	PL	PLATE
DL	DEAD LOAD	PLF	POUNDS PER LINEAR FOOT
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNL	PANEL
DUP	DUPLICATE	PP	PANEL POINT
DVLP	DEVELOP	PREFAB	PREFABRICATED
DWG	DRAWING	PRELIM	PRELIMINARY
DWL	DOWEL	PS	PRESTRESSED
		PSF	POUNDS PER SQUARE FOOT
EA	EACH	PSI	POUNDS PER SQUARE INCH
E-E	END TO END	PT	PRESSURE TREATED
EF	EACH FACE	PWDR	POWDER ROOM
ELEC	ELECTRICAL		
ELEV	ELEVATION	QTY	QUANTITY
ELVTR	ELEVATOR		
ENG	ENGINEER / ENGINEERING	RAD, R	RADIUS
EQ	EQUAL	RD	ROOF DRAIN
EQ SP	EQUAL SPACE(D)	RE:	REFER (REFERENCE)
EQUIP	EQUIPMENT	REINF	REINFORCE (ING)
ES	EACH SIDE	REQ(D)	REQUIRE(D)
EST	ESTIMATE	REQMT	REQUIREMENT
EW	EACH WAY	REV	REVISED/REVISION
E-W	EAST TO WEST	RF	ROOF
EXC	EXCAVATE	RND	ROUND
EXIST	EXISTING	RO	ROUGH OPENING
EXP	EXPANSION	ROOF TOP	ROOF TOP UNIT
EXT	EXTERIOR		
		SCHED	SCHEDULE
FAB	FABRICATE	SCWD	SOLID CORE WOOD
FD	FLOOR DRAIN	SECT	SECTION
FDN	FOUNDATION	SF	SQUARE FOOT
FF	FINISH FLOOR	SHT	SHEET
F-F	FACE TO FACE	SHTG	SHEATHING
FIN	FINISH	SIM	SIMILAR
FLG	FLANGE	SOG	SLAB ON GRADE
FLR	FLOOR	SPEC	SPECIFICATION(S)
FRMG	FRAMING	SPRT	SUPPORT
FRZR	FREEZER	SQ	SQUARE
FS	FAR SIDE	STD	STANDARD
FT	FOOT	STIFF	STIFFENER
FT2	SQUARE FOOT	STIR	STIRRUP
FT3	CUBIC FOOT	STL	STEEL
FTG	FOOTING	STRUCT	STRUCTURE/ STRUCTURAL
		SW	SHEAR WALL
G.C.	GENERAL CONTRACTOR		
GA	GAGE OR GAUGE	T & B	TOP & BOTTOM
GALV	GALVANIZED	T & G	TONGUE & GROOVE
GL	GLASS	T.O.	TOP OF
GLB	GLUE LAMINATED BEAM	TOW	TOP OF WALL
GND	GROUND	THD	THREAD/THREADED
GR	GRADE	THK	THICK / THICKNESS
GWB	GYPSUM WALL BOARD	TL	TOTAL LOAD
		TOB	TOP OF BEAM
HC	HOLLOW CORE	TOC	TOP OF CONCRETE
HCA	HEADED CONCRETE ANCHOR	TOF	TOP OF FOOTING
HD	HOLDOWN, HEADED	TOM	TOP OF MASONARY
HDR	HEADER	TOS	TOP OF STEEL
HGR	HANGER	TYP	TYPICAL
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	U.N.O.	UNLESS NOTED OTHERWISE
HSA	HEADED STUD ANCHOR	ULT	ULTIMATE
HSS	HOLLOW STRUCTURAL STEEL		
HT	HEIGHT	VERT	VERTICAL
HVAC	HEATING, VENTILATING & AIR COND		
		W/	WITH
I.C.	INSIDE DIAMETER	W/O	WITHOUT
IBC	INTERNATIONAL BUILDING CODE	W	WIDTH
ICC	INTERNATIONAL CODE COUNCIL	WC	WATER CLOSET
IF	INSIDE FACE	WD	WOOD
IN.	INCH	WH	WATER HEATER
IN2	SQUARE INCHES	WIC	WALK IN CLOSET
IN3	CUBIC INCHES	WP	WATER PROOF
INCL	INCLUDE	WS	WATERSTOP
INFO	INFORMATION	WT	WEIGHT
INT	INTERIOR	WWF	WELDED WIRE FABRIC
IRC	INTERNATIONAL RESIDENTIAL CODE		
ISBU	INTERMODAL STEEL BUILDING UNIT	YD	YARD

SYMBOLS LEGEND

FC-1.0 INDICATES CONTINUOUS FOOTING, SEE SCHEDULE

FS-2.0 INDICATES SPOT FOOTING, SEE SCHEDULE

F.S. INDICATES FOOTING STEP

W.S. INDICATES FDN WALL STEP

FB-1 INDICATES FLOOR BEAM. SEE BEAM SCHEDULE

RB-1 INDICATES ROOF BEAM. SEE BEAM SCHEDULE

FRAMING MEMBER

BEAM

GIRDER OR DBL JOIST

OVERBUILD

VENEER (BRICK OR STONE) ABOVE

BEARING / EXTERIOR WALL

SHEAR WALL ONLY

NON BEARING WALL

BEARING WALL ABOVE

CONCRETE WALL

SUPPORTING POST

POST FROM ABOVE

REVISION CLOUD TAG

REVISION CLOUD

1 INDICATES KEYED NOTE. SEE KEYED NOTES SPECIFIC TO EACH SHEET

HD A INDICATES SHEAR WALL EXTENT & TYPE. SEE SHEAR WALL SCHDL

HD A INDICATES HOLDOWN LOCATION - SEE HOLDOWN SCHDL

HD A INDICATES FLOOR TO FLOOR STRAP LOCATION - SEE STRAP TIE SCHDL

DP INDICATES POST LOCATION - SEE POST SCHDL

FJ INDICATES JOIST FRAMING - SEE JOIST SCHDL

DETAIL/PLAN REFERENCE

1 S-500 TYP "TYPICAL (TYP) OR SIMILAR (SIM) DETAIL

SHEET REFERENCE

T.O.W. INDICATES TOP OF FOUNDATION WALL

T.O.F. INDICATES TOP OF FOOTING

MAIN 100'-0" INDICATES FINISHED FLOOR ELEVATION. COORDINATE W/ DESIGN PLANS

STATEMENT OF SPECIAL INSPECTIONS

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED IN IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED IN IBC SECTION 1704. THIS SECTION REFERS TO THE SPECIAL INSPECTIONS PERTAINING TO THE STRUCTURAL SYSTEM ONLY AND DOES NO ENCOMPASS INSPECTIONS REQUIRED BY OTHER DISCIPLINES
2. UNLESS WAIVED BY THE BUILDING OFFICIAL, THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS.
3. TYPES OF WORK REQUIRING SPECIAL INSPECTION AND TESTING ARE LISTED IN THE "STRUCTURAL SPECIAL INSPECTION REQUIRED" TABLE. THIS TABLE IS NOT MEANT TO ENCOMPASS ALL SPECIAL INSPECTION ON THE PROJECT, JUST THOSE DIRECTLY RELATED TO STRUCTURAL.
4. STRUCTURAL OBSERVATIONS
   - 4.1 STRUCTURAL OBSERVATIONS MAY BE PERFORMED AS DEEMED NECESSARY BY THE STRUCTURAL ENGINEER OF RECORD.
   - 4.2 OBSERVATION VISITS TO THE SITE BY THE ENGINEER'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS CONSTITUTING SUPERVISION OF CONSTRUCTION

STRUCTURAL SPECIAL INSPECTIONS

-P INDICATES PERIODIC INSPECTION REQUIRED.
-C INDICATES CONTINUOUS INSPECTION REQUIRED.
-R INDICATES REQUIRED FOR THIS PROJECT
-NR INDICATES NOT REQUIRED FOR THIS PROJECT

GENERAL			
INSPECTION OF FABRICATORS (1704.2.5)			
P	NR	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES. (IBC 1704.2.5.1 AND AISC 360-10)	
		SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK. (1704.2.5.1)	
SOILS (1705.6)			
P	R	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY. (IBC TABLE 1705.6)	
	NR	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL. (IBC TABLE 1705.6)	
C	NR	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS. (IBC TABLE 1705.6)	
P	NR	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL. (IBC TABLE 1705.6)	
		PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY. (IBC TABLE 1705.6)	
CONCRETE CONSTRUCTION (1705.3)			
P	NR	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT. (ACI 318 Ch 20, 25.2, 25.3, 26.6.1-26.6.3)	
	NR	INSPECTION OF ANCHORS CAST IN CONCRETE. (ACI 318: 17.8.2)	
P	NR	INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS. (ACI 318: 17.8.2.4)	
	NR	VERIFYING USE IF REQUIRED DESIGN MIX, (ACI 318: CH. 19, 26.4.3, 26.4.4)	
C	NR	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (ASTM C172, ASTM C31, ACI 318:26.4, 26.12)	
P	NR	INSPECT FRAMEWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (ACI 318: 26.11.1.2(b))	
WOOD CONSTRUCTION			
P	NR	NAILING, BOLTING, ANCHORING AND OTHER FASTENING ELEMENTS OF THE LATERAL RESISTING SYSTEM, INCLUDING SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES & HOLDOWNS. SPECIAL INSPECTION NOT REQUIRED WHERE NAILING SPACING IS GREATER THAN 4".	
	NR	VERIFY TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED PER APPROVED TRUSS PACKAGE. ONLY REQUIRED WHERE CLEAR TRUSS SPAN EXCEEDS 60 FT.	
STEEL CONSTRUCTION (1705.2)			
WELDING INSPECTION OF STRUCTURAL STEEL			
	NR	COMPLETE AND PARTIAL PENETRATION GROOVE WELDS. (AWS D1.1, IBC 1704.3.1)	
C	NR	MULTI-PASS FILLET WELDS. (AWS D1.1, IBC 1704.3.1)	
P	NR	SINGLE-PASS FILLET WELDS > 5/16" (AWS D1.1, IBC 1704.3.1)	
	NR	SINGLE-PASS FILLET WELDS <= 5/16" (AWS D1.1, IBC 1704.3.1)	
P	NR	FLOOR AND ROOF DECK WELDS. (AWS D1.3)	
SEISMIC RESISTANCE (1707.3)			
C	NR	INSPECTION OF FIELD GLUING OPERATIONS	
P	NR	INSPECTION FOR NAILING, BOLTING, ANCHORING FOR WOOD SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, HOLDOWNS	

INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED	O	O
SIZE, LENGTH, AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY	P	P
ARC STRIKES	P	P
K-AREA[a]	P	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES[b]	P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	O	O
PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	P	P

[a] WHEN WELDING OF DOUBLER PLATES, COUNTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75 MM) OF THE WELD

[b] AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS.

INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P	O
WPS AVAILABLE	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
WELDER IDENTIFICATION SYSTEM*	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)	O	O
FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	P	O
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, GAPS AT ROOT) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)	O	O
CHECK WELDING EQUIPMENT	O	-

* THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

INSPECTION TASKS PRIOR TO BOLTING	TASK	QC DOC.	TASK	QA DOC.
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL	O	-	O	-
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	-	O	-
CONNECTING ELEMENTS, INCLUDING THE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O	-	O	-
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED FOR FASTENER ASSEMBLIES AND METHODS USED	P	D	O	D
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	-	O	-

INSPECTION TASKS DURING BOLTING	TASK	QC DOC.	TASK	QA DOC.
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS (IF REQUIRED ARE POSITIONED AS REQUIRED	O	-	O	-
JOINT BROUGHT TO THE SNUG TIGHT CONDITION PRIOR TO THE PRE-TENSIONING OPERATION	O	-	O	-
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	-	O	-
BOLTS ARE PRE-TENSIONED PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	-	O	-

INSPECTION TASKS AFTER TO BOLTING	TASK	QC DOC.	TASK	QA DOC.
NR DOCUMENT ACCEPTED AND REJECTED CONNECTIONS	P	D	P	D

INSPECTION TASKS AFTER TO BOLTING	QC	QA
CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL	O	O
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE	O	O
WPS FOLLOWED • SETTINGS ON WELDING EQUIPMENT • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, OH)	O	O
WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	O	O
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	O	O
USE OF QUALIFIED WELDERS	O	O

GENERAL

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED.
2. THE CONTRACTOR, SUBCONTRACTORS, AND OWNER AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
5. CONTRACTOR SHALL BE FULLY & SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, FOR COORDINATING ALL PORTIONS OF THE WORK, AND FOR JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
6. CONTRACTOR & ALL SUBS SHALL PERFORM THEIR TRADES & DUTIES IN A MANNER CONFORMING TO THE PROCEDURES & REQUIREMENTS AS STATED IN THE LATEST ACCEPTED CODE(S) ADOPTED BY THE STATE & LOCAL JURISDICTIONS.
7. CONTRACTOR IS RESPONSIBLE FOR AND SHALL BEAR THE COSTS OF CORRECTING WORK WHICH DOES NOT CONFORM TO CONSTRUCTION DOCUMENTS. THE COST OF WORK ENGINEER(S) TO APPROVE CORRECTIVE WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
8. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR MODIFICATIONS REQUIRED IN ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL OR MECHANICAL SYSTEMS, ECT. DUE TO SUBSTITUTION OF MATERIALS, METHODS, AND/OR EQUIPMENT.
9. THE MATERIALS AND LABOR COVERED BY THIS CONTRACT MUST CONFORM W/ THE SAFETY ORDERS OF THE LOCAL AUTHORITY HAVING JURISDICTION. STATE, OSHA AND THE DIVISION OF WORKER'S COMPENSATION.
10. ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, ANDSUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, OR FACE OF CONCRETE, U.N.O. BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS DUE TO BE COORDINATED WITH DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
12. ALTHOUGH SPECIFIC BRANDS MAY BE SPECIFIED, ALTERNATE BRANDS MAY BE USED WITH PRODUCT SPECIFICATIONS SUBMITTED TO ENGINEER FOR WRITTEN APPROVAL. EQUAL OR GREATER DESIGN VALUES MUST BE PROVIDED.
13. SHOP DRAWINGS SHALL BE PREPARED & SUBMITTED FOR REVIEW PRIOR TO FABRICATION FOR STEEL ITEMS AND FLOOR OR ROOF TRUSS SYSTEMS. ALLOW (1) WEEK FOR ENG. REVIEW
14. MODIFICATIONS TO PLANS, FRAMING AND LOADING (DIMENSIONS, MATERIALS, DETAILS, LOCATION AND SIZE OF OPENINGS IN SHEAR OR BEARING WALLS, HOT TUBS, ETC.) FROM THAT SHOWN ON THE DESIGN PLANS CAN AFFECT THE LOAD PATHS USED AND WILL VOID THE DESIGN AND PROFESSIONAL ENGINEERS STAMP (LIABILITY), WITHOUT ADDITIONAL ENGINEERING REVIEW AND ANALYSIS INCREASING THE SIZE, NUMBER OR LOCATION OF SHEAR WALLS. SHEAR WALLS CAN VARY IN LENGTH, LOADING ON SHEAR PANELS BEYOND THEIR LOAD CARRYING CAPACITIES. THE OWNER AND CONTRACTOR SHALL CAREFULLY REVIEW PLANS AND SPECIFICATIONS PRIOR TO INITIATION OF CONSTRUCTION.
15. BECAUSE THE RANDOM AND UNPREDICTABLE NATURE OF WIND AND EARTHQUAKE LOADING EVEN A RELATIVELY COMPLETE ANALYSIS, METHODOLOGY, AND DESIGN CANNOT ENSURE THAT THERE WILL BE NO DAMAGE TO STRUCTURES DURING SUCH EVENTS. LOCAL CODES (INTERNATIONAL BUILDING CODE (IBC)) ARE BASED ON LIFE SAFETY AND NOT "EARTHQUAKE PROOFING", ETC. OF THE STRUCTURE. IT IS EXTREMELY IMPORTANT THAT ATTENTION BE PAID TO THE PLACEMENT OF REINFORCING, HOLDOWN EMBEDS, ETC. IN THE FOUNDATIONS, WALLS, ROOF, AND TO DETAILING SHOWN ON THE PLANS. PROPER IMPLEMENTATION IS REQUIRED TO ENSURE THE DESIRED DESIGN RESPONSE.
16. GEOTECHNICAL REPORT REQUIREMENTS OF A GEOTECHNICAL OR UNSUSPECTED SOIL CONDITIONS ARE ENCOUNTERED DURING EXCAVATION OR SITE PREPARATION, SUCH AS LOOSE FILL, EXPANSIVE CLAY, SIGNS OF GROUNDWATER, ORGANIC MATERIALS, OR WATER INTRUSION, WORK MUST BE STOPPED IMMEDIATELY. A LICENSED GEOTECHNICAL ENGINEER MUST BE ENGAGED TO PERFORM A COMPREHENSIVE SOILS INVESTIGATION BEFORE PROCEEDING. COPY OF SOILS REPORT FROMGEOTECHNICAL ENGINEER SHOULD BE FORWARDED TO E.O.R. FOR REVIEW AND ASSESSMENT. ADDITIONAL FEES ARE INCURRED IF SUCH CONDITIONS ARE IDENTIFIED IN THE REPORT THAT DIFFER FROM THE ORIGINAL DESIGN ANALYSIS.. A GEOTECHNICAL INVESTIGATION IS REQUIRED IF ONE OF THE FOLLOWING CONDITIONS IS TRUE:
   - THE SITE HAS STEEP SLOPES (GREATER THAN OR EQUAL TO 1:3).
   - GROUNDS ARE LOCATED ON FILL MATERIAL.
   - STRUCTURE IS CONSTRUCTED WITHIN 5 FEET OF THE FINISHED GRADE.
   - THERE ARE SIGNS OF EXISTING SOIL MOVEMENT, SUCH AS CRACKS, SETTLING, OR VOIDS.
   - ATYPICAL OR UNEXPECTED SOIL CONDITIONS ARE ENCOUNTERED
   - WHERE FOUNDATION WILL SET PARTIALLY ON BEDROCK AND PARTIALLY ON FILL OR NATURAL MATERIALS

STRUCTURAL DESIGN INFORMATION

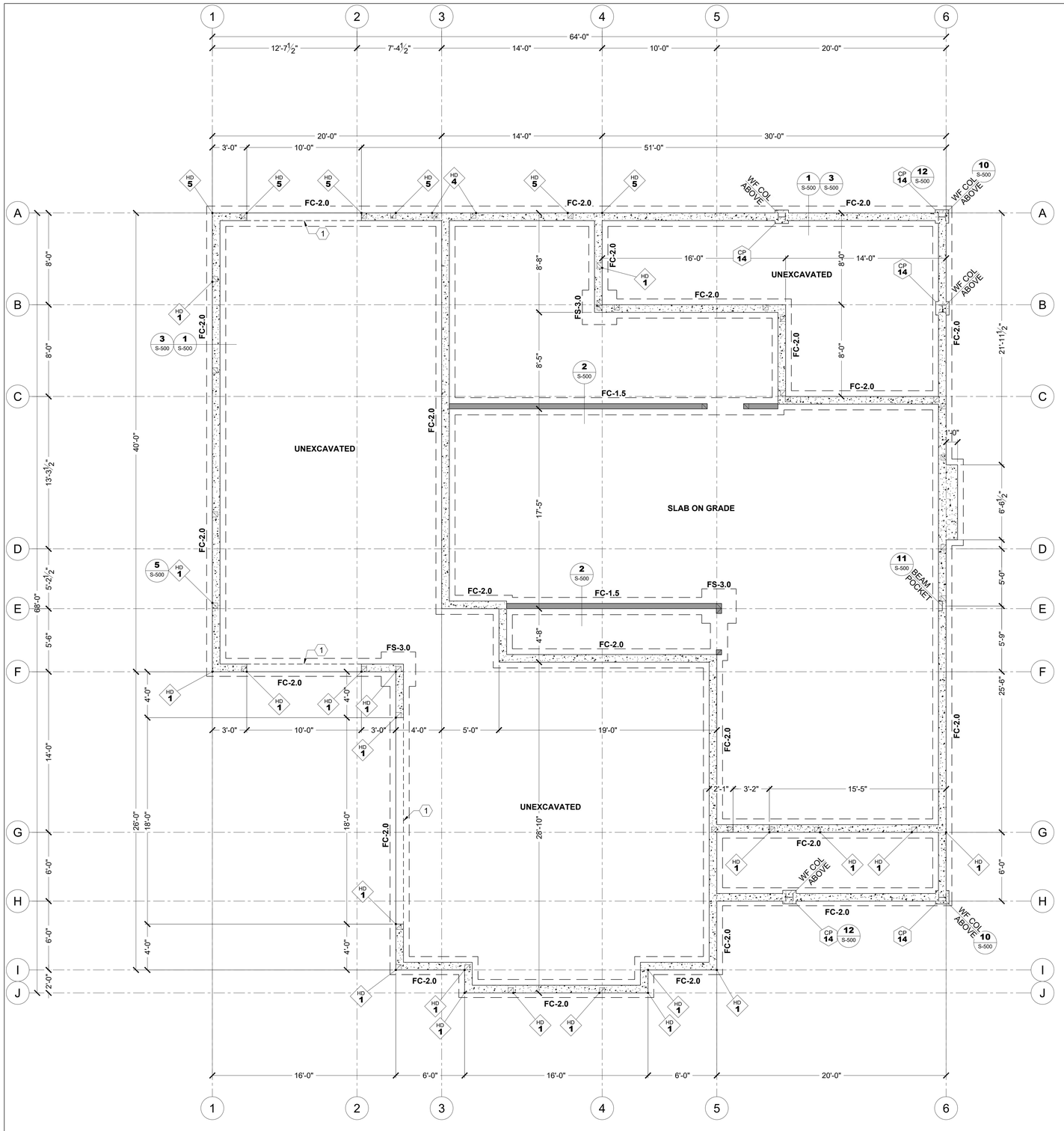
1. GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC)
2. ROOF LOADING
   - 2.1 DEAD LOAD.....15 PSF
   - 2.2 ROOF LIVE LOAD.....20 PSF
   - 2.3 ROOF SNOW LOAD
     - GROUND SNOW LOAD, P_g.....43 PSF
     - FLAT ROOF SNOW LOAD, P_f.....30 PSF
     - SNOW EXP. FACTOR, C_e.....1.0
     - THERMAL FACTOR, C_t.....1.0
     - IMPORTANCE FACTOR, I.....1.0
3. FLOOR LOADING
   - 3.1 FLOOR DEAD LOAD.....15 PSF
   - 3.2 FLOOR LIVE LOAD.....40 PSF
4. DECK LOADING
   - 4.1 DECK DEAD LOAD.....10 PSF
   - 4.2 DECK LIVE LOAD.....60 PSF
5. WALL WEIGHTS
   - 5.1 EXTERIOR WALL DEAD LOAD.....17 PSF
6. SEISMIC PARAMETERS
   - 6.1 SEISMIC RISK CATEGORY.....II
   - 6.2 SEISMIC DESIGN CATEGORY.....D2
   - 6.3 IMPORTANCE FACTOR, I.....1.0 PSF
   - 6.4 SNOW USED AS SEISMIC WT., W_s.....6.0 PSF
   - 6.5 ANALYSIS PROCEDURE USED.....EQUIV. LATERAL FORCE
   - 6.6 SPECTRAL RESPONSE ACCELERATIONS
     - S_s.....0.742
     - S_1.....0.269
     - F_a.....1.21
     - S_{ds}.....0.597
   - 6.7 SEISMIC FORCE RESISTING SYSTEM.....LIGHT-FRAME (WOOD)
     - R.....6.5
     - C_d.....4.0
     - Ω_0.....3.0
     - V.....0.092*W
7. WIND PARAMETERS
   - 7.1 ULTIMATE WIND DESIGN SPEED, V_{ult}.....115 MPH
   - 7.2 WIND RISK CATEGORY.....II
   - 7.3 WIND EXPOSURE.....C
   - 7.4 INTERNAL PRESSURE COEFFICIENT.....0.18
   - 7.5 COMPONENTS & CLADDING PRESSURE.....16 PSF
8. SOILS CRITERIA
   - 8.1 GEOTECH STUDY USED.....NO
   - 8.2 SOIL BEARING PRESSURE.....1,500 PSF
   - 8.3 EQUIVALENT FLUID PRESSURE.....35 PCF
   - 8.4 SOIL SITE CLASS.....D
   - 8.5 FROST DEPTH.....30 INCHES

CONCRETE

1. EXTERIOR FLAT WORK, CURBS, GUTTERS, ETC.
   - fc = 3500 PSI @ 28 DAYS (MIN)
   - SLUMP ≤ 4"
   - 5% AIR ENTRAINMENT IN SLABS AND WALLS
   - fc = 4000 PSI RECOMMENDED
   - WATER/ CEMENT RATIO ≤ 0.50
   - MIN CEMENT 575 LBS / CU YD
2. FOOTINGS, FOUNDATIONS, INTERIOR SLABS
   - fc = 3000 PSI @ 28 DAYS (MIN)
   - SLUMP ≤ 4"
   - WATER / CEMENT RATIO ≤ 0.50
   - MIN CEMENT 504 LBS / CU YD
3. ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, & PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS & PRACTICES. DO A GOOD JOB.
4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
5. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING AND FORM WORK
6. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EMBEDS, MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS.
7. IN HOT WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING", ACI 305. IN COLD WEATHER, FOLLOW "RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING", ACI 306. CONCRETE SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR NOT LESS THAN 5 DAYS.
8. CONCRETE MEMBERS SHALL BE EXPOSURE F1 AND COMPLY WITH ACI 318-14 19.3.2.1

SLAB ON GRADE NOTES

1. CONC SLAB ON GRADE SHALL BE 4"



FOOTING & FOUNDATION PLAN

1/4"=1'-0"

0' 1' 4' 8' 10' 16'

FOOTING AND FOUNDATION PLAN NOTES

A. THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS, AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER, AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
B. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
C. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS
D. SEE PLANS, SHEAR WALL NOTES, AND SCHEDULE FOR WALL SHEATHING AND ANCHOR BOLTS. U.N.O. MINIMUM ANCHOR BOLTS SHALL BE 5/8" Ø WITH 7 INCHES MIN EMBED INSTALLED AT 32 INCHES MAX ON CENTER. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
E. FOUNDATION WALLS SHALL BE LATERALLYSUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
F. BASEMENT WINDOWS SHALL BE INSTALLED TO MEET EGRESS, LIGHT AND VENTILATION REQUIREMENTS PER IBC. WINDOWS, FRAMES AND AREA WELLS ARE FURNISHED AND LOCATED ON SITE BY CONTRACTOR.
G. DIMENSIONS SHOWN SHALL BE COORDINATED W/ DESIGN DRAWINGS.
H. CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL INFO REGARDING T.O.W. & T.O.F. ELEVATIONS. INFO SHOWN ON PLANS IS AN ESTIMATE.

FOUNDATION SCHEDULE

FOUNDATION WALL			REINF STEEL	
MAX HEIGHT		THICK	VERT	HORIZ
≤4'	NO TOP EDGE SUPPORT	8" MIN	#4 @ 16"	#4 @ 12"
>4'		SEE RETAINING WALL DTLS		
≤8' TYP	TOP EDGE SUPPORTED	8" MIN	#4 @ 16"	#4 @ 12"
9'-10'		8" MIN	#4 @ 12"	#4 @ 12"
		9"-10"	#5 @ 12"	#4 @ 10"
11'		8" MIN	#4 @ 6"	#4 @ 12"
		9"-10"	#5 @ 12"	#4 @ 10"
12'		10" MIN	#5 @ 9"	#4 @ 10"

NOTES:
- REINF FREE STANDING FDN (NO BACKFILL EITHER SIDE & FDN EQUALLY BACKFILLED EA SIDE) SAME AS 8' FDN
- SEE FOUNDATION REINFORCEMENT DETAIL FOR GRAPHICAL REPRESENTATION OF FOUNDATION REINF.
- FOR WALLS TALLER THAN 12'-0", SEE DETAILS

FDN KEYED NOTES

1. RECESS T.O. FDN FOR SLAB
2. INSTALL 20FT #4 REBAR OR #4 BARE COPPER WIRE @ B.O. FTG & EXTEND 4FT MIN FROM T.O. FDN FOR UFFER GROUND. COORDINATE W/ ELECTRICIAN.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING			LENGTHWISE REINFORCING		
				NO.	SIZE	LENGTH	NO.	SIZE	LENGTH
FC-1.5	1'-6"	CONT	10"				2	#4	CONT
FC-1.7	1'-8"	CONT	10"				2	#4	CONT
FC-2.0	2'-0"	CONT	10"				3	#4	CONT
FS-2.5	2'-6"	2'-6"	12"	4	#4	2'-0"	4	#4	2'-0"
FS-3.0	3'-0"	3'-0"	12"	4	#4	2'-6"	4	#4	2'-6"

NOTES:
- SPACE REINF. EVENLY THROUGH FOOTING W/ 3" CLEARANCE AT OUTSIDE EDGE.

HOLDOWN SCHEDULE

MARK	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA	A.B. EMBED(lc)	MAX LOAD(LBS)
HD-1	DTT1Z	1-1/2"	(8) 10dX1-1/2"	3/8"	8"	910
HD-2	DTT2Z	3"	(8) SDS 1/4"X1-1/2"	1/2"	8"	2145
	LSTHD8 (RJ)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"X2-1/2"	5/8"	8"	3075
	STHD10 (RJ)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"X2-1/2"	5/8"	12"	4565
	STHD14 (RJ)	3"	(24) 16d SINKERS			3500
HD-5	HDU5-SDS2.5	3"	(14) SDS 1/4"X2-1/2"	5/8"	12"	5645
HD-6	HDU8-SDS2.5	3"	(20) SDS 1/4"X2-1/2"	7/8"	15"	6765
HD-7	HDU11-SDS2.5	5-1/2"	(30) SDS 1/4"X2-1/2"	1"	16"	9335

NOTES:
- ALL HOLDOWNS ARE SIMPSON BRAND. EQUIVALENT STRENGTH HD MAY BE USED.
- STRONGER HOLDOWN MAY BE USED; HD-2 MAY BE USED IN LIEU OF HD-1
- MULTIPLE OPTIONS FOR HD-X ARE SHOWN TO ALLOW CAST IN PLACE OR POST INSTALLED HOLDOWN
- (RJ) INDICATES USE OF STRAPS AT RIM JOIST APPLICATION. NOT REQ'D FOR ALL APPLICATIONS
- VALUES SHOWN FOR TENSION ARE FOR 8" MIN FDN WALL THICKNESS.

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 203, SLC, UT 84123
(801) 974-5101
garrett@iridiumae.com

PROJECT:
STEVENS ADU
2175N LINCOLN LANE
LOT 15 PINE CANYON, UT

ARCHITECT:
RYAN STEVENS

SHEET TITLE:
FOOTING & FOUNDATION PLAN

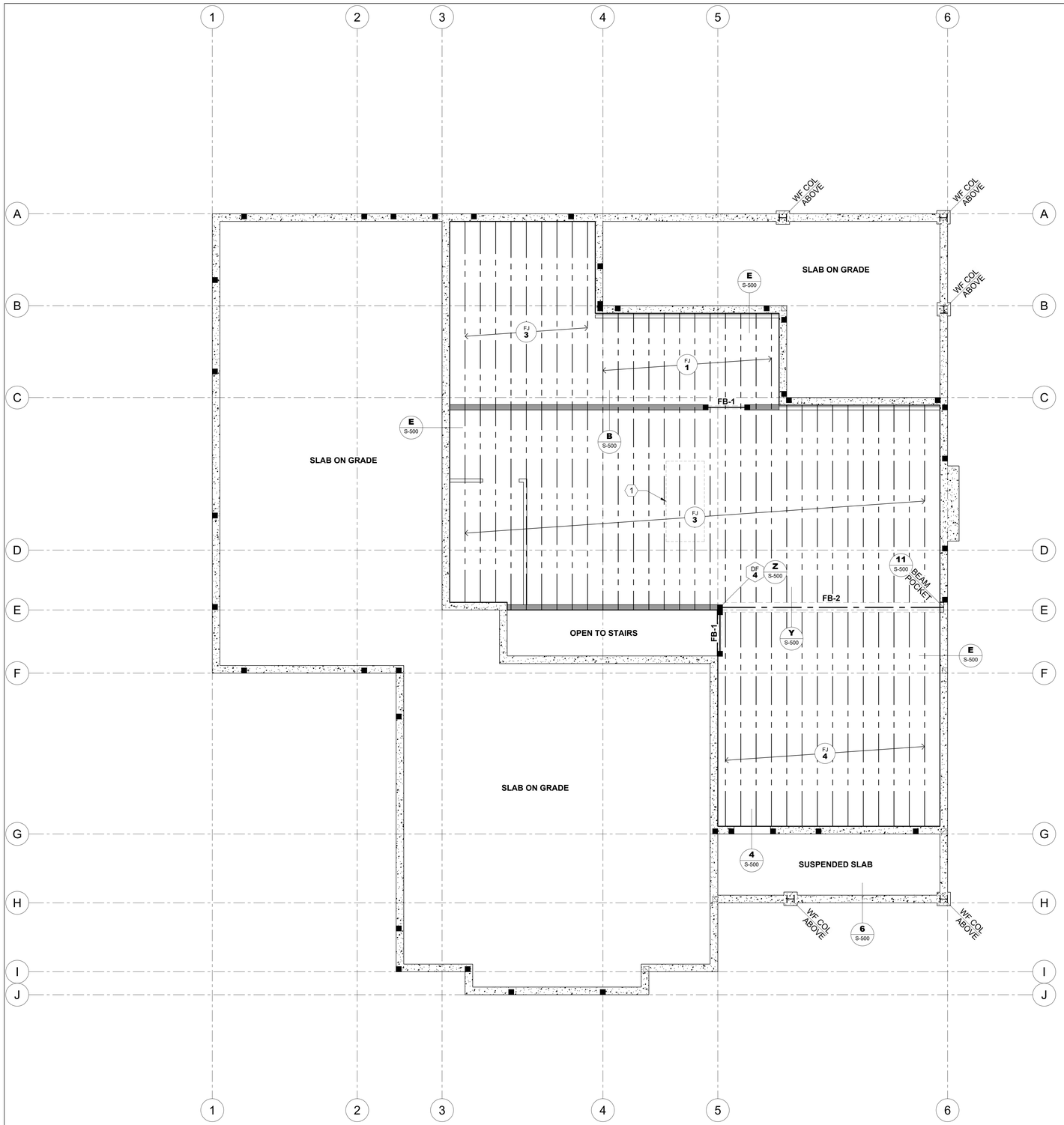
DESIGN TEAM
LEAD: GARRETT JENKINS
ENG: BRADEN JENKINS

9/10/2025, 3:20:28 PM

LICENSED PROFESSIONAL ENGINEER No. 9069042 GARRETT JENKINS STATE OF UTAH

COPYRIGHT - ALL RIGHTS RESERVED
1978 COPYRIGHT ACT USE &/OR REPRODUCTION BY PRIOR WRITTEN PERMISSION ONLY

PROJECT NO. 25-095
DRAWN BY: SDK, CEP
SHEET SIZE: 30x42
ISSUE DATE: SEP 10, 2025
PLOT DATE: Sep 10, 2025 3:10pm
SHEET NO. **S-100**
STATUS: **PERMIT SET**



NOTE:
- FLOOR DESIGNED TO SUPPORT BASIC DEAD LOAD (15 PSF)

FLOOR BEAM SCHEDULE

SEE DESIGN CRITERIA FOR LOADING

MARK	SIZE	FOOTNOTES
FB -1	(2) - 2 X 10 (S)	1
FB -2	(6-3/4" X 18" GLB OR W10X45	2 OR 3

FOOTNOTES:
1. HEADER
2. T.O. BEAM = T.O. JOISTS
3. T.O. BEAM = 1-1/2" BELOW T.O. JOISTS

NOTES:
- DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
- ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
- SEE S-001 FOR REQUIRED BEAM GRADE.

1 FLOOR KEYED NOTES

1. DASHED LINE INDICATES KITCHEN ISLAND. SUPPORT W/ DBL JOISTS.

DF X.X MARK — POST SCHEDULE

	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-4.4	HSS 4X4X1/4	A500-GR.B-46
WF-8	W8X31	A992

NOTES:
- POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
- ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
- ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS.
- STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM. DOES NOT INCLUDE KING STUD.

HATCH KEY

- BEARING WALL ABOVE
- STONE OR BRICK ABOVE
- BEARING WALL
- SHEAR WALL

FJ 1 MARK — 11-7/8" FLOOR JOIST SCHDL

40 PSF LIVE LOAD AND 15 PSF DEAD LOAD

	SERIES	MAX SPAN	SPACING	FLANGE WIDTH
FJ-1	TJI 110	16'-10"	16"	1-3/4"
	LPI 18	16'-5"	16"	2-1/2"
	BCI 5000 - 1.7	16'-10"	16"	2"
FJ-2	TJI 210	17'-8"	16"	2-1/16"
	LPI 20+	17'-8"	16"	2-1/2"
	BCI 6000 - 1.8	17'-10"	16"	2-5/16"
FJ-3	TJI 230	18'-3"	16"	2-5/16"
	LPI 32+	18'-10"	16"	2-1/2"
	BCI 6500 - 1.8	18'-6"	16"	2-9/16"
FJ-4	TJI 360	19'-5"	16"	2-5/16"
	LPI 36	19'-7"	16"	2-1/4"
	BCI 60 - 2.0	19'-8"	16"	2-5/16"
FJ-5	TJI 560	22'-4"	16"	3-1/2"
	LPI 56	22'-8"	16"	3-1/2"
	BCI 90 - 2.0	22'-6"	16"	3-1/2"

NOTES:
- SPAN IS CLR DIST. BETWEEN SUPPORTS
- SHTG SHALL BE GLUED, NAILED FOR SPANS.

FLOOR FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
B. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & DETAILS.
C. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.
D. SEE FLOOR SHEATHING NOTES FOR FLOOR SHEATHING SIZE & NAILING.
E. AT FLUSH BEAMS USE SIMPSON LBV SERIES (WEB JOISTS) OR JB SERIES (WOOD JOISTS) TOP FLANGE JOIST HANGERS EACH JOIST U.N.O.
F. ARRANGE JOIST LOCATIONS AT BATHROOM AND KITCHEN AREAS TO AVOID CONFLICT WITH PLUMBING.
G. FLOOR JOISTS UNDER FIREPLACE HEARTHS MAY NEED SPACING REDUCED AND/OR SUBSTITUTED W/ LVL's TO SUPPORT THE ADDED LOADING. VERIFY W/ ENGINEER.
H. HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON STRUCTURAL PLANS. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING. CONTACT E.O.R. FOR ADDITIONAL SUPPORT REQUIREMETNS.
I. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE.

FLOOR SHEATHING

A. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN., T&G APA RATED 48/24 EXPOSURE I SHEATHING NAILED WITH 8d RING SHANK NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING; 8d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.
B. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRMG W/ END JOINTS STAGGERED (SEE TYP DETAILS).
C. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

MAIN FLOOR FRAMING PLAN
1/4"=1'-0"
0' 1' 4' 8' 10' 16'

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 203, SLC, UT 84123
(801) 974-5101
garrett@iridiumae.com

PROJECT:
STEVENS ADU
2175N LINCOLN LANE
LOT 15 PINE CANYON, UT

ARCHITECT:
RYAN STEVENS

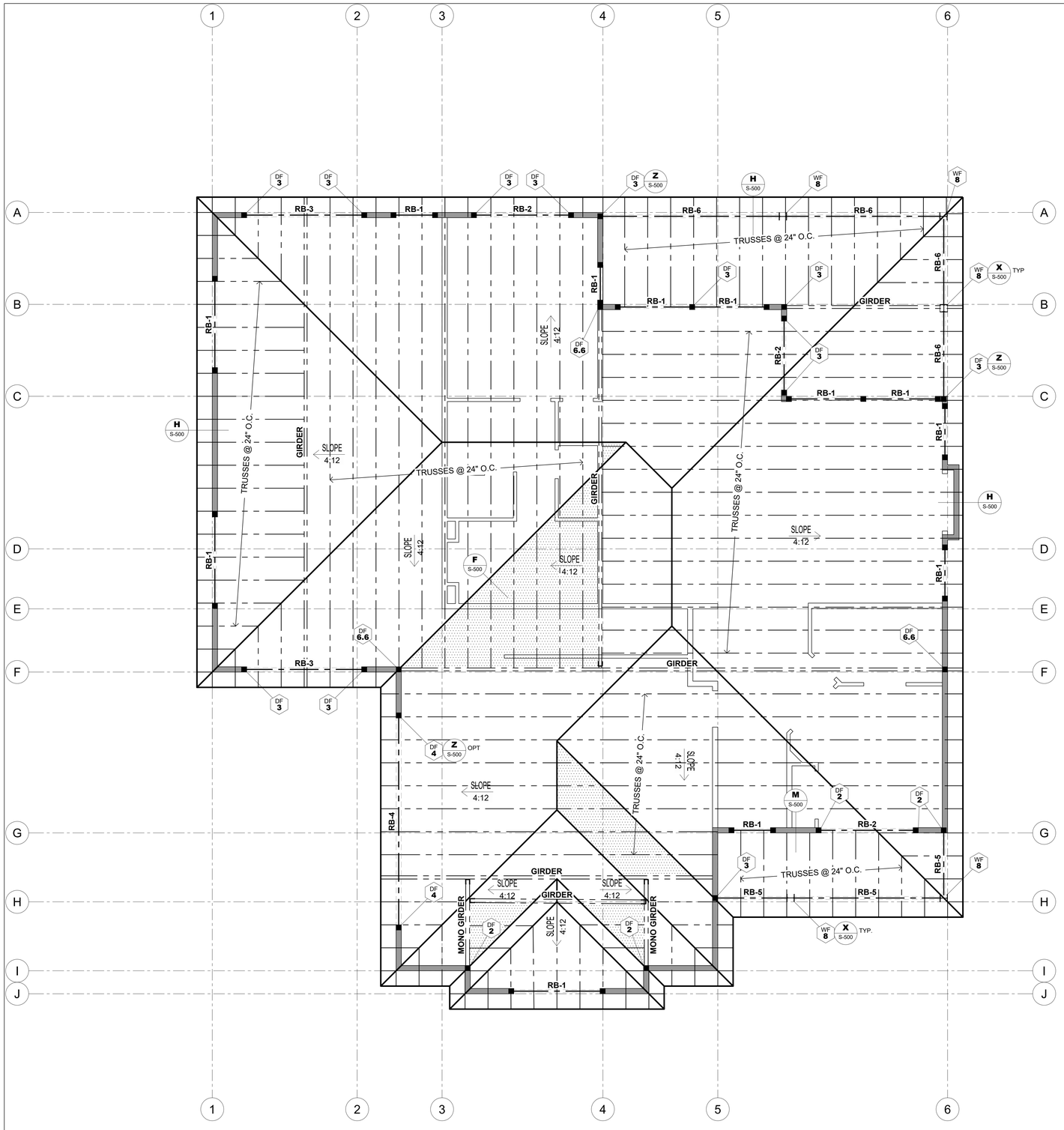
SHEET TITLE:
MAIN FLOOR FRAMING PLAN

DESIGN TEAM
LEAD: GARRETT JENKINS
ENG: BRADEN JENKINS

9/10/2025 3:20:28 PM
LICENSED PROFESSIONAL ENGINEER — No. 10569042 — GARRETT JENKINS — STATE OF UTAH

COPYRIGHT - ALL RIGHTS RESERVED
1978 COPYRIGHT ACT. USE &/OR REPRODUCTION BY PRIOR WRITTEN PERMISSION ONLY

PROJECT NO. 25-095
DRAWN BY: SDK, CEP
SHEET SIZE: 30x42
ISSUE DATE: SEP 10, 2025
PLOT DATE: Sep 10, 2025 3:10pm
SHEET NO. **S-101**
STATUS: **PERMIT SET**



NOTE:
- TYPICAL ROOF DESIGNED TO SUPPORT BASIC DEAD LOAD (15 PSF)

ROOF FRAMING PLAN
1/4"=1'-0"
0' 1' 4' 8' 10' 16'

POST SCHEDULE

DF X.X MARK

MARK	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-4.4	HSS 4X4X1/4	A500-GR.B-46
WF-8	W8X31	A992

NOTES:
- POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE
- ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
- ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS
- STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM. DOES NOT INCLUDE KING STUD.

HATCH KEY

- BEARING WALL ABOVE
- STONE OR BRICK ABOVE
- BEARING WALL
- SHEAR WALL

EXTERIOR WALL FRMG SCHEDULE

WALL TYPE	STUD SPAC'G	LUMBER GRADE	MAX HT.
2x4	16"	DOUG FIR	8'-0"
2x4	12"	DOUG FIR	9'-0"
2x6	16"	DOUG FIR	14'-0"
2x6	12"	DOUG FIR	16'-0"
1-3/4" x 5-1/2" LSL STUDS	16"	1.55 E LSL	15'-0"
1-3/4" x 5-1/2" LSL STUDS	12"	1.55 E LSL	16'-6"
DBL 2x6	16"	DOUG FIR	18'-6"
DBL LSL	16"	1.55 E LSL	19'-0"
LSL 7-1/4"	16"	1.55 E LSL	20'-0"

NOTES:
- TABLE DESIGNED FOR 115 MPH EXPOSURE 'C' 50 PSF FLAT ROOF SNOW LOAD
- FRAMING PERP. TO WALL SHALL NOT EXCEED 45'-0" SPAN. CONTACT ENGINEER FOR MAX HT OF STUDS SUPPORTING LONGER SPANS THAN 45'-0
- MAX HT. REFERS TO UN-BRACED WALL HEIGHTS.
- FULL HEIGHT STUD WALLS WHICH ARE BRACED LATERALLY (TRUSSES OR RAFTERS) WALL HEIGHTS MAY BE REDUCED TO THE POINT AT WHICH THE FIRST LATERAL BRACE OCCURS. SPECIAL STUD SPACING CONDITIONS TO BE NOTED ON FRAMING PLANS.

ROOF BEAM SCHEDULE

MARK	SIZE	FOOTNOTES
RB -1	(2) - 2 X 10 (S)	1
RB -2	(2) 1-3/4" X 9-1/2" LVL(S)	1
RB -3	(3) 1-3/4" X 11-7/8" LVL(S)	1
RB -4	(3) 1-3/4" X 18" LVL(S) OR W10X26	1
RB -5	W8X31	2
RB -6	W8X31	2

FOOTNOTES:
1. HEADER
2. T.O. BEAM = B.O. TRUSSES/JOISTS

NOTES:
- DEEPER AND/OR WIDER MEMBERS MAY BE SUBSTITUTED OF SAME GRADE. OTHER SUBSTITUTIONS SHALL NOT BE MADE W/O PRIOR WRITTEN APPROVAL FROM ENGINEER.
- ALL EXT. BMS (DECKS, ETC.) SHALL BE EXT. GRADE & SHALL BE CLEARLY MARKED.
- HEADERS <7'-0" WIDE @ GABLE END WALLS ARE NOT REQUIRED WHEN STRUCTURAL GABLE TRUSSES ARE USED.
- SEE S-001 FOR REQUIRED BEAM GRADE.

ROOF FRAMING PLAN NOTES

A. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
B. SEE STRUCTURAL DETAIL SHEETS FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
C. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
D. PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.
E. OVER BUILT AREAS ARE SHOWN SHADED. SEE OVER BUILD DETAIL(S).
F. SEE TRUSS NOTES FOR ROOF TRUSSES LOADING AND SPECIFICATIONS. SEE ROOF SHEATHING NOTES FOR ROOF SHEATHING SIZE & NAILING. BOTH ON S-001
G. COORDINATE ALL TRUSS CONFIGURATIONS W/ DESIGN PLANS. SEE ROOF TRUSS NOTES.

NO.	DATE	REVISION	BY	CHK	APP

Iridium AE
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 203, SLC, UT 84123
(801) 974-5101
garrett@iridiumae.com

PROJECT:
STEVENS ADU
2175N LINCOLN LANE
LOT 15 PINE CANYON, UT

ARCHITECT:
RYAN STEVENS

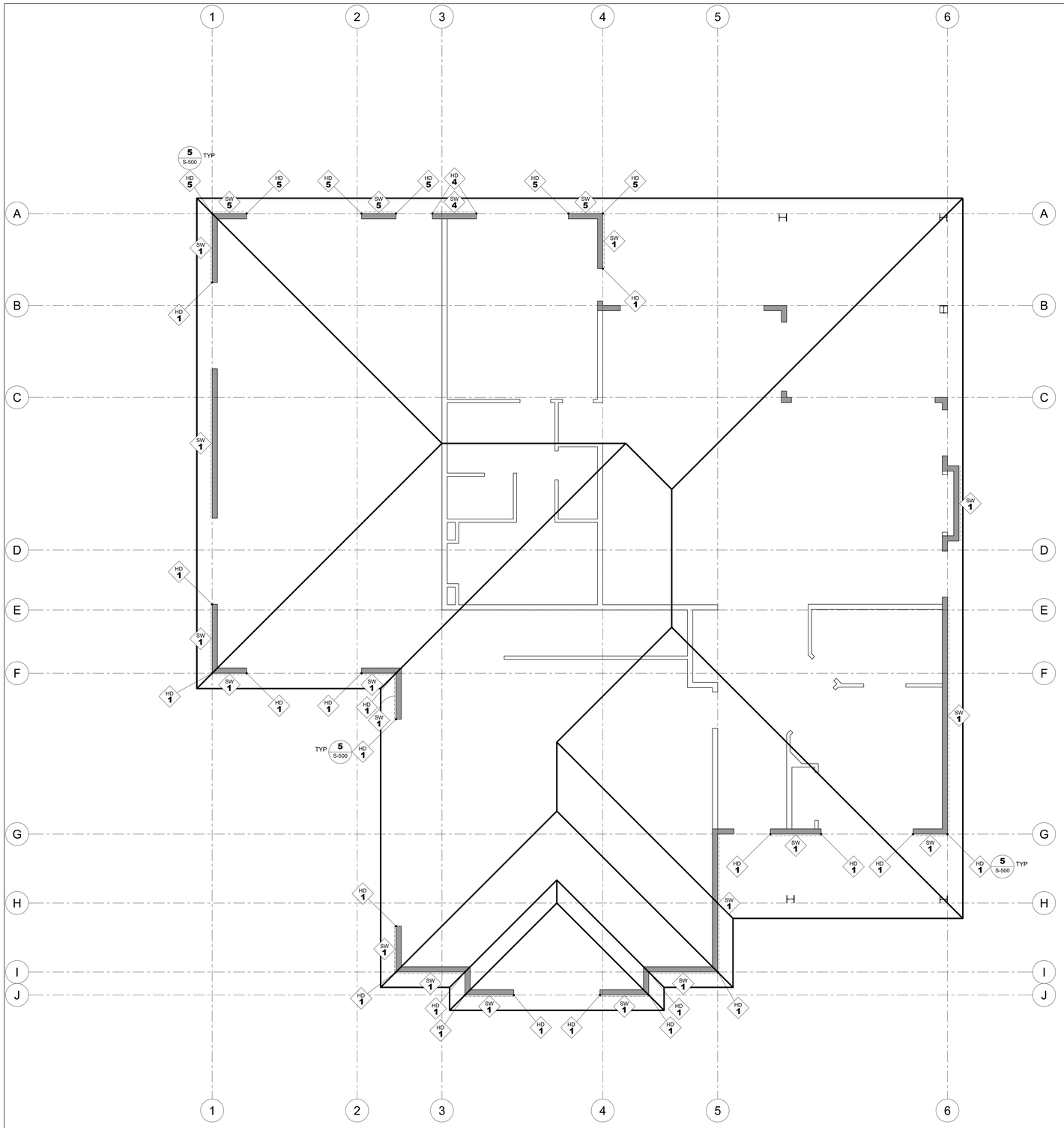
SHEET TITLE:
ROOF FRAMING PLAN

DESIGN TEAM
LEAD: GARRETT JENKINS
ENG: BRADEN JENKINS

9/10/2025, 3:20:28 PM
LICENSED PROFESSIONAL ENGINEER No. 10569042 GARRETT JENKINS STATE OF UTAH

COPYRIGHT - ALL RIGHTS RESERVED
1978 COPYRIGHT ACT. USE &OR REPRODUCTION BY PRIOR WRITTEN PERMISSION ONLY.

PROJECT NO. 25-095
DRAWN BY: SDK, CEP
SHEET SIZE: 30x42
ISSUE DATE: SEP 10, 2025
PLOT DATE: Sep 10, 2025 3:10pm
SHEET NO. **S-102**
STATUS: **PERMIT SET**



MAIN FLOOR SHEAR WALL PLAN

1/4"=1'-0"

0' 1' 4' 8' 10' 16'

NOTE:

- ALL HOLDOWNS HD-2 OR HIGHER REQUIRE (2) STUDS MIN
- SW-5 REQUIRES 15/32" SHEATHING. ***DO NOT MISS!***

POST SCHEDULE

MARK	DESCRIPTION	GRADE/ NOTES
DF-2	(2) STUDS/TRIMMERS	DF#2
DF-3	(3) STUDS/TRIMMERS	DF#2
DF-4	(4) STUDS/TRIMMERS	DF#2
DF-6.6	6 x 6 POST	DF#1 or BTR
TS-4.4	HSS 4X4X1/4	A500-GR.B-46
WF-8	W8X31	A992

NOTES:
- POST SIZE IS MINIMUM REQ'D. SIZE & GRADE MAY BE INCREASED FOR ARCHITECTURAL DETAILING OR CONTRACTOR PREFERENCE.
- ADDITIONAL STUDS TO BE USED UNDER WIDE BMS TO PROVIDE FULL BM BEARING
- ALL BUILT UP POSTS SHALL BE BUILT FROM STUDS TO MATCH WALL THICKNESS
- STUDS QUANTITY INDICATES REQUIRED STUDS SUPPORTING BEAM. DOES NOT INCLUDE KING STUD.

