

Ent 566362 Bk 1534 Pg 1573-1578
Date: 03-NOV-2025 9:54:17AM
Fee: None Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: WASATCH COUNTY

When recorded, please deliver to:

ROAD DEDICATION DEED

RECITALS

This ROAD DEDICATION DEED (this "Deed") is made as of October 20, 2025 (the "Effective Date"), by and between AJ Fireside Park City, LLC, whose address is PO Box 1749, Wilson, Wyoming, 83014 ("Grantor"), and WASATCH COUNTY, a political subdivision of the State of Utah, whose address is 25 North Main Street, Heber City, Utah 84032 ("County").

WHEREAS, Grantor owns that certain real property located in Wasatch County, Utah, as more particularly described herein; and

WHEREAS, Grantor desires to dedicate the property for public road and utility purposes; and

WHEREAS, the County desires to accept such dedication for the benefit of the public.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby GRANT, CONVEY, DEDICATE, and WARRANT to County, its successors and assigns, for public road purposes, and the County hereby accepts, the following described real property situated in Wasatch County, State of Utah:

See Attached "Legal Description ROW Dedication."

Together with all rights, privileges, improvements, and appurtenances thereunto belonging or in any way appertaining. Grantor warrants that it is the owner of the property and has full right and authority to execute this Deed and to grant the dedication described herein. Grantor further warrants that the property is free and clear of all liens and encumbrances that would prevent or interfere with the County's use of the Dedicated Road for the purposes set forth herein.

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the parties have executed this Deed as of the Effective Date.

GRANTOR:

[Signature]
[Name of Grantor]

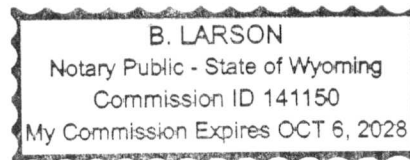
STATE OF WYOMING

COUNTY OF TETON

On October 20, 2025, before me, B. Larson, a Notary Public, personally appeared Jamie Mackay, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
My Commission Expires: Oct 6, 2028



WASATCH COUNTY:

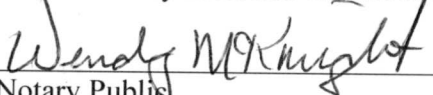
By: 

Name: Dustin Grabau
Title: Wasatch County Manager

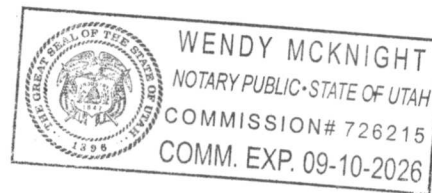
STATE OF UTAH
COUNTY OF Wasatch

On October 30, 2025, before me, Wendy McKnight a Notary Public, personally appeared Dustin Grabau, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: 09/10/2026



LEGAL DESCRIPTION ROW DEDICATION

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING $N89^{\circ}31'27''E$, 5380.57 FEET AND $S00^{\circ}28'33''E$, 445.87 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING $S89^{\circ}31'27''W$, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING, AND ALSO THE BEGINNING OF A NON-TANGENT CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF $38^{\circ}47'41''$, HAVING A RADIUS OF 459.00 FEET, AND WHOSE LONG CHORD BEARS $S67^{\circ}37'39''E$ FOR A DISTANCE OF 304.88 FEET;

THENCE, $S87^{\circ}01'36''E$ FOR A DISTANCE OF 193.22 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH $16^{\circ}35'58''$, HAVING A RADIUS OF 320.64 FEET, AND WHOSE LONG CHORD BEARS $S78^{\circ}42'28''E$ FOR A DISTANCE OF 92.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH $53^{\circ}50'25.1''$, HAVING A RADIUS OF 145.00 FEET, AND WHOSE LONG CHORD BEARS $S86^{\circ}13'13''W$ FOR A DISTANCE OF 115.12 FEET;

