



ENT84463:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 May 04 12:04 PM FEE 40.00 BY SW
RECORDED FOR Old Republic Title (Union Park)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
Mesquite Presidio, LLC
2960 East Oberland Road
Sandy, UT 84092
File Number: 2050999LD

QUIT CLAIM DEED

Mapleton City, a Utah municipal corporation

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

Mesquite Presidio, LLC

GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 27-037-0003 and 27-037-0042

Reserving hereunto a temporary Right of Way Easement until such time as a replacement road is dedicated in a nearby location.

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 3rd day of May, 2021.

Mapleton City, a Utah municipal corporation

Signature of Sean Conroy
By Sean Conroy
Its Community Development Director

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 3rd day of May, 2021, personally before me appeared Sean Conroy who proven on the basis of satisfactory evidence is the Planning Director of Mapleton City, a Utah municipal corporation, and that said document was signed by him/her on behalf of said entity, and acknowledged to me that said corporation executed the same.

Signature of Notary Public

Notary Public
Residing In: Mapleton, UT
Commission Expires: 1/6/2024

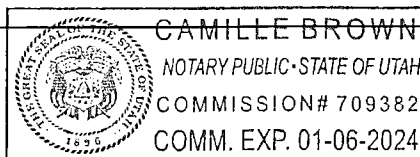


EXHIBIT A

THE VILLAGE AREA

PRELIMINARY DESCRIPTION MAPLETON VILLAGE PRELIMINARY PLAT VILLAGE AREA, JANUARY 2021:

A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the west line of the Strawberry Canal Right-of-Way, said point being located $S0^{\circ}03'08''E$ along the section line 1366.58 feet and West 1294.75 feet from the Northeast Corner of Section 27, T8S, R3E, S.L.B.& M.; thence along said line the following nine(9) courses: $S17^{\circ}59'00''E$ 5.85 feet; thence $N89^{\circ}44'32''E$ 24.63 feet; thence $S17^{\circ}59'00''E$ 33.17 feet; thence along the arc of a 754.46 foot radius curve to the left 303.81 feet through a central angle of $23^{\circ}04'19''$ (chord: $S29^{\circ}31'09''E$ 301.76 feet); thence $S41^{\circ}10'57''E$ 321.59 feet; thence along the arc of a 113.13 foot radius curve to the right 124.24 feet through a central angle of $62^{\circ}55'26''$ (chord: $S9^{\circ}43'14''E$ 118.09 feet); thence $S21^{\circ}39'03''W$ 496.33 feet; thence along the arc of a 1462.32 foot radius curve to the left 206.74 feet through a central angle of $8^{\circ}06'02''$ (chord: $S17^{\circ}36'02''W$ 206.57 feet); thence $S13^{\circ}33'03''W$ 33.96 feet to the quarter section line; thence $S89^{\circ}24'59''W$ along said line 1519.25 feet to the Center Quarter Corner; thence $N0^{\circ}11'11''W$ along the quarter section line 55.25 feet; thence $S87^{\circ}18'35''W$ 864.43 feet to the easterly line of Highway 89; thence along said easterly line and the arc of a 5729.58 foot radius non-tangent curve (radius bears: $S71^{\circ}20'46''W$) to the left 151.61 feet through a central angle of $1^{\circ}30'58''$ (chord: $N19^{\circ}24'43''W$ 151.60 feet); thence $N87^{\circ}55'14''E$ 664.84 feet; thence $N0^{\circ}00'34''W$ 1079.85 feet; thence $N89^{\circ}29'56''E$ 245.72 feet to the quarter section line; thence $N0^{\circ}11'11''W$ along said line 85.76 feet; thence $N89^{\circ}21'40''E$ along the sixteenth line 1360.14 feet to the point of beginning.