KEYED NOTES

1. AT SHADED AREA OF FLOOR DIAPHRAGM, BLOCK PANEL EDGES & NAIL SHTG W/ 10d NAILS @ 4" O.C. EDGES & 8" O.C. FIELD.

SHEAR WALL PLAN NOTES

A. ALL HD AND ST CALLOUTS SHOWN SHALL BE INSTALLED AT BASE OF SHEAR WALL SHOWN
B. SEE SHEAR WALL NOTES AND NAILING REQUIREMENTS ON S-001
C. DETAILS ARE NOTED ON THE PLANS IN TYPICAL LOCATIONS AND SHALL BE REPEATED WHERE SIMILAR CONDITIONS EXIST. SEE TYPICAL DETAILS AND GENERAL NOTES.
D. SEE STRUCTURAL DETAIL SHEETS (S-5XX) FOR STRUCTURAL NOTES & GENERAL USE DETAILS.
E. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
F. "STRAP OPENINGS" INDICATES PERFORATED SHEAR WALL THAT REQUIRES STRAPS AT OPENINGS. SEE SHEAR NAILING ON S-001. STRAPS AT OPENING REQUIRED ONLY WHERE "STRAP OPENINGS" IS CALLED OUT ON PLAN.

HOLDOWN SCHEDULE

MARK	MODEL#	MIN MEMBER THK	MEMBER FASTENERS	A.B. DIA	A.B. EMBED(lc)	MAX LOAD(LBS)
HD-1	DTT1Z	1-1/2"	(8) 10dX1-1/2"	3/8"	8"	910
HD-2	DTT2Z	3"	(8) SDS 1/4"X1-1/2"	1/2"	8"	2145
	LSTHD8 (RJ)	3"	(16) 16d SINKERS			1610
HD-3	HDU2-SDS2.5	3"	(6) SDS 1/4"X2-1/2"	5/8"	8"	3075
	STHD10 (RJ)	3"	(20) 16d SINKERS			2175
HD-4	HDU4-SDS2.5	3"	(10) SDS 1/4"X2-1/2"	5/8"	12"	4565
	STHD14 (RJ)	3"	(24) 16d SINKERS			3500
HD-5	HDU5-SDS2.5	3"	(14) SDS 1/4"X2-1/2"	5/8"	12"	5645
HD-6	HDU8-SDS2.5	3"	(20) SDS 1/4"X2-1/2"	7/8"	15"	6765
HD-7	HDU11-SDS2.5	5-1/2"	(30) SDS 1/4"X2-1/2"	1"	16"	9335

NOTES:
- ALL HOLDOWNS ARE SIMPSON BRAND. EQUIVALENT STRENGTH HD MAY BE USED.
- STRONGER HOLDOWN MAY BE USED; HD-2 MAY BE USED IN LIEU OF HD-1
- MULTIPLE OPTIONS FOR HD-X ARE SHOWN TO ALLOW CAST IN PLACE OR POST INSTALLED HOLDOWN
- (RJ) INDICATES USE OF STRAPS AT RIM JOIST APPLICATION. NOT REQ'D FOR ALL APPLICATIONS
- VALUES SHOWN FOR TENSION ARE FOR 8" MIN FDN WALL THICKNESS.

SHEAR WALL SCHEDULE

MARK	SHTG	NAILING EDGES	NAILING FIELD	STAPLES SIZE	STAPLES EDGES	STAPLES FIELD	A.B. SPCG	SOLE PLATE TO RIM JST	NOTES
SW-1 <505 PLF	7/16"	8d @ 6" O.C.	12" O.C.	1½"	4" O.C.	8" O.C.	32" O.C.	16d @ 6" O.C.	2X STUDS @ 16" O.C. MAX
SW-2 <395 PLF	7/16"	8d @ 4" O.C.	12" O.C.	1½"	2.5" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C.	2X STUDS @ 16" O.C. MAX
SW-3 <505 PLF	7/16"	8d @ 3" O.C.	12" O.C.	1½"	2" O.C.	8" O.C.	32" O.C.	16d @ 4" O.C.	**3X** STUDS @ PANEL EDGES
SW-4 <670 PLF	7/16"	8d @ 2" O.C.	12" O.C.				24" O.C.	16d @ 3" O.C.	**3X** STUDS @ PANEL EDGES
SW-5 <670 PLF	15/32"	10d @ 2" O.C.	12" O.C.	DO NOT USE STAPLES			16" O.C.	16d @ 2" O.C.	**3X** STUDS @ PANEL EDGES
SW-6 <1340 PLF	BOTH SIDES 7/16"	8d @ 2" O.C.	12" O.C.				12" O.C.	16d @ 2" O.C.	**3X** STUDS @ PANEL EDGES

NOTES:
-ALL SHTG TO BE APA RATED
-"BOTH SIDES" INDICATES SHTG IS REQUIRED ON BOTH SIDES OF WALL
-ANCHOR BOLTS SHALL BE 5/8" Ø W/ 7" MIN EMBED W/ 3"x3"x1/4" PLATE WASHERS
-3X STUDS MAY BE REPLACED W/ DBL 2X STUDS STITCH NAILED

NO.	DATE	REVISION	BY	CHK	APP

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH,
SUITE 203, SLC, UT 84123
(801) 974-5101
garrett@iridumae.com

PROJECT:
STEVENS ADU
2175N LINCOLN LANE
LOT 15 PINE CANYON, UT

ARCHITECT:
RYAN STEVENS

SHEET TITLE:
ROOF SHEAR WALL PLAN

DESIGN TEAM

LEAD: GARRETT JENKINS
ENG.: BRADEN JENKINS

9/10/2025, 3:20:28 PM

LICENSED PROFESSIONAL ENGINEER No. 9069042 GARRETT JENKINS STATE OF UTAH

COPYRIGHT - ALL RIGHTS RESERVED
19TB COPYRIGHT ACT - USE &/OR REPRODUCTION BY PRIOR WRITTEN PERMISSION ONLY

PROJECT NO. 25-095

DRAWN BY: SDK, CEP
SHEET SIZE: 30x42
ISSUE DATE: SEP 10, 2025
PLOT DATE: Sep 10, 2025 3:10pm
SHEET NO. **S-103**
STATUS: **PERMIT SET**

FOUNDATION SCHEDULE

FOUNDATION WALL		REINF STEEL	
MAX HEIGHT	THICK	VERT	HORIZ
≤4'	NO TOP EDGE SUPPORT	8" MIN	#4 @ 16"	#4 @ 12"
>4'		SEE RETAINING WALL DTLS	
≤8' TYP	TOP EDGE SUPPORTED	8" MIN	#4 @ 16"	#4 @ 12"
9'-10"		8" MIN	#4 @ 12"	#4 @ 12"
11'		9"-10"	#5 @ 12"	#4 @ 10"
12'		8" MIN	#4 @6"	#4 @ 12"
		9"-10"	#5 @ 12"	#4 @ 10"
		10" MIN	#5 @ 9"	#4 @ 10"

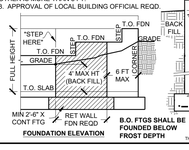
REINF FREE STANDING FDN (NO BACKFILL EITHER SIDE) & FDN EQUALLY BACKFILLED EA SIDE SAME AS 8' TYP MAX HT FDN.

NOTES:
1. BASED ON 3,000 PSI CONC AND 60,000 PSI REINF.
2. INSET SILL PL & FRMG FOR MAS VENEER. WIDER FDN THICKNESS REQD FOR >4" MAS VENEER LEDGE.
3. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHEDULE. SEE FDN & SILL PLATE NOTES.
4. **RETAINING WALL** TYPE FTG & FDN MUST BE INSTALLED WHERE TOP OF FDN IS NOT SUPPORTED W/ FLR OR ROOF DIAPHRAGM. RETAINING WALL FDNS REQUIRE: WIDER FTGS, ADDL REINF & SPECIAL PLACEMENT OF REINF & DWLS. RECOMMEND THAT FDN WALL MAINTAINS FULL HT UNTIL MAX HT OF BACK FILL ≤ 4 FT. SEE RETAINING WALL DETAILS.

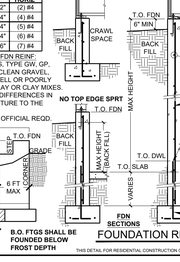
UTAH AMENDED FDN SCHED

FOUNDATION WALL		REINF STEEL	
MAX HEIGHT	THICK	VERT	HORIZ
2'	NO TOP EDGE SPRT	6" MIN	#4 @ 32"	(2) #4
4'		6" MIN	#4 @ 24"	(4) #4
6'	TOP EDGE SUPPORTED	8" MIN	#4 @ 24"	(5) #4
8'		8" MIN	#4 @ 24"	(6) #4
9'		8" MIN	#4 @ 16"	(7) #4

NOTES: TO USE **UTAH AMEND** MIN FDN REINF
1. BACK FILL SHALL BE SOIL CLASS: TYPE GW, GP, SW OR SP, PER IBC TABLE 1610.1, CLEAN GRAVEL, SAND, OR GRAVEL-SAND MIXES, WELL OR POORLY GRADED. BACKFILL **CANNOT** BE CLAY OR CLAY MIXES.
2. **MAY NOT BE USED** WHERE THE DIFFERENCES IN GRADE FROM ONE SIDE OF STRUCTURE TO THE OTHER IS MORE THAN 5 FT.
3. APPROVAL OF LOCAL BUILDING OFFICIAL REQD.



FOUNDATION ELEVATION



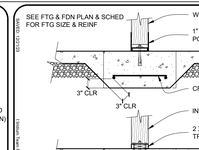
B.O. FTGS SHALL BE FOUNDED BELOW FROST DEPTH

FDN SECTIONS

- FLOOR or ROOF FRAMING & DIAPHRAGM
- 2XCONT PRESSURE TREATED SILL PL
- **HORIZ REINF -** (1) BAR WIN TOP 4", (1) BAR WIN BOT 4", OTHERS @ EQ SPACE
- **VERT REINF -** @ CTR OF WALL EXTEND TO WIN 3" (MAX) 1 ½" (MIN) OF TOP OF WALL
- DWLS TO MATCH VERTS
- **NOTES APPLICABLE TO ALL THREE SECTIONS**
- 4" MIN SLAB THICKNESS SLAB ON GRADE
- FTG 9"X20" MIN w/ (2) #4XCONT. SEE PLAN & SCHEDULE

THIS DETAIL FOR RESIDENTIAL CONSTRUCTION ONLY

FOUNDATION REINFORCEMENT 1
NO SCALE

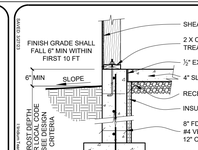


SPOT FTG

CONT FTG

NOTE:
1. SILL PLATE SHALL BE FASTENED 4" MIN FROM EACH END & 48" O.C. MAX W/ ½" Ø A.B. - ALTERNATE- USE POWDER ACTIVATED FASTENERS @ 16" O.C. W/ MIN 1" PENETRATION OR EXP BOLTS W/ 8" MIN EMBED.
2. FOR INT SHEAR WALLS SEE SHEAR WALL SCHED FOR ANCHOR BOLT SPACING.

THICKENED SLAB FTG 2
NO SCALE



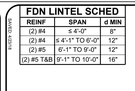
NOTES:
1. SEE FTG & FDN PLAN & SCHED FOR FTG SIZE & REINF
2. SEE FDN REINF DETAIL FOR FDN REINF.
3. RECESS T.O. FDN @ DOOR OPENINGS.
4. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHEDULE. SEE FDN & SILL PLATE NOTES.

℄ = BEST PRACTICE

FOUNDATION WALL AT SLAB ON GRADE 3
NO SCALE

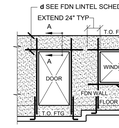
FDN LINTEL SCHED

REINF	SPAN	d MIN
(2) #4	≤ 4'-0"	8"
(2) #4	≤ 4'-1" TO 6'-0"	12"
(2) #5	6'-1" TO 9'-0"	12"
(2) #5 T&B	9'-1" TO 10'-0"	16"



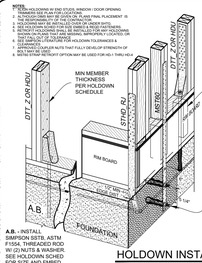
LINTEL SECTION A-A

NOTE: STD HOOKS RECOMMENDED BUT NOT REQUIRED FOR SPANS ≤ 6'-0"



TYP FDN WALL ELEV

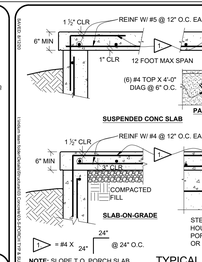
FOUNDATION OPENING REINFORCING 4
NO SCALE



A.B. - INSTALL SIMPSON SSTB, ASTM F1554, THREADED ROD W/ (2) NUTS & WASHER. SEE HOLDOWN SCHED FOR SIZE AND EMBED.

WALL ANCHORS: (2) 1/2" Ø EXP BOLTS OR TITEN HD (INTERIOR OR EXTERIOR OF FDN WALL)

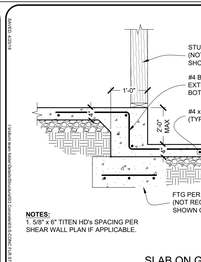
HOLDOWN INSTALLATION 5
NO SCALE



NOTE: SLOPE T.O. PORCH SLAB AWAY FROM STRUCTURE ¼" PER FT ℄

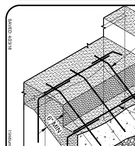
STEP PORCH FDN TO MATCH HOUSE FDN OR DWL HIGHER PORCH FDN W/ BREAK OUT DWLS OR DRILL @ 15" & EMBED 6" MIN.

TYPICAL PORCH SLAB 6
NO SCALE



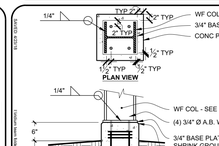
NOTES:
1. 5/8" x 6" TITEN HD's SPACING PER SHEAR WALL PLAN IF APPLICABLE.

SLAB ON GRADE STEP 7
NO SCALE

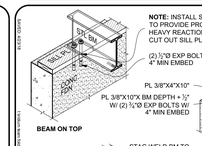


NOTES:
1. MAINTAIN 3" MIN CONC COVER OVER ALL REBAR EXPOSED TO EARTH.
2. USE LH/RH CONDITIONS AS REQ'D, SEE PLANS FOR DIMS

CONC STAIRS 9
NO SCALE



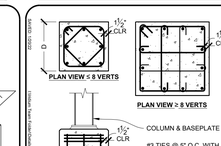
WIDE FLANGE COLUMN BASE 10
NO SCALE



NOTE: INSTALL STL SHIMS AS REQD TO PROVIDE PROPER BRG HT. FOR HEAVY REACTIONS (>8000 LBS) CUT OUT SILL PL & USE STEEL SHIMS

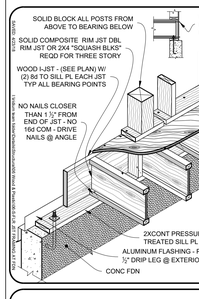
(2) ½"Ø EXP BOLTS W/ 4" MIN EMBED

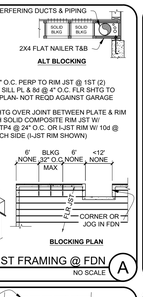
STEEL BEAM TO CONC CONNS 11
NO SCALE



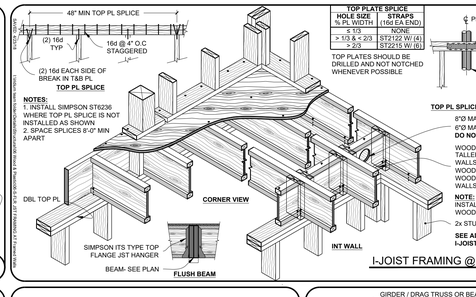
PIER REINF SCHEDULE	
PIER SIZE (D)	VERT REINF
12"	(4) #4 OR (4) #5
15"	(6) #4 OR (6) #5
18"	(8) #4 OR (8) #5
21"	(8) #4 OR (8) #5
24"	(10) #4 OR (8) #6
27"	(12) #6
30"	(12) #6

STEEL POST CONC PIER REINF 12
NO SCALE





I-JOIST FRAMING @ FDN A
NO SCALE



TOP PLATE SPLICE	
HOLE SIZE ℄ PL WIDTH	STRAPS (16d EA END)
≤ 1/3	NONE
> 1/3 & < 2/3	ST2122 W/ (4)
> 2/3	ST2215 W/ (6)

TOP PLATES SHOULD BE DRILLED AND NOT NOTCHED WHENEVER POSSIBLE

TOP PL SPLICE @ PIPE

NOTES:
1. INSTALL SIMPSON ST6236 WHERE TOP PL SPLICE IS NOT INSTALLED AS SHOWN
2. SPACE SPLICES 8'-0" MIN APART

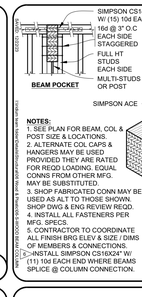
- 8"/3 MAX HOLE 1 ½" DIA TO 16" JOISTS -
- 6"/3 MAX HOLE 9 ½" JOISTS-
- **DO NOT CUT FLANGES**
- WOOD - I BLKG OR 2X BLOCKS (⅞" TALLER THAN JOISTS) REQD @ INT WALLS W/ LOAD BEARING WALLS ABOVE
- WOOD - I BLKG REQD @ INT S.W.
- WOOD - I BLKG **NOT** REQD OVER INT BRG WALLS W/ NO BRG WALL ABOVE

NOTE: CONTRACTOR SHALL FOLLOW ALL INSTALLATION GUIDELINES OF ENGR WOOD PRODUCTS MFG

- 2x STUDS @ 16" O.C. (TYP)

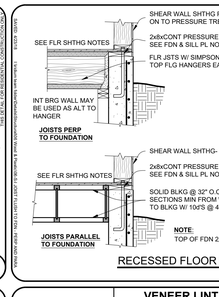
SEE ADDITIONAL NOTES ON I-JOIST FRAMING @ FDN DETAIL

I-JOIST FRAMING @ FRAMED WALLS B
NO SCALE

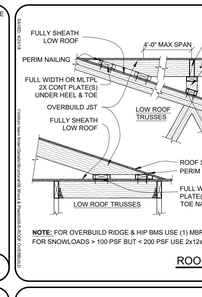


NOTES:
1. SEE PLAN FOR BEAM, COL & POST SIZE & LOCATIONS.
2. ALTERNATE COL CAPS & HANGERS MAY BE USED PROVIDED THEY ARE RATED FOR REQD LOADING. EQUAL CONNS FROM OTHER MFG. MAY BE SUBSTITUTED.
3. SHOP FABRICATED CONN MAY BE USED AS ALT TO THOSE SHOWN. SHOP DWG & ENG REVIEW REQD.
4. INSTALL ALL FASTENERS PER MFG. SPECS.
5. CONTRACTOR TO COORDINATE ALL FINISH BRG ELEV & SIZE / DIMS OF MEMBERS & CONNECTIONS.
6. ⚠ -INSTALL SIMPSON CS16X24" W/ (11) 10d EACH END WHERE BEAMS SPLICE @ COLUMN CONNECTION.

WOOD BEAM / COLUMN C
NO SCALE

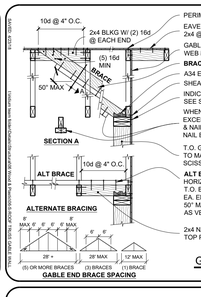


RECESSED FLOOR FRAMING E
NO SCALE

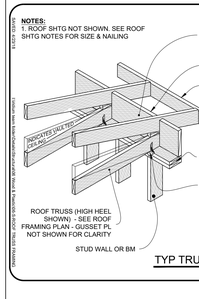


NOTE: FOR OVERBUILD RIDGE & HIP BMS USE (1) MBR ONE SIZE LARGER FOR SNOWLOADS > 100 PSF BUT < 200 PSF USE 2x12s @ 24" O.C. FOR OVERBUILD.

ROOF OVERBUILD F
NO SCALE

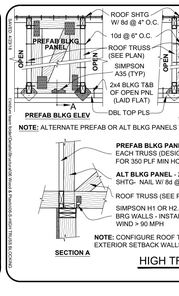


GABLE WALL G
NO SCALE



NOTES:
1. ROOF SHTG NOT SHOWN. SEE ROOF SHTG NOTES FOR SIZE & NAILING

TYP TRUSS FRAMING H
NO SCALE



NOTE: ALTERNATE PREFAB OR ALT BLKG PANELS W/ OPEN PANELS U.N.O. ON PLANS.

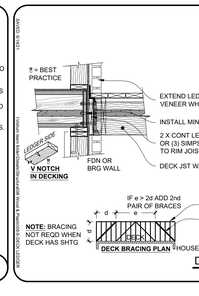
PREFAB BLKG PANEL BY TRUSS MFR BTWN EACH TRUSS (DESIGN PREFAB TRUSS BLKG FOR 350 PLF MIN HORIZ LOADING)

ALT BLKG PANEL - 2x BLKG @ PERIMETER W/ 7/16" SHTG- NAIL W/ 8d @ 4" O.C. MAX TO PERIM 2x BLKG

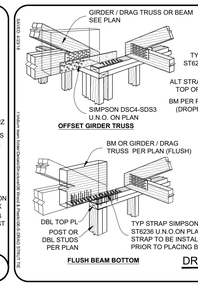
- ROOF TRUSS (SEE PLAN)
- SIMPSON H1 OR H2.5 @ 48" O.C. ON ALL EXT BRG WALLS - INSTALL ON EACH TRUSS WHERE WIND > 90 MPH

NOTE: CONFIGURE ROOF TRUSSES TO BEAR ON ALL EXTERIOR SETBACK WALLS INDICATED ON PLANS

HIGH TRUSS BLOCKING J
NO SCALE

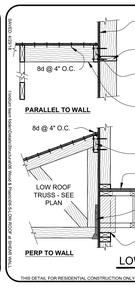


DRAG STRUT TIE L
NO SCALE



NOTE: BRACING NOT REQD WHEN DECK HAS SHTG

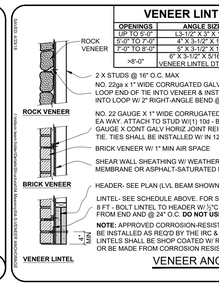
DECK LEDGER K
NO SCALE



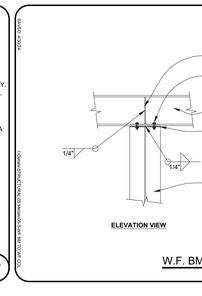
LOW ROOF @ SHEAR WALL M
NO SCALE

VENEER LINTELS

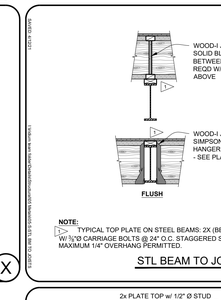
OPENINGS	ANGLE SIZE	MIN BRG
UP TO 3'-0"	L3-1/2" X 3" X 1/4"	8"
3'-0" TO 7'-0"	4" X 3-1/2" X 1/4"	8"
7'-0" TO 8'-0"	5" X 3-1/2" X 1/4"	8"
>8'-0"	6" X 3-1/2" X 5/16" SEE VENEER LINTEL DTL BELOW	1" / FT OF OPENING



VENEER ANCHORAGE P
NO SCALE

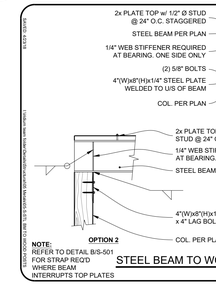


W.F. BM TO W.F. COL X
NO SCALE



NOTE:
TYPICAL TOP PLATE ON STEEL BEAMS: 2X (BEAM WIDTH) X CONT W/ ⅜"Ø CARRIAGE BOLTS @ 24" O.C. STAGGERED SIDE TO SIDE. MAXIMUM 1/4" OVERHANG PERMITTED.

STL BEAM TO JOIST CONNS Y
NO SCALE



NOTE: REFER TO DETAIL B/S-501 FOR STRAP REQ'D WHERE BEAM INTERRUPTS TOP PLATES

STEEL BEAM TO WOOD POSTS Z
NO SCALE

Iridium **AE**
STRUCTURAL ENGINEERING
635 WEST 5300 SOUTH, SUITE 203, SLC, UT 84123
(801) 974-5101
garrett@iridumoe.com

PROJECT:
STEVENS ADU
2175N LINCOLN LANE
LOT 15 PINE CANYON, UT

ARCHITECT:
RYAN STEVENS

SHEET TITLE:
STRUCTURAL NOTES & DETAILS

NO.	DATE	REVISION	BY	CHK	APP

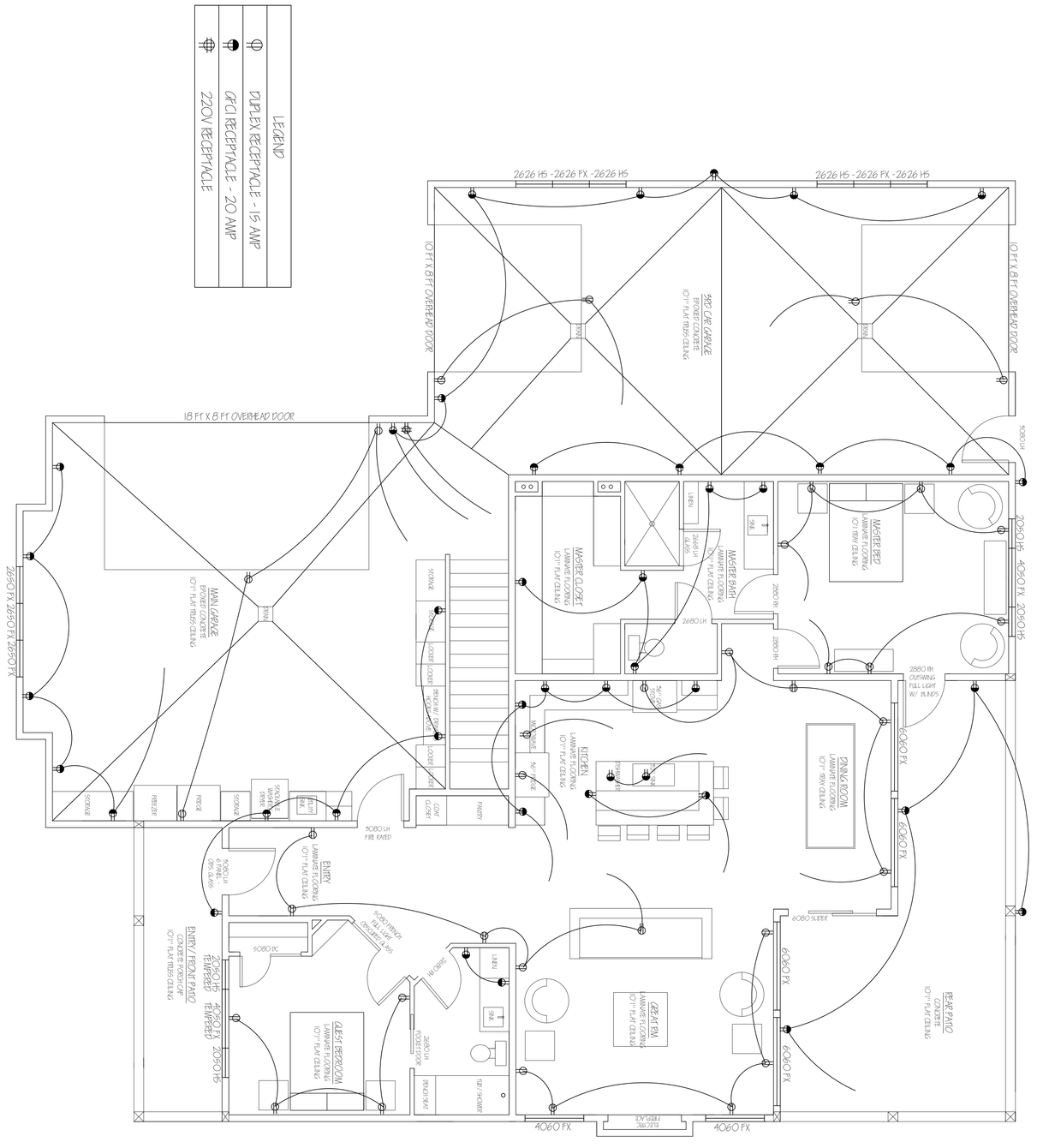
DESIGN TEAM
LEAD: GARRETT JENKINS
ENG: BRADEN JENKINS

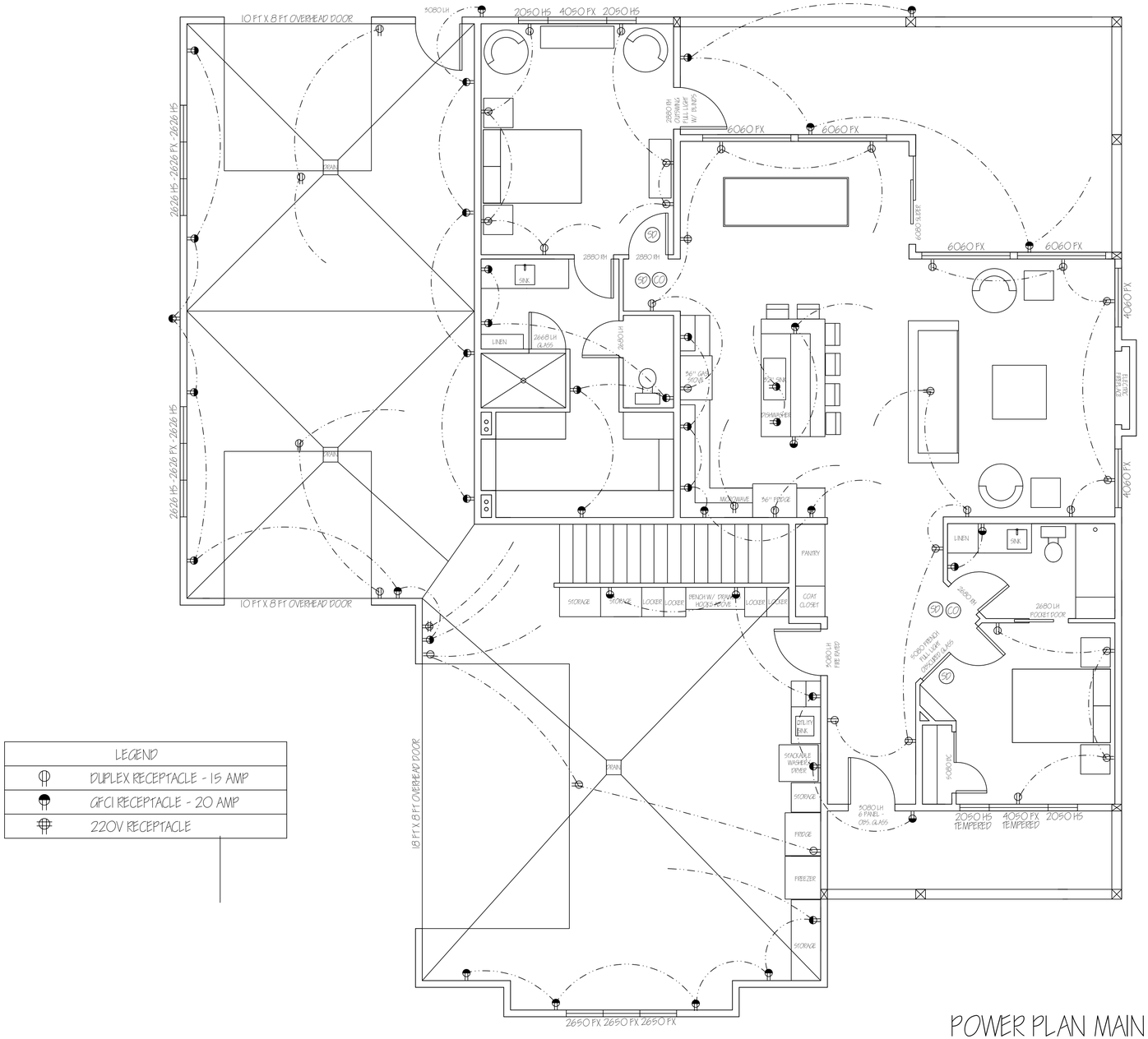
9/10/2025, 3:20:28 PM

LICENSED PROFESSIONAL ENGINEER No. 9069042 GARRETT JENKINS STATE OF UTAH

COPYRIGHT - ALL RIGHTS RESERVED
1978 COPYRIGHT ACT. USE &/OR REPRODUCTION BY PRIOR WRITTEN PERMISSION ONLY

PROJECT NO.: **25-095**
DRAWN BY: SDK, CEP
SHEET SIZE: 30x42
ISSUE DATE: Sep 10, 2025
PLOT DATE: Sep 10, 2025 3:11pm
SHEET NO.: **S-500**
STATUS: **PERMIT SET**


LEGEND
DUPLEX RECEPTACLE - 15 AMP
GFCI RECEPTACLE - 20 AMP
220V RECEPTACLE
2626 HS - 2626 FX - 2626 HS
2626 HS - 2626 FX - 2626 HS
10 FT X 8 FT OVERHEAD DOOR
10 FT X 8 FT OVERHEAD DOOR
18 FT X 8 FT OVERHEAD DOOR
3RD CAR GARAGE
EPOXY COATED
10'1" FLAT FROG CEILING
MAIN GARAGE
EPOXY COATED
10'1" FLAT FROG CEILING
ENTRY / FRONT PATIO
COVERED PATIO
10'1" FLAT FROG CEILING
MASTER CLOSET
LAMINATE FLOORING
10'1" FLAT CEILING
MASTER BATH
LAMINATE FLOORING
10'1" FLAT CEILING
MASTER BED
LAMINATE FLOORING
10'1" FLAT CEILING
KITCHEN
LAMINATE FLOORING
10'1" FLAT CEILING
DINING ROOM
LAMINATE FLOORING
10'1" FLAT CEILING
GREAT RM
LAMINATE FLOORING
10'1" FLAT CEILING
REAR PATIO
COVERED
10'1" FLAT CEILING
GUEST BEDROOM
LAMINATE FLOORING
10'1" FLAT CEILING
2650 FX 2650 FX 2650 FX
2960 HS 4060 FX 2960 HS
6060 FX
6060 FX
6060 FX
6060 FX
4060 FX
4060 FX
4080 LH
FIRE RATED
6080 SLIDER
2680 LH
2680 RH
2680 RH
OUTSWING
FULL LIGHT
W/ BLINDS
2080 RH
OUTSWING
FULL LIGHT
W/ BLINDS
2080 LH
2080 RH
2080 RH
OUTSWING
FULL LIGHT
W/ BLINDS
2080 RH
OUTSWING
FULL LIGHT
W/ BLINDS
4080 RH
2080 LH
OUTSWING
FULL LIGHT
W/ BLINDS
2080 LH
2080 RH
OUTSWING
FULL LIGHT
W/ BLINDS



LEGEND	
	DUPLEX RECEPTACLE - 15 AMP
	GFCI RECEPTACLE - 20 AMP
	220V RECEPTACLE

POWER PLAN MAIN

SCALE: 1/8" = 1'-0"

RYAN STEVENS CONSTRUCTION INC

2175 N LINCOLN LANE PINE CANYON, UT 84074

Phone: (435) 640-1808

STEVENS ADU

2175 N LINCOLN LN UNIT B

PINE CANYON - TOOELE

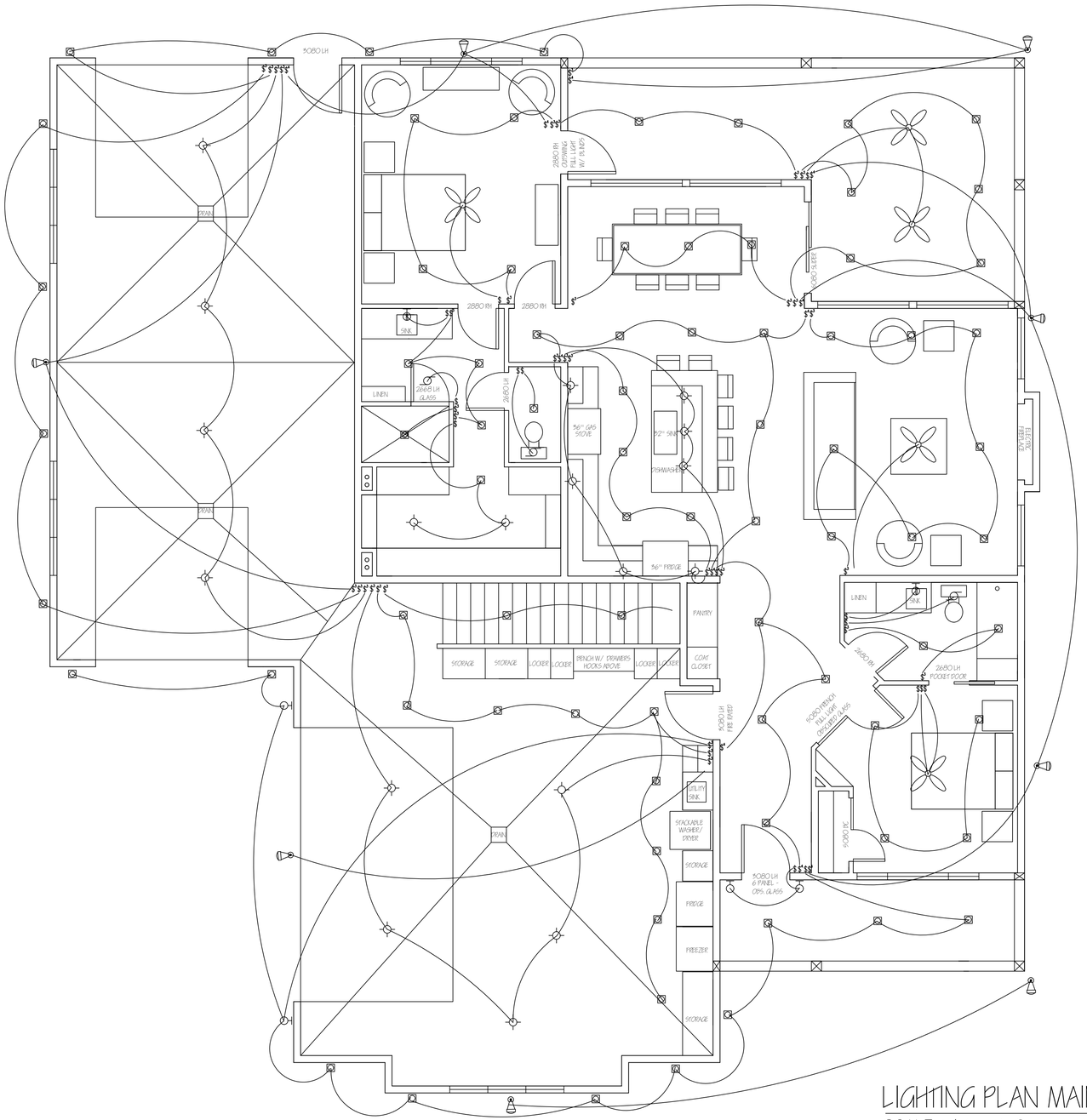
DATE:
9/21/25

REVISIONS:
3/13/26

DRAWING NUMBER:

E1.1

POWER PLAN MAIN



LEGEND	
$	SWITCH - SINGLE POLE
$3	SWITCH - THREE WAY
$F	SWITCH - FAN CONTROL
$D	SWITCH - DIMMER
	RECESSED CAN
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT
	EXHAUST FAN
	FLOURESCENT LIGHT FIXTURE
	CEILING FAN WITH LIGHT KIT

LIGHTING PLAN MAIN

SCALE: 1/ 4'' = 1'-0''

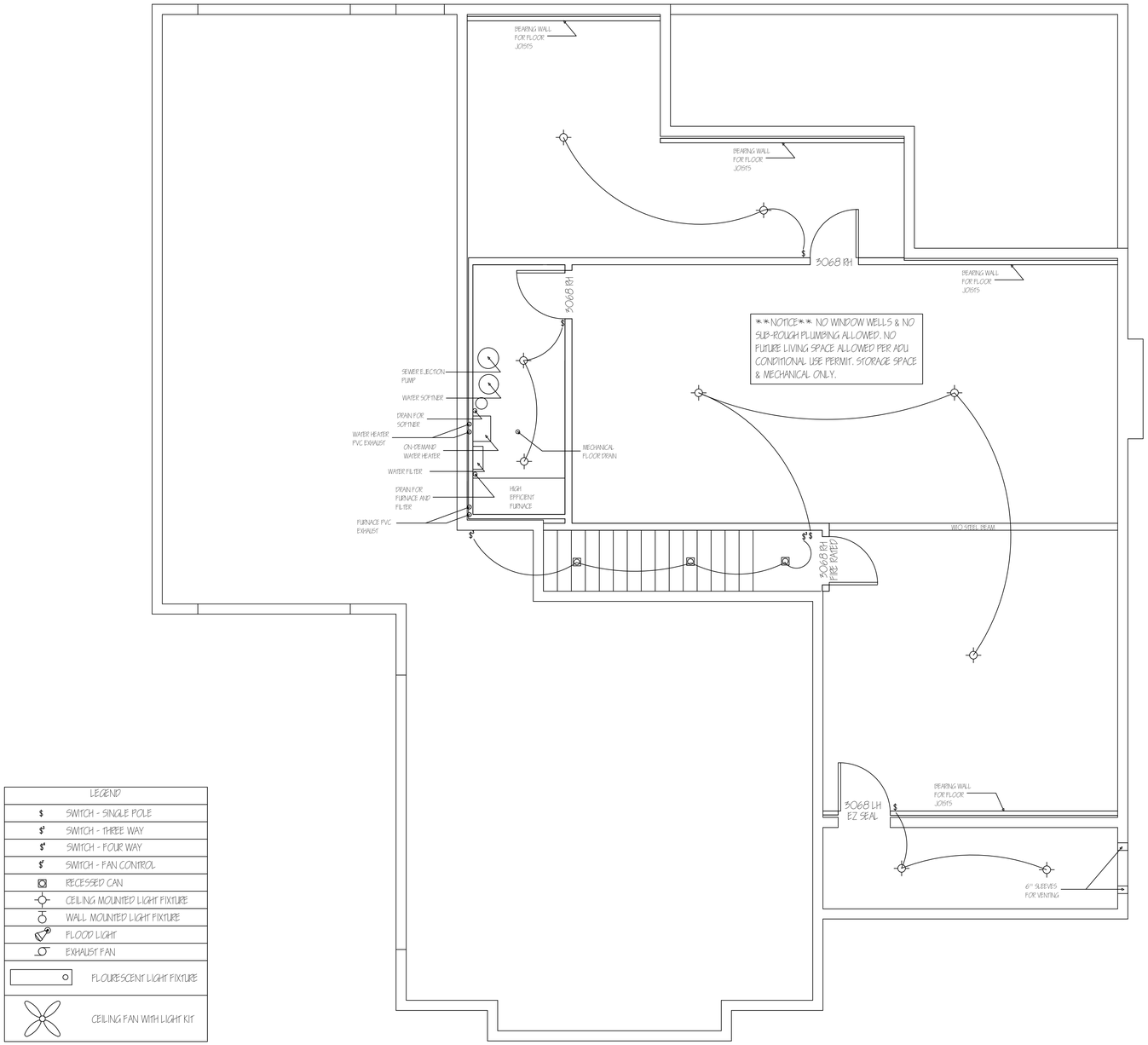
RYAN STEVENS CONSTRUCTION INC
2175 N LINCOLN LANE - PINE CANYON, Ut 84074
Phone: (435) 640-1808

STEVENS RESIDENCE
2175 N LINCOLN LN UNIT B
PINE CANYON - TOOELE

DATE:
9/21/25

REVISIONS:
3/13/26

DRAWING NUMBER:
E2.1
LIGHTING PLAN MAIN



LEGEND	
$	SWITCH - SINGLE POLE
$3	SWITCH - THREE WAY
$4	SWITCH - FOUR WAY
$F	SWITCH - FAN CONTROL
	RECESSED CAN
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT
	EXHAUST FAN
	FLOURESCENT LIGHT FIXTURE
	CEILING FAN WITH LIGHT KIT

LIGHTING PLAN LOWER

SCALE: 1/ 4" = 1'-0"

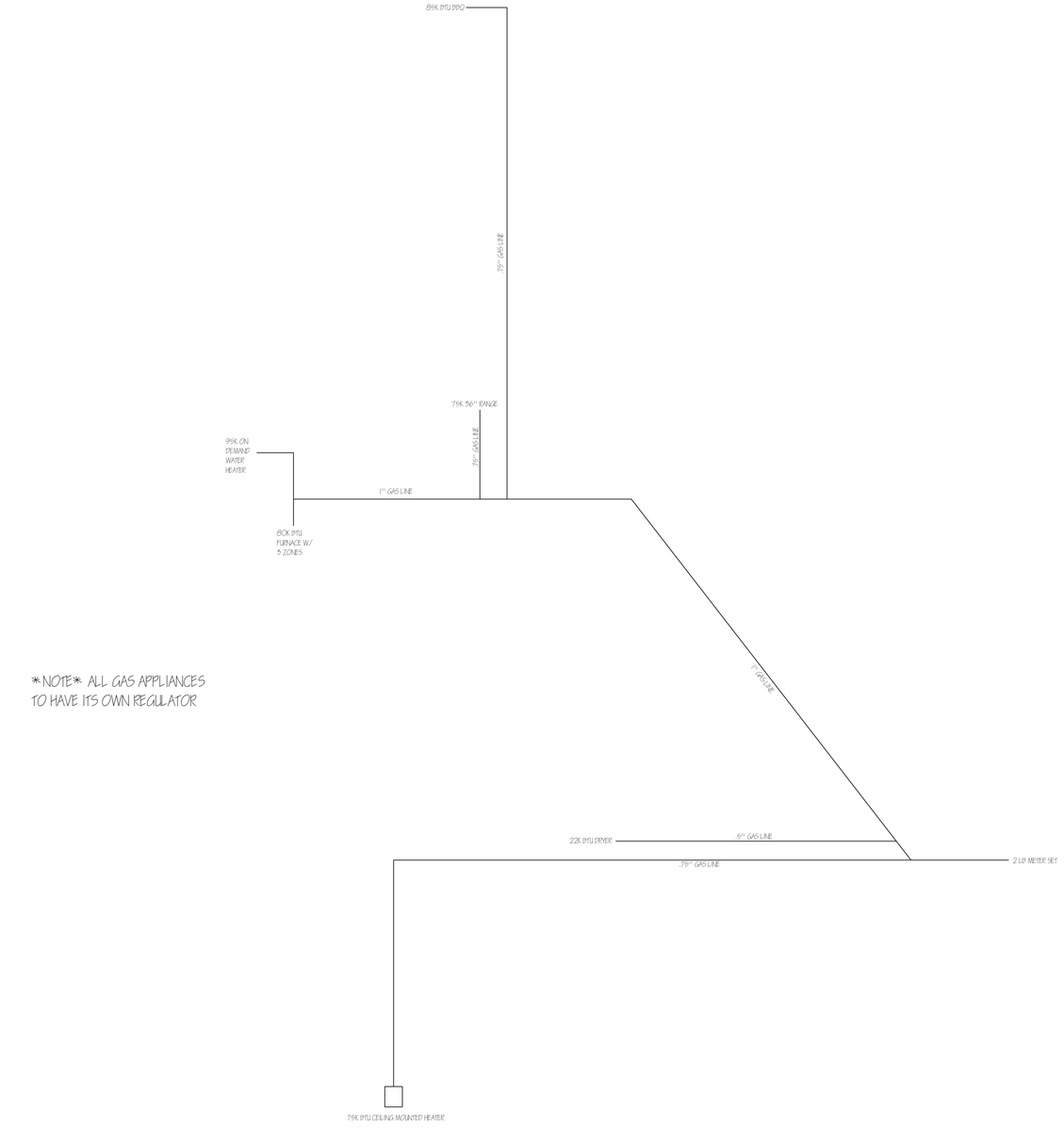
RYAN STEVENS CONSTRUCTION INC
2175 N LINCOLN LANE - PINE CANYON, Ut 84074
Phone: (435) 640-1808

STEVENS RESIDENCE
2175 N LINCOLN LN UNIT B
PINE CANYON - TOOELE

DATE:
9/21/25

REVISIONS:
3/13/26

DRAWING NUMBER:
E2.2
LIGHTING PLAN LOWER



NOTE ALL GAS APPLIANCES TO HAVE ITS OWN REGULATOR

GAS SCHEMATIC

SCALE: 1/ 4'' =1'-0''

RYAN STEVENS CONSTRUCTION INC

2175 N LINCOLN LANE - PINE CANYON, Ut

Phone: (435) 640-1808

STEVENS RESIDENCE

2175 N LINCOLN LN UNIT B

PINE CANYON - TOOELE

DATE:
9/21/25

REVISIONS:
3/13/26

DRAWING NUMBER:

G1.1

GAS SCHEMATIC

Planning and Zoning
47 S. Main Street • Room 208 • Tooele, UT 84074
Phone: (435) 843-3160 • Fax: (435) 843-3252
https://tooeleco.gov/government/county-departments/community-development/

REZ 2026-016

Rezone Summary and Recommendation

Public Body: Tooele County Planning Commission **Meeting Date:** April 1, 2026

Parcel IDs:

06-056-0-0032	06-056-0-0019	06-056-0-0027	06-025-0-0010	06-025-0-0014
06-055-0-0010	25-001-0-0001	06-025-0-0005	06-025-0-0012	25-001-0-0002
06-025-0-0013	06-025-0-0015	06-056-0-0022	06-056-0-0024	06-056-0-0016
06-056-0-0033	06-056-0-0031	06-056-0-0003	06-056-0-0018	06-056-0-0017
06-024-0-0006	06-056-0-0021	06-055-0-0009		

Current Zone: MU-40

Approximate Site Location: The Rush Lake area is located east of Rush Valley and southwest of Stockton.

Request: Rezone 23 parcels from MU-40 to A-5.

Unincorporated: Rush Lake Area

Planner(s): Mili Pioquinto

Planning Staff Recommendation: To be announced at planning commission meeting

Applicant Name: Chris Thompson

PROJECT DESCRIPTION

Chris Thompson along with other property owners are requesting a rezone of their properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agriculture 5-acre minimum).

SITE & VICINITY DESCRIPTION (see attached map)

The subject site consists of 23 parcels and is primarily situated along the west side of Utah State Route 36. The area commonly referred to as “Rush Lake” contains a series of wetlands associated with natural drainage patterns within the site. Surrounding zoning districts include MU-40 (Multiple Use 40-acre minimum) to the south; M-D (Manufacturing Distribution) to the west, along with the Rush Valley municipal boundary; MG (Manufacturing General) to the east; and RR-5 (Rural Residential 5-acre minimum), RR-10 (Rural Residential 10-acre minimum), A-20 (Agricultural 20-acre minimum), as well as the Stockton municipal boundary to the north.

LAND USE CONSIDERATIONS

Requirement	Existing Zone (MU-40)	Proposed Zone (A-5)
Minimum Lot Size	40 acres (1,742,400 sq. ft.)*	5 acres (217,800 sq. ft.)*
Minimum Lot Width	660 feet	220 feet

Minimum Frontage	60 feet – On a public street or an approved private street.	50 feet – On a public street or an approved private street.
Minimum Front Yard Setback	30 feet	30 feet
Minimum Rear Yard Setback	Main Building: 60 Feet Accessory Buildings: 10 Feet	Main Building: 50 Feet Accessory Buildings: 10 Feet
Minimum Side Yard Setback	Main Building: 30 Feet Accessory Buildings: 1. From the front setback to distance ten feet behind the main dwelling – 30 feet. 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.	Main Building: 20 Feet Accessory Buildings: 1. From the front setback to distance ten feet behind the main dwelling – 20 feet. 2. From a distance ten feet behind the dwelling to the rear of the lot – 10 feet.
Maximum Building Height	35 feet	35 feet
Maximum Building Coverage	Five Percent (5%)	Ten Percent (10%)
Required Improvements	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**	Street Grading, Street Base, Curb, Gutter and Sidewalk, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal, and Street Monuments.**
* A six (6) percent reduction in minimum lot size shall be allowed for dedication of public rights-of-way providing access to or past the affected lot or parcel. **Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05		

Compatibility with existing buildings in terms of size, scale and height.	UNKOWN
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

The proposed rezone is consistent with the Tooele County General Plan Update (2022). Additionally, Tooele County Ordinance 2025-13 amended the Land Use South Map of the Tooele County General Plan Update (2022) to reclassify 23 parcels from Open Space to Agriculture. This amendment was approved on September 2, 2025.

ISSUES OF CONCERN/PROPOSED MITIGATION

Most of the parcels have been broken off into smaller parcels making them unbuildable lots. In order to correct it the owners of applicable parcels will have to go through a subdivision review process. The rezone would allow them to start the subdivision process since most of the parcels are not 40-acre parcels. Upon a site visit conducted on February 25, 2026, planning staff identified a few structures/buildings for which no record of an approved building permit or exemption could be verified.

In addition, the proposed rezone area includes mapped waterbeds and wetlands identified in County and Wetland databases. A geologic study submitted also notes small springs and natural drainage features on the site and classifies it as “Zone D,” indicating potential flood hazards. Based on these conditions, some portions of the area may be undevelopable (A geotechnical report will verify this concern).

NEIGHBORHOOD RESPONSE

Any comments that are received from the general public or the surrounding neighbors after this staff report is submitted will be forwarded to the Tooele County Planning Commission for review and will be summarized on April 1, 2026.

