



When recorded return to:
 Alpine City
 20 North Main Street
 Alpine City, UT 84004

ENT 66480:2017 PG 1 of 4
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Jul 10 4:20 pm FEE 0.00 BY MA
 RECORDED FOR ALPINE CITY CORPORATION

CONTRACT AND GRANT OF EASEMENT

The undersigned VISTA MEADOWS LLC and _____
 herein after referred to as Grantor, of
 [address] 922 W. PFEIFERHORN DR, _____, City of
ALPINE, County of UTAH, State of UTAH, in consideration of Ten
 Dollars(\$10.00), receipt of which is acknowledged, do hereby convey and grant to Alpine City,
 a permanent easement for the location, construction and maintenance of a public road right of
 way and related facilities, hereinafter more particularly designated and described, over and
 across lands owned by Grantor and situated in the County of Utah, State of Utah and more
 particularly described as follows:

Public Roadway legal description

Beginning at a point located South 00°21'07" West 363.15 feet from the
 Northeast corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base
 and Meridian;

thence South 00°21'07" West, a distance of 185.94 feet; thence along the arc of a
 527.00 feet curve to the right through a central angle of 04°06'59" for 37.86 feet
 (chord bears North 17°47'30" West 37.85 feet); thence North 15°44'00" West, a
 distance of 100.99 feet; thence along the arc of a 653.00 feet curve to the left
 through a central angle of 07°02'50" for 80.32 feet (chord bears North 19°15'25"
 West 80.27 feet); thence North 22°46'50" West, a distance of 369.62 feet; thence
 South 89°48'06" East, a distance of 58.65 feet; thence South 22°46'50" East, a
 distance of 346.72 feet; thence along the arc of a 707.00 feet curve to the right
 through a central angle of 03°49'02" for 47.10 feet (chord bears South 20°52'19"
 East 47.09 feet) to the POINT OF BEGINNING.

Containing 26,549 square feet or 0.6095 acres, more or less.

Basis of Bearing = South 00°21'07" West along the Section line between the
 Northeast corner and the East quarter corner of Section 23, Township 4 South,
 Range 1 East, Salt Lake Base and Meridian

The easement hereby conveyed and granted is for the sole purpose of locating,
 establishing, constructing, and maintaining under and across the above-described land a public
 right of way for a public road, related structures, utilities and piping as will be determined
 necessary by Alpine City. Which roadway may be built by the City, or at the City's direction,
 allowed to be built at some point of time in the future.

The Grantor also agree that when such public road way is built on the right of way granted by this easement agreement that they will dedicate to the City, for use as public unimproved open space, the remnant parcel of property described as follows:

Northeast property fragment legal description

Beginning at the Northeast corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian;

thence South 00°21'07" West, a distance of 363.15 feet; thence along the arc of a 707.00 feet curve to the left through a central angle of 03°49'02" for 47.10 feet (chord bears North 20°52'19" West 47.09 feet); thence North 22°46'50" West, a distance of 346.72 feet; thence South 89°48'06" East, a distance of 153.26 feet to the POINT OF BEGINNING.

Containing 27,545 square feet or 0.6323 acres, more or less.

Basis of Bearing = South 00°21'07" West along the Section line between the Northeast corner and the East quarter corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian

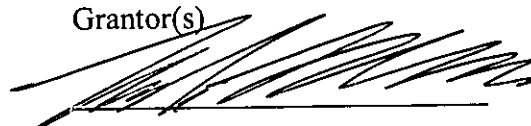
The City agrees that in exchange for this easement that:

(1) The Grantors, and their successors and assigns, shall have no financial obligation for the construction of the public road improvements or utilities that will eventually be placed in the public right of way created by this easement.

(2) The Grantors, and their successors and assigns, shall have unfettered use of the property encumbered by this easement until such time as the City decides to have the public road or other public facilities constructed within the right of way.

In witness whereof, we have hereunto set our hands this 6TH day of JULY 2017.

Grantor(s)

 Mark WELLS
MGR, VISTA MEADOWS LLC
S. Taylor Smith MGR, VISTA MEADOWS
LLC

STATE OF UTAH)

)ss.


COUNTY OF UTAH)

On the ___ day of See Attached, 2017, personally appeared before me
_____ and _____, the signers of the within instrument, who

duly acknowledged to me that they executed the same.

NOTARY PUBLIC
Residing at:

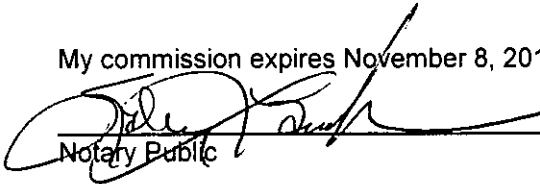
Signed and Accepted:


Alpine City

**STATE OF UTAH
COUNTY OF SALT LAKE**

The foregoing instrument was acknowledged before me this 6th day of July, 2017, by MARK WELLS and S. TAYLOR SMITH, the signer of the foregoing instrument, who being by me duly sworn, did say that they are the Managers of VISTA MEADOWS, LLC, that the foregoing instrument was signed on behalf of said company by authority of it by-laws or a consent resolution, and the said MARK WELLS and S. TAYLOR SMITH duly acknowledged to me that said company executed the same.

My commission expires November 8, 2019. Witness my hand and official seal.



Notary Public

