

Recording requested by and
when recorded send to:

Kirton McConkie
Attn: Steven Whitehead
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

APN: 34:042:0070

(Space above for recorder's use only)

VACATION AND ABANDONMENT OF INTEREST

KNOW ALL MEN BY THESE PRESENTS that ONSEN DEVELOPMENT, INC., a Utah corporation, successor-in-interest to B/B/B DESIGN AND CONSTRUCTION INC. through mense conveyances, does hereby waive, relinquish and abandon, any right, title and interest, in and to that certain easement for pedestrian use, access and the maintenance of a bridge over the combined parcel 3 and 4 that borders parcel 5, which easement gives access to the owner of parcel 5 pursuant to the terms and conditions of that certain Special Warranty Deed dated June 11, 2010 from BBS Family, LL; and Brit W. Server and Bridgette B. Server, husband and wife, as joint tenants to B/B/B Design and Construction, Inc., and recorded on June 11, 2010 in the official records of the Utah County Recorder as Entry No. 48580:2010 concerning that certain real property located in Alpine, Utah and more particularly described in Exhibit A, attached hereto and incorporated herein.

Dated as of this 6TH day of MARCH, 2023.

ONSEN DEVELOPMENT, INC.,
a Utah corporation

By: _____

Nathan S. Heaps, President

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On March 6, 2023, before me, Michele Hillman Rowell, a Notary Public in and for said state, personally appeared Nathan S. Heaps personally known to me (or 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 or she executed the same in his or her authorized capacity, as the President of Onsen Development, Inc., a Utah corporation.

WITNESS my hand and official seal.

Michele Hillman Rowell
Notary Public in and for said State

(SEAL)



Exhibit "A"**Legal Description of Property Subject to Easement Being Vacated and Abandoned****AMENDED PARCEL 2**

Commencing at the Southwest corner of Lot 28, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence North 54°00'00" West 219.11 feet; thence North 35°02'04" East along the Westerly bank of a creek 85.99 feet; thence North 11 °09'26" East along the Westerly bank of said creek 30.54 feet; thence North 89°00' 12" East 209.89 feet; thence South 08°00'06" East 55.06 feet; thence South 07°04'04" East 103:61 feet; thence along the arc of a 202.00 foot radius curve to the left 134.66 feet (chord bears South 55°05'51" West 132.18 feet) to the point of beginning.

COMBINED PARCEL 3 AND PARCEL 4

Commencing at a point located North 54 °00' 00" West 219 .11 feet from the Southwest corner of Lot 28, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence North 54°00'00" West 177.50 feet; thence North 49°19'25" East 269.05 feet; thence along the Westerly bank of a creek as follows: South 21 °18'36" East 47.46 feet, South 25°15'05" East 31.03 feet, South 02°17'3 1" West 12.70 feet; thence South 23°17'43" West 76.73 feet, South 11 °09'26" West 54.71 feet, South 35°02'04" West 85.99 feet to the point of beginning.

AMENDED PARCEL 5

Commencing at the Northeast corner of Lot 27, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence South 85.79 feet; thence North 27°45'09" West 70.08 feet; thence South 59°59'11" West 77.57 feet; thence North 81 °14'11" West 31.92 feet; thence South 76°08'43" West 43.80 feet; thence South 37°16'49" West 41.39 feet; thence South 01 °41 '23" East 18.44 feet; thence South 38°21 '32" West 43.67 feet; thence South 01 °48'48" East 28.60 feet; thence South 08°00'06" East 8.73 feet; thence South 89°00' 12" West 209.89 feet to a point on the Westerly bank of a creek; thence along the Westerly bank of said creek as follows: North 11 °09'26" East 24.17 feet, North 23°17'43" East 76.73 feet, North 02°17'3 1" East 12.70 feet, North 25°15'05" West 31.03 feet, North 21 °18'36" West 47.46 feet; thence North 49°19'25" East 20.57 feet; thence North 89°42'2 1" East 412.74 feet to the point of beginning.