PLANNING STAFF ANALYSIS

The area proposed for rezoning, commonly referred to as Rush Lake, contains mapped waterbeds identified within the County's ArcGIS database and the National Wetlands Inventory identifies portions of the area as wetlands. The Geologic Reconnaissance study submitted by the applicant also notes the presence of small springs and natural drainage features on the site and classifies the area as "Zone D," indicating a potential for flood hazards. Based on these environmental characteristics, portions of the subject parcels may be considered undevelopable.

The applicant submitted a geologic reconnaissance report rather than the geotechnical report typically required as part of a rezone application. The County Engineer indicated that acceptance of the geologic reconnaissance study is allowable at this stage; however, a geotechnical report will be required at the time of subdivision or other development application. A geotechnical report is needed to provide technical information regarding site conditions and the land's overall suitability for development or any zoning standard under the potential new zoning district.

During a site visit to the proposed rezone area on February 24, 2026, Planning Staff observed several existing structures for which appropriate building permits could not be verified. It should be noted that an agricultural (ag) exempt building designation allows a structure to be exempt from obtaining a building permit under Utah State Code Sections 15A-1-202 and 15A-1-204. However, this exemption does not relieve the property owner from compliance with applicable zoning ordinances (the required form is attached to this staff report).

Furthermore, the applicant submitted website information from the State of Utah Division of Water Rights' website identifying open water appropriations rather than providing confirmed water rights as requested by staff. According to the State, water rights may be available in the area at an estimated requirement of approximately four acre-feet per platted lot. There is a limit on how many acre-feet are available and the developer may need to provide additional water rights if the state will not allocate all the required water shares for future projects. It is important to note that this can change at any point in time.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission review and analyze the information provided in this staff report to ensure the proposed rezone request is comprehensive and consistent with existing land uses, available infrastructure, and the Tooele County General Plan (2022 Update) prior to making a recommendation to the Tooele County Council.

Planning Staff further recommends that the Planning Commission note that the applicant still need to address the following outstanding items:

1. Application item (n). A description of the availability of culinary and irrigation water, and
2. An updated application item (e), to include all existing structures and buildings found based upon planning staff site visit on 02/25/2026.

MODEL MOTIONS

Sample Motion for Non-Approval

- "I move we table the application number 2026-016, submitted by Chris Thompson; to rezone the subject properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agricultural 5-acre minimum), based on the following considerations listed by the Planning Staff: "

  1. …

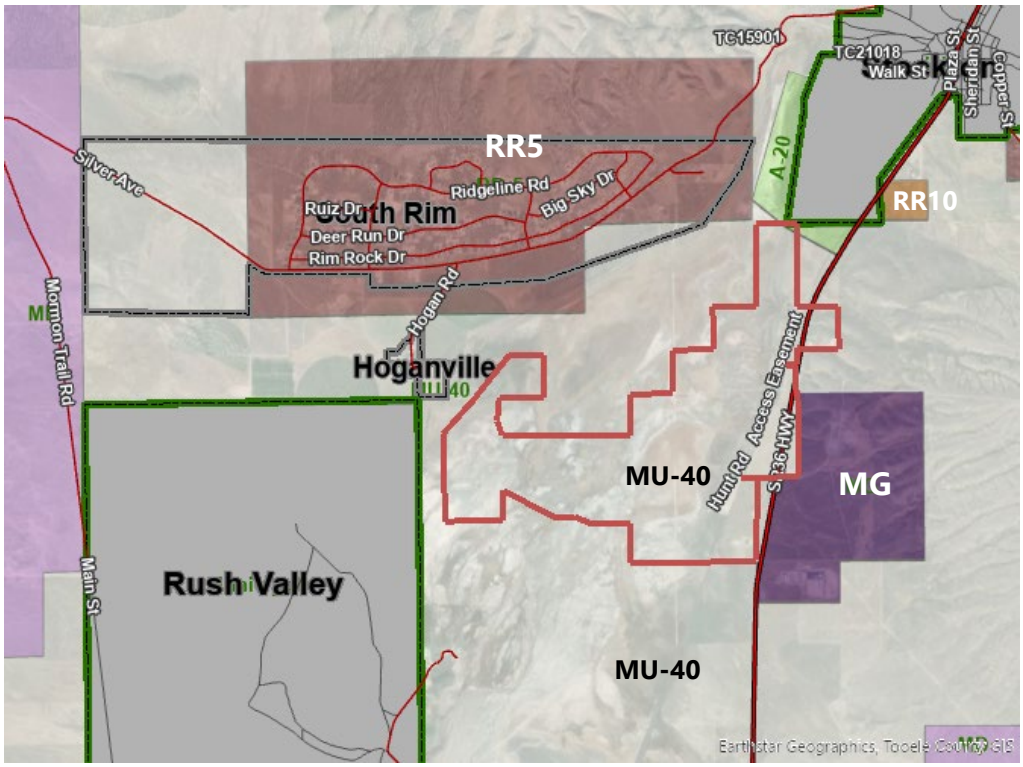
Sample Motion for Approval

- "I move we make a favorable recommendation to the Tooele County Council for application number 2026-016, submitted by Chris Thompson; to rezone the subject properties from MU-40 (Multiple Use 40-acre minimum) to A-5 (Agricultural 5-acre minimum), based on the findings and subject to the conditions listed by the Planning Staff: "

  1. …

REZ 2026-016: Rezone from MU-40 to A-5.

The Rush Lake area is located east of Rush Valley and southwest of Stockton. (23 parcels total)



Rezone Application

Amendments to the zoning map shall be completed in full, signed, and supplemented with any additional information required by the planning commission. An application which is incomplete or provide insuffiecient data is just cause for denial. No refunds will be given. Submittals must be filed with the Community Development Department for staff and public review.

Fee $1,000.00

Property information and location (All lines applicable to this site must be filled in)

Parcel(s) #: See attachment I Lot(s) #: _____

Subdivision Name: _____ (if applicable)

(For office use only)

REZ #: 2026-016 Fee $1,000.00 Receipt #: 1296 (1/21/26)

Date complete application submitted: _____

Application Determination:

Planning Commission recommendation: Favorable ☐ Unfavorable ☐

Presented by: _____ Date: _____

County Council recommendation: Approved ☐ Denied ☐

Presented by: _____ Date: _____

Property Owner(s) Information

Name(s): See attached Folders

Address per tax rolls: _____

City/County: _____ State: _____ Zip: _____

Office/home phone: _____ Fax: _____

Mobile phone: _____ Message phone: _____

Email address: _____

Applicant(s) Information (if different than property owner)

*Property Owner's Authorization notarization needed

Name(s): Chris Thompson

Address per tax rolls: PO Box 499

City/County: Stockton State: Ut Zip: 84071

Office/home phone: 801-870-7283 Fax: _____

Mobile phone: 435-244-9184 Message phone: _____

Email address: cw@tuffexcavation.com

Each application for a rezone shall have all required submittals before it is accepted as a complete application. All required information in this application must be completely filled out and signed with required paperwork submitted or application will be denied

There shall be no presumption of approval of any aspect of the process.

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION REQUESTING THAT:

Request that all parcels be rezoned to A-5.

****ADDITIONAL INFORMATION OR SUBMITTALS MAY BE REQUIRED****

An application to amend the zoning map shall address:

(Must list in detail specific section and language to be amended, giving the original zoning and what is allowed there and the proposed zoning and what could be allowed in that zone)

Applicant check	County check		
☑	☒	a)	General existing site characteristics including ownership, topography, soils, drainage, vegetation, and other physical characteristics of the area proposed to be changed; See exhibit a)
☑	☒	b)	A legal description of the area to be zoned; See exhibit b)
☑	☒	c)	Types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district; See response (same chapter, Chapter 15)
☑	☒	d)	Existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements, and parking; See exhibit d)
☑	☒	e)	Existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities; See response
☑	☒	f)	Existing and proposed utilities and infrastructure; See response
☑	☒	g)	Relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement, or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area; See exhibit g)
☑	☒	h)	An area map showing adjacent property owners and existing land uses within 1,000 feet of the area proposed to be rezoned; property owner labels printed from the recorder's office.
☑	☒	i)	The location, description, and acreage of land uses; See exhibit h)
☑	☒	j)	Approximate location and number of residential units along with approximate square footage, density, and height; See response
☑	☒	k)	Approximate location and square footage of non-residential buildings; See response

need a statement

- [x] l) Calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas; See response
- [ ] m) If the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability; See exhibit m)
- [ ] n) A description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal; See response
- [x] o) Approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land; See response
- [x] p) An indication of the construction schedule of any project proposed; See response
- [x] q) For multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase; See response
- [x] r) A detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume; See exhibit r)
- [x] s) For applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and See response
- [ ] t) Any other study or information required by the planning commission or Zoning Administrator.

I (We) understand that the Planning Commission and/or County Council may or may not adopt such changes listed. The fees associated with this application will not be refunded or returned once the notice of this application is submitted to planning commission. I (We) understand the process of this requested change must first go through Planning Commission for a recommendation to the County Council. The process will then proceed to go through County Council. Knowing this process, I (We) understand the application will take the needed time to ensure all processes are properly met and either board may make further changes to the request, or possible denial in whole.

PROPERTY OWNER'S SIGNATURE — DATE 1-16-26

APPLICANT'S SIGNATURE — DATE 1-16-26

LANDOWNERS	PARCEL IDs	ACREAGE
1. JACOB MCARTHUR JACOB JT, MATHEW MCARTHUR JT, DIANE MCARTHUR JT	06-056-0-0032	18.61
2. ALLAN PFAFF	06-056-0-0019	36.35
3. MIKE DOW	06-056-0-0027	33.16
4. SCOTT SWENSON	06-025-0-0010	38.49
5. BRYSON R GROW	06-025-0-0014	40.27
6. OARLOCK /WS RANCH LLC (JIM EDDLEMAN)	06-055-0-0010	29.55
7. CDT TRUST 08/29/23, CHRIS THOMPSON TEE (CHRIS THOMPSON SENIOR)	25-001-0-0001 06-025-0-0005	40.43 39.00
8. CHRIS W THOMPSON JT, NYKEL L THOMPSON JT (CHRIS THOMPSON JUNIOR)	06-025-0-0012 25-001-0-0002	39.53 40.00
9. WILLOW SPRINGS REAL ESTATE, LLC (RANDY HUNT)	06-025-0-0013 06-025-0-0015 06-056-0-0022 06-056-0-0024 06-056-0-0016 06-056-0-0033 06-056-0-0031 06-056-0-0003 06-056-0-0018 06-056-0-0017 06-024-0-0006	137.60 37.21 102.77 7.15 80.20 17.41 46.62 86.83 40.00 252.92 48.66
10. SUPERIOR SAND & GRAVEL, LLC (RANDY HUNT)	06-056-0-0021 06-055-0-0009	77.47 39.10

A.) Topography attached (Exhibit A)

B.) Legal description attached and outlines in purple (Exhibit B)

C.) Types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district. The current zoning for a total of 1,280.67 acres is Agriculture. Application is being made to rezone to A-5 (Agriculture 5 acres minimum) for the potential permitted uses such as subdividing to 5-acres for future homes.

D.) Traffic Study attached (Exhibit D)

E.) Will be addressed at subdivision phase - Refer to Land Use Codes Chapter 15 for MU-40 & A-5

F.) Proposed will be brought in for ag & residential use.

G.) Ordinance change #2025-13 attached (Exhibit G)

H.) (Exhibit H1 & H2)

I.) (Exhibit I)

J.) Will be addressed at subdivision phase

K.) Will be addressed at subdivision phase

L.) Will be addressed at subdivision phase

M.) Geotechnical report (Exhibit M)

N.) N/A For this rezone will be addressed if lots are subdivided at subdivision phase.

O.) Will be addressed at subdivision phase

P.) Will be addressed at subdivision phase

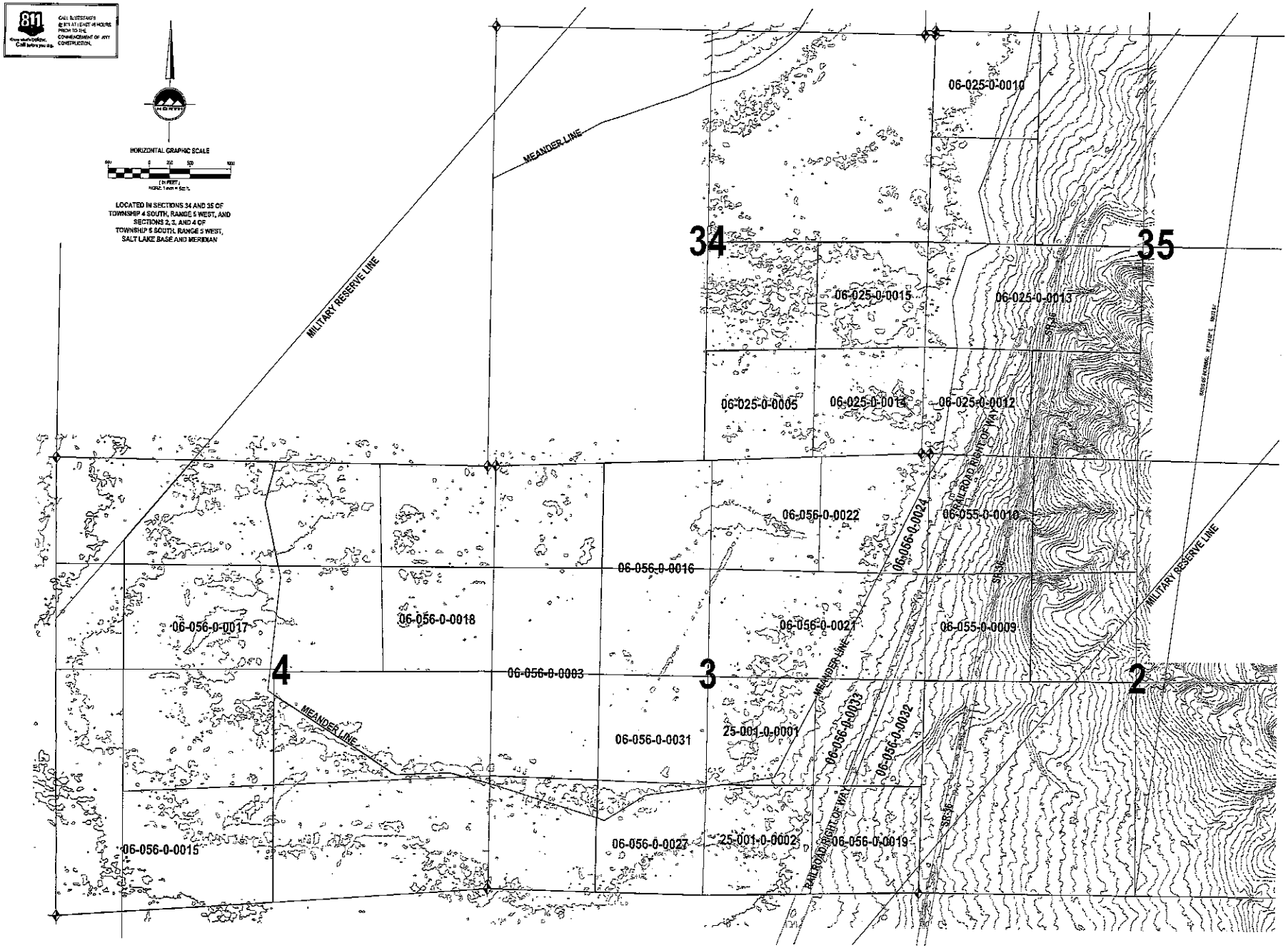
Q.) Will be addressed at subdivision phase

R.) Traffic Study attached (Exhibit R)

S.) Will be addressed at subdivision phase

T.) N/A

A



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3302 N Tooby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CHRIS THOMPSON
3651 N 2562 E
STOCKTON, UT 84071

CONTACT:
CHRIS THOMPSON
PHONE: 801-554-1581

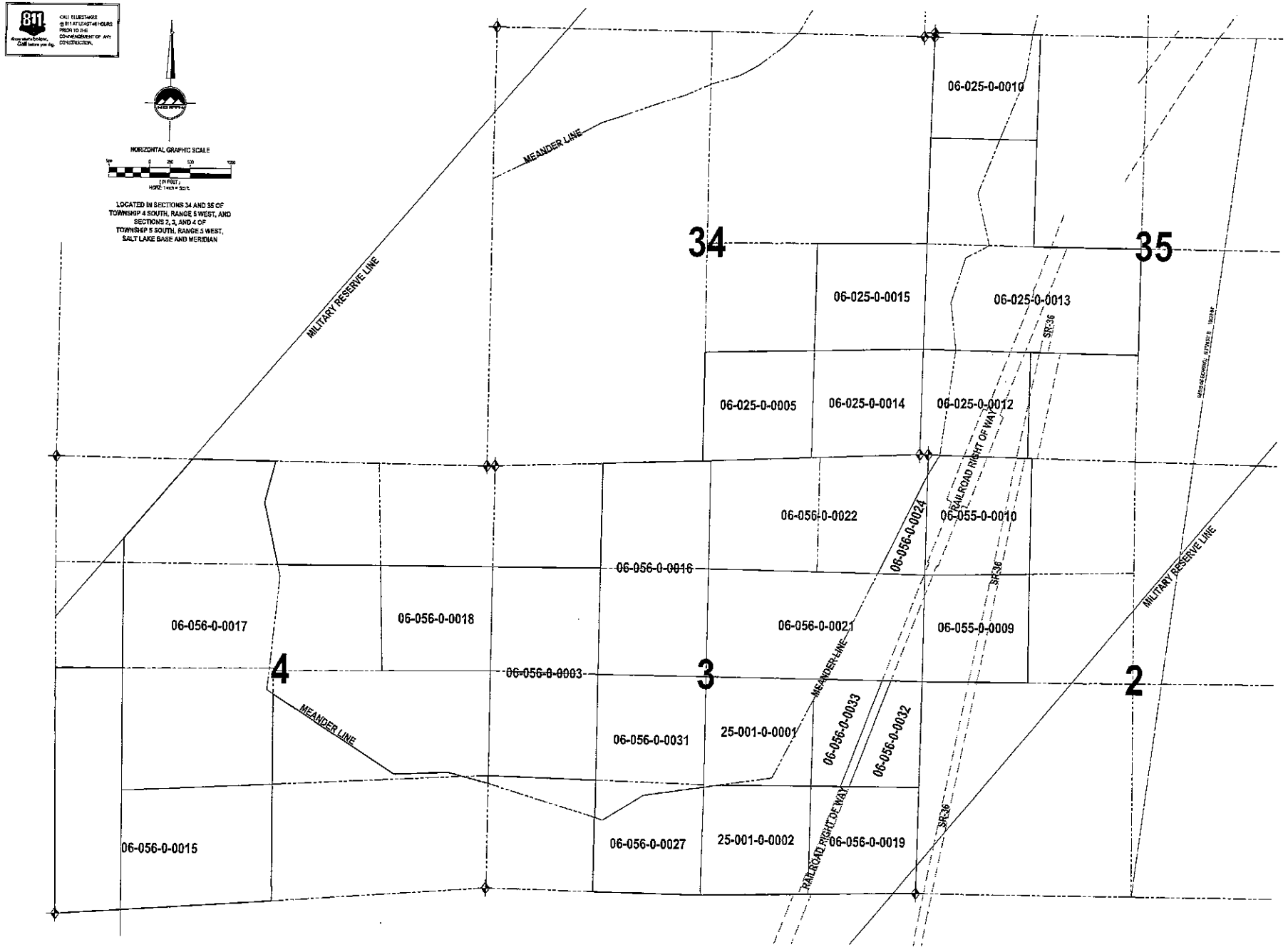
CW THOMPSON ZONING EXHIBIT

3651 N 2562 E
STOCKTON, UT 84071

ZONING EXHIBIT

PROJECT NUMBER: T.1100
PROJECT DATE: 2023-11-02
PROJECT MANAGER: D. KESSMAN
DRAWN BY: T. HUSSEY

1 OF 2



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3580 N Teelby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CHRIS THOMPSON
3651 N 2562 E
STOCKTON, UT 84071

CONTACT:
CHRIS THOMPSON
PHONE: 801-910-1381

CW THOMPSON ZONING EXHIBIT

3651 N 2562 E
STOCKTON, UT 84071

ZONING EXHIBIT

PROJECT NUMBER: T11100
ISSUE DATE: 2025-11-10
PROJECT MANAGER: CL KINGMAN
DRAWN BY: L. HUSSEY

2 OF 2

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Matthew McArthur - Jacob McArthur Diane McArthur the owner(s) of the real property located as follows: 06-056-0-0032 parcel # and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this 4 day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

Feb 14, 2026
My Commission Expires

Notary Public

MADISON SIMMONS
Notary Public
State of Utah
My Commission Expires 14-Feb-28
Commission Number 735576

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal A PARCEL OF LAND BEING LOCATED IN LOT 3 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN; SAID PARCEL BEING ALL PORTIONS LYING EAST OF THE L.A. & S.L RAILROAD WITHIN SAID LOT 3; BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID SECTION 3; THENCE SOUTH 01°13'43" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,301.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°59'17" WEST ALONG THE SOUTH LINE OF SAID LOT 3 , A DISTANCE OF 857.02 FEET TO THE EASTERLY LINE OF THE L.A. & S.L RAILROAD RIGHT-OF- WAY; THENCE NORTH 20°57'57" EAST ALONG THE EASTERLY LINE OF SAID L.A. & S.L. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,401.41 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 88°56'08" EAST ALONG SAID NORTH LINE OF SAID LOT 3, A DISTANCE OF 383.57 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING. OUT OF 6-56-30 FOR 2023 YEAR. 18.606 AC

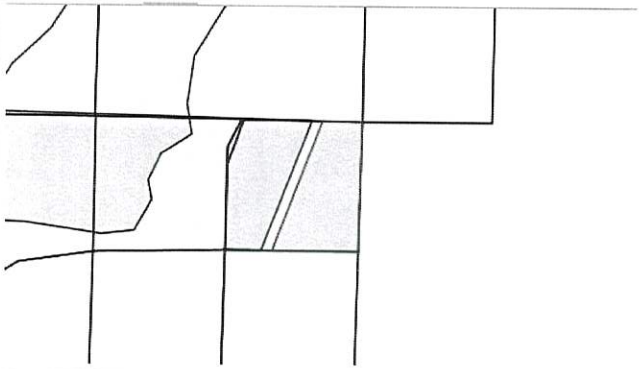
Parcel Number 06-056-0-0032

Account Number R100789

Tax District 17 - O.D. WATER CONSERVANCY

Photo/Sketch/Map

Photo | Sketch | Map



Owners

MCARTHUR JACOB JT

Owner Name MCARTHUR JACOB JT

Owner Address 4556 N HIGHWAY 36
ERDA, UT 84074

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		SPECIAL WARRANTY DEED
		WARRANTY DEED
		SPECIAL WARRANTY DEED
		SPECIAL WARRANTY DEED
		WARRANTY DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Nov 12, 2024
Last Payment Amount	$1.09

Remarks

Value Info

Actual (2025)	$247,030
Primary Taxable	$93

Tax Area: 17 Tax Rate: 0.0115470

Type	Actual	Assessed	Acres
GZ4	$247,030	$93	18.606

Tax Summary

Tax Year	Taxes
*2025	$1.07
2024	$1.09

* Estimated

South Rim
RR-1
Access Easement
SR36 HWY
Hunt Rd
MU-40
MG
Dow Dr
Vantor, Tooele County GIS

06-056-0-0032

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Allan Pfaff the owner(s) of the real property located as follows: See Attachm 06-056-0-0019 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this 7th day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

NOTARY PUBLIC
MALIAH RIVERA MERCADO
740054
MY COMMISSION EXPIRES
NOVEMBER 14, 2028
STATE OF UTAH

November 14, 2028
My Commission Expires

Notary Public

Property Record Card

Tooele County

PFAFF ALLAN
P.O. BOX 449
STOCKTON, UT 84071

Account: R031914
Tax Area: 17 - O.D. WATER CONSERVANCY
Acres: 36.349

Parcel: 06-056-0-0019
Situs Address:
4013 N STATE HWY 36
Rush Valley

Value Summary

Model	Value	Override
Total	$0	N/A

Legal Description

LOTS 4 AND 5, SECTION 3, TOWSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN. LESS AND EXCEPTING THEREFROM ANY PORTIONS WITHIN THE RAILROAD AND THE COUNTY ROADS. OUT OF 6-56-1 FOR 2015 YEAR. 36.349 AC

Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
621210		Jul 18, 2025	DEED
472165		Aug 9, 2018	AFFIDAVIT
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED
397064		Mar 31, 2014	WARRANTY DEED
392161		Nov 25, 2013	ORDER
390449		Oct 9, 2013	ORDER
390127		Oct 2, 2013	ORDER
355356		Apr 14, 2011	AFFIDAVIT OF ADDRESS CHANGE
287357		Jun 21, 2007	QUIT CLAIM DEED

Residential Occurrence 1

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		$0	$0	NA	NA

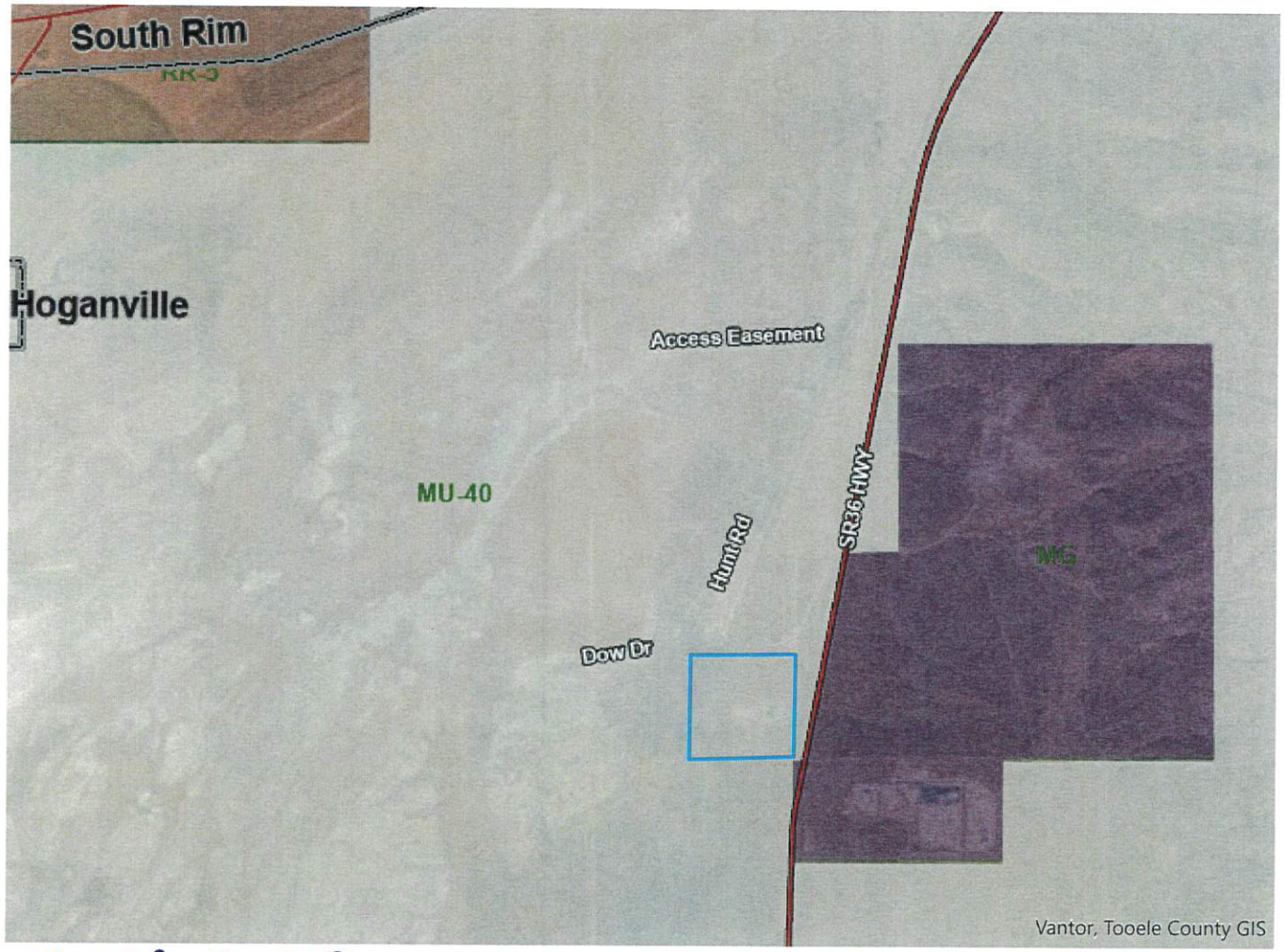
Tooele County County Utah Recorders Office
47 South Main
Tooele, UT 84074
(435) 843-3100
Jerry Houghton, County Recorder

Receipt: 25-8625

Product	Name	Extended
999	RECORDER COPIES	$2.00
	Number of Pages	1
	No Charge	false
Copies		$2.00
Total		$2.00
Tender (Cash)		$20.00
Change (Cash)		($18.00)

Thank You

9/9/2022 2:22 PM MST


South Rim
RR-3
Hoganville
Access Easement
MU-40
Hunt Rd
SR36 HWY
MG
Dow Dr
Vantor, Tooele County GIS

06-056-0-0019

AFFIDAVIT

Michael L. Dow
Chris Thompson

PETINTIONER'S AUTHORIZATION

I (we), Chris Thompson, the owner(s) of the real property located in Tooele County and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Petitioner)

(Petitioner)

(Petitioner)

(Petitioner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this 23 day of July, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

3/26/2029
My Commission Expires

Notary Public

NOTARY PUBLIC
NICOLE RASH
741486
MY COMMISSION EXPIRES
MARCH 26, 2029
STATE OF UTAH

Property Record Card

Tooele County

DOW MIKE
PO Box 37
TOOELE, UT 84074

Account: R098735
Tax Area: 17 - O.D. WATER CONSERVANCY
Acres: 33.160

Parcel: 06-056-0-0027
Situs Address:

Value Summary

Model	Value	Override
Total	$0	N/A

Legal Description

LOT 7, SEC 3, T5S, R5W, SLB&M. OUT OF 6-56-26 FOR 2022 YEAR. 33.16 AC.--------

------A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 1, 2 & 15, 3, 6, 7, 9, 16, AND 17 OF SECTION 3, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE ROAD 36, WHICH IS LOCATED NORTH 89°53'37" EAST 567.36 FEET ALONG THE QUARTER SECTION LINE AND NORTH 11°23'58" EAST 262.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SR-36, FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:
THENCE NORTH 77°34'40" WEST 180.59 FEET;
THENCE NORTHWESTERLY 278.21 FEET ALONG THE ARC OF A 195.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 12°25'20" EAST, AND THE LONG CHORD BEARS NORTH 36°42'18" WEST 255.21 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42");
THENCE NORTH 4°10'03" EAST 149.96 FEET;
THENCE NORTHWESTERLY 266.12 FEET ALONG THE ARC OF A 205.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 85°49'57" WEST, AND THE LONG CHORD BEARS NORTH 33°01'17" WEST 247.82 FEET, THROUGH A CENTRAL ANGLE OF74°22'39");
THENCE NORTH 70°12'36" WEST 401.40 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING;
THENCE SOUTH 45°19'53" WEST 96.71 FEET;
THENCE SOUTHWESTERLY 143.54 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 44°40'07" EAST, AND THE LONG CHORD BEARS SOUTH 27°49'59" WEST 141.32 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47");
THENCE SOUTH 10°20'05" WEST 112.33 FEET;
THENCE SOUTHWESTERLY 76.56 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 79°39'55" WEST, AND THE LONG CHORD BEARS SOUTH 14°35'37" WEST 76.49 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03");
THENCE SOUTH 18°51'08" WEST 304.42 FEET;
THENCE SOUTH 11°21'19" WEST 77.29 FEET;
THENCE SOUTH 5°29'27" WEST 159.97 FEET;
THENCE SOUTH 11°20'17" WEST 90.56 FEET, TO THE NORTH LINE OF LOT 3 OF SECTION 3, AT A POINT NORTH 89°22'34" WEST 532.40 FEET ALONG THE QUARTER SECTION LINE FROM SAID EAST QUARTER CORNER OF SECTION 3;
THENCE NORTH 89°22'34" WEST 30.53 FEET ALONG THE NORTH LINE OF SAID LOT 3;
THENCE NORTH 11°20'17" EAST 94.71 FEET;
THENCE NORTH 5°29'27" EAST 159.98 FEET;
THENCE NORTH 11°21'19" EAST 63.53 FEET;
THENCE NORTH 83°18'48" WEST 137.77 FEET;
THENCE SOUTHWESTERLY 59.53 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 6°41'12" WEST, AND THE LONG CHORD BEARS SOUTH 58°47'25" WEST 55.28 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34");
THENCE SOUTH 20°53'38" WEST 688.64 FEET; THENCE SOUTHWESTERLY 103.64 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°06'22" WEST, AND THE LONG CHORD BEARS SOUTH 38°53'19" WEST 101.95 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21");
THENCE SOUTH 56°52'59" WEST 198.48 FEET;
THENCE SOUTHWESTERLY 263.32 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 33°07'01" EAST, AND THE LONG CHORD BEARS SOUTH 41°19'46" WEST 260.10 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26");
THENCE SOUTH 25°46'34" WEST 647.11 FEET TO THE COMMON LINE BETWEEN LOTS 9 AND 6 OF SAID SECTION 3;
THENCE NORTH 89°59'17" WEST 843.87 FEET ALONG SAID LOT LINE, TO THE MEASURED AND MONUMENTED MEANDER LINE;
THENCE SOUTH 81°41'51" WEST 256.55 FEET ALONG SAID MEANDER LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 6 AND 16, AND CONTINUING ALONG SAID MEANDER LINE, BEING THE COMMON LINE BETWEEN LOTS 7 AND 17 OF SAID SECTION 3;
THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 8°18'09" WEST, AND THE LONG CHORD BEARS NORTH 38°54'12" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42");
THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 86°06'33" EAST, AND THE LONG CHORD BEARS SOUTH 51°05'48" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42");
THENCE NORTH 81°41'51" EAST 193.92 FEET;
THENCE SOUTH 89°59'17" EAST 827.22 FEET;
THENCE NORTH 25°46'34" EAST 628.27 FEET;
THENCE NORTHEASTERLY 279.60 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°13'26" EAST, AND THE LONG CHORD BEARS NORTH 41°19'46" EAST 276.18 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26");

CENTRAL ANGLE OF 31°06'26");
THENCE NORTH 56°52'59" EAST 198.48 FEET;
THENCE NORTHEASTERLY 84.80 FEET ALONG THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 33°07'01" WEST, AND THE LONG CHORD BEARS NORTH 38°53'19" EAST 83.41 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21");
THENCE NORTH 20°53'38" EAST 688.64 FEET;
THENCE NORTHEASTERLY 99.21 FEET ALONG THE ARC OF A 75.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 69°06'22" EAST, AND THE LONG CHORD BEARS NORTH 58°47'25" EAST 92.14 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34");
THENCE SOUTH 83°18'48" EAST 141.93 FEET;
THENCE NORTH 18°51'08" EAST 293.29 FEET;
THENCE NORTHEASTERLY 72.10 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 71°08'52" WEST, AND THE LONG CHORD BEARS NORTH 14°35'37" EAST 72.03 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03");
THENCE NORTH 10°20'05" EAST 112.33 FEET;
THENCE NORTHEASTERLY 161.86 FEET ALONG THE ARC OF A 265.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°39'55" EAST, AND THE LONG CHORD BEARS NORTH 27°49'59" EAST 159.36 FEET, THROUGH A CENTRAL ANGLE OF34°59'47");
THENCE NORTH 45°19'53" EAST 96.54 FEET;
THENCE NORTH 20°02'11" WEST 34.32 FEET; THENCE NORTHWESTERLY 76.47 FEET ALONG THE ARC OF A 115.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS NORTH 69°57'49" EAST, AND THE LONG CHORD BEARS NORTH 0°59'14" WEST 75.07 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55");
THENCE NORTH 18°03'43" EAST 199.21 FEET, TO THE COMMON LINE BETWEEN LOTS 1 AND 2 OF SAID SECTION 3;
THENCE SOUTH 89°00'38" EAST 31.38 FEET, ALONG SAID LOT LINE;
THENCE SOUTH 18°03'43" WEST 208.42 FEET;
THENCE SOUTHEASTERLY 56.52 FEET ALONG THE ARC OF AN 85.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 71°56'17" EAST, AND THE LONG CHORD BEARS SOUTH 0°59'14" EAST 55.48 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55");
THENCE SOUTH 20°02'11" EAST 36.92 FEET;
THENCE SOUTH 70°12'36" EAST 403.84 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING;
THENCE SOUTHEASTERLY 305.06 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°47'24" WEST, AND THE LONG CHORD BEARS SOUTH 33°01'17" EAST 284.09 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39");
THENCE SOUTH 4°10'03" WEST 149.96 FEET;
THENCE SOUTHEASTERLY 235.41 FEET ALONG THE ARE OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 85°49'57" EAST, AND THE LONG CHORD BEARS SOUTH 36°42'18" EAST 215.94 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42");
THENCE SOUTH 77°34'40" EAST 180.06 FEET, TO THE WESTERLY LINE OF STATE ROAD 36;
THENCE SOUTH 11°23'58" WEST 30.00 FEET ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING.
PARCEL CONTAINS: 183,027 SQUARE FEET, OR 4.20 ACRES

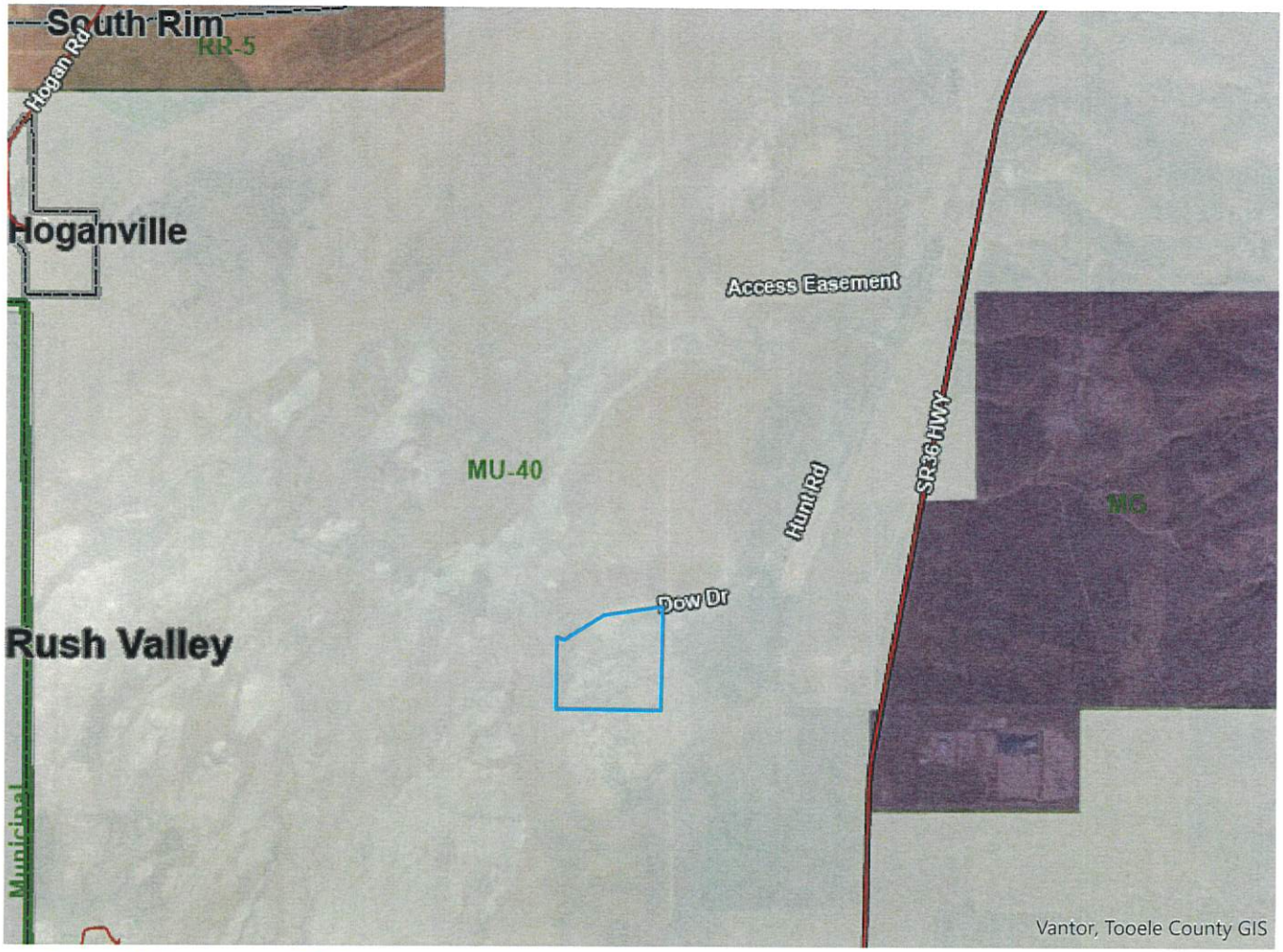
Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
546247		Jun 8, 2021	SPECIAL WARRANTY DEED
541826		Apr 19, 2021	WARRANTY DEED
480254		Jan 25, 2019	SPECIAL WARRANTY DEED
477398		Nov 20, 2018	QUIT CLAIM DEED
472597		Aug 16, 2018	TRUSTEES DEED
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED
397064		Mar 31, 2014	WARRANTY DEED
392161		Nov 25, 2013	ORDER
390449		Oct 9, 2013	ORDER

Residential Occurrence 1

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		$0	$0	NA	NA


South Rim
RR-5
Hogan Rd
Hoganville
Access Easement
SR36Hwy
MU-40
Hunt Rd
MG
Dow Dr
Rush Valley
Municipal
Vantor, Tooele County GIS

06-056-0-0027

Entry #: 623450
09/08/2025 04:11:53 PM AFFIDAVIT
Page: 1 of 3
FEE $40.00 BY SCOTT SWENSON
Jerry Houghton, Tooele County County Recorder

B4

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Scott J. Swenson the owner(s) of the real property located as follows: 4/0 acre Parcel Near Stockton, Ut. and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Scott J. Swenson
(Property owner) Scott J. Swenson

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)
:ss
County of Tooele)

NOTARY PUBLIC
ANGEL DURAN
744438
MY COMMISSION EXPIRES
AUGUST 08, 2029
STATE OF UTAH

Dated this 8 day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

8.8.29
My Commission Expires

Angel Duran
Notary Public

Property Record Card

Tooele County

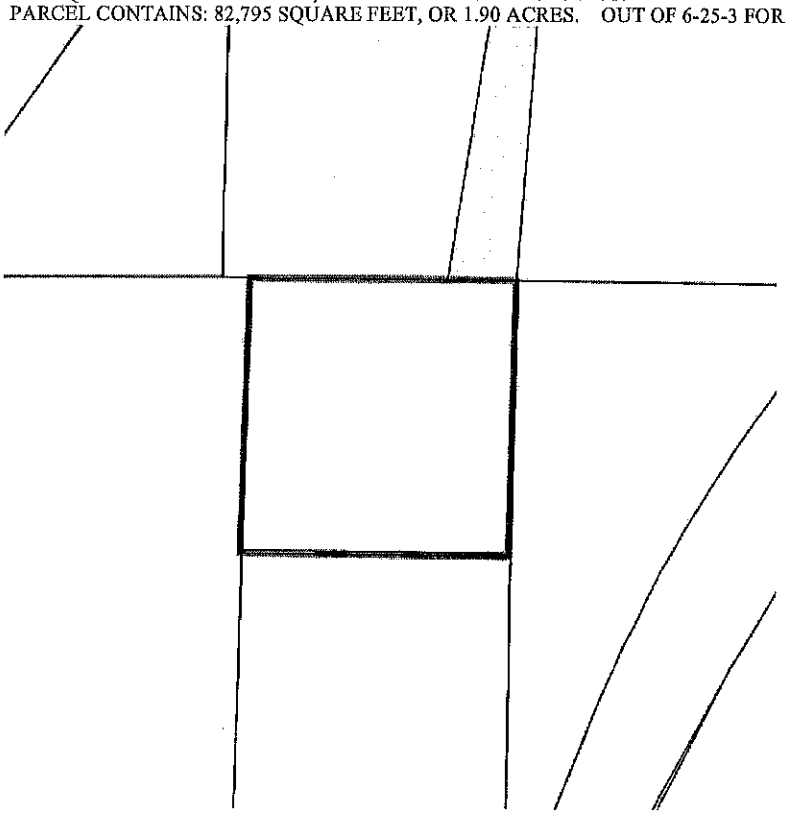
SWENSON SCOTT
PO BOX 1246
TOOELE, UT 84074

Account: R095505
Tax Area: 16 - MOD WATER CONSERVANCY
Acres: 38.492

Parcel: 06-025-0-0010
Situs Address:

Legal Description

LOTS 6, 7 (NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN. ----------TOGETHER WITH ACCESS EASEMENT DESCRIBED AS FOLLOWS: ACCESS EASEMENT DESCRIPTION
A PARCEL OF LAND, TO BE GRANTED AS AN EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 6 AND 7 OF SECTION 35, SITUATE IN THE WEST HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF STATE ROAD 36 WITH THE QUARTER SECTION LINE, WHICH IS LOCATED NORTH 89°24'37" WEST 3572.25 FEET ALONG THE QUARTER SECTION LINE FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:
THENCE SOUTHWESTERLY 633.34 FEET ALONG THE ARC OF A 5779.70-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 68°50'57" EAST, AND THE LONG CHORD BEARS SOUTH 18°00'42" WEST 633.02 FEET, THROUGH A CENTRAL ANGLE OF 6°16'42"), ALONG SAID WESTERLY LINE OF SR-36; THENCE SOUTHWESTERLY 117.99 FEET ALONG THE ARC OF A 70.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 75°07'39" WEST, AND THE LONG CHORD BEARS SOUTH 63°09'32" WEST 104.51 FEET, THROUGH A CENTRAL ANGLE OF 96°34'22"); THENCE NORTH 68°33'17" WEST 200.76 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY, TO A POINT 30 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE SIXTEENTH SECTION LINE; THENCE NORTH 0°52'43" EAST 1854.07 FEET, RUNNING PARALLEL WITH SAID SIXTEENTH SECTION LINE; THENCE NORTHWESTERLY 43.36 FEET ALONG THE ARC OF A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 89°07'17" WEST, AND THE LONG CHORD BEARS NORTH 40°31'52" WEST 39.69 FEET, THROUGH A CENTRAL ANGLE OF 82°49'09"), TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 6 OF SAID SECTION 35;
THENCE NORTHEASTERLY 229.35 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 8°03'34E" EAST, AND THE LONG CHORD BEARS NORTH 49°28'08" EAST 75.00 FEET, THROUGH A CENTRAL ANGLE OF 262°49'09"), TO THE SIXTEENTH SECTION LINE; THENCE SOUTH 0°52'43" WEST 1912.66 FEET ALONG THE SIXTEENTH SECTION LINE;
THENCE SOUTH 68°33'17" EAST 179.98 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY 67.42 FEET ALONG THE ARC OF A 40.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 21°26'43" EAST, AND THE LONG CHORD BEARS NORTH 63°09'32" EAST 59.72 FEET, THROUGH A CENTRAL ANGLE OF 96°34'22"); THENCE NORTHEASTERLY 382.19 FEET ALONG THE ARC OF A 5809.70-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT (CENTER BEARS SOUTH 75°07'39" EAST, AND THE LONG CHORD BEARS NORTH 16°45'26" EAST 382.12 FEET, THROUGH A CENTRAL ANGLE OF 3°46'09"), ALONG A LINE PARALLEL WITH AND 30 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE WESTERLY LINE OF SAID SR.-36, TO THE EASTERLY LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE NORTH 20°57'57" EAST 244.89 FEET ALONG SAID EASTERLY LINE, TO ITS INTERSECTION WITH THE QUARTER SECTION LINE; THENCE SOUTH 89°24'37" EAST 26.94 FEET ALONG SAID QUARTER SECTION LINE, TO THE POINT OF BEGINNING.
PARCEL CONTAINS: 82,795 SQUARE FEET, OR 1.90 ACRES. OUT OF 6-25-3 FOR 2019 YEAR. 38.492 AC



Entry #: 623450
09/08/2025 04:11:53 PM AFFIDAVIT
Page: 3 of 3
FEE $40.00 BY SCOTT SWENSON
Jerry Houghton, Tooele County Recorder

Property Record Card

Tooele County

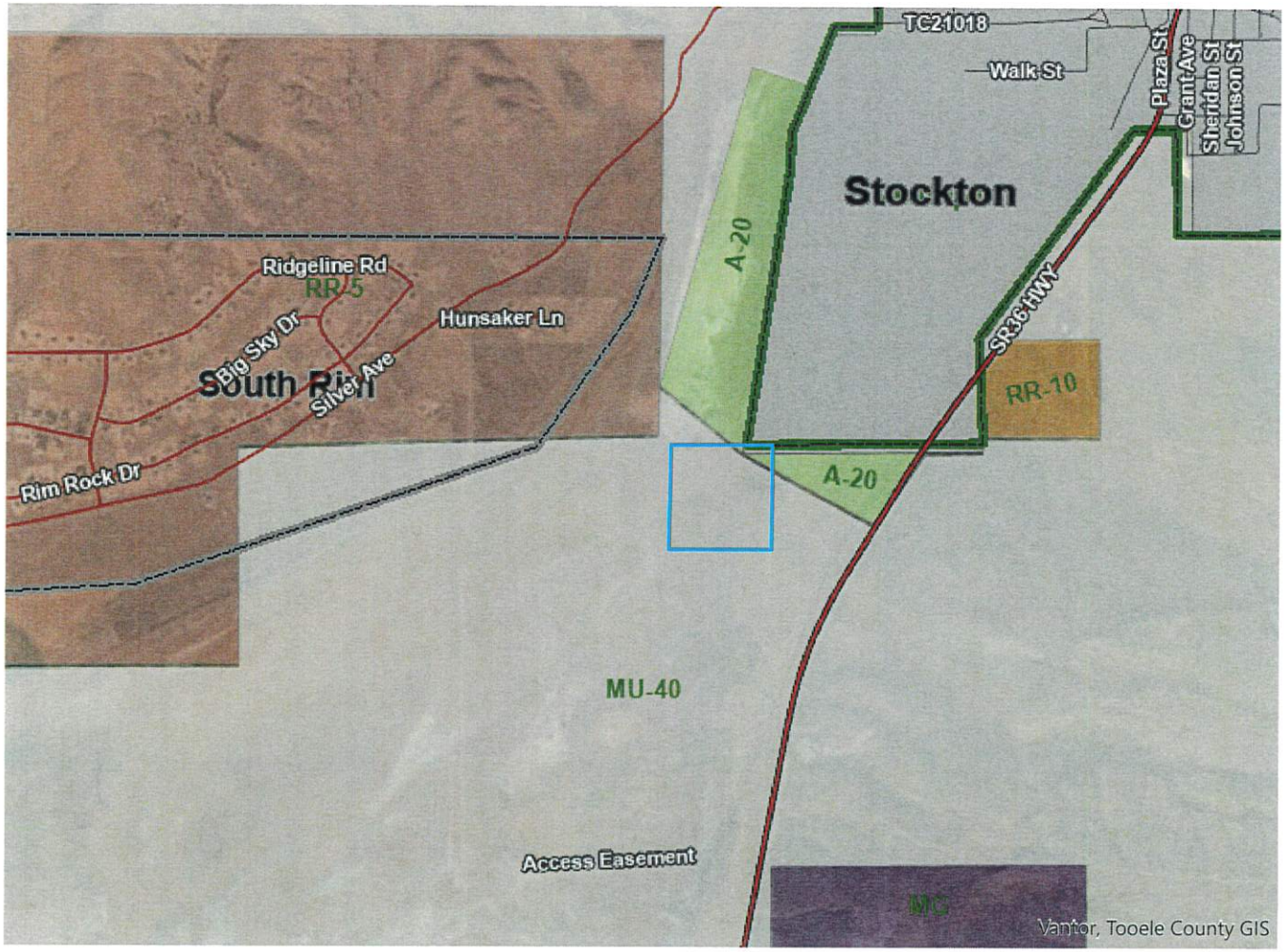
Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
477396		Nov 20, 2018	SPECIAL WARRANTY DEED
472597		Aug 16, 2018	TRUSTEES DEED
472165		Aug 9, 2018	AFFIDAVIT
472095		Aug 8, 2018	AFFIDAVIT
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED
392161		Nov 25, 2013	ORDER
390449		Oct 9, 2013	ORDER
390127		Oct 2, 2013	ORDER
287357		Jun 21, 2007	QUIT CLAIM DEED

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		**$0**	**$0**	**NA**	**NA**

Entry #: 623450
09/08/2025 04:11:53 PM AFFIDAVIT
Page: 2 of 3
FEE $40.00 BY SCOTT SWENSON
Jerry Houghton, Tooele County Recorder


TC21018
Walk St
Plaza St
Grant Ave
Sheridan St
Johnson St
Stockton
A-20
SR36 HWY
RR-10
A-20
Ridgeline Rd
RR-5
Hunsaker Ln
Big Sky Dr
Silver Ave
South Rim
Rim Rock Dr
MU-40
Access Easement
MC
Vantor, Tooele County GIS

06-025-0-0010

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Bryson Grow the owner(s) of the real property located as follows: 06-025-0-0014 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property owner) (Property owner)

(Property owner) (Property owner)

Notary

STATE OF UTAH)

:ss

County of ~~Tooele~~ Weber)

Dated this 17 day of January, 20 26, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

8/8/26
My Commission Expires

Notary Public

LANCE RIGBY
Notary Public - State of Utah
Comm. No. 726081
My Commission Expires on
Aug 8, 2026

