

WHEN RECORDED, RETURN TO:
Mesquite Presidio, LLC
2960 East Oberland Road
Sandy, UT 84092

**AGREEMENT FOR GRANT OF EASEMENT FOR RELOCATION AND
PARTIAL RELEASE OF PRIOR EASEMENT**

Know all persons: That the undersigned, Mesquite Presidio, LLC, as Grantor, and Mapleton City, a Utah municipal corporation, as Grantee, do hereby agree and declare:

A) that the 20' Access Easement from Well Site to US Highway 89 (the first listed easement) as set forth in that certain Special Warranty Deed, recorded on July 5, 2008 as Entry No. 80193:2008 in the records of the Utah County Recorder, in the State of Utah, from Grantor to Grantee, is hereby partially abandoned, terminated and released, (in exchange for the relocated easement in the Grant of Easement afterward set forth herein), as it lies within the proposed development parcel and project and that portion of real property legally described below:

See Exhibit "A" and Exhibit "A-1 Mapleton Village Preliminary Plan"


B) In exchange for said partial abandonment, termination, and release of the prior granted easement, Grantor, hereby conveys and grants to Grantee, an easement for ingress and egress and utility purposes (city access and utility purposes for the development), over the relocated easement area and that portion of real property legally described below:

See Exhibit "B" and Exhibit "B-1 Easement Drawing"

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed.

DATED: ~~April~~ 3, 2021.
May

Mapleton City, a Utah municipal corporation

By: 
Print Name: Sean Conroy
Title: Community Development Director

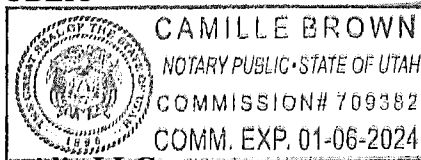
STATE OF UTAH)
 UTAH : ss.
COUNTY OF SALT LAKE)

On the 3rd day of May, 2021, personally appeared before me
Sean Conroy, who being duly sworn, says that he/she is the
Planning Director of Mapleton City, a Utah municipal corporation that
executed the above and foregoing instrument and that said instrument was signed in behalf of
said Corporation and said SEAN CONROY acknowledged to me that said
Corporation executed the same.

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 11/6/2024
Residing at: Mapleton, UT.



Mesquite Presidio LLC

By: _____
Print Name: _____
Title: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2021, personally appeared before me
_____, who being duly sworn, says that he/she is the
_____ of Mesquite Presidio, LLC, the Limited Liability Company
that executed the above and foregoing instrument and that said instrument was signed in behalf
of said Limited Liability Company by authority of its by-laws (or by authority of a resolution of
its board of directors) and said _____ acknowledged to me that said
Limited Liability Company executed the same.

NOTARY PUBLIC

My Commission Expires: _____ Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the ___ day of _____, 2021, personally appeared before me _____, who being duly sworn, says that he/she is the _____ of Mapleton City, a Utah municipal corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said Corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said _____ acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing at:

Mesquite Presidio-LLC

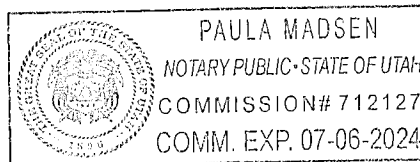
By: *Ken Murdock*
Print Name: KEN MURDOCK
Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 30 day of April, 2021, personally appeared before me Ken Murdock, who being duly sworn, says that he/she is the manager of Mesquite Presidio, LLC, the Limited Liability Company that executed the above and foregoing instrument and that said instrument was signed in behalf of said Limited Liability Company by authority of its by-laws (or by authority of a resolution of its board of directors) and said Ken Murdock acknowledged to me that said Limited Liability Company executed the same.