THENCE, $S62^{\circ}49'56''W$ FOR A DISTANCE OF 47.40 FEET TO THE BEGINNING OF A CURVE,

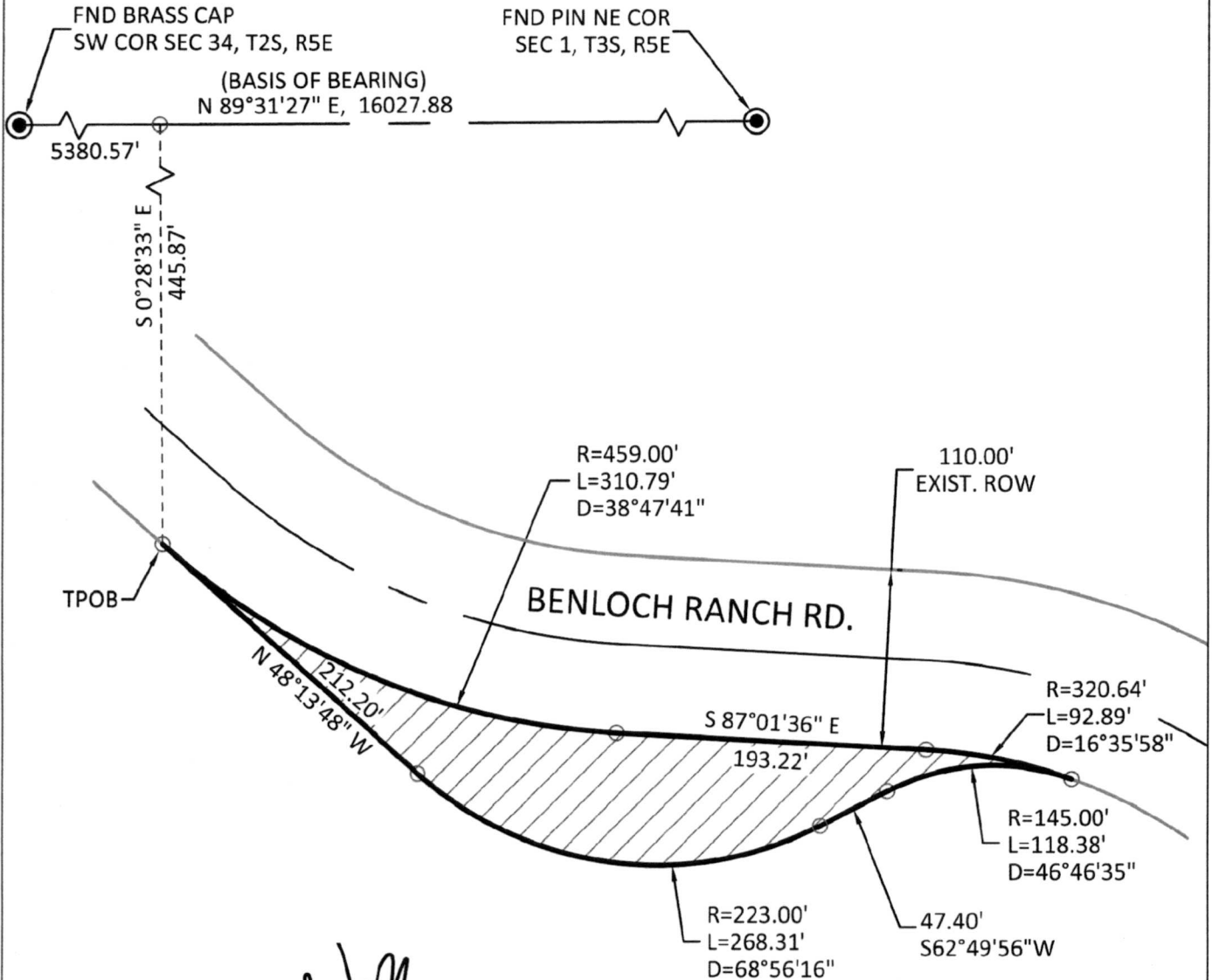
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF $68^{\circ}56'16''$, HAVING A RADIUS OF 223.00 FEET, AND WHOSE LONG CHORD BEARS $N82^{\circ}41'56''W$ FOR A DISTANCE OF 252.42 FEET;

THENCE $N48^{\circ}13'48''W$ A DISTANCE OF 212.20 FEET TO THE POINT OF BEGINNING.

COMPRISING 23,134.74 SF OR 0.5311 AC, MORE OR LESS.



ROW DEDICATION EXHIBIT



PUBLIC ENTITY AFFIDAVIT

I, DUSTIN GRABAU, being of legal age and authorized by Wasatch County, hereafter "public entity," being first duly sworn, depose and state as follows:

The public entity consents to the conveyance of real property by deed from the name of the grantor(s) in the preceding instrument. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the attached legal description from the foregoing instrument. By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property described in the legal description of the foregoing instrument. The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property described in the attached legal description.

This Public Entity Affidavit is intended to evidence that the public entity consents to grantor(s) conveying the real property described in the attached legal description to the public entity.

By: 

On behalf of Wasatch County

Name: Dustin Grabau

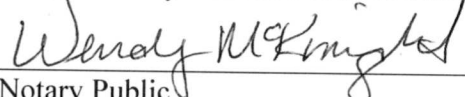
Title: Wasatch County Manager

STATE OF UTAH

COUNTY OF Wasatch

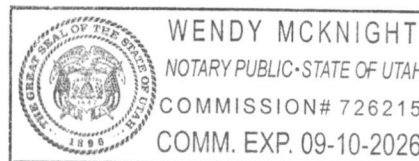
On October 30, 20 25, before me, Wendy McKnight, a Notary Public, personally appeared Dustin Grabau, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 09/10/2026



This affidavit complies with Utah Code 57-1-48.