Scanned with CamScanner

Property Record Card

Tooele County

GROW BRYSON R
5171 W 2751 N
PLAIN CITY, UT 84404

Account: R095516
Tax Area: 16 - MOD WATER CONSERVANCY
Acres: 40.270

Parcel: 06-025-0-0014
Situs Address:

Legal Description

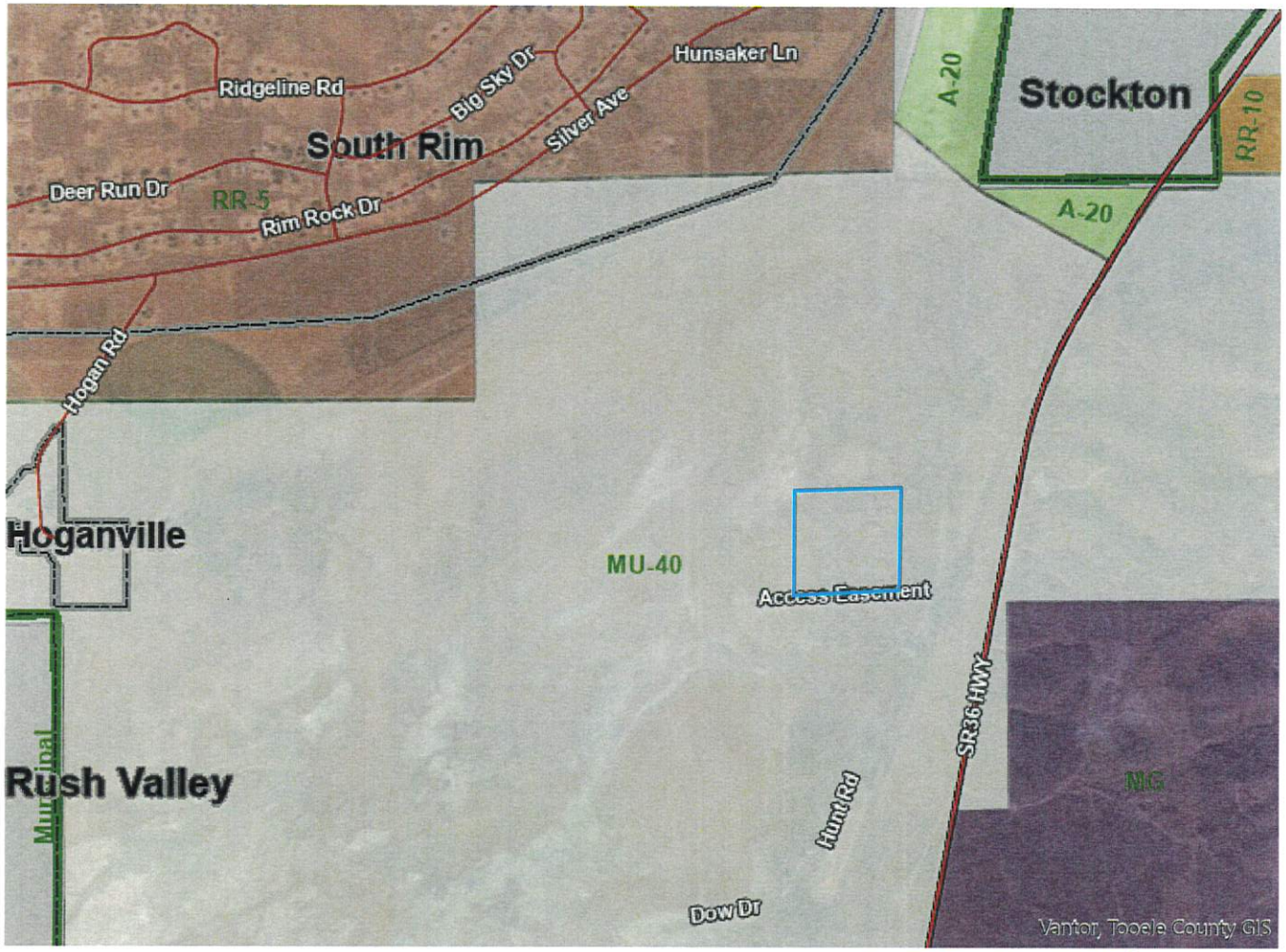
LOT 18, SEC 34, T4S, R5W, SLB&M, DESCRIBED AS FOLLOWS: A PARCEL OF LAND, CONTAINING ALL OF LOT 18 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 18, WHICH IS ALSO THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 87°41'43" WEST 1331.91 FEET ALONG THE SECTION LINE, TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 0°47'46" EAST 1325.59 FEET, TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTH 88°39'11" EAST 1340.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 1°12'04" WEST 1303.68 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS: 1,754,167 SQUARE FEET, OR 40.27 ACRES.
----------SUBJECT TO AND ALONG WITH AN ACCESS EASEMENT IN FAVOR OF THE ADJOINING PARCELS, AS RECORDED IN CONJUNCTION WITH THE SUBJECT PARCEL SURVEY. ----- DESCRIBED AS FOLLOWS: -----
A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 3 AND 4 OF SECTION 35, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 35, AND LOTS 17 AND 18 OF SECTION 34, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AND LOT 10 OF SECTION 2, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND LOTS 10 AND 19 OF SECTION 3, SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY, WHICH IS LOCATED NORTH 89°24'37" WEST 4008.03 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 596.02 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 20°57'57" WEST 1421.87 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 45°00'00" WEST 122.77 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 20°57'57" WEST 276.96 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 60°58'15" WEST 146.90 FEET; THENCE SOUTHWESTERLY 118.08 FEET ALONG THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS SOUTH 29°01'45" EAST, AND THE LONG CHORD BEARS SOUTH 35°54'48" WEST 114.35 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE SOUTH 10051'20" WEST 195.39 FEET, TO A POINT 30.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE MEASURED SECTION LINE;
THENCE NORTH 88°44'43" WEST 436.16 FEET, RUNNING PARALLEL WITH SAID SECTION LINE;
THENCE SOUTH 87°41'43" WEST 1395.79 FEET, RUNNING PARALLEL WITH SAID SECTION LINE;
THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 2°18'17" WEST, AND THE LONG CHORD BEARS NORTH 44°54'04" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 87°53'35" EAST, AND THE LONG CHORD BEARS SOUTH 45°05'56" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"), TO THE COMMON CORNER OF LOTS 17 AND 18;
THENCE NORTH 87°41'43" EAST 1331.91 FEET ALONG THE SECTION LINE, TO THE SECTION CORNER;
THENCE SOUTH 88°44'43" EAST 411.74 FEET ALONG THE SECTION LINE; THENCE NORTH 10°51'20" EAST 170.03 FEET; THENCE NORTHEASTERLY 144.32 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°08'40" EAST, AND THE LONG CHORD BEARS NORTH 35°54'48" EAST 139.77 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE NORTH 60°58'15" EAST 135.98 FEET; THENCE NORTH 20°57'57" EAST 272.43 FEET, RUNNING PARALLEL WITH, AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE WESTERLY LINE OF THE RAILROAD;
THENCE NORTH 45°00'00" EAST 122.77 FEET; THENCE NORTH 20°57'57" EAST 648.26 FEET, RUNNING PARALLEL WITH SAID WESTERLY LINE OF THE RAILROAD, TO THE SIXTEENTH SECTION LINE;
THENCE NORTH 88°54'28" WEST 1098.45 FEET ALONG SAID SIXTEENTH SECTION LINE; THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 1°05'32" EAST, AND THE LONG CHORD BEARS NORTH 48°17'53" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 84°29'46" EAST, AND THE LONG CHORD BBARS SOUTH 41°42'07" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE SOUTH 88°54'28" EAST 1044.49 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SIXTEENTH SECTION LINE; THENCE NORTH 20°57'57" EAST 699.95 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID WESTERLY LINE OF THE RAILROAD; THENCE NORTH 0°52'43" EAST 38.06 FEET;
THENCE SOUTH 68°33'17" EAST 43.07 FEET, TO THE POINT OF BEGINNING. EASEMENT CONTAINS 3.90 AC. OUT OF 6-25-2 FOR 2019 YEAR. 40.27 AC

Transfer History

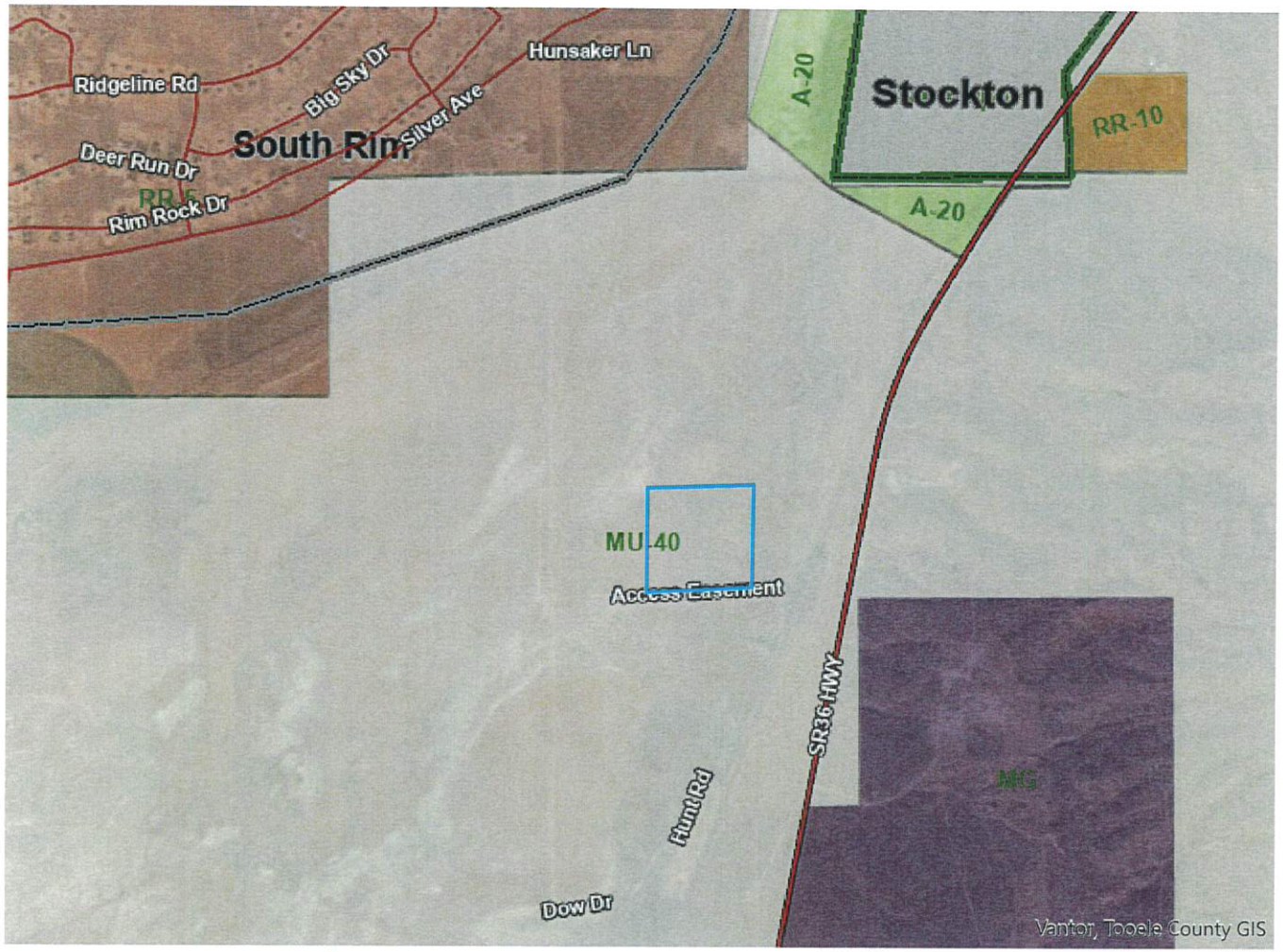
Entry Number	Book/Page	Date Recorded	Deed Type
478305		Dec 11, 2018	WARRANTY DEED
477398		Nov 20, 2018	QUIT CLAIM DEED
472597		Aug 16, 2018	TRUSTEES DEED
438266		Oct 27, 2016	QUIT CLAIM DEED
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED
287357		Jun 21, 2007	QUIT CLAIM DEED
269576		Oct 12, 2006	AFFIDAVIT
269577		Oct 12, 2006	PERSONAL REP DEED
269578		Oct 12, 2006	AFFIDAVIT OF SUCCESSOR TRUSTEE

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		$0	$0	NA	NA


Ridgeline Rd
Big Sky Dr
Hunsaker Ln
South Rim
Silver Ave
Deer Run Dr
RR-5
Rim Rock Dr
A-20
Stockton
RR-10
A-20
Hogan Rd
Hoganville
MU-40
Access Easement
SR36 HWY
Rush Valley
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-025-0-0014


Ridgeline Rd
Big Sky Dr
Hunsaker Ln
Silver Ave
South Rim
Deer Run Dr
RR-5
Rim Rock Dr
A-20
Stockton
RR-10
A-20
MU-40
Access Easement
SR36 HWY
MG
Hunt Rd
Dow Dr
Vantor, Tooele County GIS

06-025-0-0014

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Oarlock/WS Ranch LLC the owner(s) of the real property located as follows: Parcel Number 06-055-0-0010 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

James B Eddleman
(Property owner) James B. Eddleman

(Property owner)

(Property owner)

(Property owner)

Notary

DANA L SCHACHTER
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 169181
MY COMMISSION EXPIRES: 11/03/2029

STATE OF UTAH) WY
:ss
County of Tooele) Campbell

Dated this 9th day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

11/03/29
My Commission Expires

Dana L Schachter
Notary Public

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOT 10, SEC 2, T5S, R5W, SLB&M, LESS THAT PORTION WITHIN THE R/W OF STATE RD 36 AND LESS THAT PORTION WHICH FALLS WITHIN THE RAILROAD R/W. BALANCE OF 6-55-1 AFTER 6-55-9 FOR 2020 YEAR. 29.55 AC

Parcel Number 06-055-0-0010

Account Number R095556

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 29.55

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2021
GB Audit 2022
GB Audit 2022

Year Built 2022

Photo/Sketch/Map

Photo | Sketch | Map

Owners

OARLOCK /WS RANCH LLC

Owner Name OARLOCK /WS RANCH LLC

Owner Address 783 S DEER HOLLOW RD
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		SPECIAL WARRANTY DEED
		QUIT CLAIM DEED
Jun 30, 1997		PERSONAL REP DEED
Jun 30, 1997		PERSONAL REP DEED
Jan 28, 1998		QUIT CLAIM DEED

Tax Account Balance

Current Taxes Due	$10,638.58
Current Penalties	$210.75
Current Interest	$666.54
Current Miscellaneous	$0.00
Delinquent Due	$0.00
Total Due	$11,515.87
Last Payment Date	May 6, 2025
Last Payment Amount	$0.00

Remarks

Value Info

Actual (2025) $867,524

Primary Taxable $696,696

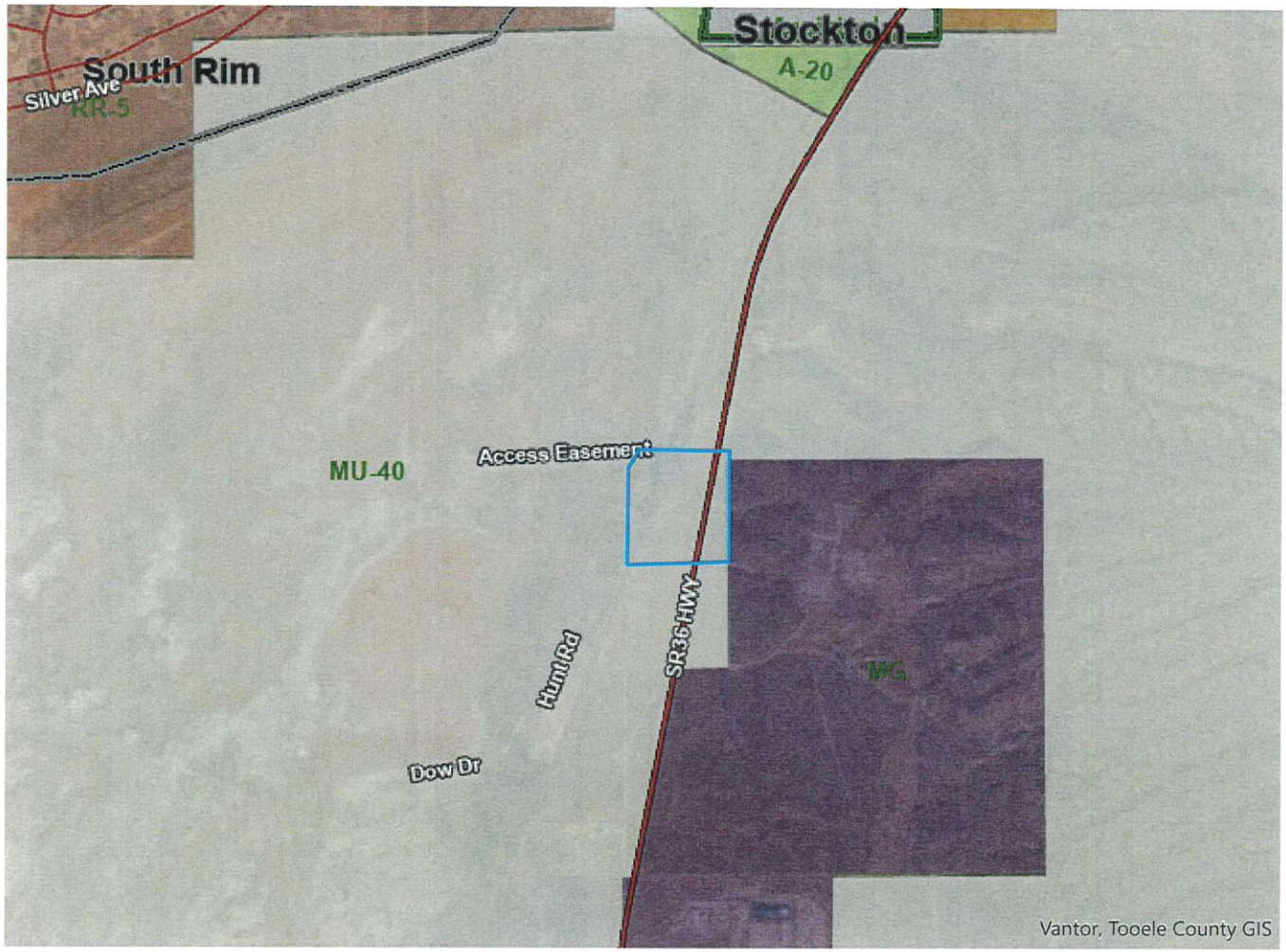
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
BR03	$159,668	$87,817	0.000
BS02	$471,768	$471,768	0.000
GZ4	$32,227	$75	14.920
LA02	$55,361	$55,361	13.630
LH01	$148,500	$81,675	1.000

Tax Summary

Tax Year	Taxes
*2025	$8,044.75
2024	$8,430.07

* Estimated


Stockton
A-20
South Rim
Silver Ave
RR-5
MU-40
Access Easement
SR36 HWY
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-055-0-0010

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Chris Thompson Sr the owner(s) of the real property located as follows: 25-001-0-0001, 06-025-0-0005 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

NOTARY PUBLIC
ASHLEE MOHR
726185
MY COMMISSION EXPIRES
JANUARY 22, 2027
STATE OF UTAH

Dated this 3rd day of September, 2025, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

01.22.2027
My Commission Expires

Notary Public

Property Record Card

Tooele County

CDT TRUST 08/29/23
CHRIS THOMPSON TEE

PO BOX 116
STOCKTON, UT 84071

Account: R003912

Tax Area: 16 - MOD WATER CONSERVANCY

Acres: 39.000

Parcel: 06-025-0-0005

Situs Address:

Legal Description

LOT 17, SEC 34, T4S, R5W, SLB&M.-----NEW SURVEYED BOUNDARY DESCRIPTION
A PARCEL OF LAND, CONTAINING ALL OF LOT 17 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, WHICH IS LOCATED SOUTH 87°41'43" WEST 1331.91 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 87°42'23" WEST 1229.54 FEET ALONG THE SECTION LINE, TO THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST;
THENCE SOUTH 87°43'39" WEST 102.11 FEET ALONG THE SECTION LINE, TO THE SOUTH QUARTER CORNER OF SAID SECTION 34, WHICH IS ALSO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 0°23'57" EAST 1347.25 FEET ALONG THE QUARTER SECTION LINE, TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 88°39'11" EAST 1339.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 0°47'46" WEST 1325.59 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS: 1,783,586 SQUARE FEET, OR 40.95 ACRES.
SUBJECT TO AND ALONG WITH AN ACCESS EASEMENT IN FAVOR OF THE ADJOINING PARCELS, AS RECORDED IN CONJUNCTION WITH THE SUBJECT PARCEL SURVEY.---------ACCESS EASEMENT DESCRIPTION----------A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 3 AND 4 OF SECTION 35, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 35, AND LOTS 17 AND 18 OF SECTION 34, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AND LOT 10 OF SECTION 2, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND LOTS 10 AND 19 OF SECTION 3, SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY, WHICH IS LOCATED NORTH 89°24'37" WEST 4008.03 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 596.02 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 20°57'57" WEST 1421.87 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 45°00'00" WEST 122.77 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 20°57'57" WEST 276.96 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 60°58'15" WEST 146.90 FEET; THENCE SOUTHWESTERLY 118.08 FEET ALONG THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 29°01'45" EAST, AND THE LONG CHORD BEARS SOUTH 35°54'48" WEST 114.35 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE SOUTH 10°51'20" WEST 195.39 FEET, TO A POINT 30.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE MEASURED SECTION LINE;
THENCE NORTH 88°44'43" WEST 436.16 FEET, RUNNING PARALLEL WITH SAID SECTION LINE;
THENCE SOUTH 87°41'43" WEST 1395.79 FEET, RUNNING PARALLEL WITH SAID SECTION LINE;
THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 2°18'17" WEST, AND THE LONG CHORD BEARS NORTH 44°54'04" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274024'42");
THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 87°53'35" EAST, AND THE LONG CHORD BEARS SOUTH 45°05'56" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"), TO THE COMMON CORNER OF LOTS 17 AND 18; THENCE NORTH 87°41'43" EAST 1331.91 FEET ALONG THE SECTION LINE, TO THE SECTION CORNER; THENCE SOUTH 88°44'43" EAST 411.74 FEET ALONG THE SECTION LINE; THENCE NORTH 10°51'20" EAST 170.03 FEET; THENCE NORTHEASTERLY 144.32 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°08'40" EAST, AND THE LONG CHORD BEARS NORTH 35°54'48" EAST 139.77 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE NORTH 60°58'15" EAST 135.98 FEET; THENCE NORTH 20°57'57" EAST 272.43 FEET, RUNNING PARALLEL WITH, AND 30.00 FEET PERPENDICULARLY
DISTANT WESTERLY FROM THE WESTERLY LINE OF THE RAILROAD; THENCE NORTH 45°00'00" EAST 122.77 FEET; THENCE NORTH 20°57'57" EAST 648.26 FEET, RUNNING PARALLEL WITH SAID WESTERLY LINE OF THE RAILROAD, TO THE SIXTEENTH SECTION LINE;
THENCE NORTH 88°54'28" WEST 1098.45 FEET ALONG SAID SIXTEENTH SECTION LINE;
THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 1°05'32" EAST, AND THE LONG CHORD BEARS NORTH 48°17'53" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42");
THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 84°29'46" EAST, AND THE LONG CHORD BEARS SOUTH 41°42'07" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE SOUTH 88°54'28" EAST 1044.49 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SIXTEENTH SECTION LINE;
THENCE NORTH 20°57'57" EAST 699.95 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID WESTERLY LINE OF THE RAILROAD;
THENCE NORTH 0°52'43" EAST 38.06 FEET; THENCE SOUTH 68°33'17" EAST 43.07 FEET, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 169,975 SQUARE FEET, OR 3.90 ACRES. THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 1°05'32" EAST, AND THE LONG CHORD BEARS NORTH 48°17'53" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42");
THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 84°29'46" EAST, AND THE LONG CHORD BEARS SOUTH 41°42'07" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE SOUTH 88°54'28" EAST 1044.49 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SIXTEENTH SECTION LINE;
THENCE NORTH 20°57'57" EAST 699.95 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID WESTERLY LINE OF THE RAILROAD;
THENCE NORTH 0°52'43" EAST 38.06 FEET; THENCE SOUTH 68°33'17" EAST 43.07 FEET, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 169,975 SQUARE FEET, OR 3.90 ACRES.
NEW SURVEYED DESCRIPTION 40.95 AC

Transfer History

Property Record Card

Tooele County

Entry Number	Book/Page	Date Recorded	Deed Type
593054		Aug 30, 2023	SPECIAL WARRANTY DEED
478307		Dec 11, 2018	WARRANTY DEED
477398		Nov 20, 2018	QUIT CLAIM DEED
472597		Aug 16, 2018	TRUSTEES DEED
472165		Aug 9, 2018	AFFIDAVIT
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED
287357		Jun 21, 2007	QUIT CLAIM DEED
269576		Oct 12, 2006	AFFIDAVIT
269577		Oct 12, 2006	PERSONAL REP DEED

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		$0	$0	NA	NA

Property Record Card

Tooele County

CDT TRUST 08/29/23
CHRIS THOMPSON TEE

PO BOX 116
STOCKTON, UT 84071

Account: R103429
Tax Area: 17 - O.D. WATER CONSERVANCY
Acres: 40.430

Parcel: 25-001-0-0001
Situs Address:
3606 N HUNT RD
Tooele, 84074

Legal Description

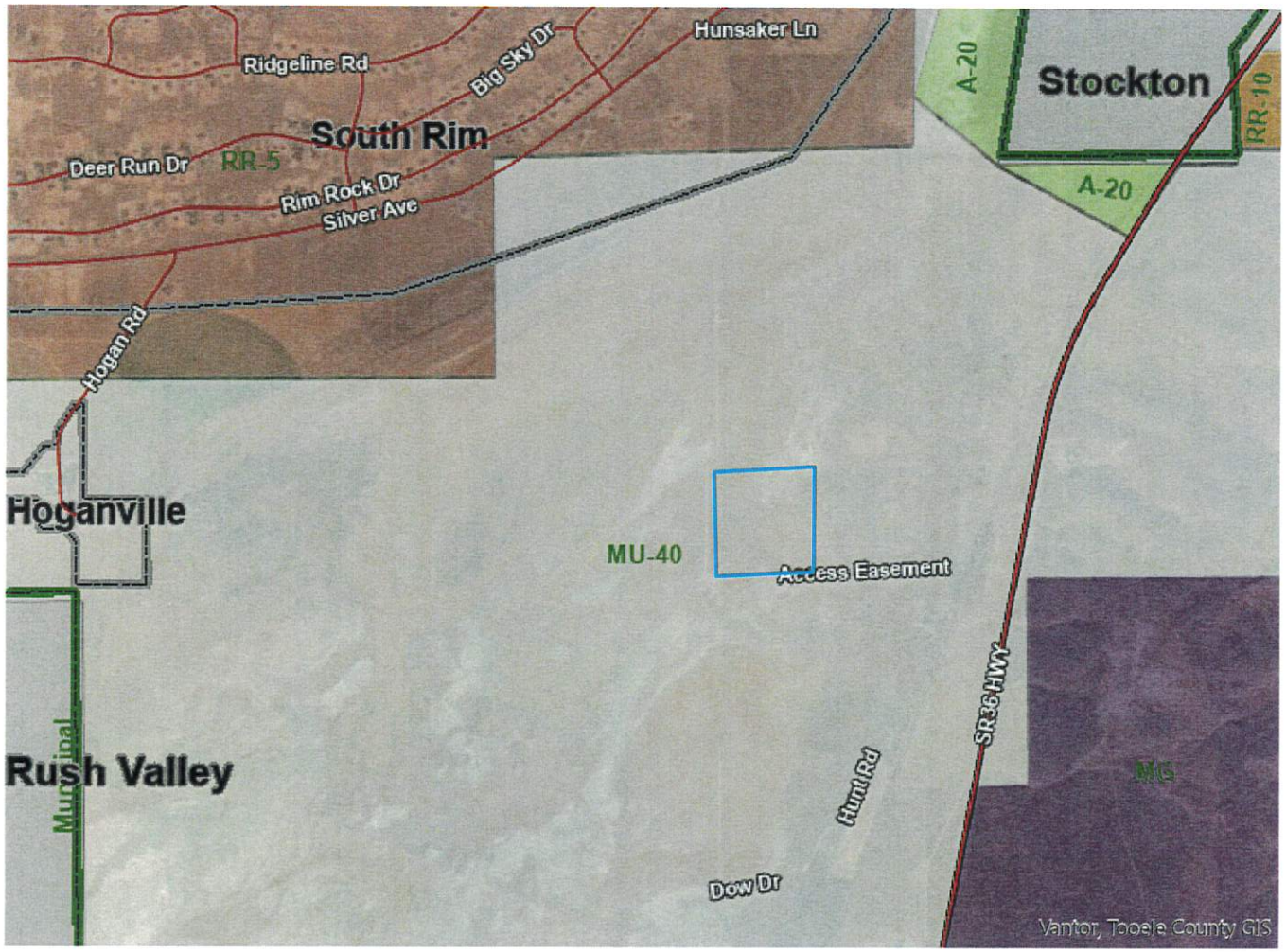
LOT 1, THOMPSON MINOR SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY. OUT OF 6-56-29 FOR 2026 YEAR. 40.43 AC

Transfer History

Entry Number	Book/Page	Date Recorded	Deed Type
613068		Jan 8, 2025	SUBDIVISION PLAT
593049		Aug 30, 2023	SPECIAL WARRANTY DEED
557095		Oct 12, 2021	SPECIAL WARRANTY DEED
546247		Jun 8, 2021	SPECIAL WARRANTY DEED
541826		Apr 19, 2021	WARRANTY DEED
480254		Jan 25, 2019	SPECIAL WARRANTY DEED
477398		Nov 20, 2018	QUIT CLAIM DEED
472597		Aug 16, 2018	TRUSTEES DEED
400261		Jun 27, 2014	WARRANTY DEED
399728		Jun 13, 2014	WARRANTY DEED

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
Total		$0	$0	NA	NA


Ridgeline Rd
Big Sky Dr
Hunsaker Ln
South Rim
Deer Run Dr
RR-5
Rim Rock Dr
Silver Ave
A-20
Stockton
RR-10
A-20
Hogan Rd
Hoganville
MU-40
Access Easement
SR36 HWY
Municipal
Rush Valley
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-025-0-0005

RR-5
Hogan Rd
Hoganville
Access Easement
MU-40
Hunt Rd
SR36 HWY
MG
Rush Valley
Municipal
Vantor, Tooele County GIS

25-001-0-0001

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Chris Thompson (CW) the owner(s) of the real property located as follows: 06-025-0-0012, 25-001-0-002 and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Chris Thompson
(Property owner)

(Property owner)

CA Cattle Ranch
(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

NOTARY PUBLIC
ASHLEE MOHR
726185
MY COMMISSION EXPIRES
JANUARY 22, 2027
STATE OF UTAH

Dated this 3rd day of September, 20 25, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

01.22.2027
My Commission Expires

Notary Public

03-025-0-0012

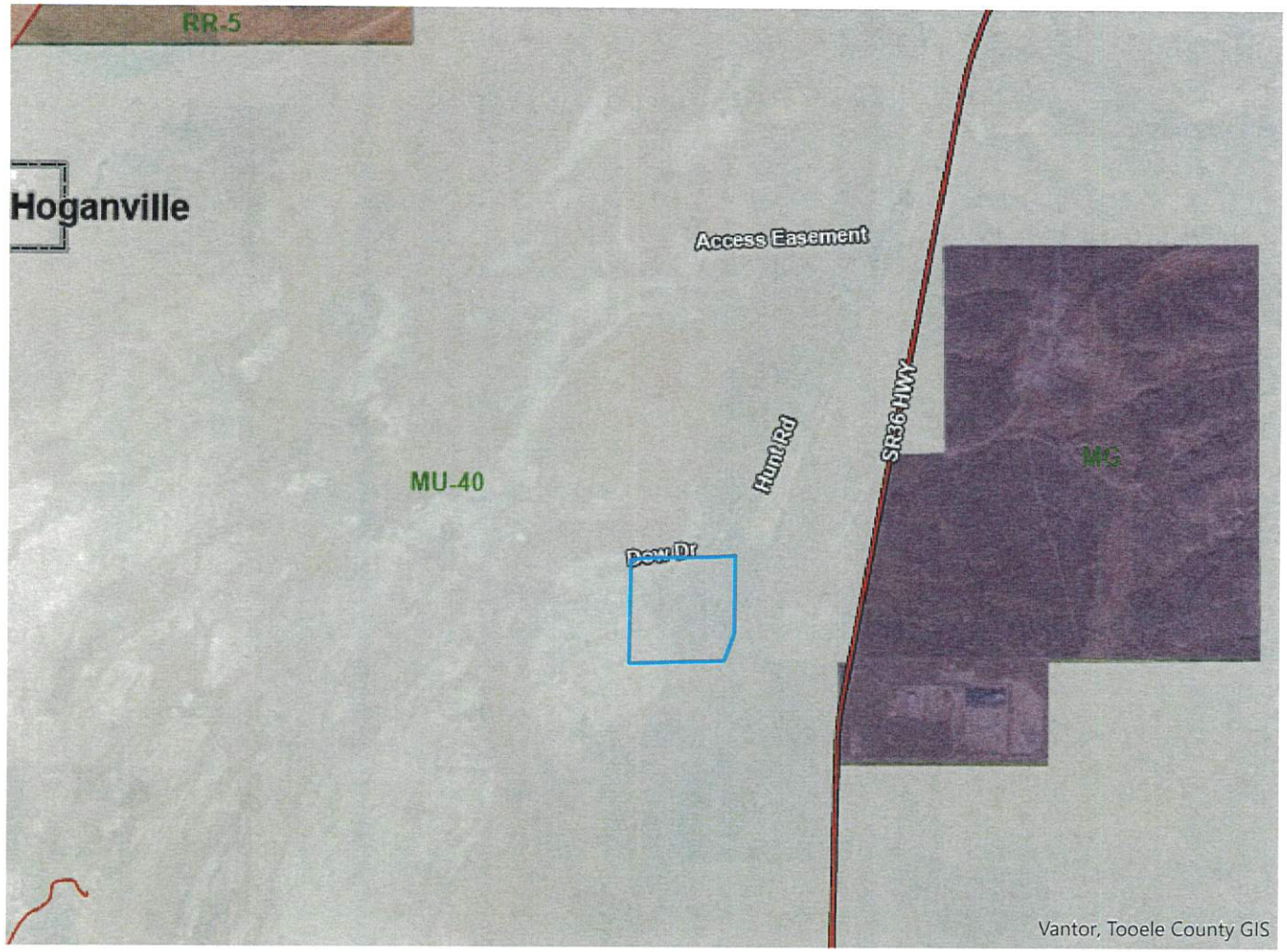
LOT 3, OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN.-----
LESS AND EXCEPTING FROM LOT 3 A 65 BY 300 FOOT PARCEL CONVEYED TO ALBERT L. YOUNG.
ALSO LESS AND EXCEPTING THEREFROM ANY PORTIONS WITHIN THE RAILROAD AND COUNTY ROADS.
SAID LOT 3 PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDARY DESCRIPTION
A PARCEL OF LAND, CONTAINING ALL OF LOT 3, AND THAT PORTION OF LOT 8 WHICH FALLS WITHIN THE WESTERLY EXTENSION OF LOT 3, OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ----- BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, WHICH IS ALSO THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 1°12'04" EAST 1303.68 FEET ALONG THE SECTION LINE, AND THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTH 88°54'28" EAST 1315.00 FEET TO AND ALONG THE NORTH LINE OF SAID LOT 3, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°51'58" WEST 1307.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE NORTH 88°45'09" WEST 1074.61 FEET ALONG THE SECTION LINE, TO THE MONUMENTED MEANDER CORNER, BEING THE COMMON CORNER OF SAID LOTS 3 AND 8; THENCE NORTH 88°41'29" WEST 143.04 FEET ALONG SAID SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT 8, TO THE CORNER OF SECTIONS 2 AND 3 OF TOWNSHIP 6 SOUTH, RANGE 5 WEST; THENCE NORTH 88°48'25" WEST 104.99 FEET ALONG SAID SECTION LINE AND THE SOUTHERLY LINE OF SAID LOT 8, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 1,721,727 SQUARE FEET, OR 39.53 ACRES.------LESS THAT PORTION WITHIN THE RAILROAD RIGHT-OF-WAY, AND THE RIGHT-OF-WAY OF STATE ROAD 36.------
LESS THAT PARCEL CONTAINING AND PROVIDING ACCESS TO THE EXISTING HISTORICAL MONUMENT WEST OF SR-36. ----------SUBJECT TO AND ALONG WITH AN ACCESS EASEMENT IN FAVOR OF THE ADJOINING PARCELS, AS RECORDED IN CONJUNCTION WITH THE SUBJECT PARCEL SURVEY.
SUBJECT TO TWO ACCESS AND MAINTENANCE EASEMENTS TO THE EXISTING SPRINGS LOCATED WITHIN SAID LOT 3. DESCRIBED AS FOLLOWS: ----- ACCESS EASEMENT DESCRIPTION-----
A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 3 AND 4 OF SECTION 35, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 35, AND LOTS 17 AND 18 OF SECTION 34, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 5 WEST, AND LOT 10 OF SECTION 2, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND LOTS 10 AND 19 OF SECTION 3, SITUATE IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF THE RAILROAD RIGHT-OF-WAY, WHICH IS LOCATED NORTH 89°24'37" WEST 4008.03 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 596.02 FEET FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 20°57'57" WEST 1421.87 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 45°00'00" WEST 122.77 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE OF THE RAILROAD; THENCE SOUTH 20°57'57" WEST 276.96 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 60°58'15" WEST 146.90 FEET; THENCE SOUTHWESTERLY 118.08 FEET ALONG THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT
(CENTER BEARS SOUTH 29°01'45" EAST, AND THE LONG CHORD BEARS SOUTH 35°54'48" WEST 114.35 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE SOUTH 10°51'20" WEST 195.39 FEET, TO A POINT 30.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE MEASURED SECTION LINE; THENCE NORTH 88°44'43" WEST 436.16 FEET, RUNNING PARALLEL WITH SAID SECTION LINE; THENCE SOUTH 87°41'43" WEST 1395.79 FEET, RUNNING PARALLEL WITH SAID SECTION LINE;

THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 2°18'17" WEST, AND THE LONG CHORD BEARS NORTH 44°54'04" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 87°53'35" EAST, AND THE LONG CHORD BEARS SOUTH 45°05'56" EAST 22.01 FEET,
THROUGH A CENTRAL ANGLE OF 94°24'42"), TO THE COMMON CORNER OF LOTS 17 AND 18;
THENCE NORTH 87°41'43" EAST 1331.91 FEET ALONG THE SECTION LINE, TO THE SECTION CORNER;
THENCE SOUTH 88°44'43" EAST 411.74 FEET ALONG THE SECTION LINE; THENCE NORTH 10°51'20" EAST 170.03 FEET; THENCE NORTHEASTERLY 144.32 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°08'40" EAST, AND THE LONG CHORD BEARS NORTH 35°54'48" EAST 139.77 FEET, THROUGH A CENTRAL ANGLE OF 50°06'55"); THENCE NORTH 60°58'15" EAST 135.98 FEET; THENCE NORTH 20°57'57" EAST 272.43 FEET, RUNNING PARALLEL WITH, AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE WESTERLY LINE OF THE RAILROAD;
THENCE NORTH 45°00'00" EAST 122.77 FEET; THENCE NORTH 20°57'57" EAST 648.26 FEET, RUNNING PARALLEL WITH SAID WESTERLY LINE OF THE RAILROAD, TO THE SIXTEENTH SECTION LINE;
THENCE NORTH 88°54'28" WEST 1098.45 FEET ALONG SAID SIXTEENTH SECTION LINE; THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 1°05'32" EAST, AND THE LONG CHORD BEARS NORTH 48°17'53" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 84°29'46" EAST, AND THE LONG CHORD BEARS SOUTH 41°42'07" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE SOUTH 88°54'28" EAST 1044.49 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SIXTEENTH SECTION LINE;
THENCE NORTH 20°57'57" EAST 699.95 FEET, RUNNING PARALLEL WITH AND 30.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID WESTERLY LINE OF THE RAILROAD; THENCE NORTH 0°52'43" EAST 38.06 FEET;
THENCE SOUTH 68°33'17" EAST 43.07 FEET, TO THE POINT OF BEGINNING.
PARCEL CONTAINS: 169,975 SQUARE FEET, OR 3,90 ACRES.----------SPRING AND POND ACCESS AND MAINTENANCE EASEMENTS------A PARCEL OF LAND, TO BE GRANTED AS AN EASEMENT FOR ACCESS TO AND MAINTENANCE, ETC. ON, AN EXISTING SPRING AND POND, SITUATE IN LOT 3, AND THAT PORTION OF LOT 8 WHICH FALLS WITHIN THE WESTERLY EXTENSION OF LOT 3, OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 3, WHICH IS LOCATED NORTH 1°12'04" EAST 1303.68 FEET ALONG THE SECTION LINE, AND SOUTH 88°54'28" EAST 516.67 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 88°54'28" EAST 33.01 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 139.04 FEET; THENCE WEST 240.15 FEET; THENCE NORTH 49.92 FEET; THENCE NORTH 72°11'16" EAST 220.73 FEET; THENCE NORTH 22.17 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS: 21,766 SQUARE FEET, OR 0.50 ACRES. --------ALSO: A PARCEL OF LAND, TO BE GRANTED AS AN EASEMENT FOR ACCESS TO AND MAINTENANCE, ETC. ON, AN EXISTING SPRING AND POND, SITUATE IN LOT 3 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 3, WHICH IS LOCATED SOUTH 88°48'25" EAST 104.99 FEET AND SOUTH 88°41'29"

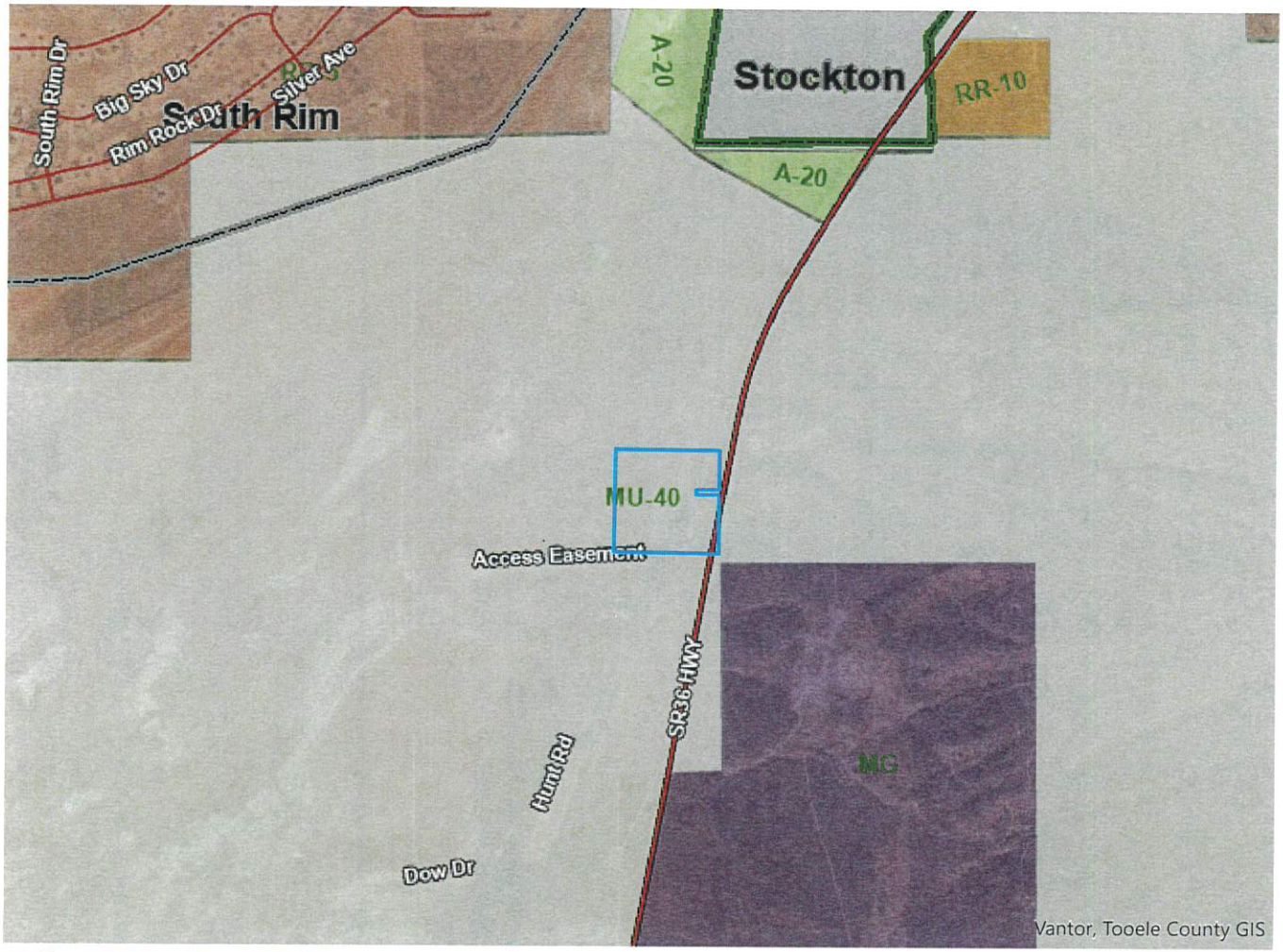
EAST 143.04 FEET AND SOUTH 88°45'09" EAST 194.13 FEET ALONG THE SECTION LINE, FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 10°51'20" EAST 111.86 FEET ALONG THE ACCESS EASEMENT;
THENCE SOUTH 77°33'50" EAST 115.89 FEET TO THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 20°57'57" WEST 93.27 FEET ALONG SAID RIGHT-OF-WAY, TO THE SOUTH LINE OF SAID LOT 3, AND THE SECTION LINE; THENCE NORTH 88°45'09" WEST 100.89 FEET ALONG THE SECTION LINE, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 10,908 SQUARE FEET, OR 0.25 ACRES. OUT OF 6-25-11 FOR 2019 YEAR. 39.53 AC

25-001-0-0002

LOT 2, THOMPSON MINOR SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY. OUT OF 6-56-25 AND 6-56-29 FOR 2026 YEAR. 40 AC


RR-5
Hoganville
Access Easement
SR36 HWY
Hunt Rd
MU-40
MG
Bow Dr
Vantor, Tooele County GIS

25-001-0-0002


South Rim Dr
Big Sky Dr
Rim Rock Dr
Silver Ave
South Rim
A-20
Stockton
RR-10
A-20
MU-40
Access Easement
SR36 HWY
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-025-0-0012

AFFIDAVIT

PROPERTY OWNER'S AUTHORIZATION

I (we), Randy Hunt the owner(s) of the real property located as follows: See List of parcel numbers below and further described in the attached application, do authorize the applicant(s) listed in this application permissions to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Randy Hunt
(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary

STATE OF UTAH)

:ss

County of Tooele)

Dated this 4 day of September, 20 ____, the property owners above personally appeared before me and acknowledged that he/she signed the above Notice and that the statements contained therein are true.