Paula Madsen
NOTARY PUBLIC

My Commission Expires: 7.6.24 Residing at: Pleasant Grove



**EXHIBIT A
TO
AGREEMENT FOR GRANT OF EASEMENT FOR RELOCATION AND
PARTIAL RELEASE OF PRIOR EASEMENT**

Proposed Development Parcel – Mapleton Village Preliminary Plan Area (Village Area):

A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base and 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 South 00°03'08" East along the section line 1366.58 feet and West 1294.75 feet from the Northeast corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along said line the following nine (9) courses: South 17°59'00" East 5.85 feet; thence North 89°44'32" East 24.63 feet; thence South 17°59'00" East 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°04'19" (chord: South 29°31'09" East 301.76 feet); thence South 41°10'57" East 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°55'26" (chord: South 09°43'14" East 118.09 feet); thence South 21°39'03" West 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 08°06'02" (chord: South 17°36'02" West 206.57 feet); thence South 13°33'03" West 33.96 feet to the quarter section line; thence South 89°24'59" West along said line 1519.25 feet to the center quarter corner; thence North 00°11'11" West along the quarter section line 55.25 feet; thence South 87°18'35" West 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: South 71°20'46" West) to the left 151.61 feet through a central angle of 01°30'58" (chord: North 19°24'43" West 151.60 feet); thence North 87°55'14" East 664.84 feet; thence North 00°00'34" West 1079.85 feet; thence North 89°29'56" East 245.72 feet to the quarter section line; thence North 00°11'11" West along said line 85.76 feet; thence North 89°21'40" East along the sixteenth line 1360.14 feet to the point of beginning.

**EXHIBIT A-1
TO
AGREEMENT FOR GRANT OF EASEMENT FOR RELOCATION AND
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(see attached Mapleton Village Preliminary Plan)

MAPLETON VILLAGE PRELIMINARY PLAN VILLAGE AREA JANUARY 2021

PRELIMINARY DESCRIPTION

A portion of Section 27, Township 8 North, Range 2 East, 34th Main Meridian, Utah, County of Davis, State of Utah, being particularly described as follows: ... (Detailed description of the land area, including references to previous maps and survey data.)

Survey: 8825-0074

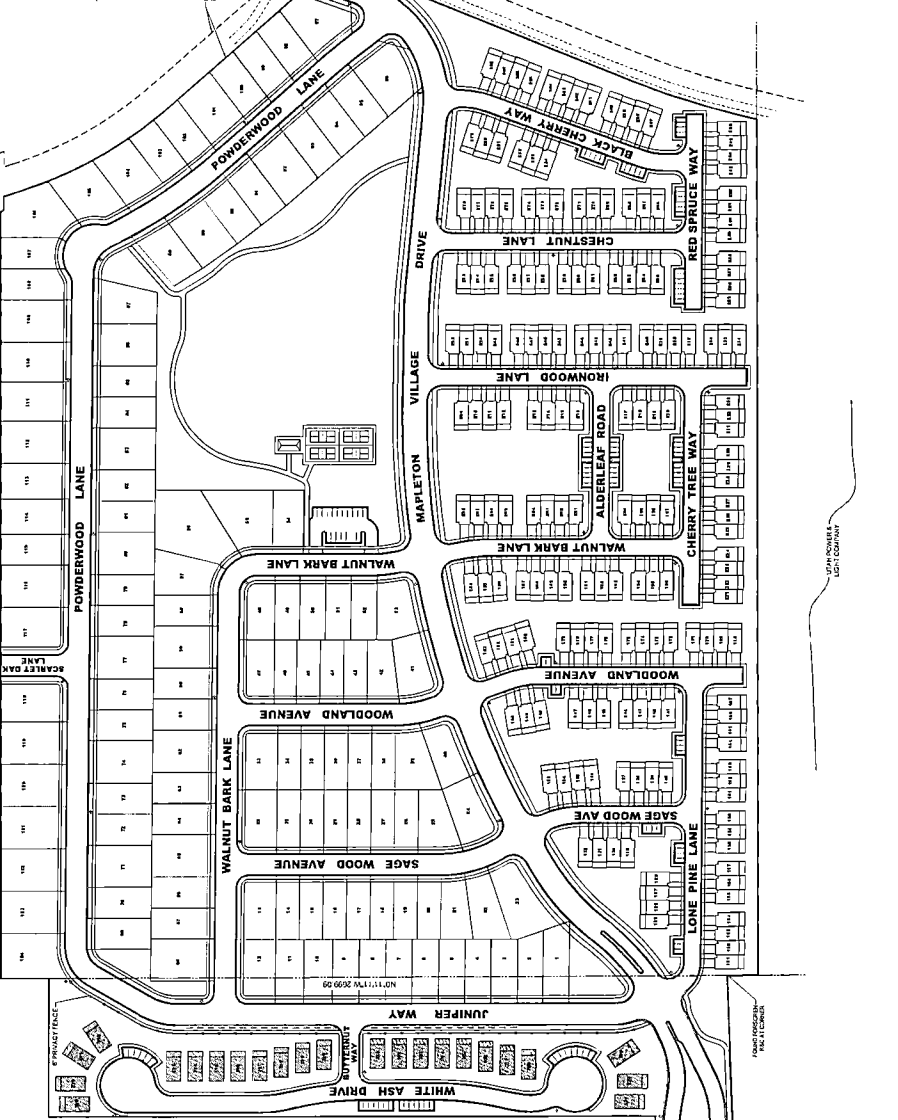
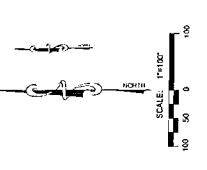
VICINITY MAP

