

When Recorded Mail To:
ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

ENT 38481:2010 PG 1 of 6
Rodney D. Campbell
UTAH COUNTY RECORDER
2010 May 11 10:31 am FEE 22.00 BY SS
RECORDED FOR UTAH FIRST TITLE INSURANCE
ELECTRONICALLY RECORDED

EASEMENT AGREEMENT

CEDAR VALLEY LAND AND RANCH, LLC, of Eagle Mountain, Utah, Grantor, does hereby
GRANT AND CONVEY to ALPINE SCHOOL DISTRICT, of American Fork, Utah, Grantee,

A perpetual easement, upon part of an entire tract of property, situate in Utah County, Utah, for
public utilities across the following described parcel:

SEE ATTACHED EXHIBIT "A"

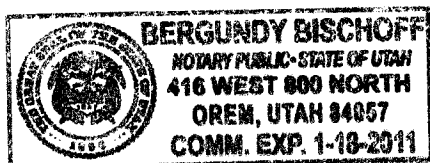
CEDAR VALLEY LAND AND RANCH, LLC

BY: JOHN W. WALDEN, Manager

BY: ROBYN G. WALDEN, Manager

STATE OF Utah)
COUNTY OF Utah)
ss.

On the 6th day of May, 2010, personally appeared before me
JOHN W. WALDEN AND ROBYN G. WALDEN, who being by me duly sworn did say for
himself/herself that they are the MANAGERS of CEDAR VALLEY LAND AND RANCH, LLC, a Utah
limited liability company, and that the within and foregoing instrument was signed on behalf of said
company by authority of its articles of organization and duly acknowledged to me that said company
executed the same.



B. Bischoff
Notary Public

EXHIBIT "A"

PARCEL 1: TOGETHER WITH A 10 FOOT WIDE EASEMENT ALONG THE NORTHERLY AND EASTERLY SIDE OF THE PROPOSED WOODS ROAD AND ALONG THE NORTHERLY AND WESTERLY SIDE OF THE PROPOSED IRA HODGES SCENIC PARKWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°32'44"W ALONG THE SECTION LINE 747.33 FEET AND NORTH 410.75 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 24.60 FEET THROUGH A CENTRAL ANGLE OF 93°58'03", CHORD OF SAID CURVE BEARS S09°19'02"W 21.93 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 474.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 261.84 FEET THROUGH A CENTRAL ANGLE OF 31°35'34", CHORD OF SAID CURVE BEARS S53°27'47"E 258.53 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 151.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 98.42 FEET THROUGH A CENTRAL ANGLE OF 37°17'12", CHORD OF SAID CURVE BEARS S50°45'33"E 96.69 FEET; THENCE S32°16'15"E 442.21 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 625.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 175.91 FEET THROUGH A CENTRAL ANGLE OF 16°06'49", CHORD OF SAID CURVE BEARS S24°12'51"E 175.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 474.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 203.47 FEET THROUGH A CENTRAL ANGLE OF 24°34'10", CHORD OF SAID CURVE BEARS S28°26'31"E 201.92 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 25.32 FEET THROUGH A CENTRAL ANGLE OF 96°43'49", CHORD OF SAID CURVE BEARS S89°05'30"E 22.42 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,374.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 155.30 FEET THROUGH A CENTRAL ANGLE OF 06°28'25", CHORD OF SAID CURVE BEARS N39°18'23"E 155.22 FEET, ; THENCE S27°39'33"E 0.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,435.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 455.48 FEET THROUGH A CENTRAL ANGLE OF 18°11'11", CHORD OF SAID CURVE BEARS N45°24'52"E 453.57 FEET TO A POINT ON THE WESTERLY BOUNDARY OF OVERLAND TRAILS SUBDIVISION, PHASE 1; THENCE ALONG SAID SUBDIVISION BOUNDARY