REBECCA BRACKEN
Notary Public State of Utah
My Commission Expires on:
October 01, 2028
Comm. Number: 739473

10.1.2028
My Commission Expires

Rebecca Bracken
Notary Public

Parcel Numbers:

06-025-0-0013
06-025-0-0015
~~X 06-055-0-0010~~
06-056-0-0024
06-055-0-0009
06-056-0-0021
06-056-0-0022
06-024-0-0006
06-056-0-0017
06-056-0-0018
06-056-0-0003
06-056-0-0016
06-056-0-0033
06-056-0-0031

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOTS 3-4-5-8 & NE 1/4 SW 1/4, EXCEPT FROM LOT 3 A 65 FT X 300 FT PARCEL CONVEYED TO ALBERT L YOUNG/ SEC 35, T4S, R5W, SLB&M. BALANCE OF 6-25-3 AFTER 6-25-10 FOR 2019 YEAR. 177.128 AC-----LESS 39.53 AC (WD ENTRY #478303). BALANCE OF 6-25-11 AFTER 6-25-12 FOR 2019 YEAR. 137.598 AC

Parcel Number 06-025-0-0013

Account Number R095515

Tax District 16 - MOD WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 137.598

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2021
GB Audit 2023

Year Built 2020

Photo/Sketch/Map

Photo | Sketch | Map

Owners

WILLOW SPRINGS REAL ESTATE LLC

Owner Name WILLOW SPRINGS REAL ESTATE LLC

In Care Of Name WILLOW SPRINGS REAL ESTATE LLC

Owner Address 783 DEER HOLLOW RD
TOOELE, UT 84074
UNITED STATES

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		SPECIAL WARRANTY DEED
		QUIT CLAIM DEED
		WARRANTY DEED
		AFFIDAVIT
		AFFIDAVIT
Aug 4, 1997		PERSONAL REP DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$1,842.52

Remarks

Value Info

Actual (2025)	$615,104
Primary Taxable	$151,916

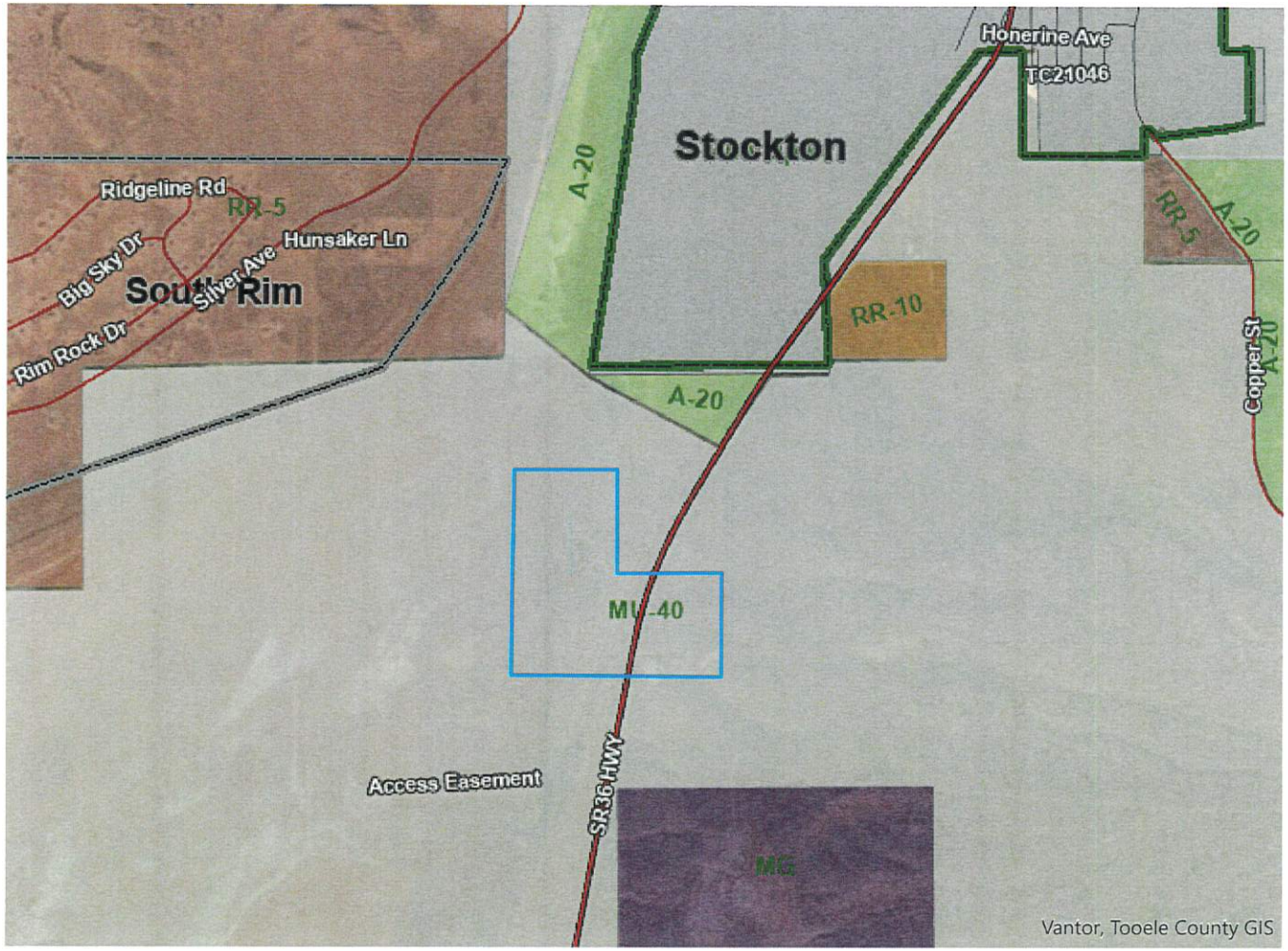
Tax Area: 16 **Tax Rate:** 0.0117830

Type	Actual	Assessed	Acres
BR08	$109,969	$60,483	0.000
GZ4	$340,135	$683	136.598
LH01	$165,000	$90,750	1.000

Tax Summary

Tax Year	Taxes
*2025	$1,790.03
2024	$1,842.52

* Estimated


Honerine Ave
TC21046
Stockton
A-20
Ridgeline Rd
RR-5
Big Sky Dr
Hunsaker Ln
Silver Ave
South Rim
Rim Rock Dr
RR-10
RR-5
A-20
A-20
Copper St
A-20
MU-40
Access Easement
SR36 HWY
MG
Vantor, Tooele County GIS

06-025-0-0013

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOT 11, SEC 34, T4S, R5W, SLB&M. BALANCE OF 6-25-2 AFTER 6-25-14 FOR 2019 YEAR. 37.21 AC

Parcel Number 06-025-0-0015

Account Number R095517

Tax District 16 - MOD WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 37.21

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2021

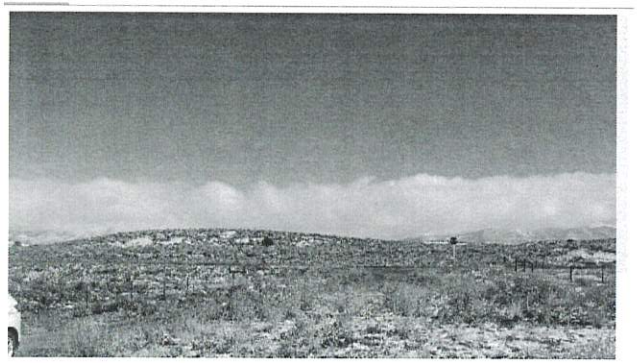
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE LLC

Owner Name WILLOW SPRINGS REAL ESTATE LLC

In Care Of Name WILLOW SPRINGS REAL ESTATE LLC

Owner Address 783 DEER HOLLOW RD
TOOELE, UT 84074
UNITED STATES

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		WARRANTY DEED
Jun 30, 1997		PERSONAL REP DEED
Jun 30, 1997		PERSONAL REP DEED
Jan 28, 1998		QUIT CLAIM DEED
Oct 6, 2006		AFFIDAVIT

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$2.22

Remarks

Value Info

Actual (2025)	$29,526
Primary Taxable	$186

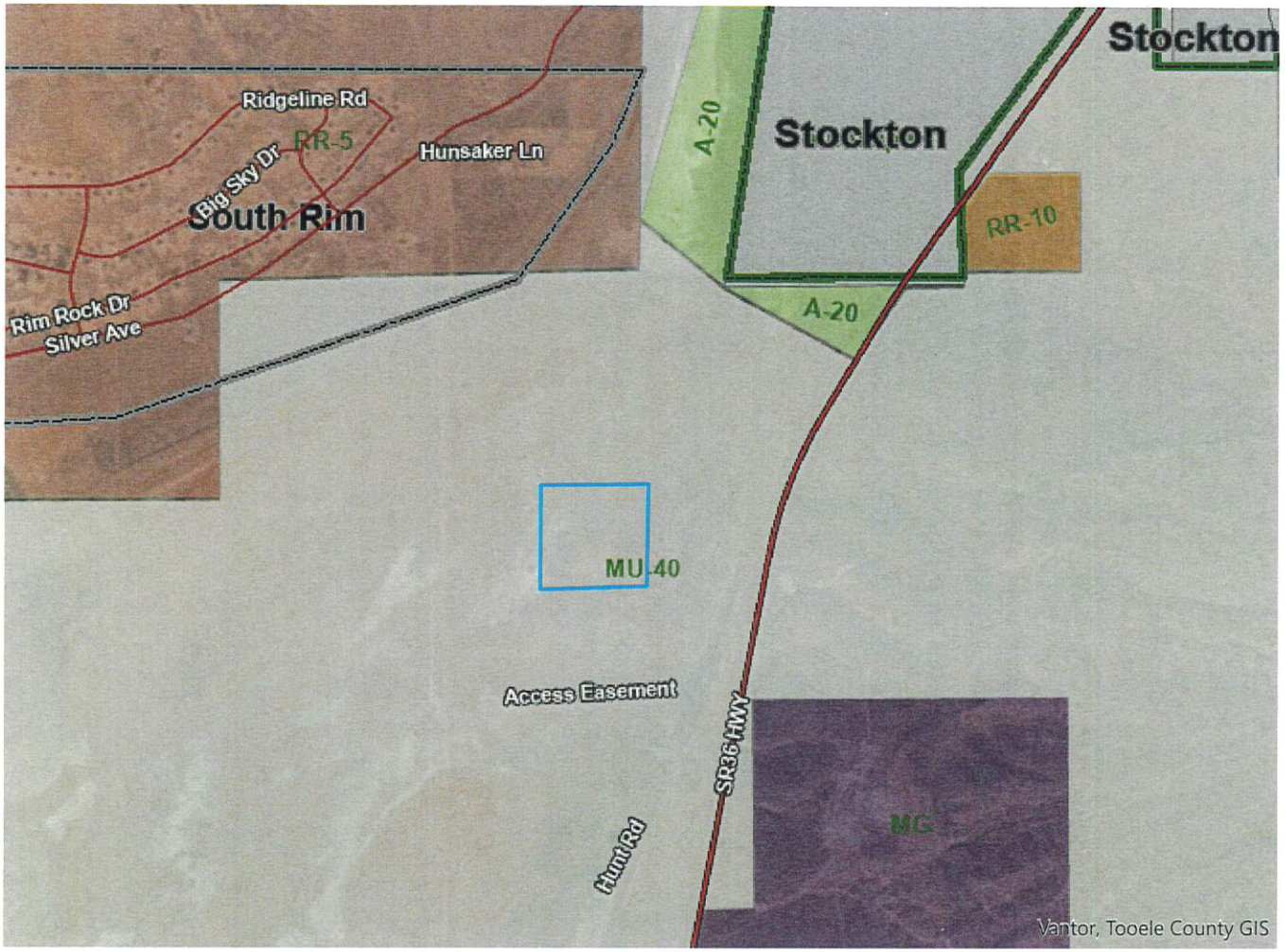
Tax Area: 16 **Tax Rate:** 0.0117830

Type	Actual	Assessed	Acres
GZ4	$29,526	$186	37.210

Tax Summary

Tax Year	Taxes
*2025	$2.19
2024	$2.22

* Estimated


Ridgeline Rd
RR-5
Hunsaker Ln
Big Sky Dr
South Rim
Rim Rock Dr
Silver Ave
A-20
Stockton
Stockton
RR-10
A-20
MU-40
Access Easement
SR36 HWY
MG
Hunt Rd
Vantor, Tooele County GIS

06-025-0-0015

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOTS 10, & 19 SEC 3, T5S, R5W, SLB&M. BALANCE OF 6-56-2 AFTER 6-56-21 FOR 2020 YEAR. 102.77 AC

Parcel Number 06-056-0-0022

Account Number R095558

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 102.77

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2021

Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map

Owners

WILLOW SPRINGS REAL ESTATE LLC

Owner Name WILLOW SPRINGS REAL ESTATE LLC

In Care Of Name WILLOW SPRINGS REAL ESTATE LLC

Owner Address 783 DEER HOLLOW RD
TOOELE, UT 84074
UNITED STATES

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		SPECIAL WARRANTY DEED
Aug 4, 1997		PERSONAL REP DEED
Aug 4, 1997		PERSONAL REP DEED
Jun 30, 1997		PERSONAL REP DEED
Jun 30, 1997		PERSONAL REP DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$13.81

Remarks

Value Info

Actual (2025)	$68,862
Primary Taxable	$1,235

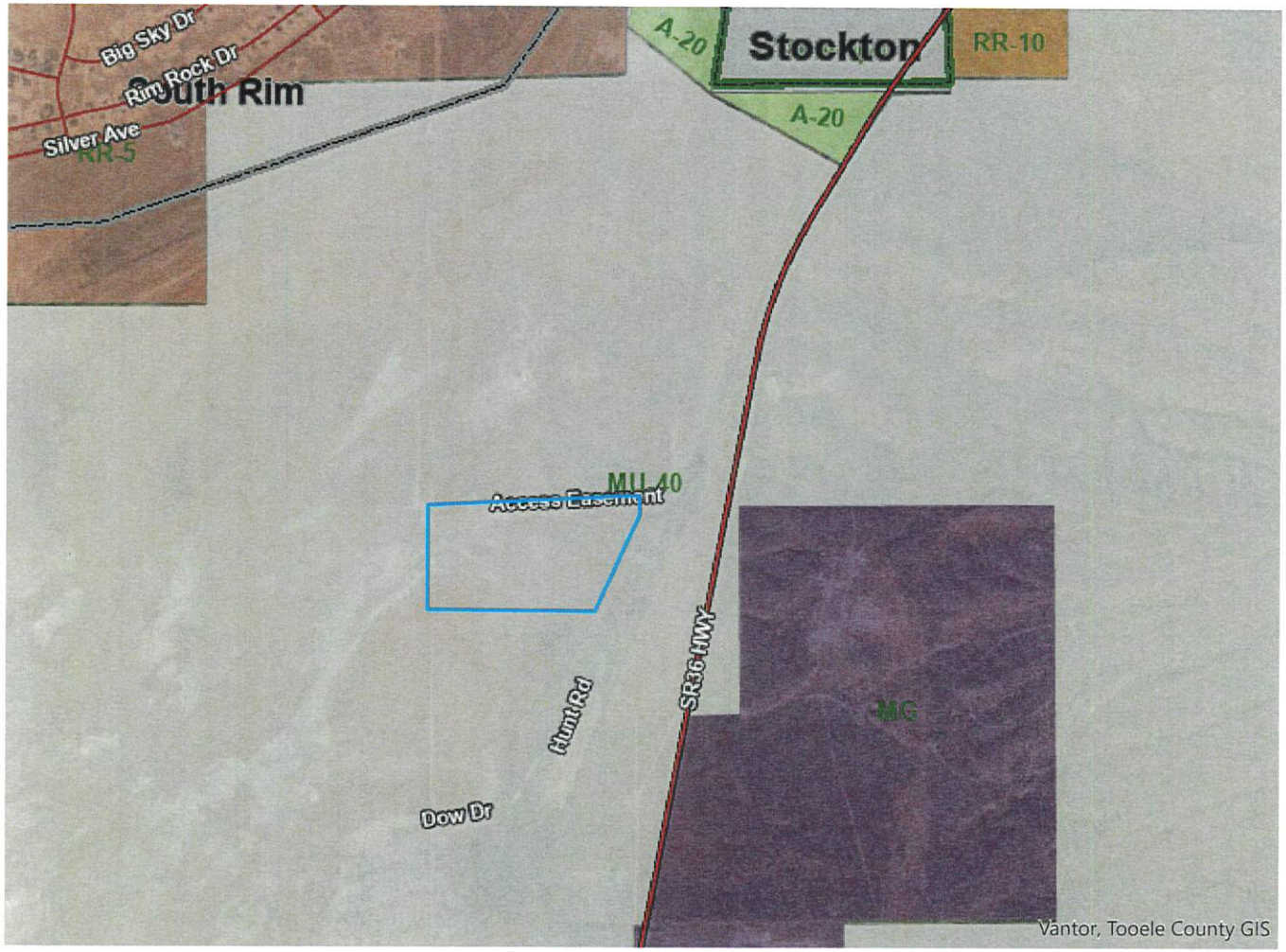
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ1	$7,103	$774	10.600
GZ4	$61,759	$461	92.170

Tax Summary

Tax Year	Taxes
*2025	$14.26
2024	$13.81

* Estimated


Big Sky Dr
Rim Rock Dr
South Rim
Silver Ave
RR-5
A-20
Stockton
RR-10
A-20
MU-40
Access Easement
SR36 HWY
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-056-0-0022

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOT 1, SEC 3, T5S, R5W, SLB&M. BALANCE OF 6-56-20 AFTER 6-56-21 AND 6-56-23 FOR 2020 YEAR. 7.15 AC

Parcel Number 06-056-0-0024

Account Number R095630

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 7.15

HouseNumber

Direction

StreetName

Zip

Flag Code

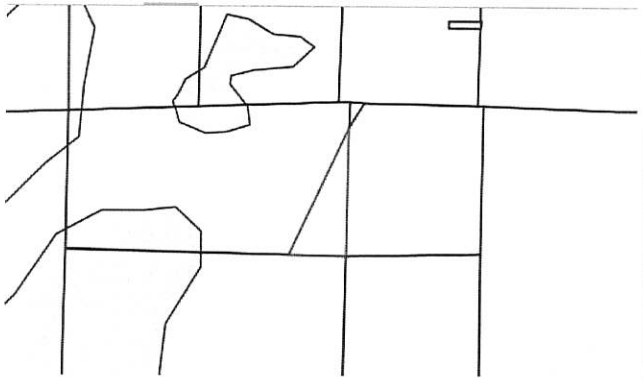
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE LLC

Owner Name WILLOW SPRINGS REAL ESTATE LLC

In Care Of Name WILLOW SPRINGS REAL ESTATE LLC

Owner Address 783 DEER HOLLOW RD
TOOELE, UT 84074
UNITED STATES

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		SPECIAL WARRANTY DEED
Jun 30, 1997		PERSONAL REP DEED
Jun 30, 1997		PERSONAL REP DEED
Jan 28, 1998		QUIT CLAIM DEED
Oct 6, 2006		AFFIDAVIT

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$447.42

Remarks

Value Info

Actual (2025)	$38,300
Primary Taxable	$38,300

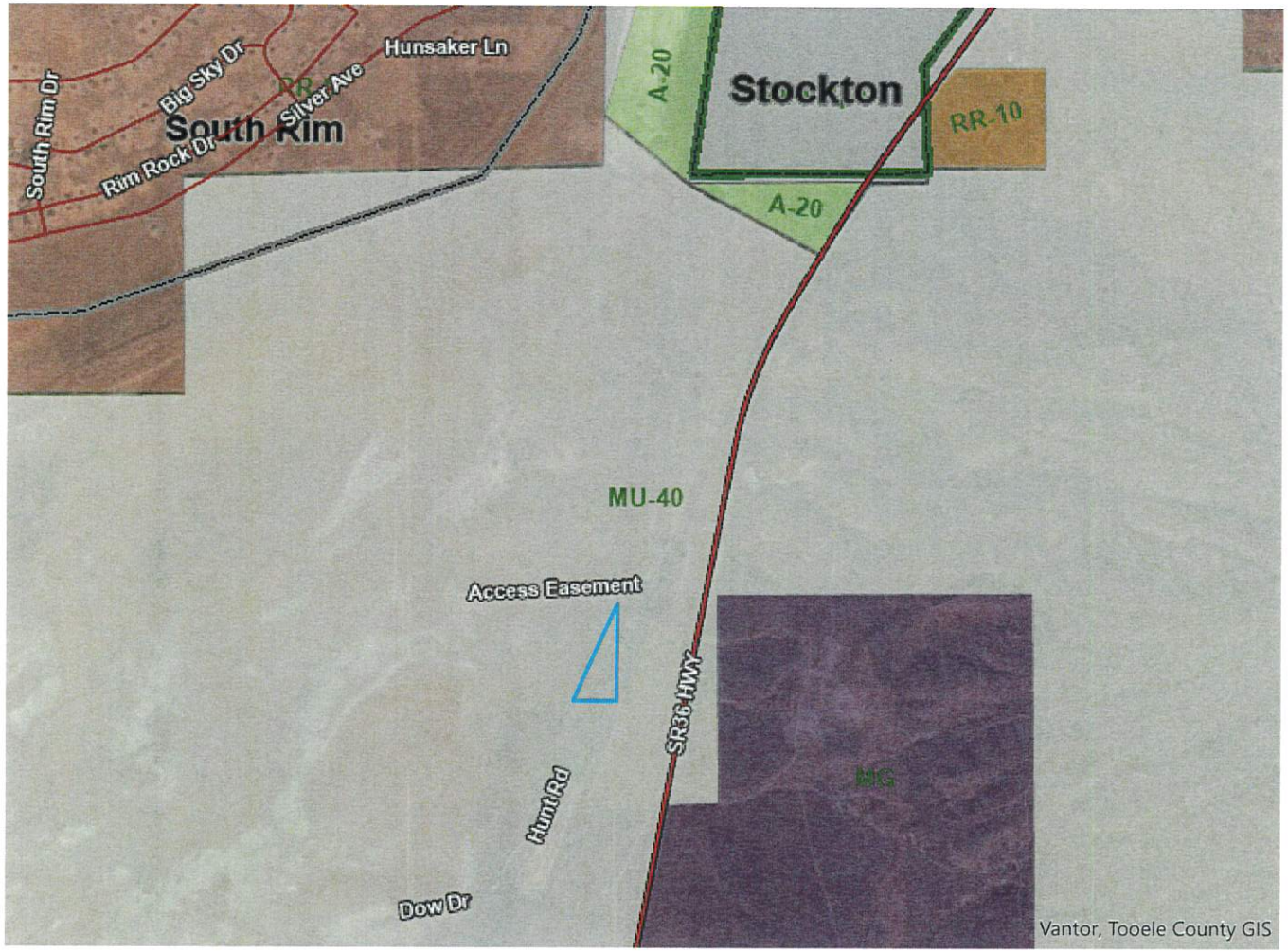
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
LA02	$38,300	$38,300	7.150

Tax Summary

Tax Year	Taxes
*2025	$442.25
2024	$447.42

* Estimated


South Rim Dr
Big Sky Dr
Silver Ave
Hunsaker Ln
Rim Rock Dr
RR
South Rim
A-20
Stockton
RR-10
A-20
MU-40
Access Easement
SR36 HWY
MG
Hunt Rd
Dow Dr
Vantor, Tooele County GIS

06-056-0-0024

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOTS 11 & 14, SEC 3, T5S, R5W, SLM. CONT 80.20 AC. OUT OF 6-56-3 FOR 2000 YEAR. 01/10/2000 01/10/2000

Parcel Number 06-056-0-0016

Account Number R025872

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 80.2

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2023

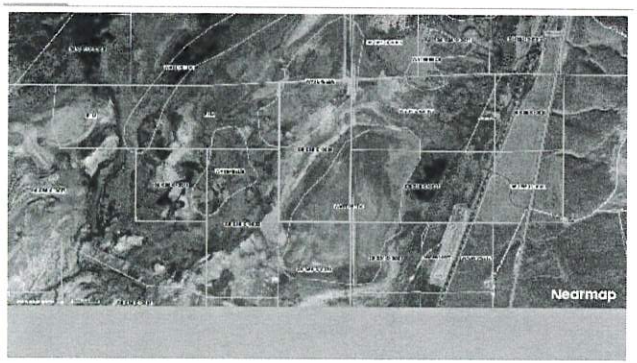
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE, LLC

Owner Name WILLOW SPRINGS REAL ESTATE, LLC

Owner Address 783 S DEER HOLLOW
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		WARRANTY DEED
		WARRANTY DEED
		PERSONAL REP DEED
		QUIT CLAIM DEED
Mar 29, 1999		DECREE DET HEIRSHIP
Mar 29, 1999		QUIT CLAIM DEED
Jun 26, 2000		QUIT CLAIM DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$4.68

Remarks

Value Info

Actual (2025) $42,000

Primary Taxable $401

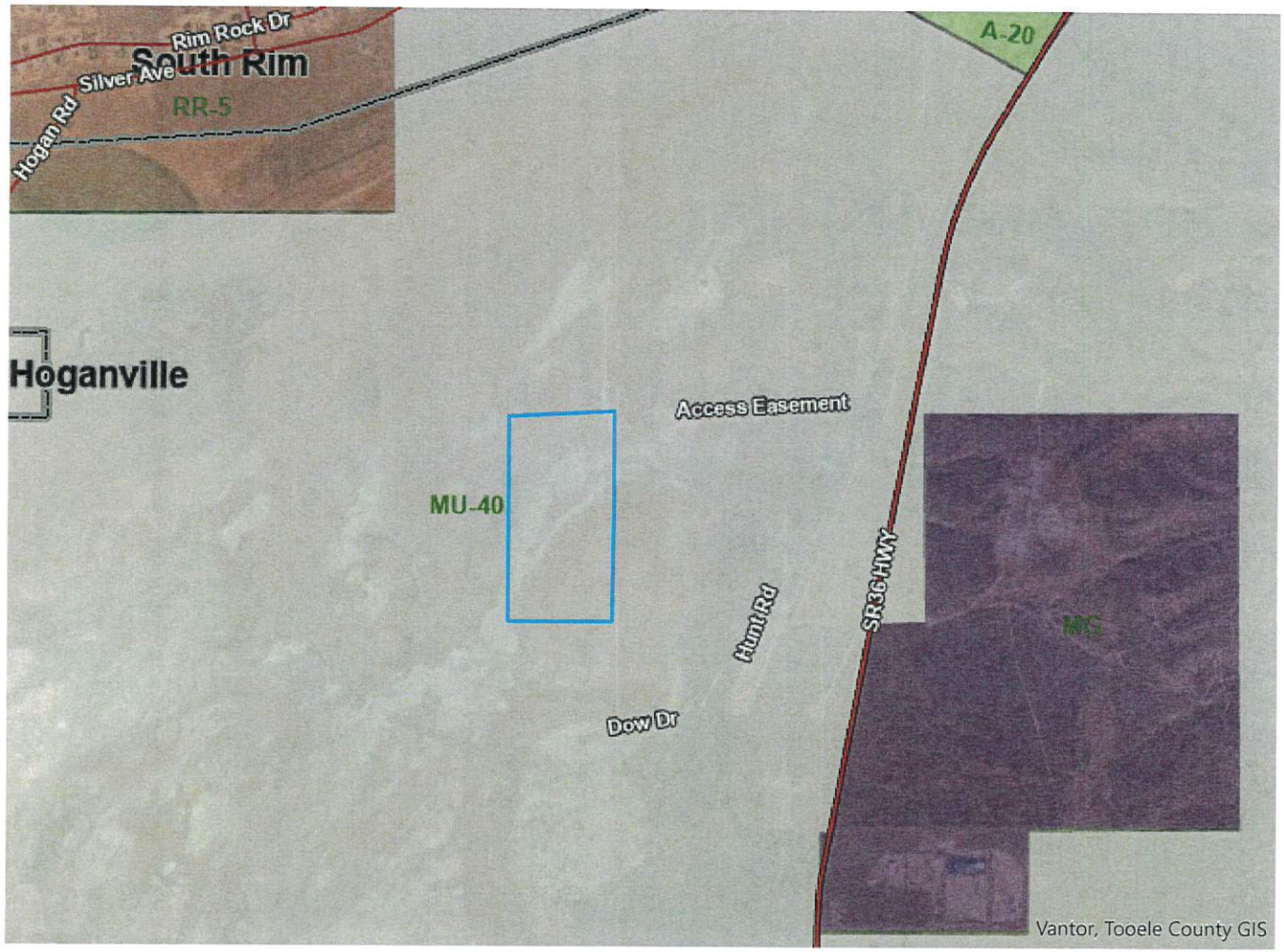
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ4	$42,000	$401	80.200

Tax Summary

Tax Year	Taxes
*2025	$4.63
2024	$4.68

* Estimated


Rim Rock Dr
Silver Ave
South Rim
RR-5
Hogan Rd
A-20
Hoganville
Access Easement
MU-40
Hunt Rd
SR36HWY
MG
Dow Dr
Vantor, Tooele County GIS

06-056-0-0016

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

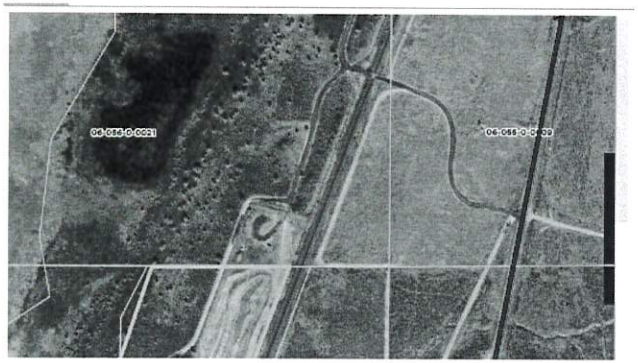
Location

Legal A PARCEL OF LAND BEING LOCATED IN LOT 3 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN; SAID PARCEL BEING ALL PORTIONS LYING WEST OF THE L.A. & S.L RAILROAD WITHIN SAID LOT 3; BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID SECTION 3; THENCE NORTH 88°56'08" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 489.92 FEET TO THE WESTERLY LINE OF THE L.A. & S.L RAILROAD RIGHT-OF- WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 20°57'57" WEST ALONG THE WESTERLY LINE OF SAID LA. & S.L. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,403.50 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89°59'17" WEST ALONG THE SOUTH LINE OF SAID LOT 3 , A DISTANCE OF 362.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°02'40" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 858.00 FEET; THENCE CONTINUING NORTH 19°19'35" EAST ALONG SAID WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 493.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 88°56'08" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 685.66 FEET TO THE WESTERLY LINE OF SAID L.A. & S.L RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING. OUT OF 6-56-30 FOR 2023 YEAR. 17.411 AC

Parcel Number 06-056-0-0033

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE LLC

Owner Name WILLOW SPRINGS REAL ESTATE LLC

In Care Of Name WILLOW SPRINGS REAL ESTATE LLC

Owner Address 783 DEER HOLLOW RD
TOOELE, UT 84074
UNITED STATES

Transfers

SaleDate	SalePrice	Description
		TRUSTEES DEED
		QUIT CLAIM DEED
		SPECIAL WARRANTY DEED
		WARRANTY DEED
		SPECIAL WARRANTY DEED
		SPECIAL WARRANTY DEED
		WARRANTY DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$1.02

Remarks

Value Info

Actual (2025)	$241,055
Primary Taxable	$87

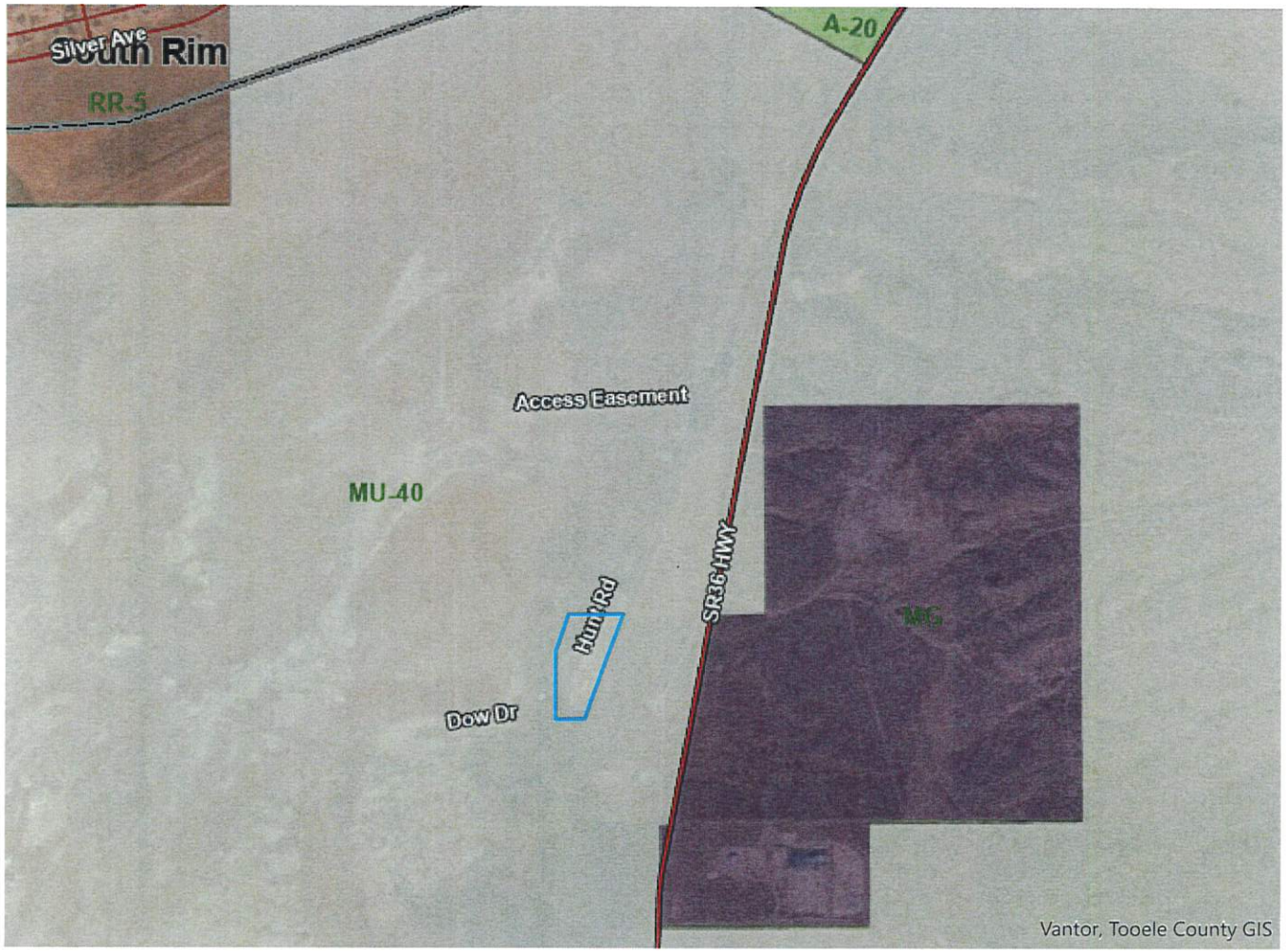
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ4	$241,055	$87	17.411

Tax Summary

	Tax Year	Taxes
	*2025	$1.00
	2024	$1.02

* Estimated


Silver Ave
South Rim
RR-5
A-20
Access Easement
MU-40
Hunt Rd
SR36 HWY
MG
Dow Dr
Vantor, Tooele County GIS

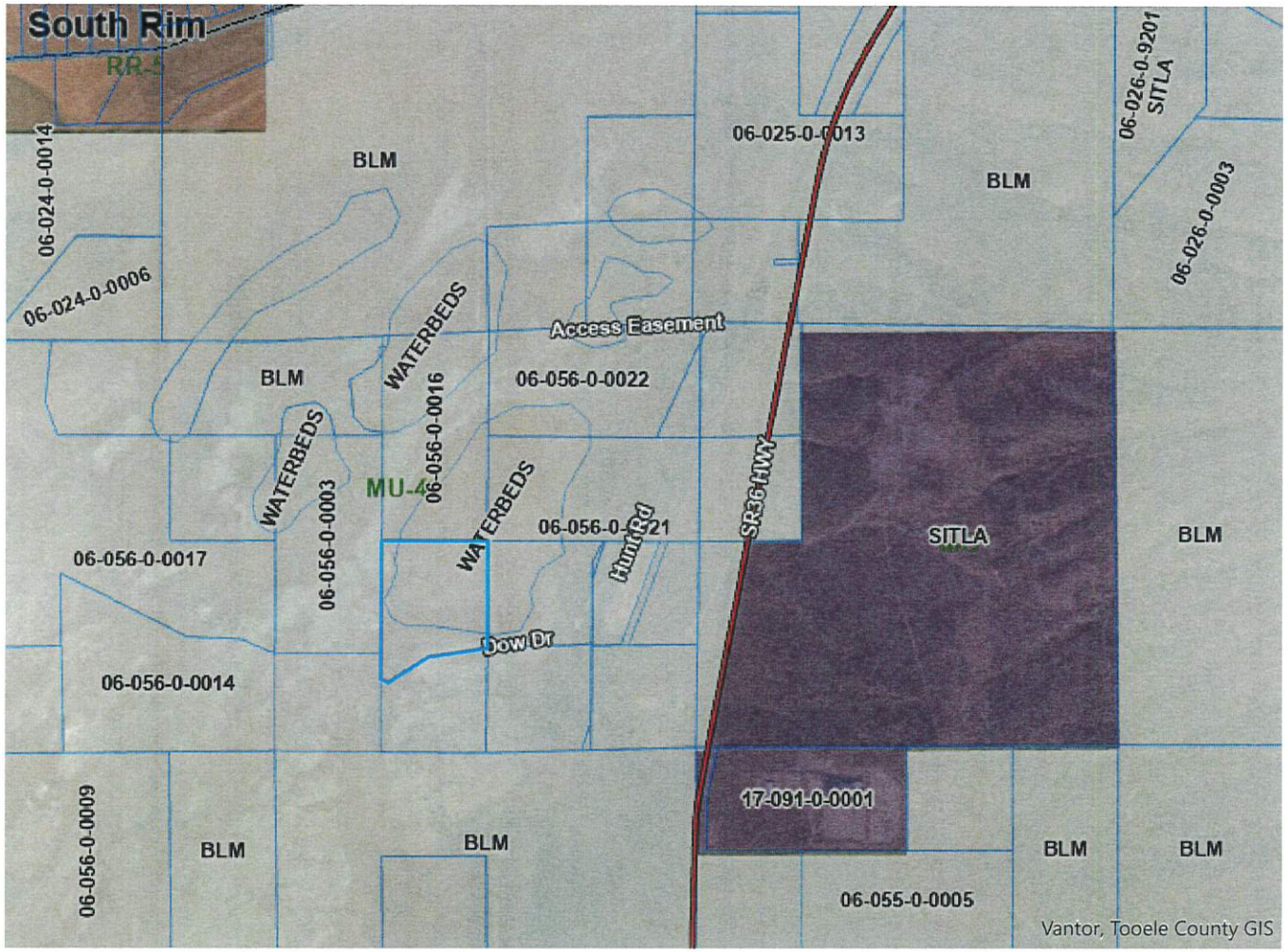
06-056-0-0033

Legal LOT 17 SEC 3, T5S, R5W, SLB&M. BALANCE OF 6-56-20 AFTER 6-56-21 AND 6-56-24 FOR 2020 YEAR. 204.131 AC. BALANCE OF 6-56-23 AFTER 6-56-25 FOR 2022 YEAR. 164.421 AC. BALANCE OF 6-56-26 AFTER 6-56-27 FOR 2022 YEAR 131.26 AC. BALANCE OF 6-56-28 AFTER 6-56-29 FOR 2022 YEAR 46.62 AC.

A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 1, 2 & 15, 3, 6, 7, 9, 16, AND 17 OF SECTION 3, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE ROAD 36, WHICH IS LOCATED NORTH 89°53'37" EAST 567.36 FEET ALONG THE QUARTER SECTION LINE AND NORTH 11°23'58" EAST 262.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SR-36, FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 77°34'40" WEST 180.59 FEET; THENCE NORTHWESTERLY 278.21 FEET ALONG THE ARC OF A 195.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 12°25'20" EAST, AND THE LONG CHORD BEARS NORTH 36°42'18" WEST 255.21 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE NORTH 4°10'03" EAST 149.96 FEET; THENCE NORTHWESTERLY 266.12 FEET ALONG THE ARC OF A 205.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 85°49'57" WEST, AND THE LONG CHORD BEARS NORTH 33°01'17" WEST 247.82 FEET, THROUGH A CENTRAL ANGLE OF74°22'39"); THENCE NORTH 70°12'36" WEST 401.40 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING; THENCE SOUTH 45°19'53" WEST 96.71 FEET; THENCE SOUTHWESTERLY 143.54 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 44°40'07" EAST, AND THE LONG CHORD BEARS SOUTH 27°49'59" WEST 141.32 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47"); THENCE SOUTH 10°20'05" WEST 112.33 FEET; THENCE SOUTHWESTERLY 76.56 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 79°39'55" WEST, AND THE LONG CHORD BEARS SOUTH 14°35'37" WEST 76.49 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03"); THENCE SOUTH 18°51'08" WEST 304.42 FEET; THENCE SOUTH 11°21'19" WEST 77.29 FEET; THENCE SOUTH 5°29'27" WEST 159.97 FEET; THENCE SOUTH 11°20'17" WEST 90.56 FEET, TO THE NORTH LINE OF LOT 3 OF SECTION 3, AT A POINT NORTH 89°22'34" WEST 532.40 FEET ALONG THE QUARTER SECTION LINE FROM SAID EAST QUARTER CORNER OF SECTION 3;
THENCE NORTH 89°22'34" WEST 30.53 FEET ALONG THE NORTH LINE OF SAID LOT 3;
THENCE NORTH 11°20'17" EAST 94.71 FEET; THENCE NORTH 5°29'27" EAST 159.98 FEET; THENCE NORTH 11°21'19" EAST 63.53 FEET; THENCE NORTH 83°18'48" WEST 137.77 FEET; THENCE SOUTHWESTERLY 59.53 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 6°41'12" WEST, AND THE LONG CHORD BEARS SOUTH 58°47'25" WEST 55.28 FEET, THROUGH A
CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 20°53'38" WEST 688.64 FEET; THENCE SOUTHWESTERLY 103.64 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°06'22" WEST, AND THE LONG CHORD BEARS SOUTH 38°53'19" WEST 101.95 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21"); THENCE SOUTH 56°52'59" WEST 198.48 FEET; THENCE SOUTHWESTERLY 263.32 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 33°07'01" EAST, AND THE LONG CHORD BEARS SOUTH 41°19'46" WEST 260.10 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26");
THENCE SOUTH 25°46'34" WEST 647.11 FEET TO THE COMMON LINE BETWEEN LOTS 9 AND 6 OF SAID SECTION 3; THENCE NORTH 89°59'17" WEST 843.87 FEET ALONG SAID LOT LINE, TO THE MEASURED AND MONUMENTED MEANDER LINE; THENCE SOUTH 81°41'51" WEST 256.55 FEET ALONG SAID MEANDER LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 6 AND 16, AND CONTINUING ALONG SAID MEANDER LINE, BEING THE COMMON LINE BETWEEN LOTS 7 AND 17 OF SAID SECTION 3; THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 8°18'09" WEST, AND THE LONG CHORD BEARS NORTH 38°54'12" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 86°06'33" EAST, AND THE LONG CHORD BEARS SOUTH 51°05'48" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE NORTH 81°41'51" EAST 193.92 FEET; THENCE SOUTH 89°59'17" EAST 827.22 FEET; THENCE NORTH 25°46'34" EAST 628.27 FEET;
THENCE NORTHEASTERLY 279.60 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°13'26" EAST, AND THE LONG CHORD BEARS NORTH 41°19'46" EAST 276.18 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26"); THENCE NORTH 56°52'59" EAST 198.48 FEET; THENCE NORTHEASTERLY 84.80 FEET ALONG

THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT(CENTER BEARS NORTH 33°07'01" WEST, AND THE LONG CHORD BEARS NORTH 38°53'19" EAST 83.41 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21");
THENCE NORTH 20°53'38" EAST 688.64 FEET; THENCE NORTHEASTERLY 99.21 FEET ALONG THE ARC OF A 75.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT
(CENTER BEARS SOUTH 69°06'22" EAST, AND THE LONG CHORD BEARS NORTH 58°47'25" EAST 92.14 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 83°18'48" EAST 141.93 FEET; THENCE NORTH 18°51'08" EAST 293.29 FEET; THENCE NORTHEASTERLY 72.10 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 71°08'52" WEST, AND THE LONG CHORD BEARS NORTH 14°35'37" EAST 72.03 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03"); THENCE NORTH 10°20'05" EAST 112.33 FEET; THENCE NORTHEASTERLY 161.86 FEET ALONG THE ARC OF A 265.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°39'55" EAST, AND THE LONG CHORD BEARS NORTH 27°49'59" EAST 159.36 FEET, THROUGH A CENTRAL ANGLE OF34°59'47"); THENCE NORTH 45°19'53" EAST 96.54 FEET; THENCE NORTH 20°02'11" WEST 34.32 FEET; THENCE NORTHWESTERLY 76.47 FEET ALONG THE ARC OF A 115.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°57'49" EAST, AND THE LONG CHORD BEARS NORTH 0°59'14" WEST 75.07 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55"); THENCE NORTH 18°03'43" EAST 199.21 FEET, TO THE COMMON LINE BETWEEN LOTS 1 AND 2 OF SAID SECTION 3; THENCE SOUTH 89°00'38" EAST 31.38 FEET, ALONG SAID LOT LINE; THENCE SOUTH 18°03'43" WEST 208.42 FEET; THENCE SOUTHEASTERLY 56.52 FEET ALONG THE ARC OF AN 85.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 71°56'17" EAST, AND THE LONG CHORD BEARS SOUTH 0°59'14" EAST 55.48 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55");
THENCE SOUTH 20°02'11" EAST 36.92 FEET; THENCE SOUTH 70°12'36" EAST 403.84 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING; THENCE SOUTHEASTERLY 305.06 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°47'24" WEST, AND THE LONG CHORD BEARS SOUTH 33°01'17" EAST 284.09 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39"); THENCE SOUTH 4°10'03" WEST 149.96 FEET; THENCE SOUTHEASTERLY 235.41 FEET ALONG THE ARE OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 85°49'57" EAST, AND THE LONG CHORD BEARS SOUTH 36°42'18" EAST 215.94 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE SOUTH 77°34'40" EAST 180.06 FEET, TO THE WESTERLY LINE OF STATE ROAD 36; THENCE SOUTH 11°23'58" WEST 30.00 FEET ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 183,027 SQUARE FEET, OR 4.20 ACRES

Parcel Number 06-056-0-0031


South Rim
RR-5
06-024-0-0014
06-024-0-0006
BLM
06-025-0-0013
BLM
06-026-0-9201
SITLA
06-026-0-0003
Access Easement
WATERBEDS
06-056-0-0016
06-056-0-0022
BLM
WATERBEDS
06-056-0-0003
MU-4
WATERBEDS
06-056-0-0021
Hunt Rd
SR36 HWY
SITLA
BLM
06-056-0-0017
Dow Dr
06-056-0-0014
17-091-0-0001
06-056-0-0009
BLM
BLM
BLM
BLM
06-055-0-0005
Vantor, Tooele County GIS

06-056-0-0031

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOTS 13 & 18, SEC 3, T5S, R5W, SLM CONT 86.83 AC. BALANCE AFTER 6-56-16 (561/124) FOR 2000 YEAR. 01/10/2000 01/10/2000

Parcel Number 06-056-0-0003

Account Number R006943

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 86.83

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2023

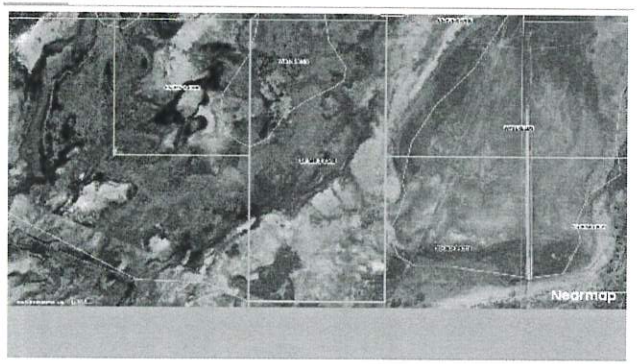
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE, LLC

Owner Name WILLOW SPRINGS REAL ESTATE, LLC

Owner Address 783 S DEER HOLLOW
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		WARRANTY DEED
		WARRANTY DEED
		PERSONAL REP DEED
		QUIT CLAIM DEED
Mar 29, 1999		DECREE DET HEIRSHIP
Mar 29, 1999		QUIT CLAIM DEED
Jun 26, 2000		QUIT CLAIM DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$5.07

Remarks

Value Info

Actual (2025)	$44,652
Primary Taxable	$434

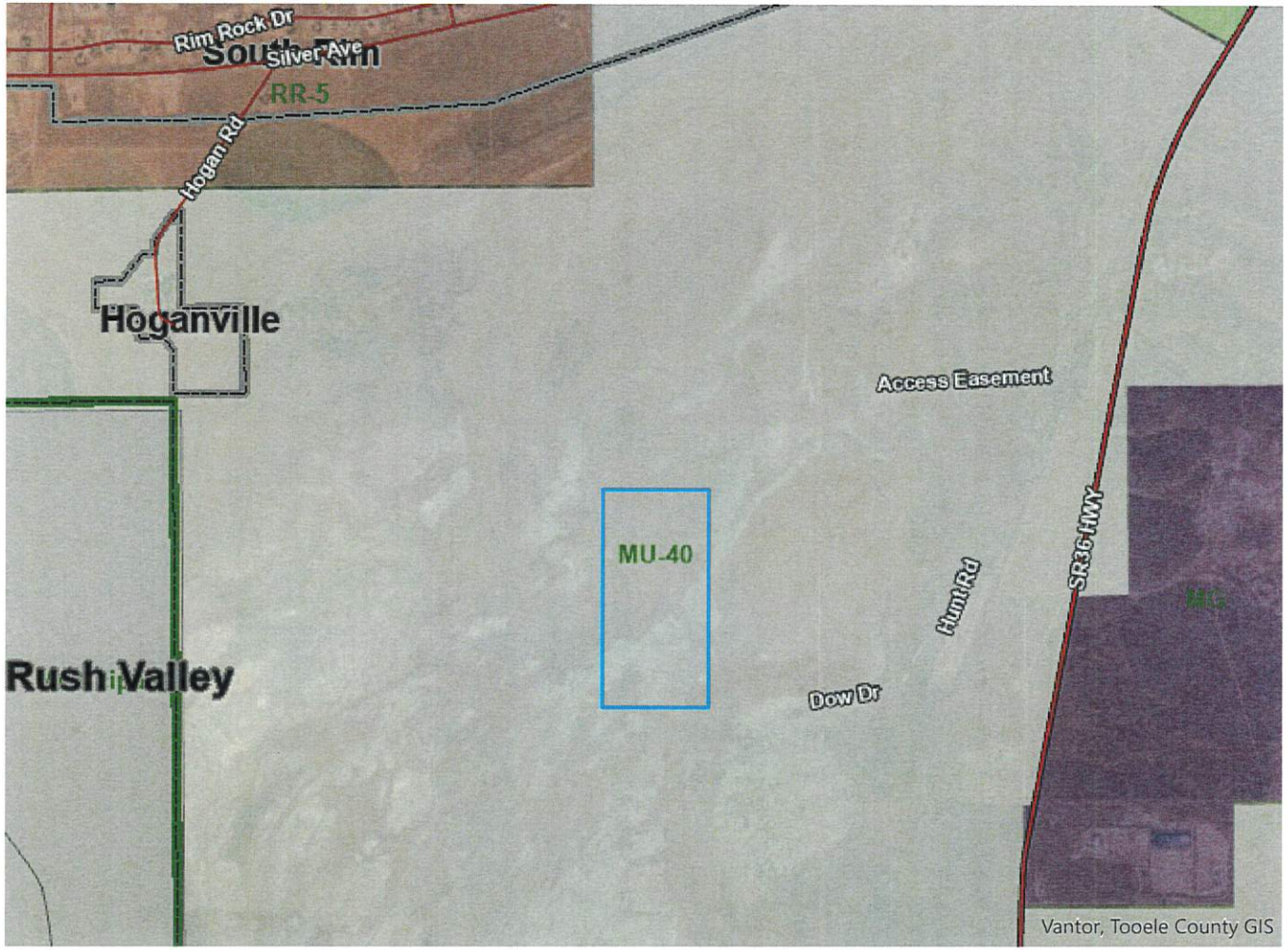
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ4	$44,652	$434	86.830

Tax Summary

	Tax Year	Taxes
	*2025	$5.01
	2024	$5.07

* Estimated


Rim Rock Dr
Silver Ave
RR-5
Hogan Rd
Hoganville
Access Easement
MU-40
Humi Rd
SR36 HWY
MG
Rush Valley
Dow Dr
Vantor, Tooele County GIS

06-056-0-0003

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal SE 1/4 OF THE NE 1/4, SEC 4, T5S, R5W, SLB&M. OUT OF 6-56-5 FOR 2001 YEAR. 40.00 ACRES 12/26/2000 12/26/2000

Parcel Number 06-056-0-0018

Account Number R006210

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 40

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2023

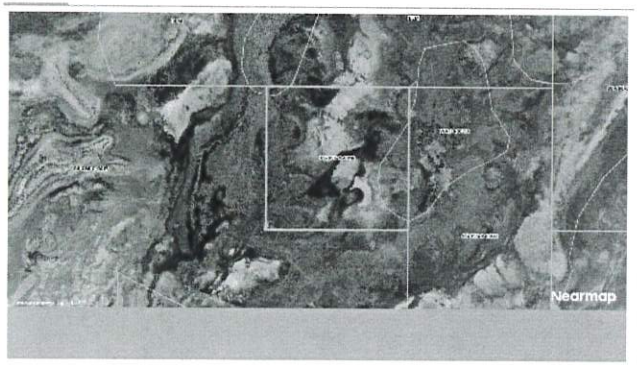
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE, LLC

Owner Name WILLOW SPRINGS REAL ESTATE, LLC

Owner Address 783 S DEER HOLLOW
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		WARRANTY DEED
		WARRANTY DEED
		PERSONAL REP DEED
		QUIT CLAIM DEED
Jun 26, 2000		QUIT CLAIM DEED
Dec 11, 2001		QUIT CLAIM DEED
Dec 12, 2003		QUIT CLAIM DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$2.34

Remarks

Value Info

Actual (2025) $32,400

Primary Taxable $200

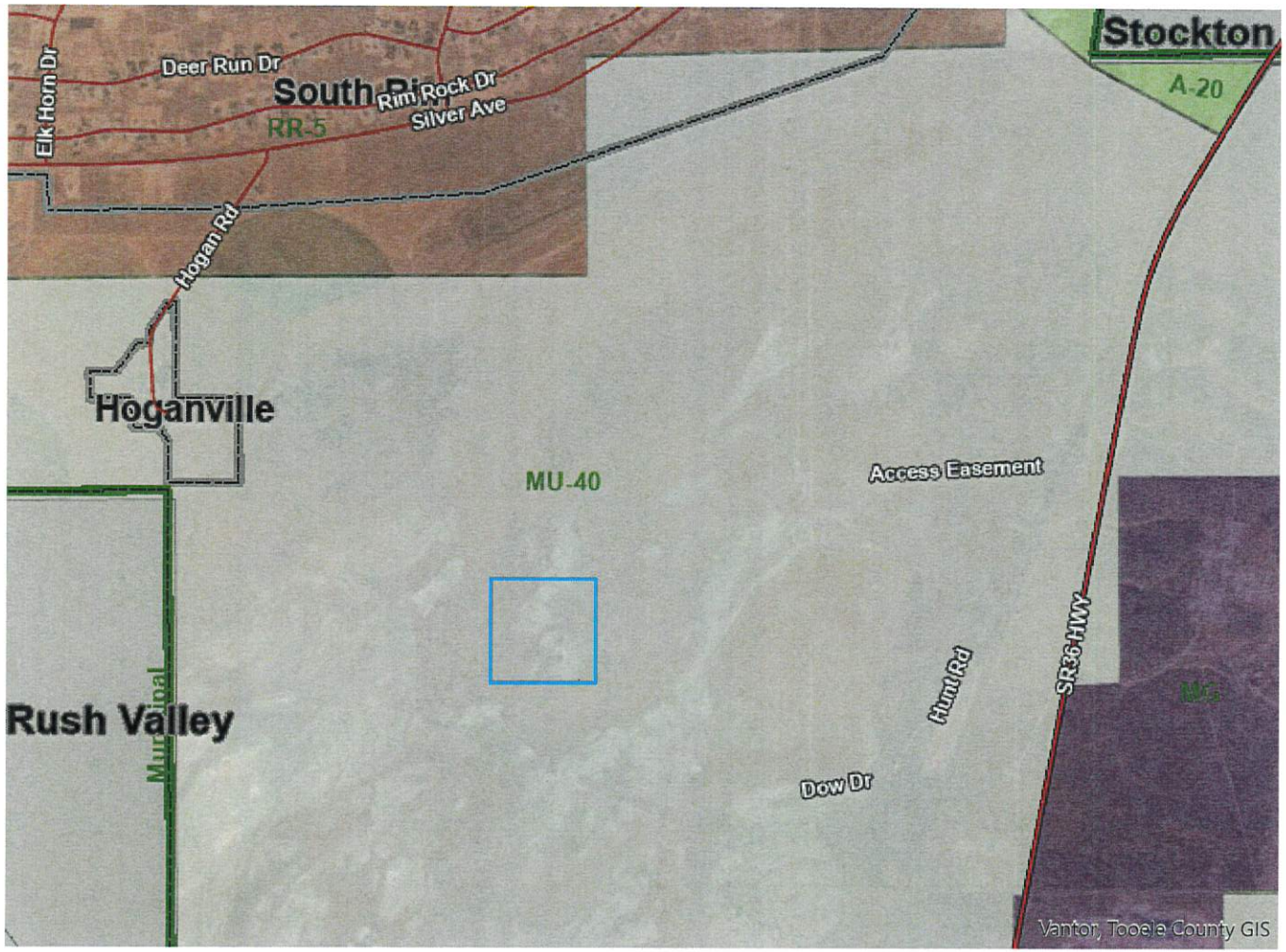
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ4	$32,400	$200	40.000

Tax Summary

Tax Year	Taxes
*2025	$2.31
2024	$2.34

* Estimated


Stockton
A-20
Deer Run Dr
Elk Horn Dr
South Rim
RR-5
Rim Rock Dr
Silver Ave
Hogan Rd
Hoganville
MU-40
Access Easement
Rush Valley
Municipal
Hunt Rd
SR36 HWY
M-5
Dow Dr
Vantor, Tooele County GIS

06-056-0-0018

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

As of Sep 4, 2025

Location

Legal LOTS 10, 11, 12, 13, 14, 17, 18, 19, SEC 4, T5S, R5W, SLB&M. OUT OF 6-56-5 FOR 2001 YEAR. 252.92 ACRES. 12/26/2000 12/26/2000

Parcel Number 06-056-0-0017

Account Number R020925

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 252.92

HouseNumber

Direction

StreetName

Zip

Flag Code GB Audit 2023

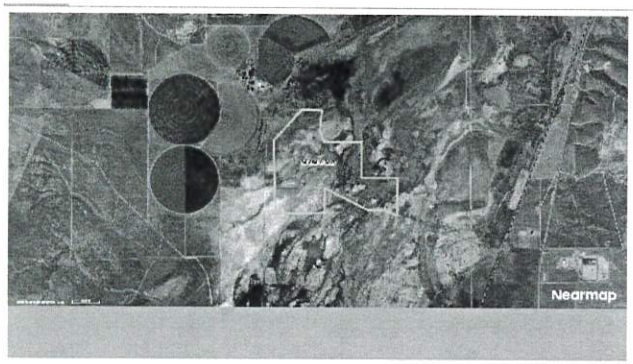
Year Built

New Account Tax Year

Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE, LLC

Owner Name WILLOW SPRINGS REAL ESTATE, LLC

Owner Address 783 S DEER HOLLOW
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		WARRANTY DEED
		WARRANTY DEED
		PERSONAL REP DEED
		QUIT CLAIM DEED
Jun 26, 2000		QUIT CLAIM DEED
Dec 11, 2001		QUIT CLAIM DEED
Dec 12, 2003		QUIT CLAIM DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$14.78