SPANISH FORK, UT

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SHEET 8, UTILITY PLAN - WEST
SHEETS 9 TO 10, LAYOUT - WEST
SHEET 11, LAYOUT - EAST
SHEET 12, PHASING PLAN
SHEET 13, DETAILS

TABULATIONS
TOTAL AREA: 3,682,648 SQ. FEET
PLOTS: 31 UNITS
SPEED LIMIT: 15 MPH



MAPLETON VILLAGE PRELIM - VILLAGE AREA

DEVELOPER
THE CONLEY GROUP
1500 W. 1000 S. SUITE 200
SPRINGDALE, UT 84406
PH: 801.378.8300
WWW.CONLEYGROUP.COM

ENGINEER
L. G. CONLEY & ASSOCIATES
1500 W. 1000 S. SUITE 200
SPRINGDALE, UT 84406
PH: 801.378.8300
WWW.LGCONLEY.COM

LEGEND

EXISTING

- WATER MAIN
- WATER SERVICE LINE
- SEWER MAIN
- SEWER SERVICE LINE
- STORM DRAIN
- STORM DRAIN SERVICE LINE
- STORM DRAIN SERVICE INLET
- STORM DRAIN SERVICE PILE
- STORM DRAIN SERVICE AREA

PROPOSED

- WATER MAIN
- WATER SERVICE LINE
- SEWER MAIN
- SEWER SERVICE LINE
- STORM DRAIN
- STORM DRAIN SERVICE LINE
- STORM DRAIN SERVICE INLET
- STORM DRAIN SERVICE PILE
- STORM DRAIN SERVICE AREA

LEGEND

PROPOSED

- WATER MAIN
- WATER SERVICE LINE
- SEWER MAIN
- SEWER SERVICE LINE
- STORM DRAIN
- STORM DRAIN SERVICE LINE
- STORM DRAIN SERVICE INLET
- STORM DRAIN SERVICE PILE
- STORM DRAIN SERVICE AREA