N35°03'50"W 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,445.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 458.73 FEET, THROUGH A CENTRAL ANGLE OF 18°11'21", CHORD OF SAID CURVE BEARS S45°24'57"W 456.80 FEET; THENCE N32°21'11"W 0.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,364.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 154.17 FEET, THROUGH A CENTRAL ANGLE OF 06°28'25", CHORD OF SAID CURVE BEARS S39°18'23"W 154.09 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 8.44 FEET, THROUGH A CENTRAL ANGLE OF 96°44'53", CHORD OF SAID CURVE BEARS N89°05'30"W 7.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 464.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 199.18 FEET, THROUGH A CENTRAL ANGLE OF 24°34'09", CHORD OF SAID CURVE BEARS N28°26'31"W 197.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 635.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 178.72 FEET, THROUGH A CENTRAL ANGLE OF 16°06'49", CHORD OF SAID CURVE BEARS N24°12'51"W 178.14 FEET; THENCE N32°16'15"W 442.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 161.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 104.37 FEET, THROUGH A CENTRAL ANGLE OF 37°05'11", CHORD OF SAID CURVE BEARS N50°39'54"W 102.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 464.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 256.84 FEET, THROUGH A CENTRAL ANGLE OF 31°40'53", CHORD OF SAID CURVE BEARS N53°29'42"W 253.58 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 8.20 FEET, THROUGH A CENTRAL ANGLE OF 93°56'30", CHORD OF SAID CURVE BEARS N09°19'00"E 7.31 FEET; THENCE N33°42'45"W 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TOGETHER WITH A 10 FOOT WIDE EASEMENT ALONG THE SOUTHEASTERLY SIDE OF IRA HODGES SCENIC PARKWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°27'52"W ALONG THE SECTION LINE 574.94 FEET AND EAST 12.77 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S44°14'03"W 10.00 FEET; THENCE S33°23'43"W 78.40 FEET; THENCE S44°14'03"W 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 7.66 FEET, THROUGH A CENTRAL ANGLE OF 87°44'56", CHORD OF SAID CURVE BEARS N89°38'25"W 6.93 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A

RADIUS OF 1,450.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 95.35 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}45'59''$, CHORD OF SAID CURVE BEARS $S48^{\circ}22'07''W$ 95.34 FEET; THENCE $S50^{\circ}15'05''W$ 562.97 FEET; THENCE $N39^{\circ}44'55''W$ 10.00 FEET TO THE SOUTHERLY LINE OF THE PROPOSED IRA HODGES SCENIC PARKWAY; THENCE ALONG SAID RIGHT OF WAY $N50^{\circ}15'05''E$ 562.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,440.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 94.67 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}45'56''$, CHORD OF SAID CURVE BEARS $N48^{\circ}22'08''E$ 94.66 FEET; THENCE $N36^{\circ}18'33''E$ 106.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,425.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 129.35 FEET, THROUGH A CENTRAL ANGLE OF $05^{\circ}11'56''$, CHORD OF SAID CURVE BEARS $N39^{\circ}40'20''E$ 129.30 FEET; THENCE $N54^{\circ}41'35''W$ 0.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,385.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 483.78 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}00'48''$, CHORD OF SAID CURVE BEARS $N45^{\circ}18'49''E$ 481.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF OVERLAND TRAILS SUBDIVISION, PHASE 1; THENCE ALONG SAID BOUNDARY $S35^{\circ}07'35''E$ 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,375.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 480.36 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}00'59''$, CHORD OF SAID CURVE BEARS $S45^{\circ}18'55''W$ 477.92 FEET; THENCE $S00^{\circ}51'50''E$ 0.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,435.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 130.26 FEET, THROUGH A CENTRAL ANGLE OF $05^{\circ}11'56''$, CHORD OF SAID CURVE BEARS $S39^{\circ}40'20''W$ 130.21 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 7.68 FEET, THROUGH A CENTRAL ANGLE OF $88^{\circ}02'15''$, CHORD OF SAID CURVE BEARS $S01^{\circ}44'50''E$ 6.95 FEET TO THE POINT OF BEGINNING.