Remarks

Value Info

Actual (2025)	$111,088
Primary Taxable	$1,265

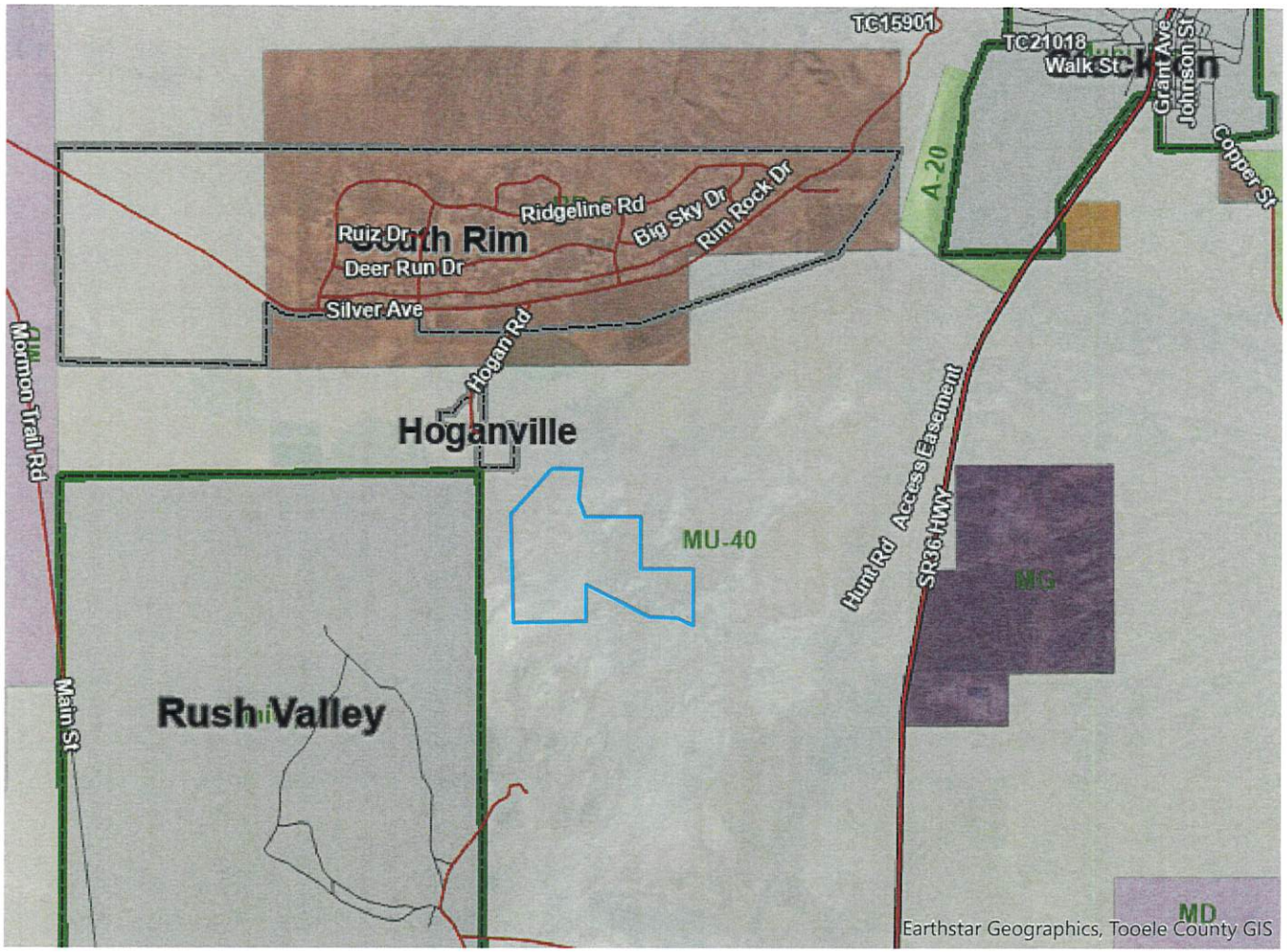
Tax Area: 17 **Tax Rate:** 0.0115470

Type	Actual	Assessed	Acres
GZ4	$111,088	$1,265	252.920

Tax Summary

Tax Year	Taxes
*2025	$14.61
2024	$14.78

* Estimated


TC15901
TC21018
Walk St
Grant Ave
Johnson St
Copper St
A-20
Ridgeline Rd
Big Sky Dr
Rim Rock Dr
Ruiz Dr
Deer Run Dr
Silver Ave
South Rim
Hogan Rd
Mormon Trail Rd
Hoganville
MU-40
Hunt Rd Access Easement
SR36 HWY
MG
Main St
Rush Valley
MD
Earthstar Geographics, Tooele County GIS

06-056-0-0017

Summary | Account | Owners | Models | Documents | Sales | Value | Tax | GIS | Comparables

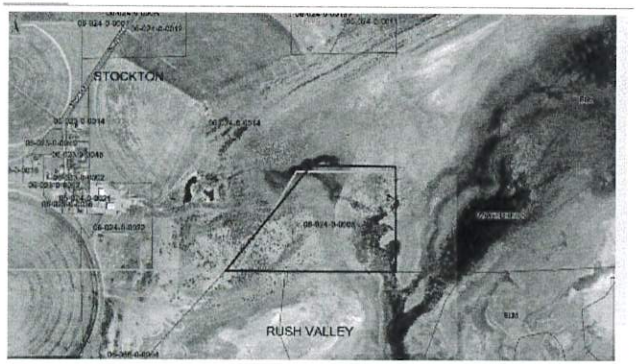
As of Sep 4, 2025

Location

Legal LOTS 5 & 9, SEC 33, T4S, R5W, SLM, CONT 48.66 AC
Parcel Number 06-024-0-0006
Account Number R003018
Tax District 16 - MOD WATER CONSERVANCY
Status Code OK - Normally Tax Property
Acres 48.66
HouseNumber
Direction
StreetName
Zip
Flag Code GB Audit 2023
Year Built
New Account Tax Year
Story Description

Photo/Sketch/Map

Photo | Sketch | Map



Owners

WILLOW SPRINGS REAL ESTATE, LLC

Owner Name WILLOW SPRINGS REAL ESTATE, LLC
Owner Address 783 S DEER HOLLOW
TOOELE, UT 84074

Transfers

SaleDate	SalePrice	Description
		WARRANTY DEED
		WARRANTY DEED
		PERSONAL REP DEED
		QUIT CLAIM DEED
Jun 26, 2000		QUIT CLAIM DEED
Dec 11, 2001		QUIT CLAIM DEED
Dec 12, 2003		QUIT CLAIM DEED

Tax Account Balance

Refund	$0.00
Prepay	$0.00
Total Due	$0.00
Last Payment Date	Dec 3, 2024
Last Payment Amount	$2.90

Remarks

Value Info

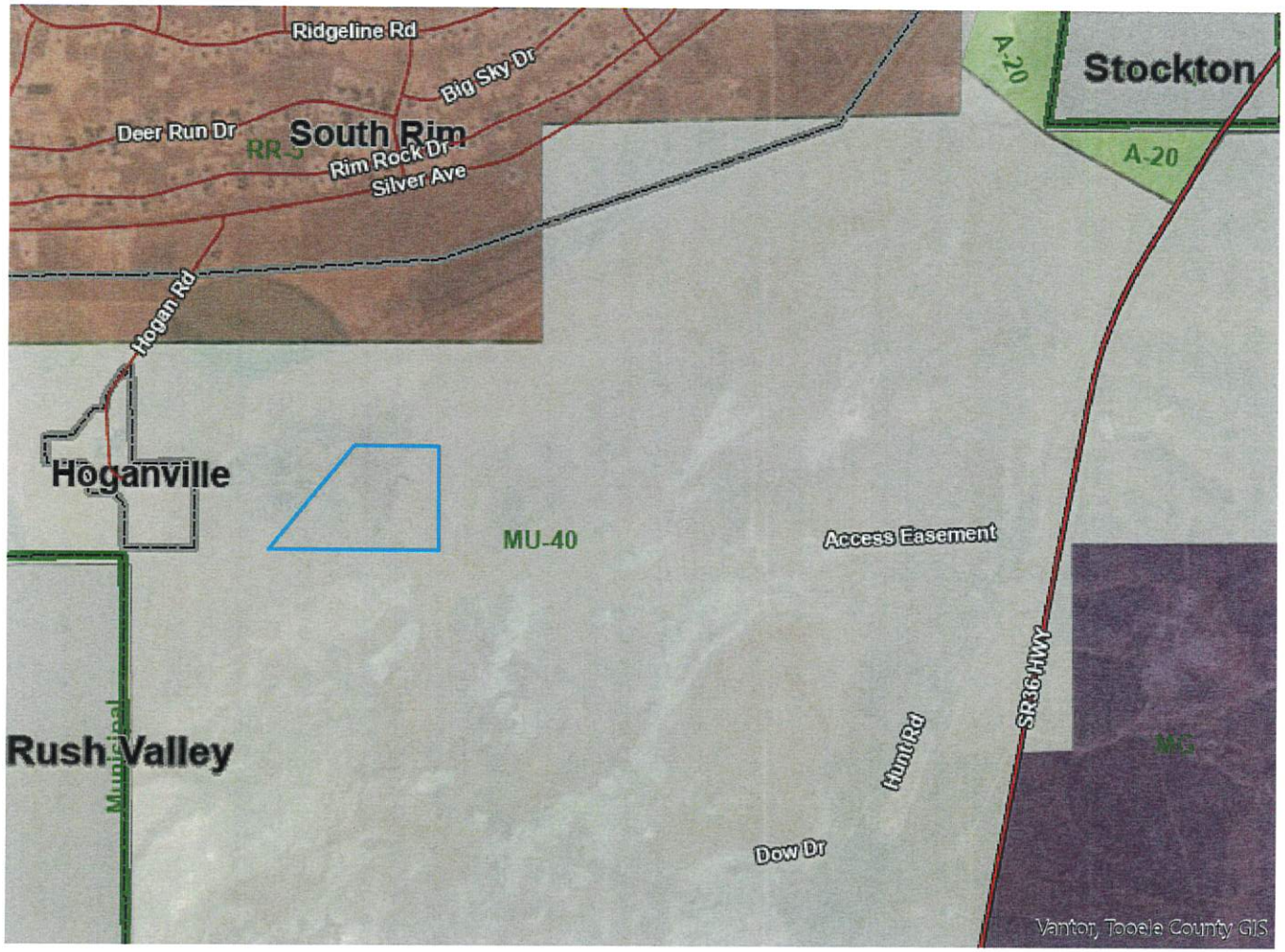
Actual (2025) $90,990
Primary Taxable $243
Tax Area: 16 **Tax Rate:** 0.0117830

Type	Actual	Assessed	Acres
GZ4	$90,990	$243	48.660

Tax Summary

Tax Year	Taxes
*2025	$2.86
2024	$2.90

* Estimated


Ridgeline Rd
Big Sky Dr
Deer Run Dr
South Rim
RR-5
Rim Rock Dr
Silver Ave
A-20
Stockton
A-20
Hogan Rd
Hoganville
MU-40
Access Easement
SR36 HWY
Rush Valley
Municipal
Hunt Rd
MG
Dow Dr
Vantor, Tooele County GIS

06-024-0-0006

Legal A PARCEL OF LAND, CONTAINING ALL OF LOTS 2 AND 15, OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, WHICH IS LOCATED SOUTH 0°52'30" WEST 242.20 FEET AND SOUTH 0°50'24" WEST 1232.37 FEET FROM THE FOUND MONUMENT AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°48'55" WEST 1309.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS ALSO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 89°22'34" WEST 1205.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°25'43" WEST 1448.16 FEET ALONG THE SOUTH LINE OF SAID LOT 15, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°37'42" EAST 1328.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89°00'38" EAST 2075.40 FEET ALONG THE NORTH LINE OF SAID 15, TO THE NORTHEAST CORNER THEREOF, AND THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°00'38" EAST 582.17 FEET ALONG THE NORTH LINE OF SAID LOT 2, TO THE POINT OF BEGINNING.------LESS THAT PORTION WHICH FALLS WITHIN THE RAILROAD RIGHT-OF-WAY.----------SUBJECT TO AND ALONG WITH AN ACCESS EASEMENT IN FAVOR OF THE ADJOINING PARCELS, AS RECORDED IN CONJUNCTION WITH THE SUBJECT PARCEL SURVEY AND DESCRIBED AS FOLLOWS: A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 1, 2 & 15, 3, 6, 7, 9, 16 AND 17 OF SECTION 3, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, NO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE ROAD 36, WHICH IS LOCATED NORTH 89°53'37"EAST 567.36 FEET ALONG THE QUARTER SECTION LINE AND NORTH 11°23'58" EAST 262.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SR-36, FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 77°34'40" WEST 180.59 FEET; THENCE NORTHWESTERLY 278.21 FEET ALONG THE ARC OF A 195.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 12°25'20" EAST, AND THE LONG CHORD BEARS NORTH 36°42'18" WEST 255.21 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE NORTH 4°10'03" EAST 149,96 FEET; THENCE NORTHWESTERLY 266.12 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 85°49'57" WEST, AND THE LONG CHORD BEARS NORTH 33°01'17" WEST 247.82 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39"); THENCE NORTH 70°12'36" WEST 401.40 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING; THENCE SOUTH 45°19'53" WEST 96.71 FEET; THENCE SOUTHWESTERLY 143.54 FEET ALONG THE ARC OF A 235.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 44°40'07"EAST, AND THE LONG CHORD BEARS SOUTH 27°49'59" WEST 141.32 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47"); THENCE SOUTH 10°20'05" WEST 112.33 FEET; THENCE SOUTHWESTERLY 76.56 FEET ALONG THE ARC OF A 515.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 79°39'55" WEST, AND THE LONG CHORD BEARS SOUTH 14°35'37" WEST 76.49 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03"); THENCE SOUTH 18°51'08" WEST 304.42 FEET; THENCE SOUTH 11°21'19" WEST 77.29 FEET; THENCE SOUTH 5°29'27" WEST 159.97 FEET; THENCE SOUTH 11°20'17" WEST 90.56 FEET, TO THE NORTH LINE OF LOT 3 OF SECTION 3, AT A POINT NORTH 89°22'34" WEST 532.40 FEET ALONG THE QUARTER SECTION LINE FROM SAID EAST QUARTER CORNER OF SECTION 3; THENCE NORTH 89°22'34" WEST 30.53 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE NORTH 11°20'17" EAST 94.71 FEET; THENCE NORTH 5°29'27" EAST 159.98 FEET;
THENCE NORTH 11°21'19" EAST 63.53 FEET; THENCE NORTH 83°18'48" WEST 137.77 FEET; THENCE SOUTHWESTERLY 59.53 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 6°41'12" WEST, AND THE LONG CHORD BEARS SOUTH 58°47'25" WEST 55.28 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 20°53'38" WEST 688.64 FEET; THENCE SOUTHWESTERLY 103.64 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°06'22" WEST, AND THE LONG CHORD BEARS SOUTH 38°53'19" WEST 101.95 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21"); THENCE SOUTH 56°52'59" WEST 198.48 FEET; THENCE SOUTHWESTERLY 263.32 FEET ALONG THE ARC OF A 485.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 33°07'01"EAST, AND THE LONG CHORD BEARS SOUTH 41°19'46" WEST 260.10 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26"); THENCE SOUTH 25°46'34" WEST 647.11 FEET TO THE COMMON LINE BETWEEN LOTS 9 AND 6 OF SAID SECTION 3; THENCE NORTH 89°59'17" WEST 843.87 FEET ALONG SAID LOT LINE, TO THE MEASURED AND MONUMENTED MEANDER LINE; THENCE SOUTH 81°41'51" WEST 256.55 FEET ALONG SAID MEANDER
LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 6 AND 16, AND CONTINUING ALONG SAID MEANDER LINE, BEING THE COMMON LINE BETWEEN LOTS 7 AND 17 OF SAID SECTION 3; THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 8°18'09" WEST, AND THE LONG CHORD BEARS NORTH 38°54'12" EAST 67.94 FEET, THROUGH A CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT TRAVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 86°06'33 EAST, AND THE LONG CHORD BEARS SOUTH 51°05'48" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE NORTH 81°41'51"EAST 193.92 FEET; THENCE SOUTH 89°59'17" EAST 827.22 FEET; THENCE NORTH 25°46'34" EAST 628.27 FEET; THENCE

NORTHEASTERLY 279.60 FEET ALONG THE ARC OF A 515.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°13'26" EAST, AND THE LONG CHORD BEARS NORTH 41°19'46" EAST 276.18 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26"); THENCE NORTH 56°52'59" EAST 198.48 FEET; THENCE NORTHEASTERLY 84.80 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER
BEARS NORTH 33°07'01" WEST, AND THE LONG CHORD BEARS NORTH 38°53'19" EAST 83.41 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21"); THENCE NORTH 20°53'38" EAST 688.64 FEET; THENCE NORTHEASTERLY 99.21 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 69°06'22" EAST, AND THE LONG CHORD BEARS NORTH 58°47'25" EAST 92.14 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 83°18'48" EAST 141.93 FEET; THENCE NORTH 18°51'08" EAST 293.29 FEET; THENCE NORTHEASTERLY 72.10 FEET ALONG THE ARC OF A 485.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 71°08'52" WEST, AND THE LONG CHORD BEARS NORTH 14°35'37" EAST 72.03 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03"); THENCE NORTH 10°20'05" EAST 112.33 FEET; THENCE NORTHEASTERLY 161.86 FEET ALONG THE ARC OF A 265.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°39'55" EAST, AND THE LONG CHORD BEARS NORTH 27°49'59" EAST 159.36 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47"); THENCE NORTH 45°19'5°" EAST 96.54 FEET; THENCE NORTH 20°02'11" WEST 34.32 FEET; THENCE NORTHWESTERLY 76.47 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°57'49" EAST, AND THE LONG CHORD BEARS NORTH 0°59'14" WEST 75.07 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55"); THENCE NORTH 18°03'43" EAST 199.21 FEET, TO THE COMMON LINE BETWEEN LOTS 1 AND 2 OF SAID SECTION 3; THENCE SOUTH 89°00'38"EAST 31.38 FEET, ALONG SAID LOT LINE; THENCE SOUTH 18□03'43" WEST 208.42 FEET; THENCE SOUTHEASTERLY 56.52 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 71°56'17" EAST, AND THE LONG CHORD BEARS SOUTH 0°59'14" EAST 55.48 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55"); THENCE SOUTH 20°02'11" EAST 36.92 FEET; THENCE SOUTH 70°12'36"EAST 403.84 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING; THENCE SOUTHEASTERLY 305.06 FEET ALONG THE ARC OF A 235.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°47'24" WEST, AND THE LONG CHORD BEARS SOUTH 33°01'17" EAST 284.09 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39"); THENCE SOUTH 4°10'03" WEST 149.96 FEET; THENCE SOUTHEASTERLY 235.41 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 85°49'57" EAST, AND THE LONG CHORD BEARS SOUTH 36°42'18" EAST 215.94 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE SOUTH 77°34'40" EAST 180.06 FEET, TO THE WESTERLY LINE OF STATE ROAD 36; THENCE SOUTH 11°23'58" WEST 30.00 FEET ALONG SAID WESTERLY LINE, TO THE
POINT OF BEGINNING. --------SUBJECT TO A SPRING AND POND ACCESS AND MAINTENANCE EASEMENTS:
A PARCEL OF LAND, TO BE GRANTED AS AN EASEMENT FOR ACCESS TO AND MAINTENANCE, ETC. ON, AN EXISTING SPRING AND POND, SITUATE IN LET 2, SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, AND THE NORTH LINE OF LOT 3, WHICH IS LOCATED
NORTH 89°22'34" WEST 562.94 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°22'34" WEST 30.00 FEET; THENCE NORTH 511.87 FEET; THENCE NORTH 56°44'04" WEST 75.57 FEET; THENCE NORTH 48°04'08" EAST 220.68 FEET; THENCE SOUTH 45°27'25" EAST 74.49 FEET; THENCE SOUTH 38°26'05" WEST 199.60 FEET; THENCE SOUTH 492.52 FEET, TO THE POINT OF BEGINNING. OUT OF 6-56-2 AND 6-56-20 FOR 2020 YEAR. 77.47 AC

Parcel Number 06-056-0-0021

Acres 77.47

Superior Sand & Gravel LLC

Silver Ave
South Rim
RR-5
Hoganville
Access Easement
MU-40
Hunt Rd
SR36 HWY
MG
Dow Dr
Vantor, Tooele County GIS

06-056-0-0021

Legal A PARCEL OF LAND, CONTAINING ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, ALSO KNOWN AS THE 'HOMESTEAD PARCEL', MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND MONUMENT AT THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 0°48'55" EAST 1309.73 FEET ALONG THE SECTION LINE, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 88°43'22" EAST 1282.95 FEET ALONG THE SIXTEENTH SECTION LINE; THENCE SOUTH 0°20'37" WEST 1335.81 FEET ALONG THE SIXTEENTH SECTION LINE, TO THE QUARTER SECTION LINE; THENCE SOUTH 89°53'37" WEST 1293.26 FEET ALONG SAID QUARTER SECTION LINE, TO THE POINT OF BEGINNING. PARCEL CONTAINS: 1,703,350 SQUARE FEET, OR 39.10 ACRES.------LESS THAT PORTION WITHIN THE RIGHT OF-WAY OF STATE ROAD 36.------- LESS THAT PORTION WHICH FALLS WITHIN THE RAILROAD RIGHT-OF-WAY. ----------SUBJECT TO AND ALONG WITH AN ACCESS EASEMENT IN FAVOR OF THE ADJOINING PARCELS, AS RECORDED IN CONJUNCTION WITH THE SUBJECT PARCEL SURVEY. A PARCEL OF LAND, TO BE GRANTED AS AN ACCESS EASEMENT, 30 FEET IN WIDTH, TO ACCESS LOTS 1, 2 & 15, 3, 6, 7, 9, 16, AND 17 OF SECTION 3, SITUATE IN THE NORTHWEST QUARTER OF SECTION 2, AND THE EAST HALF AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, MORE

PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE ROAD 36, WHICH IS LOCATED NORTH 89°53'37" EAST 567.36 FEET ALONG THE QUARTER SECTION LINE AND NORTH 11°23'58" EAST 262.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SR-36, FROM THE FOUND MONUMENT AT THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 77°34'40" WEST 180.59 FEET; THENCE NORTHWESTERLY 278.21 FEET ALONG THE ARC OF A 195.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 12°25'20" EAST, AND THE LONG CHORD BEARS NORTH 36°42'1 8" WEST 255.21 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE NORTH 4°10'03" EAST 149.96 FEET; THENCE NORTHWESTERLY 266.12 FEET ALONG THE ARC OF A 205.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 85°49'57" WEST, AND THE LONG CHORD BEARS NORTH 33°01'17" WEST 247.82 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39"); THENCE NORTH 70°24812'36" WEST 401.40 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING; THENCE SOUTH 45°19'53" WEST 96.71 FEET; THENCE SOUTHWESTERLY 143.54 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 44°40'07" EAST, AND THE LONG CHORD BEARS SOUTH 27°49'59" WEST 141.32 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47"); THENCE SOUTH 10°20'05" WEST 112.33 FEET;

THENCE SOUTHWESTERLY 76.56 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 79°39'55" WEST, AND THE LONG CHORD BEARS SOUTH 14°35'37" WEST 76.49 FEET, THROUGH A CENTRAL ANGLE OF 8°3 1'03"); THENCE SOUTH 18°51'08" WEST 304.42 FEET; THENCE SOUTH 11°21'19" WEST 77.29 FEET; THENCE SOUTH 5°29'27" WEST 159.97 FEET;

THENCE SOUTH I 1°20'17" WEST 90.56 FEET, TO THE NORTH LINE OF LOT 3 OF SECTION 3, AT A POINT NORTH 89°22'34" WEST 532.40 FEET ALONG THE QUARTER SECTION LINE FROM SAID EAST QUARTER CORNER OF SECTION 3; THENCE NORTH 89°22'34" WEST 30.53 FEET ALONG THE NORTH LINE OF SAID LOT 3; THENCE NORTH 11°20'17" EAST 94.71 FEET; THENCE NORTH 5°29'27" EAST 159.98 FEET;

THENCE NORTH 11°21'19" EAST 63.53 FEET; THENCE NORTH 83°18'48" WEST 137.77 FEET;

THENCE SOUTHWESTERLY 59.53 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 6°4 1'12" WEST, AND THE LONG CHORD BEARS SOUTH 58°47'25" WEST 55.28 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 20°53'38" WEST 688.64 FEET; THENCE SOUTHWESTERLY 103.64 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°06'22" WEST, AND THE LONG CHORD BEARS SOUTH 38°53'19" WEST 101.95 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21"); THENCE SOUTH 56°52'59" WEST 198.48 FEET; THENCE SOUTHWESTERLY 263.32 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 33°07'01" EAST, AND THE LONG CHORD BEARS SOUTH 41°19'46" WEST 260.10 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26"); THENCE SOUTH 25°46'34" WEST 647.11 FEET TO THE COMMON LINE BETWEEN LOTS 9 AND 6 OF SAID SECTION 3; THENCE NORTH 89°59'17" WEST 843.87 FEET ALONG SAID LOT LINE, TO THE MEASURED AND MONUMENTED

MEANDER LINE; THENCE SOUTH 81°41'51" WEST 256.55 FEET ALONG SAID MEANDER LINE, BEING ALSO THE COMMON LINE BETWEEN LOTS 6 AND 16, AND CONTINUING ALONG SAID MEANDER LINE, BEING THE COMMON LINE BETWEEN LOTS 7 AND 17 OF SAID SECTION 3; THENCE NORTHEASTERLY 239.47 FEET ALONG THE ARC OF A 50.00-FOOT RADIUS TANGENT

CURVE TO THE RIGHT (CENTER BEARS NORTH 8°18'09" WEST, AND THE LONG CHORD BEARS NORTH 38°54'12" EAST 67.94 FEET, THROUGH A
CENTRAL ANGLE OF 274°24'42"); THENCE SOUTHEASTERLY 24.72 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 86°06'33" EAST, AND THE LONG CHORD BEARS SOUTH 51°05'48" EAST 22.01 FEET, THROUGH A CENTRAL ANGLE OF 94°24'42"); THENCE NORTH 81°41'51" EAST 193.92 FEET; THENCE SOUTH 89°59'17" EAST 827.22 FEET;
THENCE NORTH 25°46'34" EAST 628.27 FEET; THENCE NORTHEASTERLY 279.60 FEET ALONG THE ARC OF A 515.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 64°13'26" EAST, AND THE LONG CHORD BEARS NORTH 41°19'46" EAST 276.18 FEET, THROUGH A CENTRAL ANGLE OF 31°06'26"); THENCE NORTH 56°52'59" EAST 198.48 FEET; THENCE NORTHEASTERLY 84.80 FEET ALONG THE ARC OF A 135.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 33°07'01" WEST, AND THE LONG CHORD BEARS NORTH 38°53'19" EAST 83.41 FEET, THROUGH A CENTRAL ANGLE OF 35°59'21"); THENCE NORTH 20°53'3 8" EAST 688.64 FEET; THENCE NORTHEASTERLY 99.21 FEET ALONG THE ARC OF A 75.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 69°06'22" EAST, AND THE LONG CHORD BEARS NORTH 58°47'25" EAST 92.14 FEET, THROUGH A CENTRAL ANGLE OF 75°47'34"); THENCE SOUTH 83°18'48" EAST 141.93 FEET; THENCE NORTH 18°51'08" EAST 293.29 FEET;
THENCE NORTHEASTERLY 72.10 FEET ALONG THE ARC OF A 485.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 71°08'52" WEST, AND THE LONG CHORD BEARS NORTH 14°35'37" EAST 72.03 FEET, THROUGH A CENTRAL ANGLE OF 8°31'03"); THENCE NORTH 10°20'05" EAST 112.33 FEET; THENCE NORTHEASTERLY 161.86 FEET ALONG THE ARC OF A 265.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 79°39'55" EAST, AND THE LONG CHORD BEARS NORTH 27°49'59" EAST 159.36 FEET, THROUGH A CENTRAL ANGLE OF 34°59'47"); THENCE NORTH 45°19'53" EAST 96.54 FEET; THENCE NORTH 20°02'11" WEST 34.32 FEET; THENCE NORTHWESTERLY 76.47 FEET ALONG THE ARC OF A 115.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°57'49" EAST, AND THE LONG CHORD BEARS NORTH 0°59'14" WEST 75.07 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55"); THENCE NORTH I 8°03'43" EAST 199.21 FEET, TO THE COMMON LINE BETWEEN LOTS 1 AND 2 OF SAID SECTION 3; THENCE SOUTH 89°00'38" EAST 31.38 FEET, ALONG SAID LOT LINE;
THENCE SOUTH 18°03'43" WEST 208.42 FEET; THENCE SOUTHEASTERLY 56.52 FEET ALONG THE ARC OF AN 85.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 71°56'17" EAST, AND THE LONG CHORD BEARS SOUTH 0°59'14" EAST 55.48 FEET, THROUGH A CENTRAL ANGLE OF 38°05'55");
THENCE SOUTH 20°02'1 1" EAST 36.92 FEET; THENCE SOUTH 70°12'36" EAST 403.84 FEET, CROSSING THE RAILROAD RIGHT-OF-WAY AT AN EXISTING AND ESTABLISHED GRAVEL ROAD CROSSING;
THENCE SOUTHEASTERLY 305.06 FEET ALONG THE ARC OF A 235.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°47'24" WEST, AND THE LONG CHORD BEARS SOUTH 33[illegible]01'17" EAST 284.09 FEET, THROUGH A CENTRAL ANGLE OF 74°22'39"); THENCE SOUTH 4°10'03" WEST 149.96 FEET; THENCE SOUTHEASTERLY 235.41 FEET ALONG THE ARC OF A 165.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 85°49'57" EAST, AND THE LONG CHORD BEARS SOUTH 36°42'18" EAST 215.94 FEET, THROUGH A CENTRAL ANGLE OF 81°44'42"); THENCE SOUTH 77°34'40" EAST 180.06 FEET, TO THE WESTERLY LINE OF STATE ROAD 36; THENCE SOUTH I 1°23'58" WEST 30.00 FEET ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING. OUT OF 6-55-1 FOR 2020 YEAR. 39.10 AC

Parcel Number 06-055-0-0009

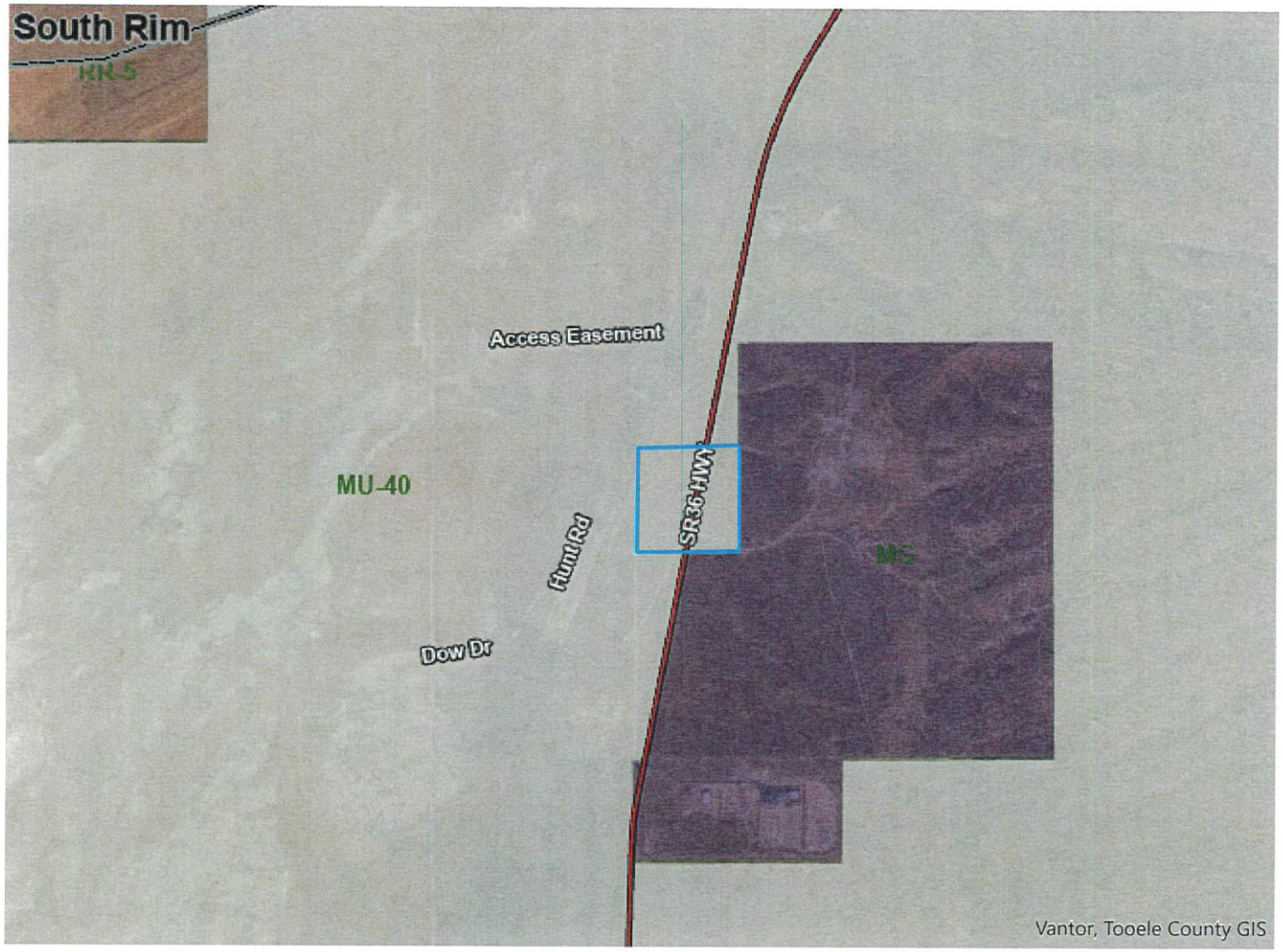
Account Number R095555

Tax District 17 - O.D. WATER CONSERVANCY

Status Code OK - Normally Tax Property

Acres 39.10

Superior Sand & Gravel LLC


South Rim
RR-5
Access Easement
MU-40
Hunt Rd
SR36HWY
MG
Dow Dr
Vantor, Tooele County GIS

06-055-0-0009

Current Zoning

Proposed Zoning

Zoning Differences

PART 15-5
USE TABLES, CODES, SYMBOLS AND RESTRICTIONS

Section

15-5-1. Codes and symbols.
15-5-2. Uses.
15-5-3. Use tables.
15-5-3.1 Agriculture, forestry and keeping of animals.
15-5-3.2 Commercial and industrial uses.
15-5-3.3 Dwellings, living quarters and long or short-term residences.
15-5-3.4 Public and quasi-public uses.
15-5-3.5 Recreational, camping and amusement uses.
15-5-3.6 Utilities and utility services.
15-5-3.7 Development types.
15-5-4. Farm animal units per acreage.
15-5-4.1 Use table of farm animal units per acreage.

15-5-1. Codes and symbols.

(1) In this part are uses allowed in the various districts as follows:

(a) "permitted uses," indicated by a "P" in the appropriate column; or

(b) "conditional uses," indicated by a "C" or "C1" in the appropriate column.

(2) Conditional uses marked by "C" mean issuance by planning commission. Those marked by "C1" mean it may be approved administratively by the zoning administrator.

(3) If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-".

(4) If a regulation applies in a given district, it is indicated in the appropriate column by an alphanumeric character that will show the linear feet, or square feet, or acres required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-". (Ord. 2005-30, 11/22/05)

15-5-2. Uses.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural or rural residential districts except as provided in this Chapter. (Ord. 2005-30, 11/22/05)

15-5-3. Use tables.

Table 15-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Agricultural industry or business	C	C	C	C	C	C	C	-	-	-
d	Apiary (beehives)	P	P	P	P	P	P	P	P	P	P
e	Aviary	P	P	P	P	P	P	P	-	C	P
f	Educational Farm Animals (intended for FFA, 4H and/or similar) and/or Rehabilitation of Farm Animals – The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of educational farm animals and/or rehabilitation of farm animals as a conditional use in Rural Residential zones, subject to the following information being provided: 1. Documented proof that the increased animal counts are strictly being authorized for educational and/or rehabilitation purposes. 2. A detailed list of all animal types and counts located on the property.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

Table 15-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
g	Farms devoted to raising and marketing of chickens, turkeys or other fowl or poultry, fish or frogs, hogs or swine including wholesale and retail sales	C	C	C	C	C	C	C	-	-	-
h	Feedlot (lot or parcel must have the minimum area required in the zone)	C	C	C	C	C	C	C	-	-	-
i	Forest industry, such as a saw mill, wood products plant, etc.	C	C	C	-	-	-	-	-	-	-
j	Forestry, except forest industry	P	P	P	P	P	P	P	P	P	P
k	Fruit or vegetable stand	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
l	Household pets	P	P	P	P	P	P	P	P	P	P
	Maximum number of dogs as household pets:	5	5	5	5	5	5	5	3	3	3
m	Kennel (Minimum lot size: 4.7 acres; Minimum distance to all property lines 100 feet; Minimum distance to all neighboring dwellings to be 150 feet)										
	Kennel, boarding	C	C	C	C	C	C	C	-	-	C
	Kennel, breeding	C	C	C	C	C	C	C	-	-	C

Table 15-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	Kennel, private	C	C	C	C	C	C	C	-	C	C
n	Personal agriculture, including grazing and pasturing of animals	P	P	P	P	P	P	P	P	P	P
o	Plant materials nursery or green-house, not exceeding 20,000 square feet in area	P	P	P	P	P	P	P	P	P	P
p	Riding academy or riding ring, horse show barns or facilities	C	C	C	C	C	C	C	-	C	C
q	Rooftop mounted solar arrays	-	-	-	P	P	P	P	P	P	P
r	Stable										
	Stable (horses), commercial	P	P	P	P	P	P	P	-	-	-
	Stable (horses), private. The planning commission may authorize up to a 50% increase in allowable animal units, specifically allocated for the keeping of horses as a conditional use in Rural Residential zones, subject to the following information being provided: 1. A detailed list of all animal types and counts located on the property. 2. A detailed site plan, indicating where the proposed stable will be constructed in relation to all existing buildings and surrounding neighbors. 3. The floorplan for the proposed stable, showing adequate accommodations	P	P	P	P	P	P	P	C1	C1	C1

Table 15-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	for the anticipated number of animal units for horses. 4. Documented proof that sufficient water rights exist and will be allocated towards the increased animal units. 5. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
s	Storage, placement, keeping, locating, parking, maintaining, and keeping of agricultural equipment	P	P	P	P	P	P	P	P	P	P
t	Temporary Animal Housing The Planning Commission may authorize a temporary 50% increase in allowable animal units (not to exceed 6 months within any 12-month period) for farm animals that may need to be temporarily relocated to a property located in the Rural Residential zones as a conditional use permit, subject to the following information being provided: 1. An explanation for the temporary increase in animal units.	P	P	P	P	P	P	P	C1	C1	C1

Table 15-5-3.1. Agriculture, forestry and keeping of animals.
(Ord. 2021-39, 8/17/21; Ord. 2020-32, 11/16/20; Ord. 2018-04, 5/15/18; Ord. 2015-21, 4/21/15; Ord. 2009-07, 2/3/09; Ord. 2006-24, 9/5/06; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	2. A detailed list of all animal types and counts located on the property. 3. Detailed information regarding how the property owner intends to prevent the temporary increase from becoming a nuisance. 4. Acknowledgement by the property owner that the zoning administrator and/or county may revoke or reduce the increased animal units, if the increased animal units are determined to be a nuisance.										
u	Urban Farming Assessment Act (per Title 2, Chapter 8 of the Tooele County Code)	-	-	-	P	-	-	-	P	P	-

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Adult day care	C	C	C	C	C	C	C	C	C	C
d	Beer sales at public recreational facilities where it has been approved by the Board of County Commissioners.	C	C	C	-	-	C	C	-	-	-
e	Canals, evaporation ponds, settlement ponds, and mining operations, all in connection with the concentration and purification of naturally occurring brines and the extraction of salts from the brines	C	C	C	-	-	-	-	-	-	-
f	Cannabis production establishment (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	P	-	-	-
g	Childcare, commercial	C	C	C	C	C	C	C	C	C	C
h	Childcare, residential, that complies with the following conditions: 1. No more than sixteen (16) children with up to eight (8) children per one (1) adult working at the day care, shall be permitted. This includes no more than two children under the age of two. The number of children in care includes the providers' own children under the age of four. Further guidelines for supervision and ratio are	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	found in the State of Utah's residential certificate rules: Supervision and Ratios. 2. There shall be no more than one (1) adult employed by the day care facility who resides outside of the home. 3. The day care shall be licensed with the State of Utah, and will cease operation upon revocation, suspension or failure to renew license. 4. The inside and outside areas that are used for the day care shall be made to conform to the standards of the current and any future updates of the Uniform Building Code. 5. All childcare activities shall take place at the home unless written consent by parent or guardian. All indoor and outdoor activities shall be in accordance with the State of Utah's Residential Certificate Rules: Indoor Environment, Outdoor Environment and Activities. 6. The hours of operation shall be no more than 6:00 a.m. to 9:00 p.m., Monday through Saturday with outside activities restricted										

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	to the hours of 9:00 a.m. to 4:00 p.m. 7. The childcare facility shall comply with the requirements of the Tooele County Health Department, the Utah Department of Health and any other local health departments for child day care facilities. 8. Meals and treats shall be provided in accordance with the Tooele County Health Department Regulations and State of Utah's Residential Certificate Rules: Child Nutrition. 9. The employees of the Department of Engineering, Tooele County Health Department, Tooele County Sheriff's Department and the Utah Department of Health shall be permitted to inspect the day care facility during its hours of operation.										
i	Construction equipment and supply trailer, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
j	Construction field office, temporary	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Cottage industry that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per	C	C	C	C	C	C	C	-	-	C

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	day, at any one time, providing adequate off-street parking can be made available on the property.										
l	Electromagnetic Interference Testing (As described by FCC Docket No. 20780, Amendment 79-555 Governing Restricted Radiation Devices) (Rev. Or. 81-4)	C	C	C	C	C	C	C	C	C	C
m	Home based businesses that may be permitted to employ up to 10 employees that reside outside of the dwelling and may allow more than five customers per day, at any one time, providing adequate off-street parking can be made available on the property.	C	C	C	C	C	C	C	-	-	C
n	Home occupations										
	Home occupations with the following conditions: 1. No customers coming to the home. Deliveries are made to customers only.	P	P	P	P	P	P	P	P	P	P
	Home occupations with the following conditions: 1. Allows up to five customers a day, given sufficient off-street parking is provided. 2. No more than two employees hired that reside outside of the dwelling, provided off-street parking is provided.	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	3. Classes or education may be provided in structures or outside on the premise provided they do not cause a nuisance to surrounding neighbors.										
o	Medical cannabis pharmacy (not allowed within 1,000 feet of a community location or 600 feet of a primarily residential zone).	C	C	C	C	C	C	C	-	-	-
p	Preschool with the following conditions: 1. All pre-school activities shall take place inside the residence. The students shall remain in the home except when an outdoor activity is related to the child's education or arriving to school and leaving school. 2. No food shall be prepared and served in the home for consumption by the students. 3. There shall be no more than one (1) adult employed by the preschool who resides outside of the home. 4. The inside area that is used as the preschool be made to conform to those standards of the current and any future updates of	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

Table 15-5-3.2. Commercial and industrial uses.
(Ord. 2024-10, 10/1/24; Ord. 2022-34, 12/6/22; Ord. 2015-21, 4/21/15; Ord. 2009-27, 10/20/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	the building code for such a use. 5. The preschool shall comply with the requirements of the Tooele County Health Department, and any other local health departments for preschool facilities. 6. The preschool may operate Monday through Friday, with two (2) separate two and one half (2 1/2) hour sessions. The hours of operation shall be between 8:30 a.m. and 4:00 p.m. 7. No more than sixteen (16) children, with up to eight (8) children per one (1) adult working at the preschool, shall be permitted.										
q	Processing and composting of State regulated Class A, B, and C bio-solids and other acceptable organic waste such as chicken manure	C	C	C	C	C	C	C	-	-	-
r	Radio and television transmitting stations or towers	C1	C1	C1	C1	C1	C1	C1	-	-	-
s	Storage, placement, keeping, locating, parking, maintaining, keeping of commercial, construction, military surplus, or specialized equipment	C	C	C	-	-	-	-	-	-	-

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Accessory dwelling units (internal) Subject to the following conditions, one internal accessory dwelling unit ("internal ADU") may be located within each primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The internal ADU must be subordinate to the primary dwelling 4. The internal ADU must use the same house number as the primary dwelling 5. Each internal ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 6. The internal ADU must not exceed 1,500 square feet of gross floor area	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	7. No internal ADU may be rented for a period of less than 30 consecutive days 8. Internal ADUs must comply with all applicable building, health, and fire codes 9. The county will record a notice stating that the primary dwelling contains an internal ADU and that the internal ADU may only be used in accordance with the county's regulations										
d	Accessory dwelling units (detached) Subject to the following conditions, one detached accessory dwelling unit ("detached ADU") may be located on each parcel that contains a primary dwelling: 1. No more than one ADU may be located on any parcel 2. The primary dwelling must be occupied as the primary residence of an owner of record 3. The detached ADU must be, or must be located in, a structure that is subordinate to the primary dwelling 4. The detached ADU cannot be converted to an autonomous dwelling and cannot be partitioned or	C	C	C	C	C	C	C	C	C	C

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	conveyed separately from the primary dwelling 5. The detached ADU must use the same house number as the primary dwelling 6. Each studio or one bedroom detached ADU must have at least one on-parcel parking space, which must be in addition to the parking space(s) required for the primary dwelling 7. Each two or more bedroom detached ADU must have at least two on-parcel parking spaces, which must be in addition to the parking space(s) required for the primary dwelling 8. The detached ADU must not exceed 1,500 square feet of gross floor area 9. The exterior design (architectural style, construction, materials, colors, landscaping, etc.) of the detached ADU must be compatible with the exterior design of the primary dwelling 10. The location of the detached ADU must not significantly impair the privacy, light, air, solar										

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	access, access or parking of adjacent properties 11. The total of all structures on the parcel must not exceed the maximum building coverage allowed in the zoning district 12. The detached ADU must meet the setback requirements of the zoning district 13. The height of the detached ADU must not exceed the height of the primary dwelling 14. No detached ADU may be rented for a period of less than 30 consecutive days 15. Detached ADUs must comply with all applicable building, health, and fire codes 16. The county will record a notice stating that the parcel includes a detached ADU and that the detached ADU may only be used in accordance with the county's regulations										
e	Bed and breakfast, providing 1. The owner must reside in the residence. 2. The site must be maintained and landscaped so as to minimize the impact on neighboring	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	properties and in order to retain the character of the neighborhood. 3. The establishment shall not contain cooking facilities in guest rooms for preparation of meals by guests. 4. Meals are served only to residents and overnight guests. 5. The establishment shall conform to all applicable fire, building and health codes. 6. The establishment shall be open to inspection by the Tooele County Engineer, Sheriff, Health Department Director and their authorized personnel. 7. The establishment shall obtain and maintain a Tooele County business license.										
f	Conservation subdivisions	C	C	C	C	C	C	C	C	C	C
	~~i. within the Erda Township~~	-	-	-	-	-	-	-	-	-	-
	ii. percent of open space required for 100% density	65	75	85	40	45	50	65	35	40	45
	iii. minimum size of lots in acres	1	5	5	1	1	1	1	.25	.5	.75
	iv. for every 15% in contiguous open space, awarded 10% in density	A	A	A	A	A	A	A	A	A	A

Table 15-5-3.3. Dwellings, living quarters and long or short-term residences.
(Ord. 2022-22, 9/27/22; Ord. 2015-21, 4/21/15; Ord. 2012-10, 4/3/12; Ord. 2010-16, 8/24/10; Ord. 2007-18, 6/19/07; Ord. 2007-04, 2/13/07; Ord. 2005-30, 11/22/05; Ord. 2005-19, 6/21/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	v. acres to be divided by conservation subdivisions	80	160	320	20	20	40	80	10	20	20
g	Dwellings or residential facilities for elderly or disabled persons	P	P	P	P	P	P	P	P	P	P
h	Farm or ranch housing	C	C	C	C	C	C	C	-	-	-
i	Single family dwellings	P	P	P	P	P	P	P	P	P	P
j	Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C1	C1	C1	C1	C1	C1	C1	C1	C1	C1
k	Two-family dwellings (duplex)	-	-	-	-	-	-	-	-	-	-
	i. within the Pine Canyon Township	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.4. Public and quasi-public uses.
(Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses.	P	P	P	P	P	P	P	P	P	P

Table 15-5-3.4. Public and quasi-public uses.
(Ord. 2015-21, 4/21/15; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
c	Cemetery	C	C	C	C	C	C	C	C	C	C
d	Church	C	C	C	C	C	C	C	C	C	C
e	Dams and reservoirs	C	C	C	C	C	C	C	C	C	C
f	Private road	C	C	C	C	C	C	C	C	C	C
g	Public owned parks and recreational facilities	P	P	P	P	P	P	P	P	P	P
h	Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school	C	C	C	C	C	C	C	C	C	C

Table 15-5-3.5. Recreational, camping and amusement uses.
(Ord. 2025-09, 8/19/25; Ord. 2015-21, 4/21/15; Ord. 2007-25, 10/9/07; Ord. 2007-22, 9/11/07; Ord. 2005-30, 11/22/05)

#	**Use**	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Commercial paintball course and paintball target range.	C	C	C	-	-	-	-	-	-	-
d	Dude ranch, family vacation ranch	C	C	C	C	C	C	C	-	-	-
e	Firearms training facility/ outdoor and indoor shooting range	C	C	C	-	-	-	-	-	-	-

Table 15-5-3.5. Recreational, camping and amusement uses.
(Ord. 2025-09, 8/19/25; Ord. 2015-21, 4/21/15; Ord. 2007-25, 10/9/07; Ord. 2007-22, 9/11/07; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
f	Private park, recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	-	-	C	C	-	C	C

Table 15-5-3.6. Utilities and utility services.
(Ord. 2015-21, 4/21/15; Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2009-16, 4/21/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Accessory buildings and uses customarily incidental to conditional uses	C	C	C	C	C	C	C	C	C	C
b	Accessory buildings and uses customarily incidental to permitted uses	P	P	P	P	P	P	P	P	P	P
c	Essential service facilities	P	P	P	P	P	P	P	P	P	P
d	Large wind energy systems (i.e., wind turbine farms)	C	C	C	-	-	-	C	-	-	-
e	Power generation for on-site use, unless intended for emergency situations as depicted below the table*										
	i. solar	P	P	P	P	P	P	P	P	P	P
	ii. wind driven under 5.9 KVA	P	P	P	P	P	P	P	C	P	P

Table 15-5-3.6. Utilities and utility services.
(Ord. 2015-21, 4/21/15; Ord. 2013-12, 9/3/13; Ord. 2010-01, 2/2/10; Ord. 2009-16, 4/21/09; Ord. 2005-30, 11/22/05)

#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
	iii. auxiliary, temporary, and/or wind, with more than 6 KVA, but less than 10 KVA output	P	P	P	P	P	P	P	-	P	P
	iv. Steam, hydro, or reciprocating engine with more than 10.05 KVA, but less than 150 KVA output	C	C	C	C	C	C	C	-	C	C
f	Public, quasi-public, and public service utility lines, pipelines, water lines, and etc. which extend more than 300 feet; that are used to transport their material, service or supply	C	C	C	C	C	C	C	C	C	C
g	Substations	C	C	C	C	C	C	C	C	C	C
h	Transmission lines of 50 KV or greater capacity	C	C	C	C	C	C	C	C	C	C

*Permanent/temporary generators shall be a permitted use in the above districts subject to the following restrictions:

(i) the generator shall meet all front, side, and rear setbacks for the residing zoning district.

(ii) the generator's exhaust shall, as much as practically feasible, be vented upwards or directed away from neighboring properties.

(iii) the generator shall be used only during periods of emergency situations or for periodic testing and necessary maintenance operation.

(iv) the generator shall be operated for routine testing and maintenance purposes not more than one time in any seven-day (7) period and no test shall exceed a total of thirty (30) minutes.

Table 15-5-3.7. Development types. (Ord. 2015-21, 4/21/15; Ord. 2011-04, 2/1/11)											
#	Use	Multiple use (MU-)			Agriculture (A-)				Rural Residential (RR-)		
		40	80	160	5	10	20	40	1	5	10
a	Planned Unit Developments in accordance with Chapter 9 of this Ordinance	C	C	C	C	C	C	C	C	C	C

15-5-4. Farm animal units per acreage.

(1) The following regulations shall apply to RR (rural residential) zones that allow animals other than household pets:

(a) Four (4) animal units listed in Table 15-5-4.1 shall be allowed for every one (1) acre of property.

(b) The minimum allowed acreage of such animals shall be .5 acres in an RR (Rural Residential) Zone.