COVER

DATE: 01/22/2021
SHEET: 13 OF 13

**EXHIBIT B
TO
AGREEMENT FOR GRANT OF EASEMENT FOR RELOCATION AND
PARTIAL RELEASE OF PRIOR EASEMENT**

**MAPLETON VILLAGE
MAPLETON CITY ACCESS & UTILITY EASEMENT**

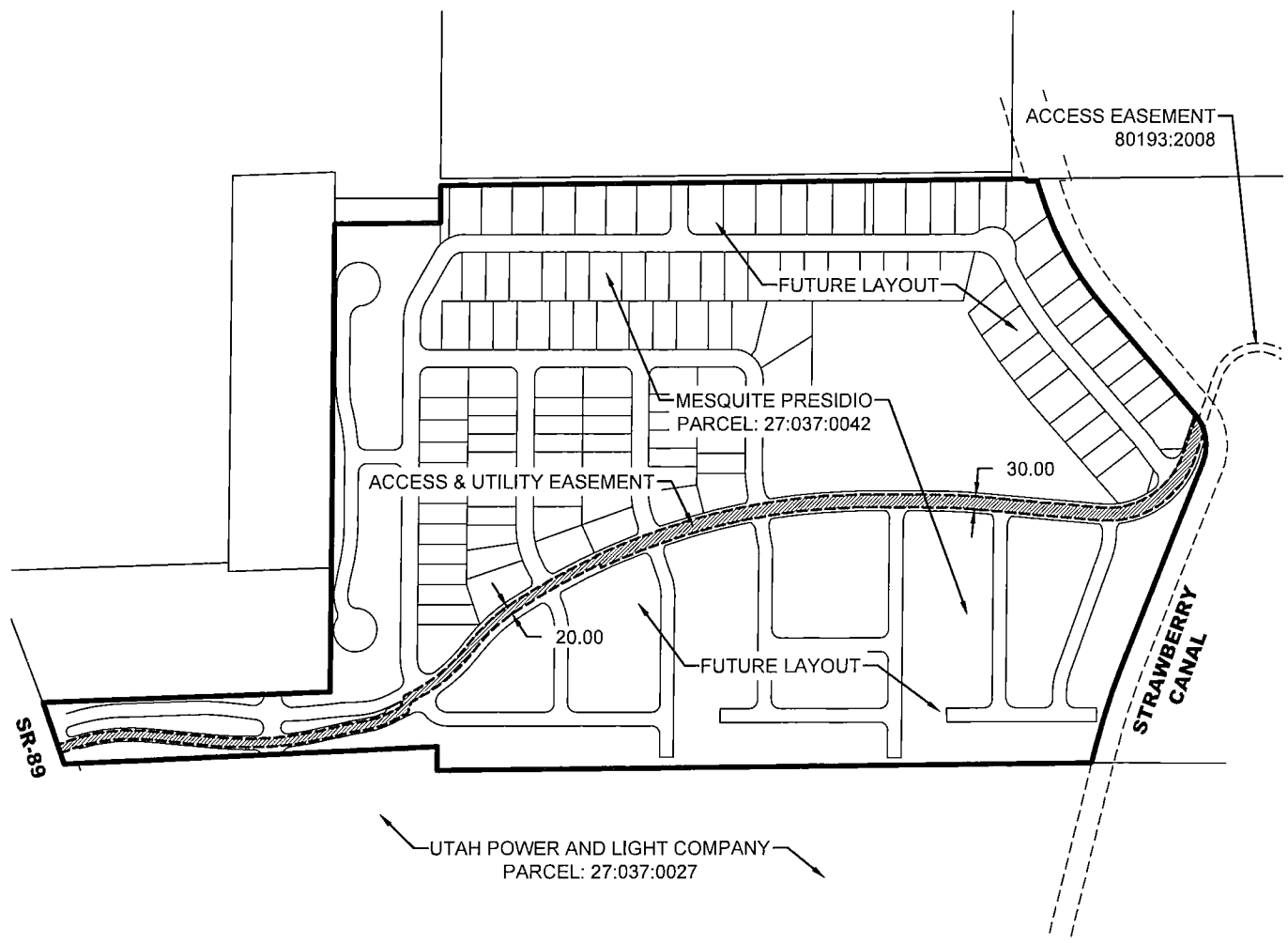
A portion of the Northeast Quarter and the Northwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Highway 89, said point being S0°11'11"E along the quarter section line 2658.12 feet and West 872.48 feet from the North Quarter Corner of Section 27, T8S, R3E, S.L.B.& M.; thence along said easterly line and the arc of a non-tangent curve to the left 20.00 feet with a radius of 5729.58 feet through a central angle of 00°12'00", chord: N19°01'54"W 20.00 feet; thence N71°20'31"E 33.16 feet; thence along the arc of a curve to the right 180.89 feet with a radius of 433.50 feet through a central angle of 23°54'30", chord: N83°17'46"E 179.58 feet; thence S84°44'59"E 157.25 feet; thence along the arc of a curve to the left 278.30 feet with a radius of 790.00 feet through a central angle of 20°11'02", chord: N85°09'30"E 276.86 feet; thence along the arc of a curve to the right 71.41 feet with a radius of 610.00 feet through a central angle of 06°42'25", chord: N78°25'11"E 71.37 feet; thence along the arc of a curve to the left 50.75 feet with a radius of 155.50 feet through a central angle of 18°41'58", chord: N72°25'25"E 50.53 feet; thence N63°04'26"E 36.93 feet; thence N18°04'26"E 27.58 feet; thence N63°04'26"E 15.89 feet; thence along the arc of a curve to the left 167.84 feet with a radius of 387.00 feet through a central angle of 24°50'56", chord: N50°38'58"E 166.53 feet; thence N38°13'30"E 14.36 feet; thence along the arc of a curve to the right 133.56 feet with a radius of 413.00 feet through a central angle of 18°31'44", chord: N47°29'22"E 132.98 feet; thence along the arc of a curve to the right 219.86 feet with a radius of 1513.00 feet through a central angle of 08°19'33", chord: N60°55'01"E 219.66 feet; thence N24°55'13"W 2.00 feet; thence along the arc of a non-tangent curve to the right 668.55 feet with a radius of 1515.00 feet through a central angle of 25°17'02", chord: N77°43'18"E 663.14 feet; thence S89°38'11"E 158.95 feet; thence along the arc of a curve to the right 59.56 feet with a radius of 715.00 feet through a central angle of 04°46'22", chord: S87°15'00"E 59.54 feet; thence S84°51'49"E 306.68 feet; thence along the arc of a curve to the left 253.64 feet with a radius of 185.00 feet through a central angle of 78°33'16", chord: N55°51'34"E 234.24 feet; thence N18°57'58"E 85.72 feet; thence along the arc of a non-tangent curve to the right 41.96 feet with a radius of 113.13 feet through a central angle of 21°15'00", chord: S27°01'00"E 41.72 feet; thence S18°57'58"W 56.13 feet; thence along the arc of a non-tangent curve to the right 294.12 feet with a radius of 215.00 feet through a central angle of 78°22'54", chord: S55°56'44"W 271.72 feet; thence N84°51'49"W 306.68 feet; thence along the arc of a curve to the left 57.06 feet with a radius of 685.00 feet through a central angle of 04°46'22", chord: N87°15'00"W 57.04 feet; thence N89°38'11"W 158.95 feet; thence along the arc of a curve