PARCEL 3: TOGETHER WITH A PUBLIC UTILITY EASEMENT ALONG THE PROPOSED SPRINGWATER WAY, SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT $S00^{\circ}27'52''W$ ALONG THE SECTION LINE 574.94 FEET AND EAST 12.77 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE $S45^{\circ}45'57''E$ 170.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 453.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 350.07 FEET, THROUGH A CENTRAL ANGLE OF $44^{\circ}13'41''$, CHORD OF SAID CURVE BEARS $S67^{\circ}52'47''E$ 341.44 FEET; THENCE $S89^{\circ}59'38''E$ 1.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE 7.85 FEET, THROUGH A
 CENTRAL ANGLE OF $90^{\circ}00'27''$, CHORD OF SAID CURVE BEARS $N45^{\circ}00'09''E$ 7.07
 FEET; THENCE $S89^{\circ}59'30''E$ 71.00 FEET TO THE BEGINNING OF A NON-TANGENT
 CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHEASTERLY
 ALONG THE ARC OF SAID CURVE 7.85 FEET, THROUGH A CENTRAL ANGLE OF
 $89^{\circ}58'23''$, CHORD OF SAID CURVE BEARS $S45^{\circ}00'27''E$ 7.07 FEET; THENCE $S89^{\circ}59'38''E$
 405.10 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A
 RADIUS OF 649.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 71.68
 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}19'25''$, CHORD OF SAID CURVE BEARS
 $N86^{\circ}50'39''E$ 71.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT
 HAVING A RADIUS OF 750.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID
 CURVE 82.92 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}19'51''$, CHORD OF SAID
 CURVE BEARS $N86^{\circ}50'52''E$ 82.88 FEET; THENCE $S89^{\circ}59'13''E$ 109.74 FEET TO THE
 BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00
 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 7.55 FEET,
 THROUGH A CENTRAL ANGLE OF $86^{\circ}29'01''$, CHORD OF SAID CURVE BEARS
 $N46^{\circ}46'16''E$ 6.85 FEET; THENCE $S86^{\circ}28'14''E$ 10.00 FEET; THENCE $S85^{\circ}14'46''E$ 72.02
 FEET; THENCE $S86^{\circ}28'14''E$ 10.00 FEET; THENCE $S03^{\circ}31'46''W$ 12.23 FEET TO THE
 BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00
 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 7.90 FEET,
 THROUGH A CENTRAL ANGLE OF $90^{\circ}31'15''$, CHORD OF SAID CURVE BEARS
 $S41^{\circ}43'51''E$ 7.10 FEET; THENCE $S89^{\circ}59'24''E$ 85.84 FEET TO THE WESTERLY LINE OF
 THE IRA HODGES SCENIC PARKWAY CHURCH, PLAT A; THENCE ALONG SAID
 BOUNDARY $S03^{\circ}25'34''W$ 10.02 FEET TO THE BOUNDARY OF OVERLAND TRAILS
 SUBDIVISION, PHASE III-A; THENCE ALONG SAID BOUNDARY $N89^{\circ}59'24''W$ 89.13
 FEET; THENCE $S06^{\circ}09'41''W$ 50.29 FEET TO THE BEGINNING OF A NON-TANGENT
 CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY
 ALONG THE ARC OF SAID CURVE 30.22 FEET, THROUGH A CENTRAL ANGLE OF
 $86^{\circ}34'30''$, CHORD OF SAID CURVE BEARS $S46^{\circ}43'26''W$ 27.43 FEET; THENCE
 $S88^{\circ}06'56''W$ 72.31 FEET TO THE NORTHERLY LINE OF DAN & AMY STILLMAN
 PROPERTY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT
 HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF
 SAID CURVE 32.61 FEET, THROUGH A CENTRAL ANGLE OF $93^{\circ}25'35''$, CHORD OF
 SAID CURVE BEARS $N43^{\circ}16'36''W$ 29.12 FEET; THENCE $N89^{\circ}59'24''W$ 88.96 FEET;
 THENCE $S05^{\circ}08'04''W$ 17.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
 TO THE LEFT HAVING A RADIUS OF 653.50 FEET; THENCE WESTERLY ALONG THE
 ARC OF SAID CURVE 70.69 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}11'52''$,
 CHORD OF SAID CURVE BEARS $S86^{\circ}46'53''W$ 70.66 FEET TO THE BEGINNING OF A
 REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 746.50 FEET; THENCE
 WESTERLY ALONG THE ARC OF SAID CURVE 29.51 FEET, THROUGH A CENTRAL
 ANGLE OF $02^{\circ}15'55''$, CHORD OF SAID CURVE BEARS $S84^{\circ}48'54''W$ 29.51 FEET TO THE

BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 7.58 FEET, THROUGH A CENTRAL ANGLE OF $86^{\circ}54'39''$, CHORD OF SAID CURVE BEARS $S42^{\circ}29'33''W$ 6.88 FEET; THENCE $S89^{\circ}02'13''W$ 10.00 FEET; THENCE $S88^{\circ}27'32''W$ 51.00 FEET; THENCE $S89^{\circ}02'13''W$ 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 7.77 FEET, THROUGH A CENTRAL ANGLE OF $89^{\circ}01'51''$, CHORD OF SAID CURVE BEARS $N45^{\circ}28'43''W$ 7.01 FEET; THENCE $N89^{\circ}59'38''W$ 460.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 550.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 406.21 FEET, THROUGH A CENTRAL ANGLE OF $42^{\circ}16'43''$, CHORD OF SAID CURVE BEARS $N68^{\circ}51'16''W$ 397.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 7.47 FEET, THROUGH A CENTRAL ANGLE OF $85^{\circ}34'56''$, CHORD OF SAID CURVE BEARS $S89^{\circ}29'37''W$ 6.79 FEET; THENCE $N43^{\circ}17'51''W$ 10.00 FEET; THENCE $N47^{\circ}58'20''W$ 51.22 FEET; THENCE $N41^{\circ}55'36''W$ 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 8.19 FEET, THROUGH A CENTRAL ANGLE OF $93^{\circ}50'21''$, CHORD OF SAID CURVE BEARS $N01^{\circ}09'13''E$ 7.30 FEET; THENCE $N45^{\circ}45'57''W$ 93.54 FEET; THENCE $N44^{\circ}14'03''E$ 10.00 FEET; THENCE $N33^{\circ}23'43''E$ 78.40 FEET; THENCE $N44^{\circ}14'03''E$ 10.00 FEET TO THE POINT OF BEGINNING.