(c) Structures shall be provided and maintained for all animals. Such structures shall be enclosed (fully or partially), roofed, and sited at the rear of the main building, and shall comply with all other setback and yard requirements for the district.

(2) MU (multiple use) and A (agriculture) zones are allowed to self-regulate animal counts, so long as the animals do not cause a nuisance as defined in Tooele County Code 8-5-3 (Nuisance Animals).

(3) The Zoning Administrator may decide to further restrict or revoke the property's right to animals if the property owner allows, causes, or permits any animal nuisance as defined in Tooele County Code 8-5-3 (Nuisance Animals).

(4) For animals not listed, the Zoning Administrator shall determine the number of animals allowed based upon the property and surrounding residential limits and restrictions.

(5) Animals permitted through Department of Natural Resources (DNR) are allowed and shall be kept in accordance with DNR regulations. Permitted animals must comply with this chapter.

(6) A CUP is required for any educational or rehabilitation, temporary housing, or private stabling use allowing animals over these limits. (Ord. 2020-32, 11/16/20)

Table 15-5-4.1. Farm animal units per acreage. (Ord. 2020-32, 11/16/20)
4 animal units are allowed per acre of property in any combination of animals listed.
For example:
A ½ acre parcel would be allocated 2 animal units, which would allow for 2 large animals, or a combination of the animals listed below.
A 1-acre parcel would be allocated 4 animal units, which would allow for 4 large animals, or a combination of the animals listed below.

Table 15-5-4.1. Farm animal units per acreage.
(Ord. 2020-32, 11/16/20)

A 5-acre parcel would be allocated 20 animal units, which would allow for 20 large animals, or a combination of the animals listed below.

TYPE	KIND	1 unit = number listed below for RR (rural residential) zones
Large animal	Horse, Mule, Cow, Swine	1
Medium animal*	Goat, Sheep, Miniature Horse, Llama, Alpaca	4 *maximum animals allowed is 20
Small animal*	Rabbits	6 *maximum animals allowed is 30
Fowl*	Chicken, Duck, Pigeon, Turkey, Peacock, or similar domesticated birds	10 *maximum fowl allowed is 50

D.1

Entry #: 619982
06/17/2025 01:53 PM EASEMENT
Page: 1 of 9
FEE: $0.00 BY: TOOELE COUNTY
Jerry Houghton, Tooele County, Recorder

EASEMENT AGREEMENT

Easement No. 2738
Fund: School

This Easement Agreement is dated June 4, 2025 (the "**Effective Date**") and is between the State of Utah, through the School and Institutional Trust Lands Administration, 102 South 200 East, Suite 600, Salt Lake City, Utah 84111 ("**SITLA**") and Tooele County, a political subdivision of the State of Utah, Tooele County, 47 South Main Street, Tooele, Utah, 84074 ("**Grantee**").

RECITALS

A. SITLA is an independent state agency that manages lands held in trust by the State of Utah for certain named beneficiaries ("**trust lands**"), pursuant to Sections 6, 8, 10, and 12 of the Utah Enabling Act, Article XX, Section 2 of the Utah State Constitution, and Title 53C of the Utah Code.

B. SITLA manages certain trust lands in Tooele County, Utah (the "**Easement Lands**") that contain existing road(s) and related appurtenances and facilities, including without limitation culverts, cattle guards, and drainage runouts (the "**Existing Roads**").

C. Grantee has requested and SITLA has agreed to grant Grantee an easement on, over, and across the Easement Lands for the continued use and maintenance of the Existing Roads, as the Easement Lands and Existing Roads are described on Exhibit A are depicted on Exhibit B, on the terms and conditions of this Easement Agreement.

AGREEMENT

For $10 and other good and valuable consideration paid by Grantee, SITLA and Grantee agree as follows:

1. **Grant of Easement/Purpose**. SITLA hereby grants Grantee a perpetual, non-exclusive easement (the "**Easement**") on, over, and across the Easement Lands for the continued use and maintenance of the Existing Roads for the purposes such Existing Roads are used as of the Effective Date. Grantee shall ensure that the Existing Roads remain open to the general public and to OHV use.

2. **Term of Easement**. This Easement Agreement commences on the Effective Date and continues in perpetuity (the "**Term**"), unless otherwise terminated pursuant to this Easement Agreement.

3. **Third Party Rights**. The Easement Agreement is subject to valid existing rights, whether or not of record.

D

4. **No Cost to SITLA.** Grantee shall pay all costs and expenses arising out of or related to the use and maintenance of the Easement Lands. Grantee shall perform all work in connection with the Easement Lands in a workmanlike manner.

5. **No Warranty of Title**. SITLA disclaims all warranties of title to the Easement Lands. Grantee assumes the risk of all title defects, and hereby releases SITLA from any claim for damages or refund caused by deficiency or failure of SITLA's title, or by interference by any third party.

6. **Easement Non-Exclusive; Access**. The Easement is non-exclusive, and SITLA reserves the right to issue other non-exclusive easements, leases, or permits on or across the Easement Lands on terms that will not unreasonably interfere with the rights granted to Grantee in this Easement Agreement. SITLA may also use the Easement Lands for any purpose that is not inconsistent with the purposes for which this Easement is granted. SITLA further reserves the right to dispose of the Easement Lands by sale, lease or exchange, and the right to utilize the Easement Lands for access to and from lands owned by SITLA on both sides of the Easement Lands, including the construction of road and utility crossings.

7. **Relocation; Limitations; Cost Borne by SITLA**. SITLA may at its expense relocate or modify the Easement, in whole or in part, as SITLA deems necessary in its sole discretion to accommodate SITLA's use of the Easement Lands or the adjoining lands for any purpose. SITLA shall ensure that the relocated or modified Easement provides Grantee with access that is adequate for the purposes of this Easement Agreement.

8. **Reservation of Minerals; Leasing**. SITLA reserves the right to lease the Easement Lands for the exploration, development, and production of oil, gas, and all other minerals, together with the right of ingress and egress across the Easement Lands. This Easement Agreement does not give Grantee any right to remove or utilize sand and gravel or any other material without a separate permit from SITLA.

9. **Inspection**. SITLA and its agents may at any time access the Easement Lands to examine or inspect the condition of the Easement Lands and determine if Grantee is in compliance with this Easement Agreement.

10. **Compliance with Law; Standards**. Grantee shall comply with all federal, state, county, and local laws, ordinances, and regulations applicable to its use of the Easement Lands, whether now in existence or hereafter enacted, including without limitation any regulations enacted by SITLA or a successor agency. Grantee shall use and maintain the Existing Roads in accordance with applicable building codes and industry best practices, and shall take all precautions reasonably necessary to avoid waste and prevent pollution or deterioration of lands and waters within or in the vicinity of the Easement Lands.

11. **Assignment**. Grantee may not assign or sublease all or part of this Easement Agreement without SITLA's prior written consent. Any assignment or sublease made without SITLA's written consent will be void as from the date of the purported assignment or sublease. An assignment or sublease does not relieve Grantee of its liabilities and obligations under this Easement Agreement.

12. **Removal of Timber**. Grantee may not cut or remove trees from the Easement Lands without first obtaining a small forest products permit or timber contract from SITLA.

13. **Cultural, Archaeological, Paleontological, and Antiquities Resources.**

a. SITLA and Grantee acknowledge that, as of the Effective Date, the disturbed width of the Existing Roads is less than the width of the Easement Lands. Grantee may not widen the Existing Road or otherwise disturb the surface of the Easement Lands outside the boundaries of the Existing Roads without first complying this Section 13.

b. Prior to commencing any surface disturbing activities or any activities that have the potential to affect Historic Properties, whether a new surface disturbing activity or outside existing disturbed areas, Grantee shall complete a Cultural Resource Survey prepared in accordance with applicable laws and regulations, or otherwise provide evidence of compliance with Utah Administrative Code R850-60-800.

c. Grantee must contract for and pay the costs of the Cultural Resource Survey.

d. Grantee shall provide cultural resource compliance materials to SITLA prior to commencing operations. SITLA will review all cultural resource compliance materials provided by Grantee, and may approve, condition, or deny its consent to the activity based on impacts to Cultural Resources. SITLA may require Grantee to complete appropriate cultural resources mitigation measures as a condition of conducting surface disturbing operations.

e. Pursuant to all applicable laws regarding cultural, archaeological, paleontological, and antiquities resources, and pursuant to Utah Administrative Code R850-60-900, upon discovery of a Site, Historic Property, Remains, Antiquities, or Critical Paleontological Resources, Grantee shall immediately cease all activities until such time as the discovery has been evaluated and treated to SITLA's satisfaction.

f. All Specimens are and will remain the property of the State of Utah.

g. Definitions in this clause:

i. "Antiquities" is defined in Utah Code § 76-6-901(1).

ii. "Critical Paleontological Resources" is defined in Utah Code § 79-3-102(4).

iii. "Cultural Resources" is defined in Utah Administrative Code R850-1-200(8).

iv. "Cultural Resource Survey" is defined in Utah Administrative Code R850-1-200(9).

v. "Historic Properties" is defined in Utah Code § 9-8-302(5).

vi. "Remains" is defined in Utah Code § 9-9-402(11).

vii. "Site", for purposes of archaeology, is defined in Utah Code § 9-8-302(17) and Utah Administrative Code R850-1-200(31), and for paleontological, is defined in Utah Code § 79-3-102(14) and Utah Administrative Code R850-1-200(20).

viii. "Specimen", for purposes of archaeology, is defined in Utah Code § 9-8-302(18) and Utah Administrative Code R850-1-200(33), and for paleontological, is defined in Utah Code § 79-3-102(15).

14. **Wildfire**. Grantee shall at all times take reasonable precautions to prevent wildfires from starting or spreading on the Easement Lands, and shall comply with all applicable laws, regulations and directives of any governmental agency having jurisdiction with respect to fire prevention and control. If Grantee or its employees, contractors or licensees cause a wildfire that necessitates suppression action, Grantee shall pay the costs of any necessary fire suppression activities incurred as a result of the wildfire, in accordance with Utah law.

15. **Hazardous Conditions**. Grantee may not permit and shall abate any hazardous condition on or associated with its use of the Easement Lands.

16. **Notice**. The parties shall send all communications and notices to the other in writing and addressed as follows:

Grantee: Tooele County
47 South Main Street
Tooele, Utah 84074

SITLA: State of Utah
School and Institutional Trust Lands Administration
102 South 200 East, Suite 600
Salt Lake City, Utah 84111

or at any such other address as a party may designate by written notice to the other party. The parties may deliver communications by hand delivery, United States mail, postage prepaid and certified or registered, or by commercial carrier.

17. **General Provisions**.

a. Indemnity. Grantee assumes liability for and shall indemnify and hold harmless SITLA, its officers, board of trustees, and employees for, from and against any and all liability and claims, including attorney's fees, of any nature imposed on, incurred by, or asserted against SITLA that in any way relates to or arises out of Grantee's activity or presence on the Easement Lands, unless such liability is caused by SITLA's sole negligence.

b. Grantee Liable for Actions of Representatives. Whenever this Easement Agreement imposes obligations or liabilities on Grantee, those liabilities and obligations apply to actions or inactions of Grantee's officers, directors, owners, agents, employees, sublessees, assignees, contractors, subcontractors, invitees, and concessionaires. Grantee hereby

assumes all liability arising from the actions or in actions of Grantee's officers, directors, owners, agents, employees, sublessees, assignees, contractors, subcontractors, invitees, and concessionaires on the Easement Lands or pursuant to this Easement Agreement.

c. Survival. The following provisions survive termination of this Easement Agreement: Sections 16 (*Notice*), 17.a (*Indemnity*), 17.b (*Grantee Liable for Actions of Representatives*), 17.d (*Attorney's Fee*), 17.f (*Governing Law; Venue*), and 17.g (*No Waiver of Sovereign Immunity*).

d. Attorney's Fees. If SITLA prevails in any legal action brought to enforce its rights under this Easement Agreement, Grantee shall reimburse SITLA's reasonable attorney's fees and court costs, as those fees and costs are determined by the court.

e. Severability. If a court of competent jurisdiction finds any provision of this Easement Agreement invalid, such determination will not affect the validity of any other provision of this Easement Agreement.

f. Governing Law; Venue. This Easement Agreement is governed by the laws of the State of Utah, without regard to its choice or conflicts of law principles. Grantee consents to the jurisdiction of the courts in the Third District Court for Salt Lake County, Utah, subject, however, to any legal requirement for prior exhaustion of administrative remedies.

g. No Waiver of Sovereign Immunity. This Easement Agreement does not constitute a waiver of sovereign immunity of SITLA.

h. Entire Agreement. This Easement Agreement sets forth all the promises, inducements, agreements, conditions, and understandings between the parties relative to the Easement, and there are no promises, agreements, conditions, or understandings, either oral or written, express or implied, between them other than as set forth in this Easement Agreement. The parties may only amend this Easement Agreement in a writing signed by both parties.

i. Binding Effect. The Easement and the terms of this Easement Agreement constitute a covenant running with the land and are binding on and inure to the benefit of the parties and their respective successors and permitted assigns.

j. Counterparts and Electronic Signatures. The parties may execute this Easement Agreement in counterparts, each of which when taken together will be deemed one and the same document. The parties may execute this Easement Agreement by exchange of electronic signatures and such electronic signatures are enforceable against the signing party. The parties agree that an electronic version of this Lease has the same legal effect and/or enforceability as a paper version as per Utah Code § 46-4-201.

[SIGNATURES ON NEXT PAGE]

SITLA and Grantee have executed this Easement Agreement as of the dates indicated next to the signatures.

STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

Chris Fausett

By: Chris Fausett

Its: Managing Director, Surface

Date: June 17, 2025

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17th day of June, 2025, by Chris Fausett, the Managing Director-Surface of the School and Institutional Trust Lands Administration.

Joni Matthews
Notary Public

Seal:

TONI MATTHEWS
Notary Public - State of Utah
My Commission Expires
August 13, 2028
COMMISSION NUMBER 738664

Template approved on March 6, 2020

TOOELE COUNTY

James A. Welch

By: James A. Welch

Its: County Manager

Date: June 4, 2025

STATE OF)
: §
COUNTY OF)

The foregoing instrument was acknowledged before me this 4th day of June, 2025, by James A. Welch, the County Manager of the County of Tooele

Seal:

NOTARY PUBLIC
MEGHAN VONHATTEN
740245
MY COMMISSION EXPIRES
NOVEMBER 18, 2028
STATE OF UTAH

Notary Public

Easement Agreement No. 2738

DESCRIPTIONOF EASEMENT LANDS

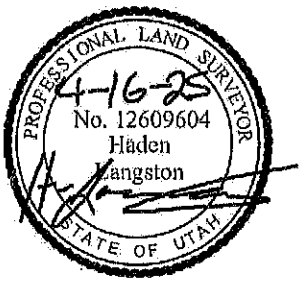
EXHIBIT A

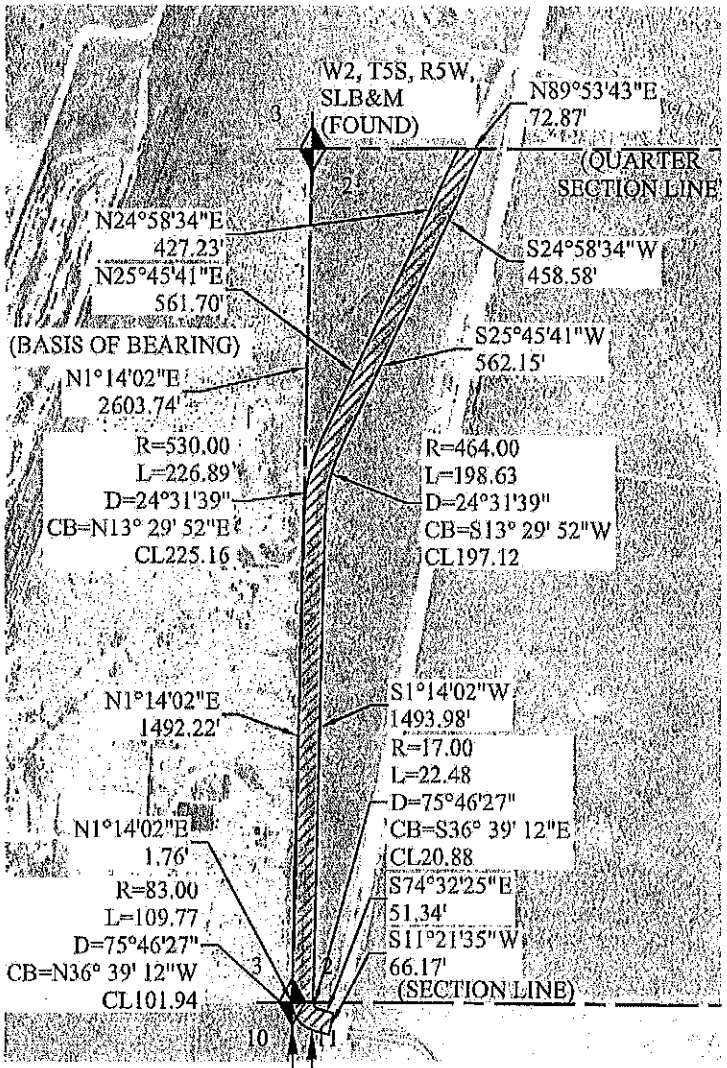
A 66-foot wide right-of-way, situate in the Southwest Quarter of Section 2, Township 5 South, Range 5 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

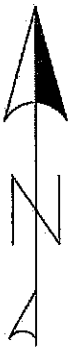
Beginning at the found monument representing the Southwest corner of Section 2, Township 5 South, Range 5 West, Salt Lake Base and Meridian (the basis of bearing being South 01°14'02" West 2603.74 feet which is the measured line between the found monuments representing the West Quarter and Southwest corner of Section 2, Township 5 South, Range 5 West, Salt Lake Base and Meridian) and running;

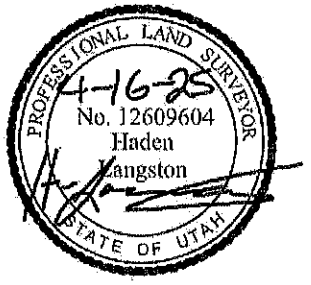
thence North 1°14'02" East 1492.22 feet along the section line;
thence Northeasterly 226.89 feet along the arc of a 530-foot radius tangent curve to the right (center bears South 88°45'58" East and the long chord bears North 13°29'52" East 225.16 feet through a central angle of 24°31'39");
thence North 25°45'41" East 561.70 feet;
thence North 24°58'34" East 427.23 East feet to a point on the Quarter Section line;
thence North 89°53'43" East 72.87 feet along the said Quarter Section line;
thence South 24°58'34" West 458.58 feet;
thence South 25°45'41" West 562.15 feet;
thence Southwesterly 198.63 feet along the arc of a 464.00-foot radius tangent curve to the left (center bears South 64°14'19" East and the long chord bears South 13°29'52" West 197.12 feet through a central angle of 24°31'39");
thence South 1°14'02" West 1493.98 feet to a point on the Section line;
thence Southeasterly 22.48 feet along the arc of a 17.00-foot radius tangent curve to the left (center bears South 88°45'58" East and the long chord bears South 36°39'12" East 20.88 feet through a central angle of 75°46'27");
thence South 74°32'25" East 51.34 feet;
thence South 11°21'35" West 66.17 feet;
thence North 74°32'25" West 56.07 feet;
thence Northwesterly 109.77 feet along the arc of a 83.00-foot radius tangent curve to the right (center bears North 15°27'35" East and the long chord bears North 36°39'12" West 101.94 feet through a central angle of 75°46'27");
thence North 1°14'02" East 1.76 feet, to the Point of Beginning.

Contains 186,873 square feet or 4.29 acres

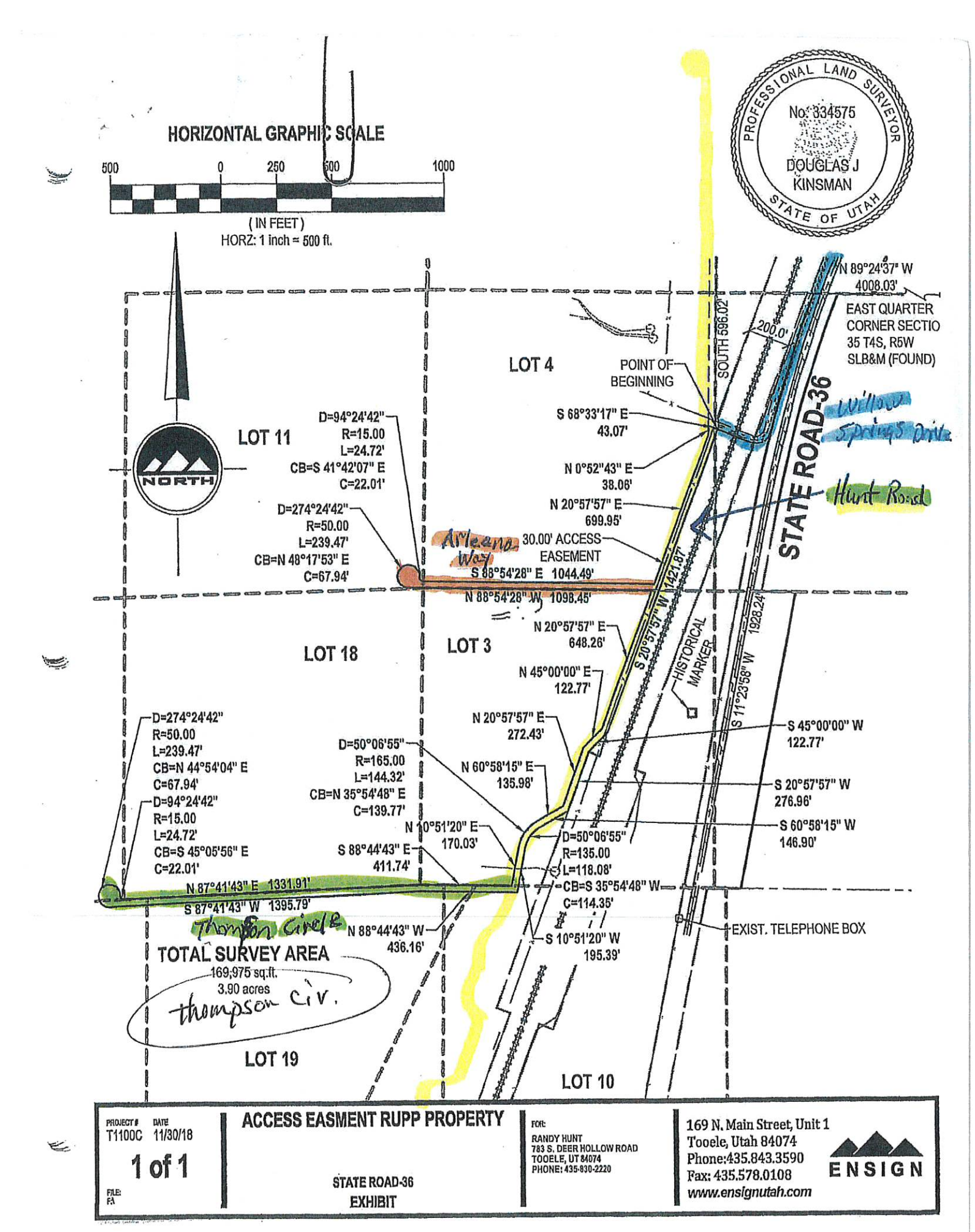








1 OF 1	RUSH LAKE RUINS ROAD RIGHT-OF-WAY	TOOELE COUNTY
	EXHIBIT "B" SCALE 1"=500'	



PROJECT # T1100C | DATE 11/30/18

1 of 1

FILE: FA

ACCESS EASMENT RUPP PROPERTY

STATE ROAD-36
EXHIBIT

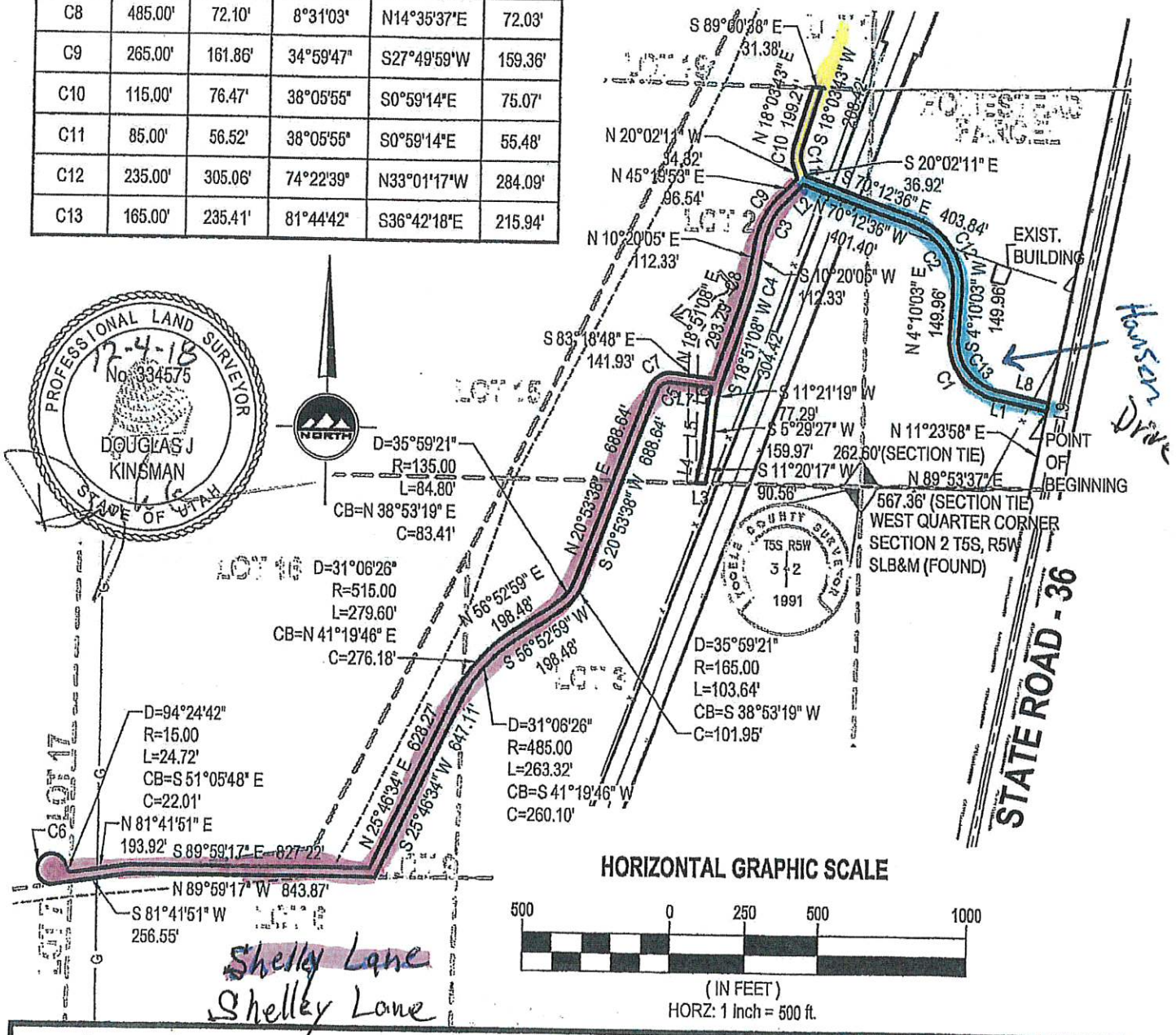
FOR:
RANDY HUNT
783 S. DEER HOLLOW ROAD
TOOELE, UT 84074
PHONE: 435-830-2220

169 N. Main Street, Unit 1
Tooele, Utah 84074
Phone:435.843.3590
Fax: 435.578.0108
www.ensignutah.com
ENSIGN

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	195.00'	278.21'	81°44'42"	S36°42'18"E	255.21'
C2	205.00'	266.12'	74°22'39"	N33°01'17"W	247.82'
C3	235.00'	143.54'	34°59'47"	S27°49'59"W	141.32'
C4	515.00'	76.56'	8°31'03"	N14°35'37"E	76.49'
C5	45.00'	59.53'	75°47'34"	S58°47'25"W	55.28'
C6	50.00'	239.47'	274°24'42"	S38°54'12"W	67.94'
C7	75.00'	99.21'	75°47'34"	S58°47'25"W	92.14'
C8	485.00'	72.10'	8°31'03"	N14°35'37"E	72.03'
C9	265.00'	161.86'	34°59'47"	S27°49'59"W	159.36'
C10	115.00'	76.47'	38°05'55"	S0°59'14"E	75.07'
C11	85.00'	56.52'	38°05'55"	S0°59'14"E	55.48'
C12	235.00'	305.06'	74°22'39"	N33°01'17"W	284.09'
C13	165.00'	235.41'	81°44'42"	S36°42'18"E	215.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°34'40"W	180.59'
L2	N45°19'53"E	96.71'
L3	S89°22'34"E	30.53'
L4	N11°20'17"E	94.71'
L5	N5°29'27"E	159.98'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N11°21'19"E	63.53'
L7	S83°18'48"E	137.77'
L8	S77°34'40"E	180.06'
L9	S11°23'58"W	30.00'



PROFESSIONAL LAND SURVEYOR
12-4-18
No. 334575
DOUGLAS J KINSMAN
STATE OF UTAH

HORIZONTAL GRAPHIC SCALE

500 0 250 500 1000

(IN FEET)
HORZ: 1 Inch = 500 ft.

PROJECT# T1100C
DATE 12/4/18
1 of 1
FILE:

ACCESS EASEMENT

STATE ROAD-36 SOUTH OF STOCKTON
EXHIBIT

FOR:
RANDY HUNT
783 S. DEER HOLLOW ROAD
TOOELE, UT 84074
PHONE: 435-830-2220

169 N. Main Street, Unit 1
Tooele, Utah 84074
Phone:435.843.3590
Fax: 435.578.0108
www.ensignutah.com
ENSIGN

E. Existing and proposed land uses, opens spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities.

LANDOWNERS	PARCEL IDs	Statement:
1. JACOB MCARTHUR JACOB JT, MATHEW MCARTHUR JT, DIANE MCARTHUR JT	06-056-0-0032	use: Ag structures: NONE
2. ALLAN PFAFF	06-056-0-0019	use: Ag structures: NONE
3. MIKE DOW	06-056-0-0027	use: Ag structures: Home 3000 sqft
4. SCOTT SWENSON	06-025-0-0010	use: Ag structures: NONE
5. BRYSON R GROW	06-025-0-0014	use: Ag structures: NONE
6. OARLOCK /WS RANCH LLC (JIM EDDLEMAN)	06-055-0-0010	use: Ag structures: 2 shops 7,725 sqft 9000 sqft
7. CDT TRUST 08/29/23, CHRIS THOMPSON TEE (CHRIS THOMPSON SENIOR)	25-001-0-0001	use: Ag structures: NONE
	06-025-0-0005	use: Ag structures: NONE
8. CHRIS W THOMPSON JT, NYKEL L THOMPSON JT		

E

E. Existing and proposed land uses, opens spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities.

(CHRIS THOMPSON JUNIOR)	06-025-0-0012	use: Ag structures: Home 2500sqft silo
	25-001-0-0002	use: Ag structures: NONE
9. WILLOW SPRINGS REAL ESTATE, LLC (RANDY HUNT)	06-056-0-0033	use: Ag structures: NONE
	06-056-0-0031	use: Ag structures: NONE
	06-056-0-0024	use: Ag structures: NONE
	06-056-0-0022	use: Ag structures: NONE
	06-056-0-0018	use: Ag structures: NONE
	06-056-0-0017	use: Ag structures: NONE
	06-056-0-0016	use: Ag structures: NONE

E. Existing and proposed land uses, opens spaces, impervious surfaces including streets, parking areas, structures, and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities.

	06-056-0-0003	Use: Ag Structures: None
	06-025-0-0015	Use: Ag Structures: None
	06-025-0-0013	Use: Ag Structures: None
	06-024-0-0006	Use: Ag Structures: None
10. SUPERIOR SAND & GRAVEL, LLC (RANDY HUNT)	06-056-0-0021	Use: Ag Structures: None
	06-055-0-0009	Use: Ag structures: Shop 2,500 sqft

F. Existing and proposed utilities and infrastructure.

LANDOWNERS	PARCEL IDs	Statement:
1. JACOB MCARTHUR JACOB JT, MATHEW MCARTHUR JT, DIANE MCARTHUR JT	06-056-0-0032	Existing: None proposed: Power
2. ALLAN PFAFF	06-056-0-0019	Existing: Power
3. MIKE DOW	06-056-0-0027	Existing: Power
4. SCOTT SWENSON	06-025-0-0010	Existing: None proposed: Power
5. BRYSON R GROW	06-025-0-0014	Existing: None proposed: Power
6. OARLOCK /WS RANCH LLC (JIM EDDLEMAN)	06-055-0-0010	Existing: Power
7. CDT TRUST 08/29/23, CHRIS THOMPSON TEE (CHRIS THOMPSON SENIOR)	25-001-0-0001	Existing: Power
	06-025-0-0005	Existing: Power
8. CHRIS W THOMPSON JT, NYKEL L THOMPSON JT (CHRIS THOMPSON JUNIOR)	06-025-0-0012	Existing: Power

F

F. Existing and proposed utilities and infrastructure.

	25-001-0-0002	Existing: Power
9. WILLOW SPRINGS REAL ESTATE, LLC (RANDY HUNT)	06-056-0-0033	Existing: NONE Proposed: NONE
	06-056-0-0031	Existing: NONE Proposed: NONE
	06-056-0-0024	Existing: NONE proposed: NONE
	06-056-0-0022	Existing: Power
	06-056-0-0018	Existing: NONE Proposed: NONE
	06-056-0-0017	Existing: NONE proposed: NONE
	06-056-0-0016	Existing: NONE proposed: NONE
	06-056-0-0003	Existing: NONE Proposed: NONE

F. Existing and proposed utilities and infrastructure.

	06-025-0-0015	Existing: NONE proposed: NONE
	06-025-0-0013	Existing: Power
	06-024-0-0006	Existing: NONE proposed: NONE
10. SUPERIOR SAND & GRAVEL, LLC (RANDY HUNT)	06-056-0-0021	Existing: NONE proposed: NONE
	06-055-0-0009	Existing: Power

TOOELE COUNTY
ORDINANCE 2025-13

AN ORDINANCE AMENDING THE LAND USE SOUTH SECTION MAP OF THE TOOELE COUNTY GENERAL PLAN

WHEREAS, on May 3, 2022, the Tooele County Council repealed and replaced the Tooele County General Plan with the Tooele County General Plan Update (2022); and

WHEREAS, Jake McArthur, along with other property owners in the Rush Lake area, requested a General Plan amendment to the Land Use South Map to change 23 parcels designated as open space to be reclassified as agriculture; and

WHEREAS, the Planning Commission conducted a public hearing and discussed amending the Tooele County General Plan Update (2022); and

WHEREAS, the Planning Commission voted unanimously in favor of the amendment to the Tooele County General Plan Update (2022);

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF TOOELE COUNTY ORDAINS AS FOLLOWS:

SECTION I – GENERAL PLAN AMENDED. The Tooele County General Plan Update (2022) is hereby amended by updating the "Land Use South Map" on Page 19 to designate the following parcels as agriculture:

06-025-0-0010, 06-025-0-0013, 06-025-0-0015, 06-025-0-0005, 06-025-0-0014, 06-025-0-0012, 06-056-0-0022, 06-055-0-0010, 06-056-0-0016, 06-056-0-0024, 06-056-0-0021, 06-055-0-0009, 25-001-0-0001, 06-056-0-0033, 06-056-0-0032, 06-056-0-0031, 06-056-0-0027, 25-001-0-0002, 06-056-0-0035, 06-056-0-0003, 06-056-0-0017, 06-024-0-0006, 06-056-0-0019

SECTION II – REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III – EFFECTIVE DATE. This ordinance shall become effective fifteen (15) days after its passage, provided it has been published, or at such publication date if more than fifteen (15) days after passage.

IN WITNESS WHEREOF the Tooele County Council, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 2nd day of September, 2025.

ATTEST:

TRACY D. SHAW, County Clerk

COUNTY OF TOOELE COUNTY CLERK STATE OF UTAH

TOOELE COUNTY COUNCIL:

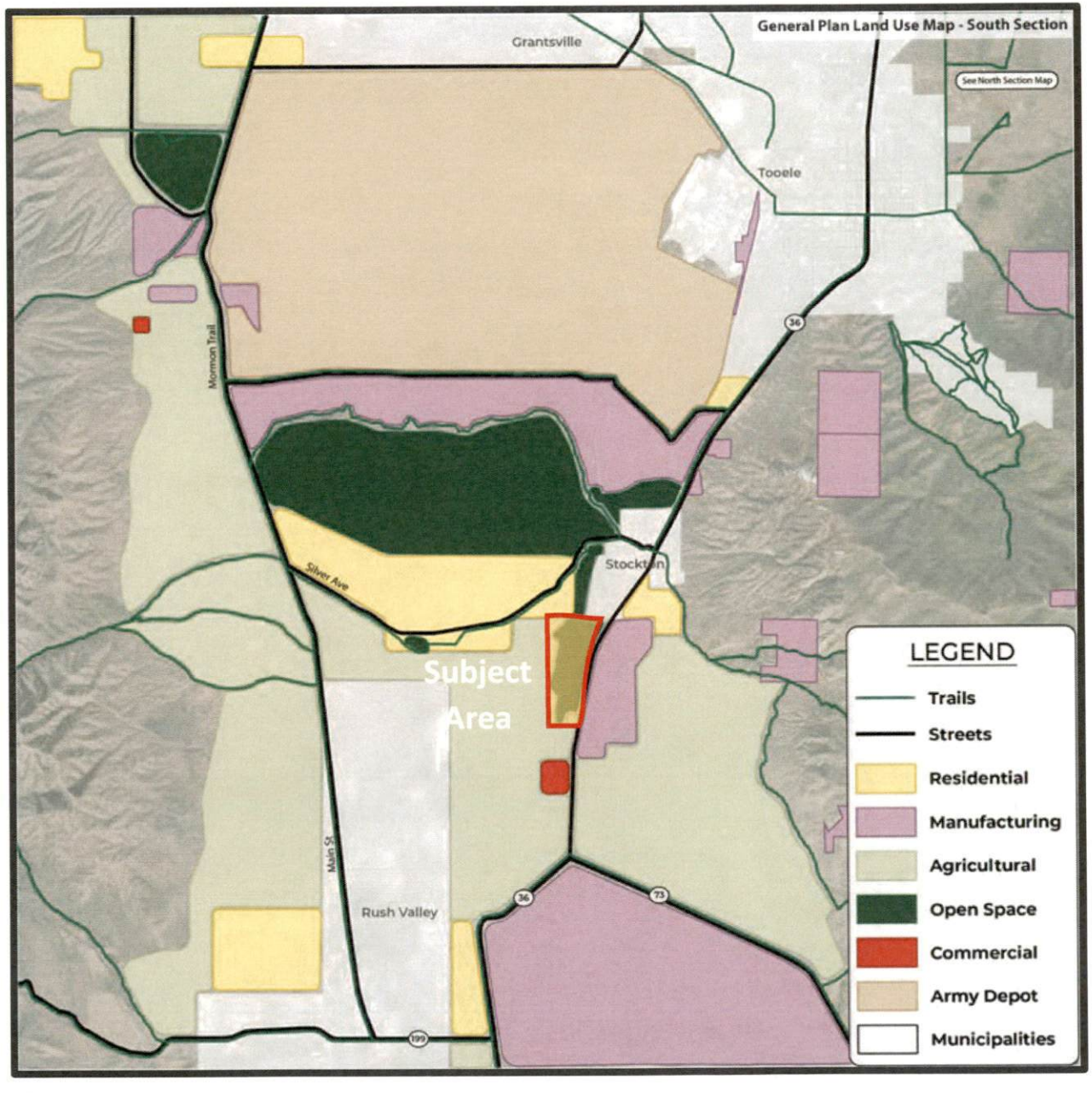
JARED S. HAMNER, Chair

Council Member Hamner voted aye
Council Member Hoffmann voted aye
Council Member Stromberg voted aye
Council Member Thomas voted aye
Council Member Wardle voted aye

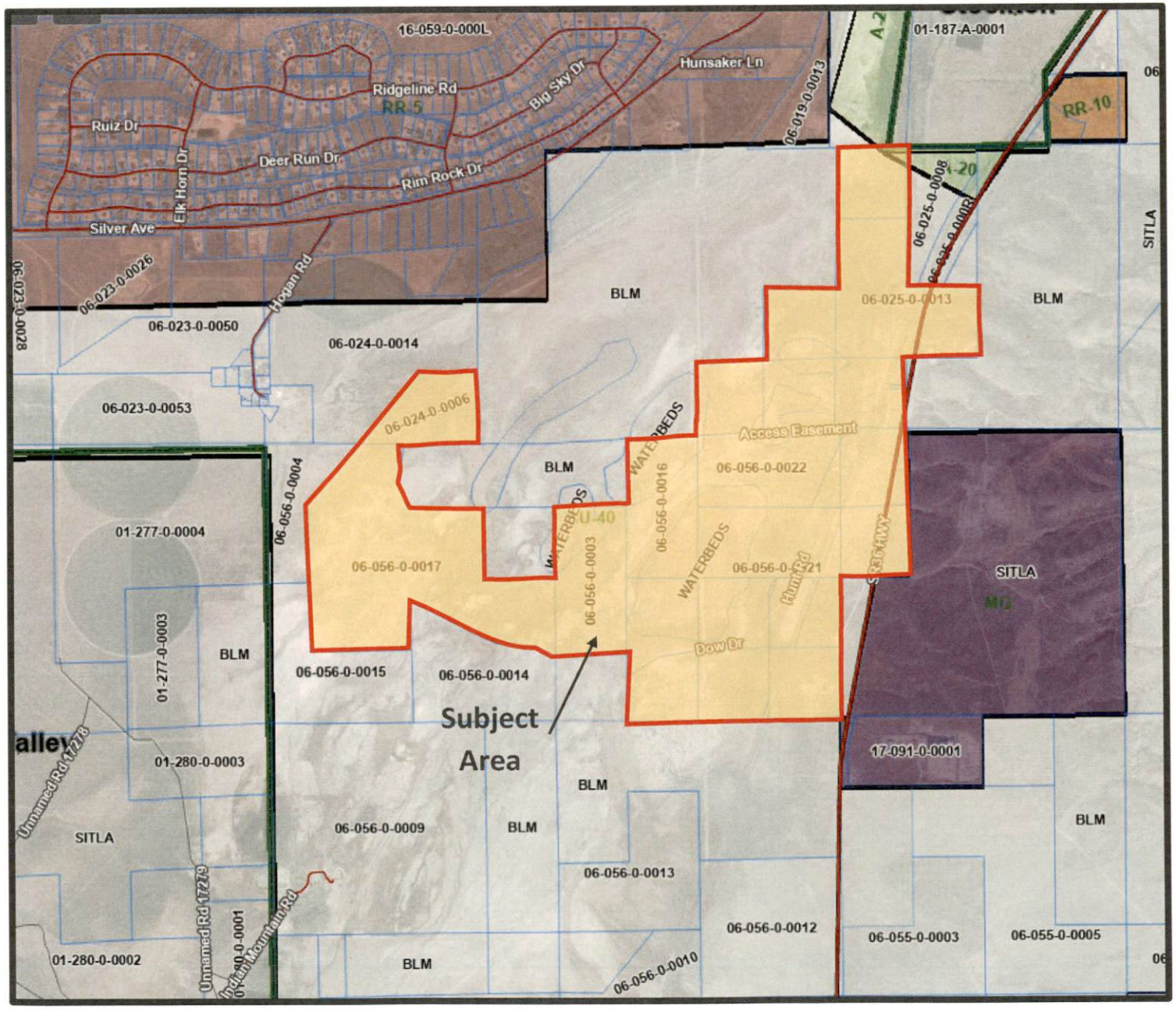
APPROVED AS TO FORM:

NATHAN HARRIS
Deputy Tooele County Attorney

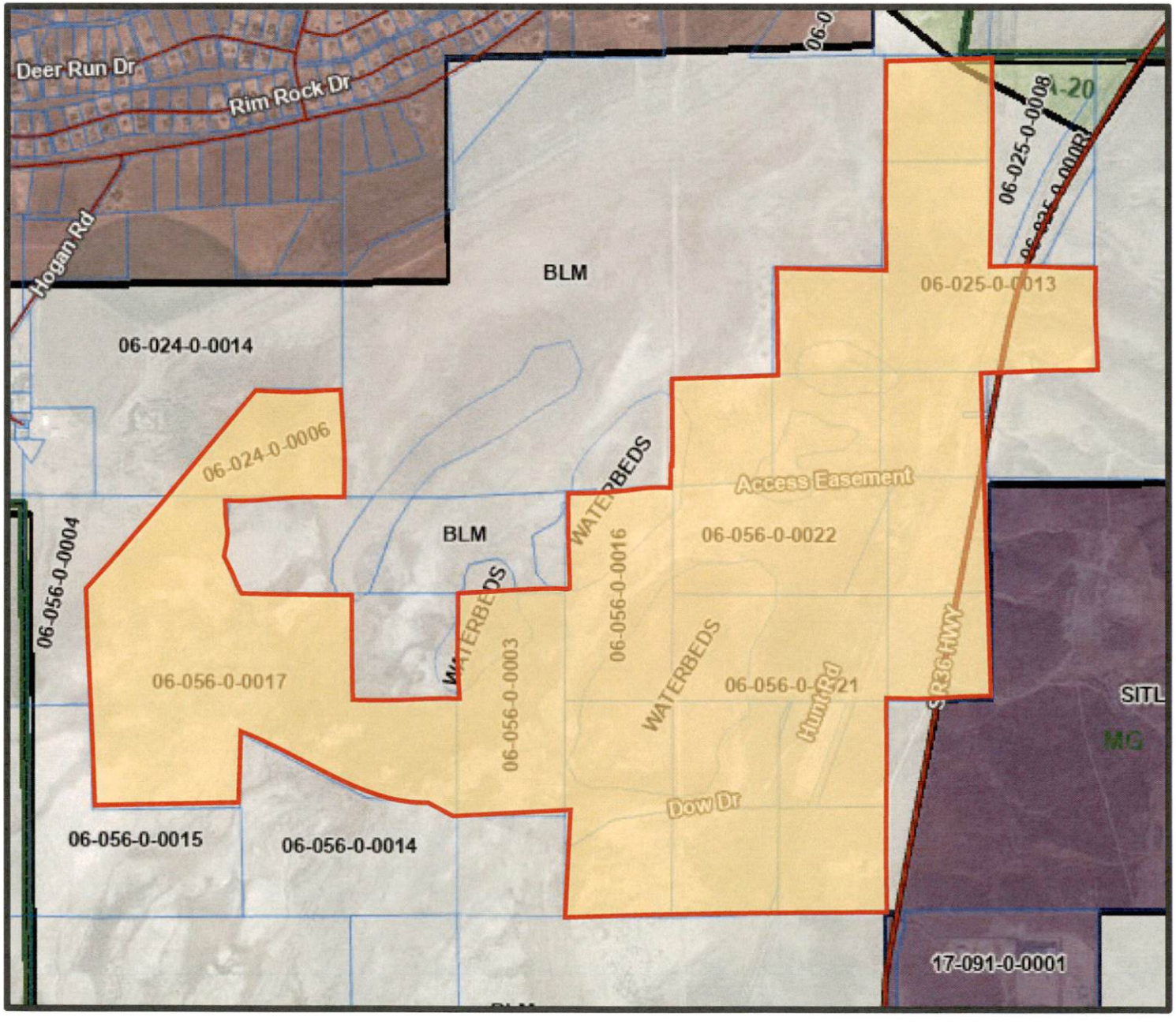
General Plan Amendment of Land Use South Section Map from Open Space to Agriculture.



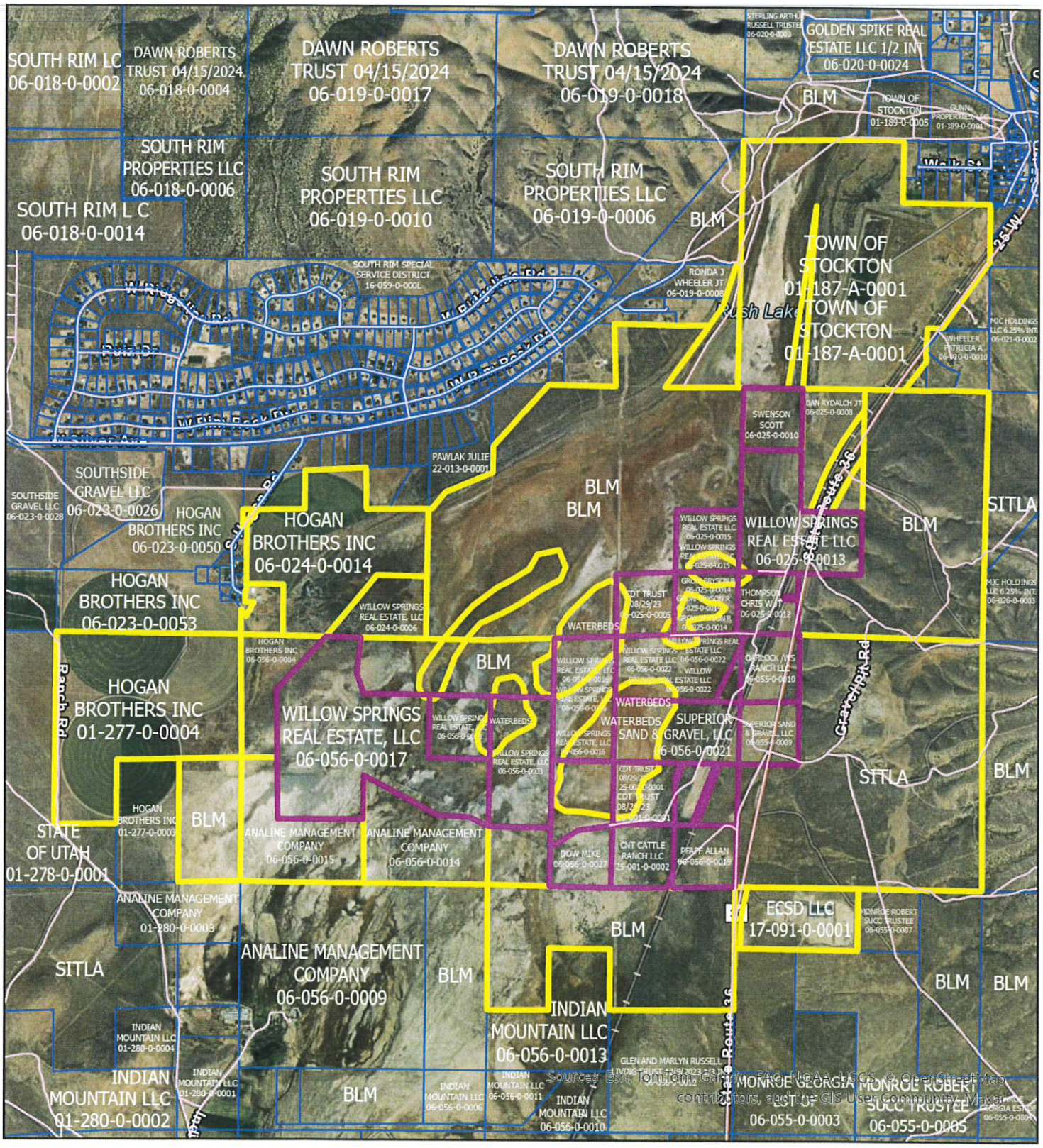
Aerial map of requested Open Space to Agriculture.



Close up Aerial map of requested Open Space to Agriculture.