to the left 655.31 feet with a radius of 1485.00 feet through a central angle of $25^{\circ}17'02''$, chord: $S77^{\circ}43'18''W$ 650.01 feet; thence $N24^{\circ}55'13''W$ 8.00 feet; thence along the arc of a non-tangent curve to the left 216.95 feet with a radius of 1493.00 feet through a central angle of $08^{\circ}19'33''$, chord: $S60^{\circ}55'01''W$ 216.76 feet; thence along the arc of a curve to the left 127.09 feet with a radius of 393.00 feet through a central angle of $18^{\circ}31'44''$, chord: $S47^{\circ}29'22''W$ 126.54 feet; thence $S38^{\circ}13'30''W$ 14.36 feet; thence along the arc of a curve to the right 176.51 feet with a radius of 407.00 feet through a central angle of $24^{\circ}50'56''$, chord: $S50^{\circ}38'58''W$ 175.13 feet; thence $S63^{\circ}04'26''W$ 7.61 feet; thence $S18^{\circ}04'26''W$ 27.58 feet; thence $S63^{\circ}04'26''W$ 45.21 feet; thence along the arc of a curve to the right 57.28 feet with a radius of 175.50 feet through a central angle of $18^{\circ}41'58''$, chord: $S72^{\circ}25'25''W$ 57.02 feet; thence along the arc of a curve to the left 69.07 feet with a radius of 590.00 feet through a central angle of $06^{\circ}42'25''$, chord: $S78^{\circ}25'11''W$ 69.03 feet; thence along the arc of a curve to the right 285.34 feet with a radius of 810.00 feet through a central angle of $20^{\circ}11'02''$, chord: $S85^{\circ}09'30''W$ 283.87 feet; thence $N84^{\circ}44'59''W$ 157.25 feet; thence along the arc of a curve to the left 172.54 feet with a radius of 413.50 feet through a central angle of $23^{\circ}54'30''$, chord: $S83^{\circ}17'46''W$ 171.30 feet; thence $S71^{\circ}20'31''W$ 33.03 feet to the POINT OF BEGINNING.

**EXHIBIT B-1
TO
AGREEMENT FOR GRANT OF EASEMENT FOR RELOCATION AND
PARTIAL RELEASE OF PRIOR EASEMENT**

(see attached Mapleton City Access and Utility Easement Exhibit)



**MAPLETON CITY
ACCESS AND UTILITY EASEMENT EXHIBIT**

7/24/2021 8:21 AM