Parcel #06-025-0-0010 – 38.49 Acres (Scott Swenson)
Parcel #06-025-0-0013 – 137.6 Acres (Willow Springs Real Estate, LLC)
Parcel #06-025-0-0015 – 37.21 Acres (Willow Springs Real Estate, LLC)
Parcel #06-025-0-0005 – 39 Acres (CDT Trust)
Parcel #06-025-0-0014 – 40.27 Acres (Bryson Grow)0
Parcel #06-025-0-0012 – 39.53 Acres (Chris W Thompson)
Parcel #06-056-0-0022 – 102.77 Acres (Willow Springs Real Estate, LLC)
Parcel #06-055-0-0010 – Oarlock/WS Ranch, LLC 29.55 acres
Parcel #06-056-0-0016 – 80.20 Acre (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0024 – 7.15 Acres (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0021 – 77.47 Acres (Superior Sand & Gravel, LLC)
Parcel #06-055-0-0009 – 39.10 Acres (Superior Sand & Gravel, LLC)
Parcel #25-001-0-0001 – 40.43 Acres (CDT Trust)
Parcel #06-056-0-0033 – 17.41 Acres (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0032 – 18.61 Acres (Jacob McArthur)
Parcel #06-056-0-0031 – 46.62 Acres (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0027 – 33.16 Acres (Mike Dow)
Parcel #25-001-0-0002 – 40 Acres (CNT Cattle Ranch, LLC)
Parcel #06-056-0-0035 – 0.50 Acres (CNT Cattle Ranch, LLC)
Parcel #06-056-0-0003 – 86.83 Acres (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0017 – 252.92 Acres (Willow Springs Real Estate, LLC)
Parcel #06-024-0-0006 – 48.66 Acres (Willow Springs Real Estate, LLC)
Parcel #06-056-0-0019 – 36.35 Acres (ECSD, LLC)



RADIUS REPORT

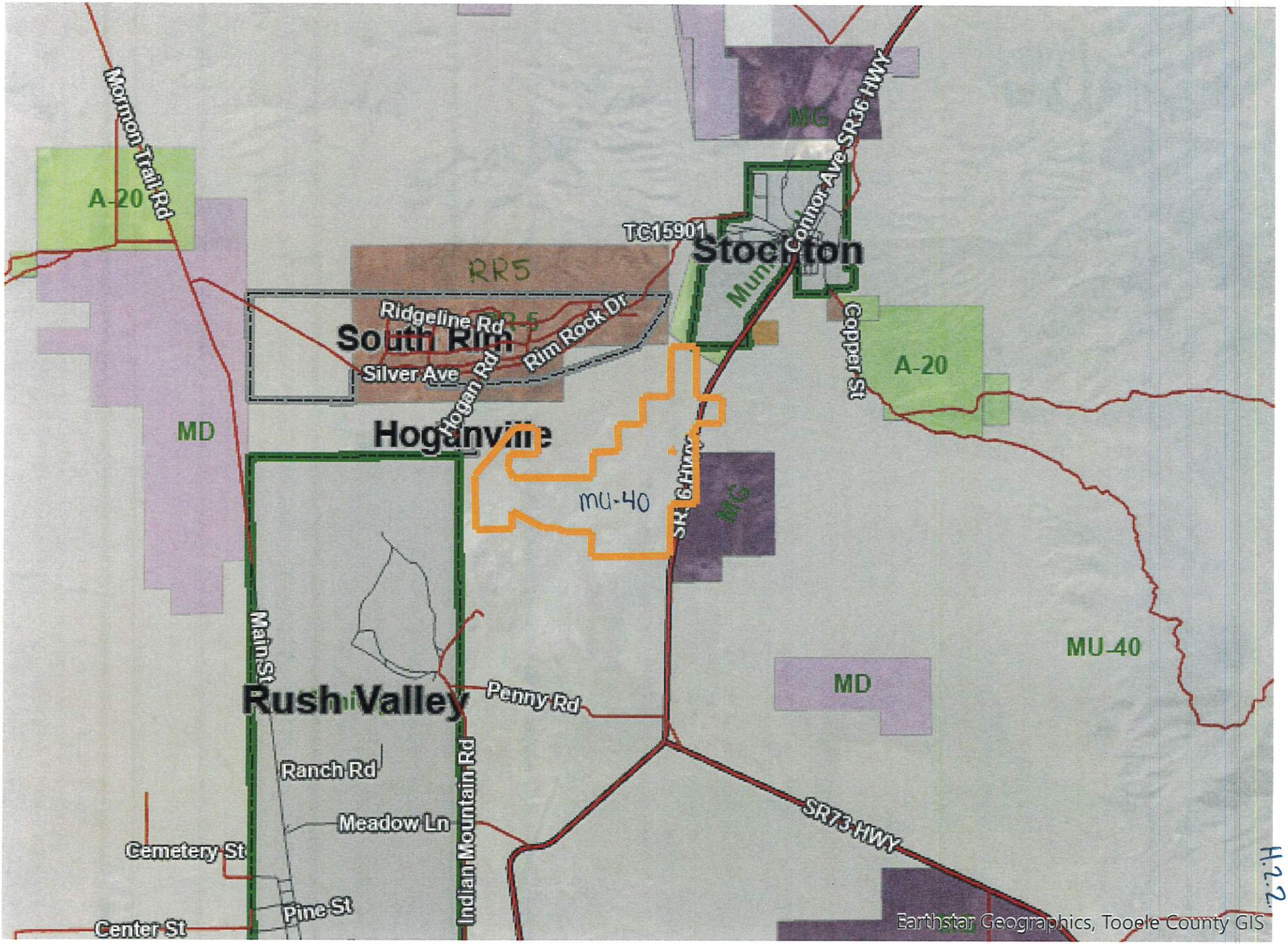
CHRIS THOMPSON
06-056-0-0032, 06-055-0-0009
06-056-0-0021, 06-056-0-0033
06-056-0-0031, 06-056-0-0003
...

N
W E
S

GIS Map Disclaimer: TOOELE COUNTY

This is not an official map but for reference use only. The data was compiled from the best sources available, but various errors from the sources may be inherent on the map. All boundaries and features therein should be treated as such. For boundary information, the pertinent County Departments or Municipalities should be contacted. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should by no means be used as such. This map is not intended for all uses. Tooele County is not responsible or liable for any derivative or misuse of this map.

0 900 1,800 3,600 US Feet


Mormon Trail Rd
A-20
MD
RR5
Ridgeline Rd
South Rim
Silver Ave
Rim Rock Dr
Hogan Rd
Hoganville
TC15901
Stockton
MG
O'Connor Ave-SR36 HWY
Copper St
A-20
MU-40
MG
MD
MU-40
Main St
Rush Valley
Penny Rd
Ranch Rd
Meadow Ln
Cemetery St
Pine St
Center St
Indian Mountain Rd
SR73 HWY
Earthstar Geographics, Tooele County GIS

H.2.2

HUNSAKER MICHAEL URRY TEE
PO BOX 158
STOCKTON, UT 84071

DAN RYDALCH JT
PO BOX 162
STOCKTON, UT 84071

HOGAN BROTHERS INC
P O BOX 41
STOCKTON, UT 84071

GROW BRYSON R
5171 W 2751 N
PLAIN CITY, UT 84404

SWENSON SCOTT
PO BOX 1246
TOOELE, UT 84074

HOGAN BROTHERS INC
PO BOX 41
1519 S HOGAN RD
STOCKTON, UT 84071

OARLOCK /WS RANCH LLC
783 S DEER HOLLOW RD
TOOELE, UT 84074

CNT CATTLE RANCH LLC
P.O. BOX 499
STOCKTON, UT 84071

WILLOW SPRINGS REAL EST, LLC
783 S DEER HOLLOW
TOOELE, UT 84074

WILLOW SPRINGS REAL EST LLC
783 DEER HOLLOW RD
TOOELE, UT 84074

PFAFF ALLAN
P.O. BOX 449
STOCKTON, UT 84071

LARRY A RUPP SUCC TRUSTEE
7905 W 9600 N
TREMONTON, UT 84337

SUPERIOR SAND & GRAVEL, LLC
783 DEER HOLLOW ROAD
TOOELE, UT 84074

DOW MIKE
PO Box 37
TOOELE, UT 84074

ANALINE MANAGEMENT CO
5145 S 2100 E
HOLLADAY, UT 84117

CDT TRUST 08/29/23
9 SHELLEY LANE # 116
STOCKTON, UT 84071

CDT TRUST 08/29/23
#9 SHELLEY LANE #116
STOCKTON, UT 84071

TOWN OF STOCKTON
P O BOX 240
STOCKTON, UT 84071

UTAH DEPARTMENT OF TRANSP
4501 S 2700 W
SALT LAKE CITY, UT 84119

THOMPSON CHRIS W JT
PO BOX 499
STOCKTON, UT 84071

TOOELE COUNTY
47 S MAIN
TOOELE, UT 84074

MCARTHUR JACOB JT
4556 N HIGHWAY 36
ERDA, UT 84074

ECSD LLC
6644 E THOMAS RD SUITE 203
MESA, AZ 85215

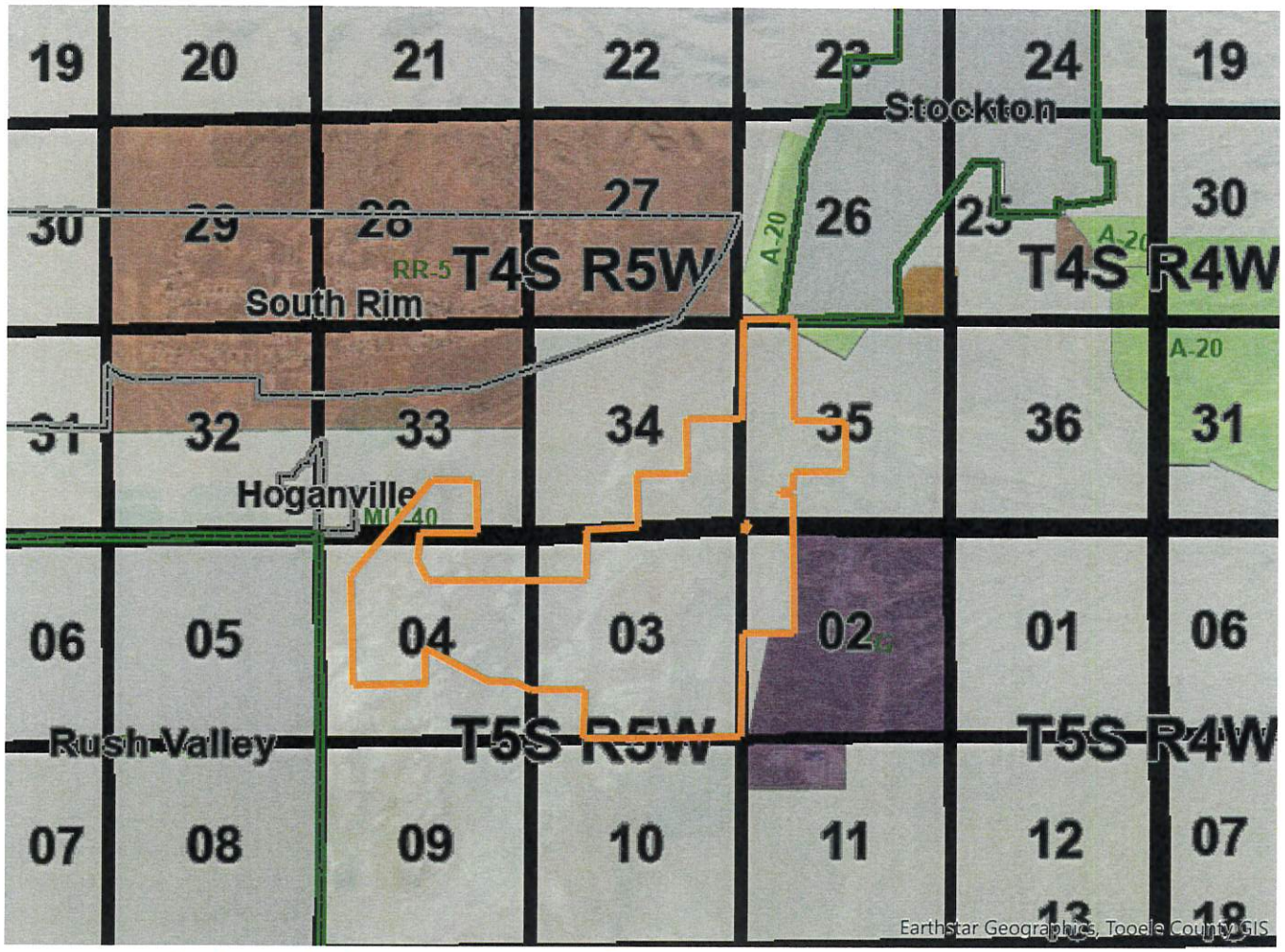
CNT CATTLE RANCH, LLC
PO BOX 499
STOCKTON, UT 84071

H

Located in Sections 33, 34 and 35 of Township 4 South Range 5 West

AND

Sections 02, 03 and 04 Township 5 South Range 5 West



Estimated total acreage of 1329.33

LANDOWNERS, ALONG WITH THEIR PARCEL LOCATION NUMBERS ASSOCIATED WITH THIS GENERAL PLAN AMENDMENT REQUEST ARE AS FOLLOWS:

1. MATT, DIANE AND JAKE MCARTHUR (18.61 acres)
PARCEL #06-056-0-0032

2. RANDY HUNT (925.28 acres)
PARCELS #06-055-0-0009 (37.10 acres), 06-056-0-0021 (77.47 acres), 06-056-0-0033 (17.41 acres), 06-056-0-0031 (46.62 acres), 06-056-0-0003 (96.03 acres), 06-056-0-0017 (252.92 acres), 06-056-0-0018 (40 acres), 06-056-0-0016 (80.20 acres), 06-056-0-0022 (102.77 acres), 06-056-0-0024 (7.15 acres), 06-025-0-0013 (137.60 acres), 06-025-0-0015 (37.21 acres), 06-024-0-0006 (49.600 acres)

3. ALAN PHAFF (36.35 acres)
PARCEL #06-056-0-0019

4. CHRIS THOMPSON SENIOR (79.43 acres)
PARCEL #25-001-0-0001 (40.43 acres), 06-025-0-0005 (39 acres)

5. CHRIS THOMPSON JUNIOR (79.53 acres)
PARCEL #06-025-0-0012 (39.53 acres), 25-001-0-0002 (40 acres)

6. MIKE DOW (33.14 acres)
PARCEL #06-056-0-0027

7. SCOTTY SWENSON (38.49 acres)
PARCEL #06-025-0-0010

8. BRYSON GROW (40.27 acres)
PARCEL #06-025-0-0014

9. JIM EDDLEMAN (29.55 acres)
PARCEL #06-055-0-0010

K. Approximate location and square footage of non-residential buildings.

LANDOWNERS	PARCEL IDs	Statement:
1. JACOB MCARTHUR JACOB JT, MATHEW MCARTHUR JT, DIANE MCARTHUR JT	06-056-0-0032	NA
2. ALLAN PFAFF	06-056-0-0019	NA
3. MIKE DOW	06-056-0-0027	NA
4. SCOTT SWENSON	06-025-0-0010	NA
5. BRYSON R GROW	06-025-0-0014	NA
6. OARLOCK /WS RANCH LLC (JIM EDDLEMAN)	06-055-0-0010	7,725 sqft 9,000 sqft
7. CDT TRUST 08/29/23, CHRIS THOMPSON TEE (CHRIS THOMPSON SENIOR)	25-001-0-0001	NA
	06-025-0-0005	NA
8. CHRIS W THOMPSON JT, NYKEL L THOMPSON JT (CHRIS THOMPSON JUNIOR)	06-025-0-0012	NA

K

K. Approximate location and square footage of non-residential buildings.

	25-001-0-0002	2500 sq ft
9. WILLOW SPRINGS REAL ESTATE, LLC (RANDY HUNT)	06-056-0-0033	NA
	06-056-0-0031	NA
	06-056-0-0024	NA
	06-056-0-0022	NA
	06-056-0-0018	NA
	06-056-0-0017	NA
	06-056-0-0016	NA
	06-056-0-0003	NA

K. Approximate location and square footage of non-residential buildings.

	06-025-0-0015	NA
	06-025-0-0013	NA
	06-024-0-0006	NA
10. SUPERIOR SAND & GRAVEL, LLC (RANDY HUNT)	06-056-0-0021	NA
	06-055-0-0009	2500 sq ft

M

January 16, 2026

Tuff Excavation, Inc.
Attn: Mr. CW Thompson
P.O. Box 499
Stickton, Utah 84071

RE: Geologic Site Reconnaissance
Approximately 1600 Acre Site
Off State Route 36 and Meander Lane
Stockton, Utah
CMT Project No. 104154

Mr. Thompson,

At your request A CMT Professional Geologic performed a reconnaissance of the subject parcels (see attached zoning exhibit, Figure 1). The purpose of the reconnaissance was to assess "If the site has unusual or unique natural features..." so that such features can be addressed should development of some or all the site occurs in the future.

m

General Geology

The subject site is in the northern edge of Rush Valley in north-central Utah and sits at an elevation of approximately 4,970 feet above sea level. The Rush Valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province. The valley was formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The valley is bordered by the Oquirrh mountains to the east and the Stansbury/Onaqui–Sheeprock Mountains to the west and south. The valley lies directly south of Toole Valley, separated by the Stockton Bar, a unique lacustrine feature created during the time-period of Lake Bonneville.

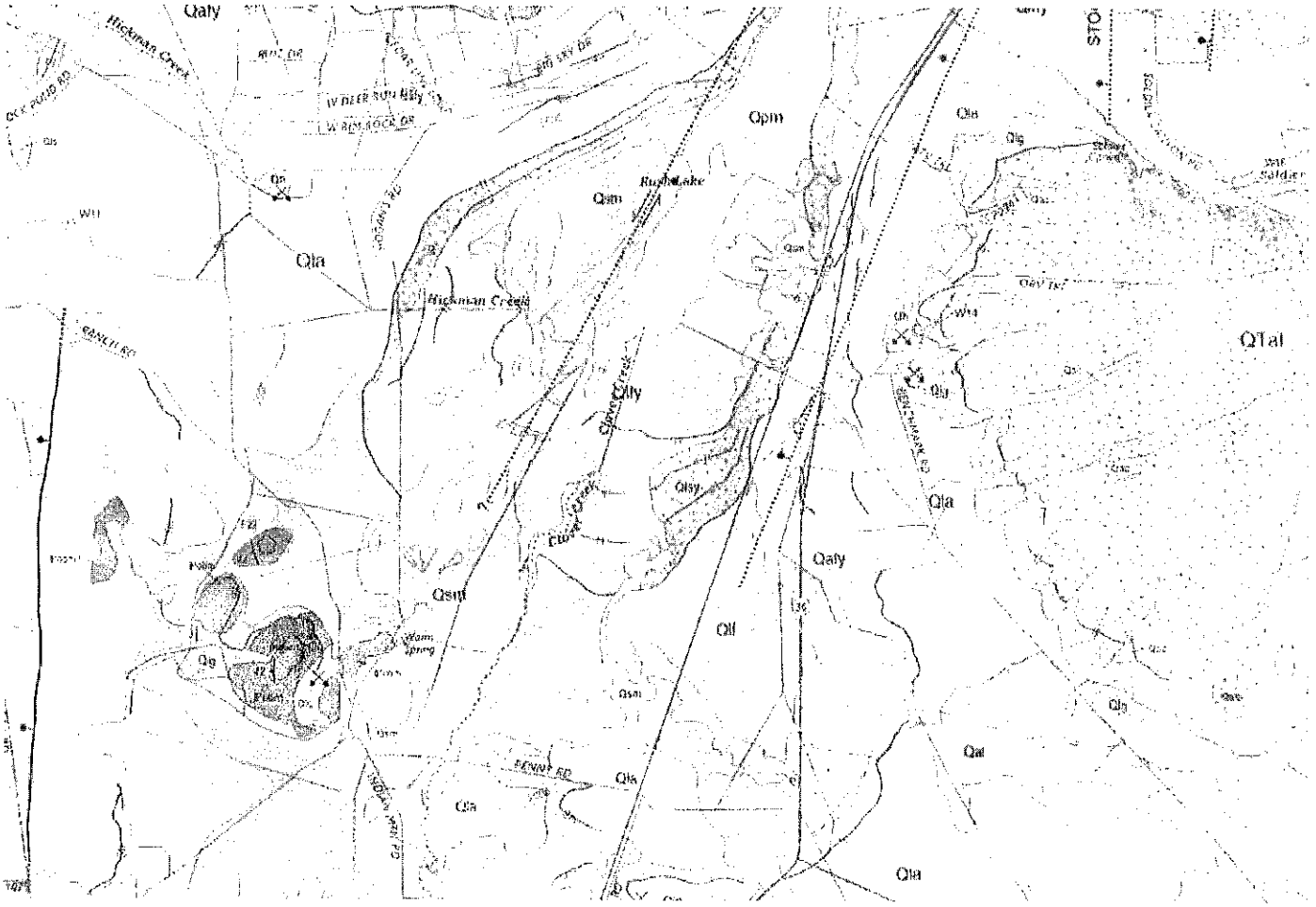
Much of northwestern Utah, including the Rush and Salt Lake Valleys, were previously covered by the Pleistocene age Lake Bonneville. The Great Salt Lake and Utah Lake located to the north are remnants of this ancient freshwater lake. Lake Bonneville reached a high-stand elevation of approximately 5,160 to 5,200 feet above sea level at between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped by almost 300 feet relatively fast as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current level of the Great Salt Lake.

Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within the Rush Valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville and in older pre-Bonneville lakes that previously occupied the basin. The Stockton Bar isolated the lake in Rush Valley from the main body of Lake Bonneville during the regression from the Bonneville highstand. There are two independent shorelines in Rush Valley that are associated with the isolated lake and are not connected with the widespread Bonneville shorelines present across much of northern Utah.

The geology of the Rush Valley 30' x 60' Quadrangle, which includes the location of the subject site, has been mapped by Clark and others[1]. The surficial geology at the site and adjacent properties is mapped as "Younger Lacustrine sand deposits" (map Unit Qlsy) dated to be Holocene, and "Older fan alluvium, pre-Lake Bonneville" (map unit Qlfy) dated uncertainly to be upper to middle Pleistocene.

Unit Qlsy is described in the referenced map as "Sand with minor gravel adjacent to Rush Lake playa; deposited by fluctuations of Holocene Rush Lake; thickness probably 15 feet (5 m) or less."

Unit Qlfy is described in the referenced map as "Clay, silt, and small amounts of sand adjacent to Rush Lake playa; deposited by fluctuations of Holocene Rush Lake; thickness probably 15 feet (5 m) or less." No fill has been mapped at the location of the site on the geologic map. Refer to the geologic map shown on the following page.



GEOLOGIC MAP

[1]Clark, D.L., Kirby, S.M., Oviatt, C.G., 2023, Geologic Map of the Rush Valley 30' X 60' Quadrangle, Tooele, Utah, and Salt Lake Counties, Utah. M-294DM. Utah Geological Survey. 1:62,000 scale.

A cursory review of the referenced geologic map shows no active (Holocene-age) surface fault traces crossing, adjacent to, or projecting toward the subject site. The nearest mapped active fault is the Saint John Station fault zone approximately 1.7 miles to the south.

No landslide deposits or features, including break away scarps or other features associated with lateral spreading, are mapped on or adjacent to the site. The site is classified as "Zone D" flood hazard area by FEMA[2]. Zone D is defined as "Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted." The site is not located within a known or mapped potential debris flow or rock fall hazard

Observations

The site is predominately composed of farm fields and range land. Vegetation consists of grasses, weeds, and shrubs. A few scattered residences and some outbuildings are also present.

Based upon our site reconnaissance, three features on the site were identified that would require consideration should those particular areas of the site be developed (see attached Figure 2). In the northeast portion of the site we observed a natural drainage that appears to drain to Rush Lake (dry at the time of our reconnaissance). A photo of the drainage area is shown on Figure 3. In the east central portion of the site and the southeast portion of the site we observed two springs. Photos of the springs are shown on Figure 4.

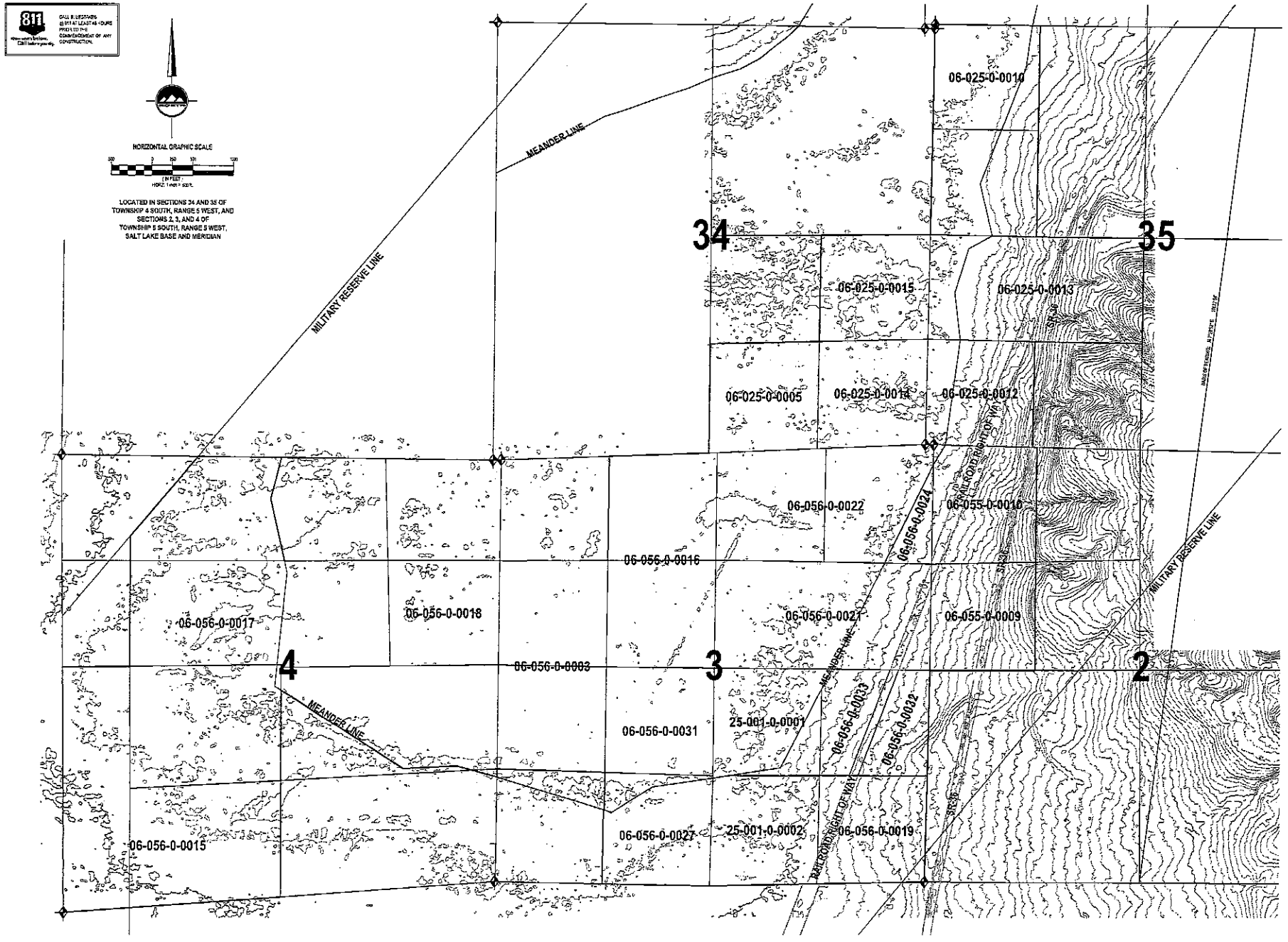
A fenced memorial was also observed on the site which we understand can easily be moved if needed.

If you have any questions, please call.

Sincerely,
CMT Technical Services

Jeffrey J. Egbert, P.E., LEED A.P., M. ASCE
Senior Geotechnical Engineer

[2]https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j5a20bdcd9f4b417ebf3cd4bcea2de29c/scratch/FIRMETTE_c0cf9880-2155-4ee8-b958-3551710b96f7.pdf



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3990 N Toelby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

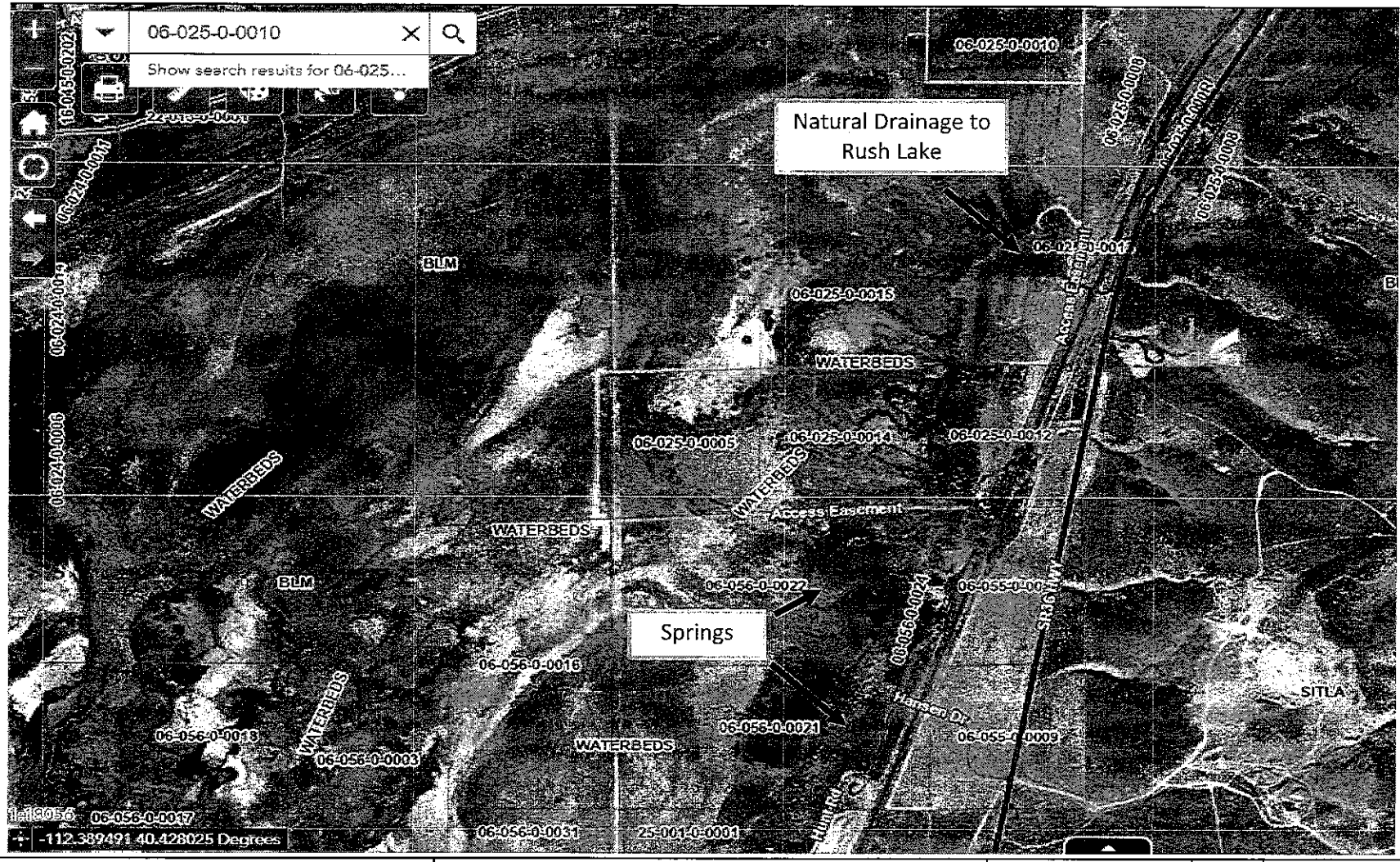
WWW.ENSIGNENG.COM

CW THOMPSON ZONING EXHIBIT

3651 N 2562 E
STOCKTON, UT 84071

ZONING EXHIBIT

Figure 1



CMT TECHNICAL SERVICES	Stockton 1600 Acre Site SR-36 and Meander Ln., Stockton, UT	"Unique" Features	Date: 14-Jan-2026 CMT No.: 104154	Figure: 2

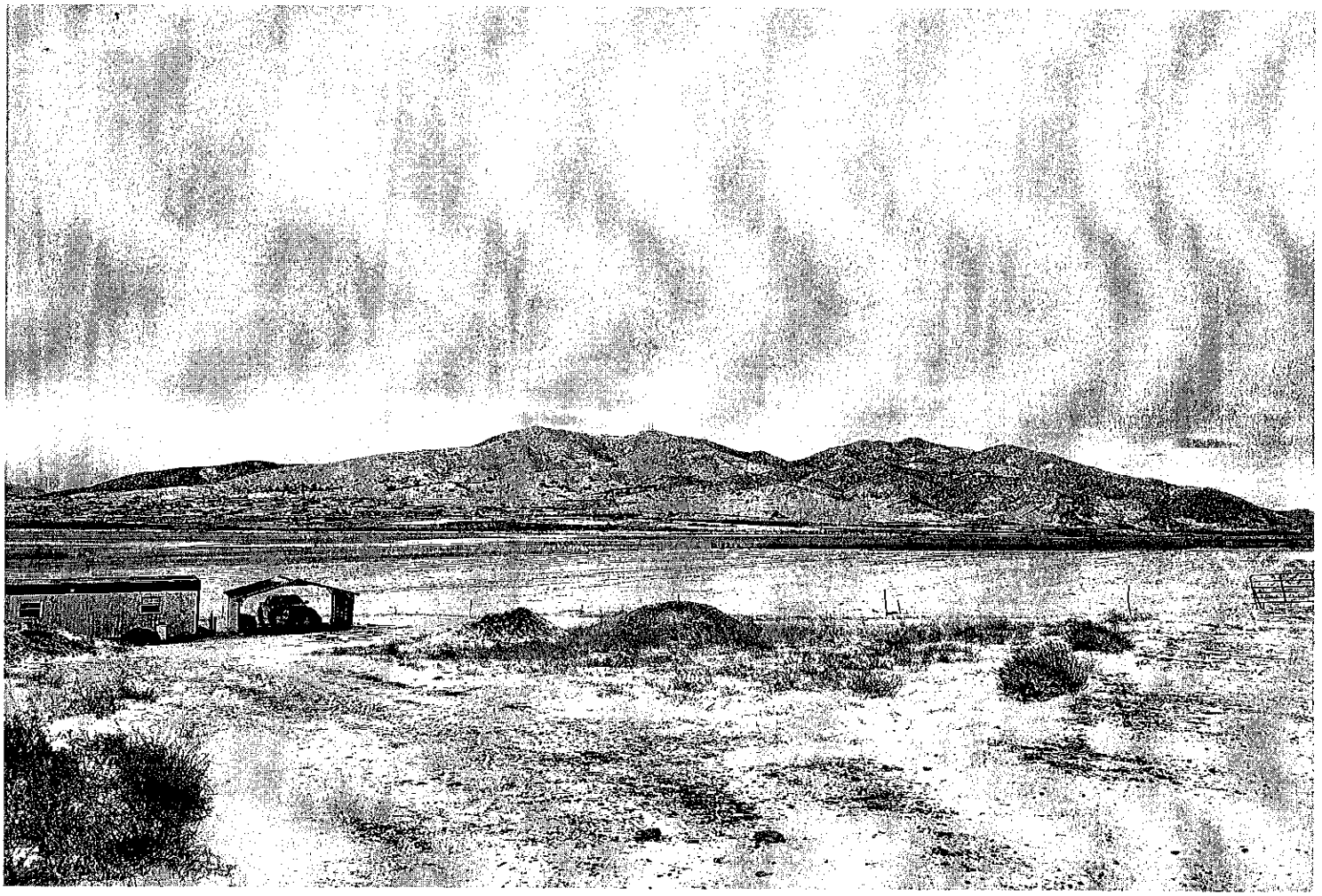


Photo of drainage in northeast portion of the site

Stockton 1600 Acre Site SR-36 and Meander Ln., Stockton, UT	CMT TECHNICAL SERVICES		Figure: 3
	Northeast Drainage	Date: 14-Jan-26 Job # 104154	

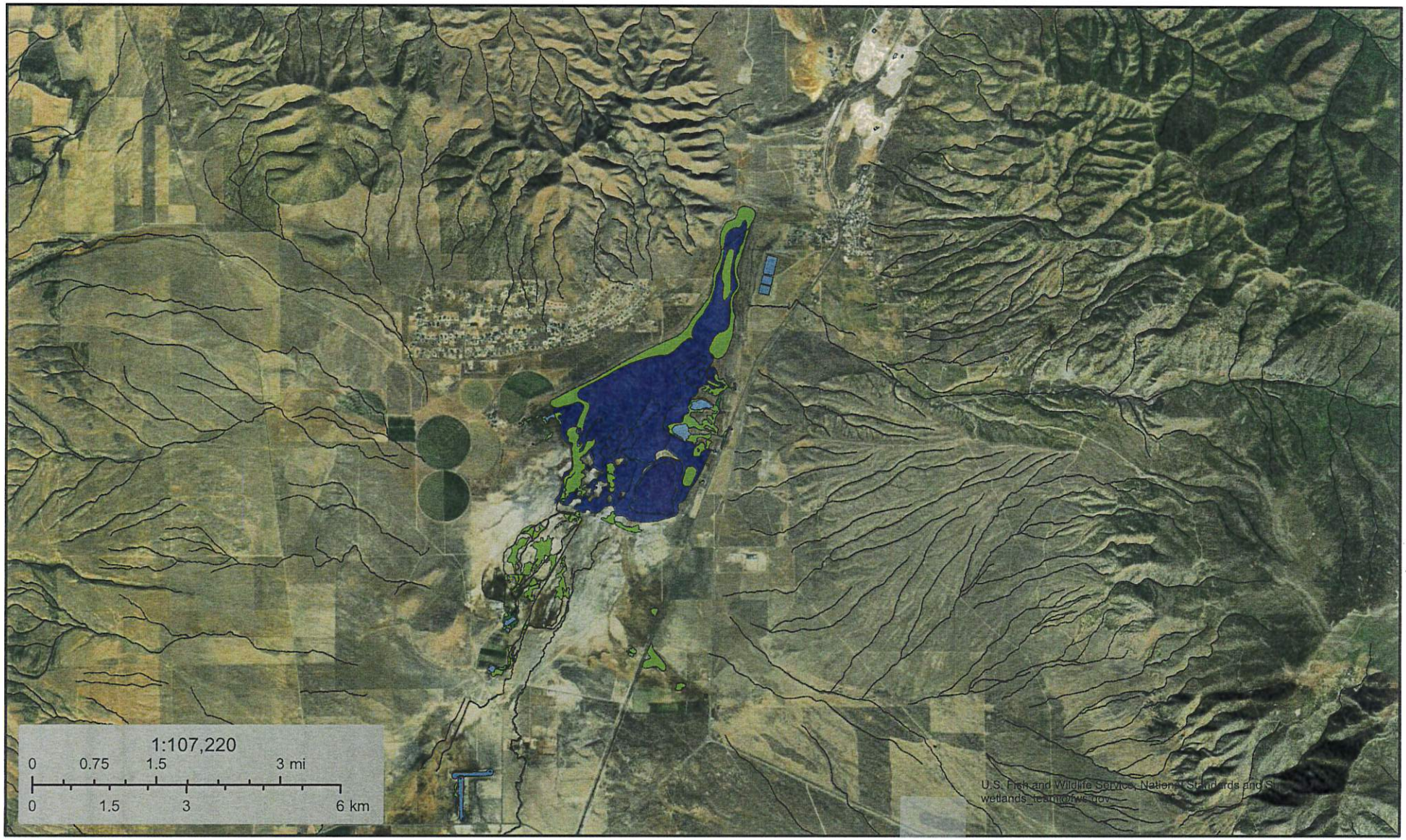
Photo of spring east central portion of the site

Photo of spring southeast portion of the site

Stockton 1600 Acre Site	CMT TECHNICAL SERVICES		Figure:
SR-36 and Meander Ln., Stockton, UT	Springs	Date: 14-Jan-26	4
		Job # 104154	

U.S. Fish and Wildlife Service

National Wetlands Inventory



January 30, 2026

Wetlands

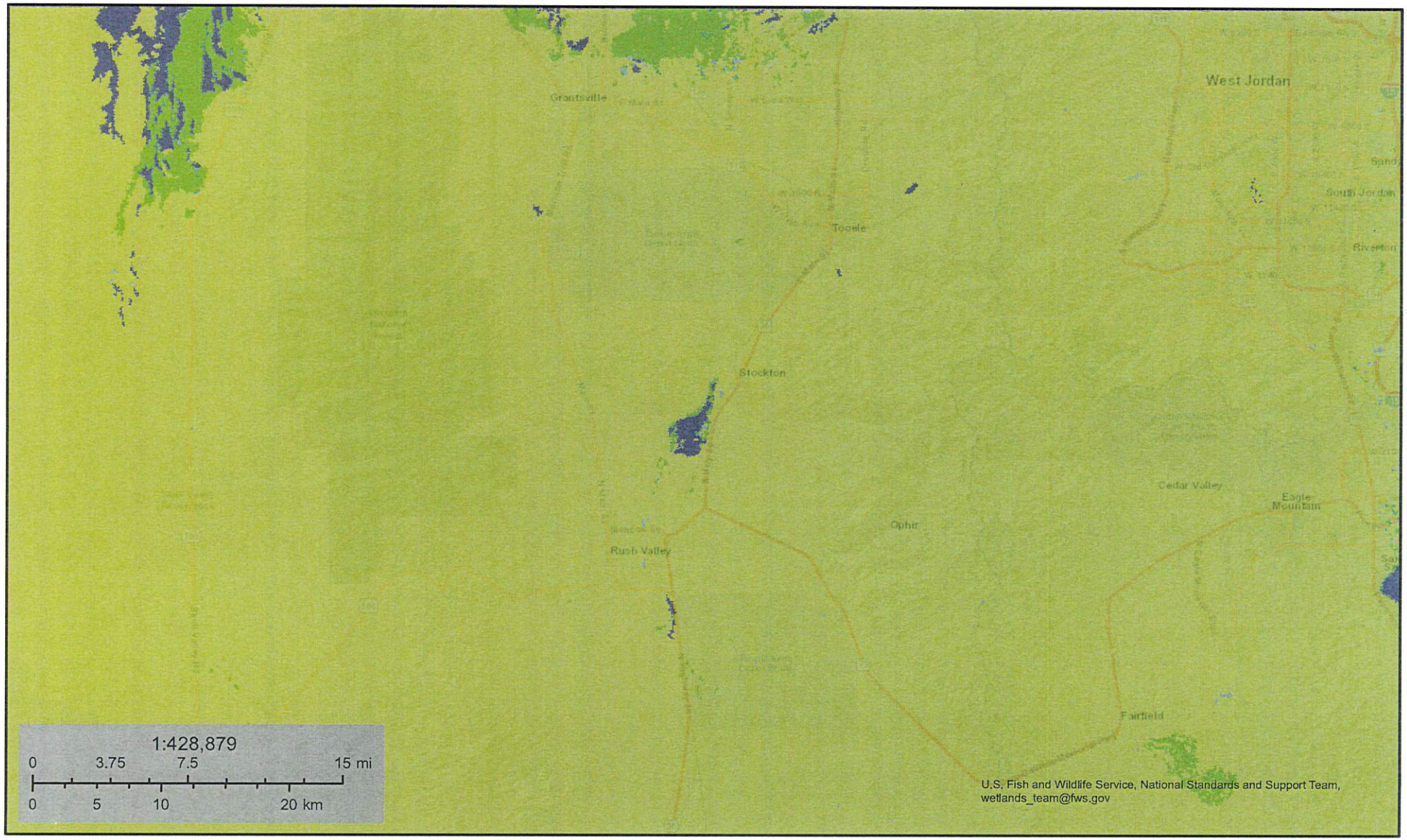
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

O 2.3

U.S. Fish and Wildlife Service

National Wetlands Inventory



January 30, 2026

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

February 27, 2026

TRANSPORTATION ENGINEERING

RE: CNT Cattle Ranch LLC– Trip Generation Memo– Stockton, UT

R

The following is a trip generation memo for the CNT Ranch located in Stockton, Utah. The intent is to discuss the potential development into 5-acre, single family homes. The entire property is comprised 10 parcels that equate to 1,329.33 acres. Listed below is a list of the number of acres that each parcel contains:

- Willow Springs Real Estate (Randy Hunt): 857.37
- Superior Sand & Gravel (Randy Hunt): 116.57
- Bryson Grow: 40.27
- Chris Thompson: 79.53
- Chris Thompson II: 79.43
- Mike Dow: 33.16
- Jake McArthur: 18.61
- Alan Pfaff: 36.35
- Scott Swenson: 38.49
- Oarlock/ WS Ranch LLC (Jim Eddleman): 29.55

- Total: 1,329.33

If the property owner's work together and one cohesive property is considered, then calculations are simply 1,329.33 / 5 acres per lot for 265.9 lots which is 265 lots since partial lots would not allow for an actual lot.

If each parcel is considered independently, the each lot has lost left over property.

- Willow Springs Real Estate (Randy Hunt): 857.37 / 5 = 171 lots
- Superior Sand & Gravel (Randy Hunt): 116.57 / 5 = 23 lots
- Bryson Grow: 40.27 / 5 = 8 lots
- Chris Thompson: 79.53 / 5 = 15 lots
- Chris Thompson II: 79.43 / 5 = 15 lots
- Mike Dow: 33.16 / 5 = 6 lots
- Jake McArthur: 18.61 = 3 lots
- Alan Pfaff: 36.35 / 5 = 7 lots
- Scott Swenson: 38.49 / 5 = 7 lots
- Oarlock/ WS Ranch LLC (Jim Eddleman): 29.55 / 5 =5 lots

- Total: 260 Lots

Therefore the owner's working together allows for 5 more developable lots.

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 atrans@comcast.net

Figure 1 identifies the property location in Tooele County.

Figure 1: Site Location

Trip Generation

Trip generation rates for different types of land uses come from the Institute of Transportation Engineers (ITE) *Trip Generation* Manual. Currently, the conservative approach is to assume that the 265 lots would be developed. Based on the land use assumption type and size of the building, the projected traffic generated by the site is determined. Table 1 identifies the projected site traffic for the proposed development.

Table 1: Site Trip Generation for 5-Acre Lots on the Entire Ranch

			Trip Rate			Trips			In / Out %				Land Use	New			
ITE 11th Edition	Size	Land Use	AM	PM	Daily	AM	PM	Daily	AM IN	AM Out	PM IN	PM OUT		AM IN	AM Out	PM IN	PM OUT
SFH	265	210	0.70	0.94	9.43	186	249	2499	25%	75%	63%	37%	SFH	47	140	157	92

The 10 parcels that equate to 1,329.33 acres a single family home on each 5-acres is projected to generate 186 AM peak period trips and 249 PM peak period trips with a projected 2,499 daily trips.

This section of SR 36 is a two-lane Principal Rural Arterial and has a capacity of 19,500 Average Daily Trips (ADT). In The traffic would access SR 36 located to the east. In 2023, UDOT recorded 5,279 ADT on SR 36. This indicates that the road has more than sufficient capacity to accommodate a new 265 homes.

Access

The property is located to the west of the railroad tracks and therefore will be accesses by the existing at-grade rail crossing to the north. SR 36 is categorized as a Category 2 roadway which allows roadways every 1,000 feet and traffic signals at 5,280 foot intervals as warranted. Based on UDOT thresholds for left and right turn lanes for a Category 2 roadway, this development will create the projected traffic to warrant auxiliary lanes (left and right turn lanes) at connection points and a Category II traffic study would be required to evaluate the internal circulation and the connection point to SR 36 for the intersection operations, geometric improvements needs and intersection control needs. An improved secondary access point to SR 36 to fire safety would need to be identified based on Fire Department safety requirements.

Figure 2: Existing Access Location

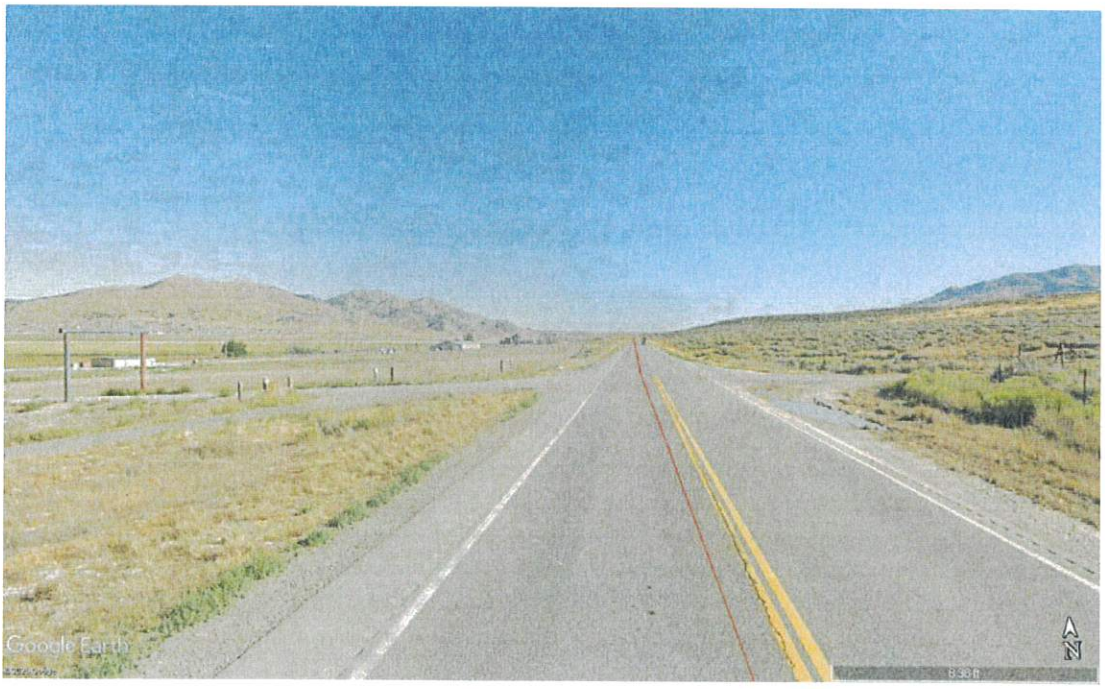
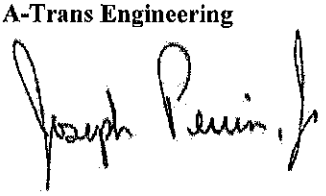


Figure 3: Street View of the Existing Access Location

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

PLANNING AND ZONING					
Parcel #	**Acreage**	**Date**	**Type**	**Description**	**Status**
06-025-0-0013	137.60	03/02/2021	CUP	CUP 2020-147 for ranch housing. The building is temporary structure similar to a mobile home.	Approved with Conditions
06-056-0-0027	33.16	02/01/2023	CUP	CUP 2023-002 for private road.	Approved with Conditions
06-025-0-0012	39.53	04-21-2021	CUP	CUP 2021-032 for placement of mobile home on property while new home is built.	Expired
		11/21/2024	CUP	CUP 2024-150 for home office for a land development and excavation company. All equipment is stored offsite at jobsites. No customers of employees come to the home.	Approved – No Impact / No Fee's
		03/10/2026	CUP	CUP 2025-136 for full service salon offering services including nails, hair, lashes, waxing. Salon is on main floor of home with a separate entrance and separate bathrooms. Salon has space for 2 booths. Up to 5 customers per day, but no more than two at a time.	Approved with Conditions

Permit Management					
Parcel #	**Acreage**	**Date**	**Type**	**Description**	**Status**
06-025-0-0005	39	09/10/2021	Building	#14395 New Electrical Service. Electrical service is for agricultural use only; not for residential use.	Closed (issued)
06-025-0-0012	39.53	12/11/2020	Utility Connection	#13867 New Electrical Service. Power to panel on pole.	Closed (issued)
		06/01/2023	New House	#14433 Certificate of Occupancy Issued	Closed (issued)
06-025-0-0013	137.60	08/18/2020	Building	#13583 Power to well.	Issued
		01/04/2022	Building	#13818 Man camp, portable housing (mobile mini) type manufactured house.	Issued
		01/25/2021	Building	#13903 install power service to property	Closed
		11/09/2022	Building	#15489 addition of new meter for a well by the pond located on the north end of the property.	Closed
06-055-0-0009	39.10	07/13/2020	Building	Ag Exempt building	Exempt
		07/01/2022	Building	#15259 New electrical service to existing building. New service 200 Amp. Grounded and completed.	Closed
		4/21/2020	Building	#13178 New electrical service to existing barn	Issued

06-055-0-0010	29.55	06/09/2020	Building	#13342 New electrical service. 25 ft. pole installed.	Closed
		08/20/2022	Building	#15246 Hay and equipment barn	Exempt
		06/15/2023	Building	#15760 New electrical service. Meter change.	Issued
06-056-0-0021	77.47	08/16/2022	Building	#15367 New electrical service. Agricultural electric service for well. Electrical service only for agricultural uses. Not for residential or RVs.	Closed
06-056-0-0027	33.16	12/09/2021	Building	#14538 New electrical service. Power for well.	Closed
		10/03/2025	Building	#15525 Triple wide home on stem wall foundation.	Closed
		12/15/2025	Building	#16881 New manufactured home.	Issued
06-056-0-0033	17.41	11/03/2025	Building	#15812 Adding service for a well.	Expired

Not found:

06-056-0-0019

25-001-0-0001

25-001-0-0002

NOTICE OF PUBLIC HEARING

- **SUBJECT:** REZ 2026-016
- **PROJECT SUMMARY:** Property owners are requesting to rezone from MU-40 to A-5.
- **PARCEL:**

06-056-0-0032	**06-056-0-0019**	**06-056-0-0027**	**06-025-0-0010**	**06-025-0-0014**
06-055-0-0010	**25-001-0-0001**	**06-025-0-0005**	**06-025-0-0012**	**25-001-0-0002**
06-025-0-0013	**06-025-0-0015**	**06-056-0-0022**	**06-056-0-0024**	**06-056-0-0016**
06-056-0-0033	**06-056-0-0031**	**06-056-0-0003**	**06-056-0-0018**	**06-056-0-0017**
06-024-0-0006	**06-056-0-0021**	**06-055-0-0009**		

Unincorporated: Rush Lake Area **Planner:** Mili Pioquinto

On **April 1, 2026** the Tooele County Planning Commission will hold a public hearing regarding the request described above. The meeting will be held at 7:00 p.m. at the Tooele County Administration Building (Council Chamber, Third Floor), 47 S. Main Street, Tooele, UT 84074. Also via zoom located on the Tooele County Website: https://tooeleco.gov/ under "Agendas and Meetings."

You have the right to attend and speak at the public hearing. Please be advised that, in rendering its decision, the Planning Commission can only rely on evidence, not opinion or conjecture. Written comments may also be submitted; however, such comments must be received no later than twenty-four (24) hours prior to the scheduled meeting date to allow for proper distribution to the Planning Commission and the applicant.

For questions or additional information, please contact the Community Development Office at 435-843-3160.

The future meeting regarding this application will also be posted at the Tooele County Building, posted on the Tooele County Website and Utah Public Noitce Website.

Tooele County Community Development
47 South Main Street, Tooele, UT 84074
(435) 843-3160
https://tooeleco.gov/index.php

Tooele County Planning Commission
Agenda Item Summary

Department Making Request:	**Meeting Date:**
Community Development	**April 1, 2026**

Item Title:

REZ 2026-016: Request to rezone from MU-40 to A-5.

Summary:

Chris Thompson along with other property owners are requesting a rezone of their properties from MU-40 to A-5 (23 parcels).