

ENT 24931:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Feb 27 09:42 AM FEE 40.00 BY LT
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Copy to Utah County
100 East Center Street, Suite 2200
Provo Utah 84606420

Warranty Deed

Utah County

MTC #282797
Tax ID No. 14:003:0318
PIN No. 14088
Project No. S-LC49(165)
Parcel No. LC49: 110:STC

Lansing L. Smith and Caroline H. Smith, husband and wife as joint tenants Grantor,
of Highland, County of Utah, State of Utah, hereby
CONVEY AND WARRANT to Utah County, a body corporate and politic of the State
of Utah, Grantee, at 100 East Center Street, Suite 2200, Provo Utah 84606, for the
sum of TEN (\$10.00) Dollars, and other good and valuable considerations,
the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land in fee, being all of the remainder of an entire tract of property,
situate in the NW1/4 SW1/4 of Section 6, T.5S., R.2E., S.L.B. & M. The boundaries of
said tract of land are described as follows:

Beginning at the intersection of the easterly highway right of way line of North
County Blvd and the northerly right of way line of Harvey Blvd of the Alpine Highway to
North County Blvd, connector road, known as Project No. S-LC49(165), which point is
1356.15 feet N.00°06'11"W. along the section line and 69.61 feet East and 37.07 feet
North from the southwest corner of said Section 6; and running thence along said
easterly highway right of way line of North County Blvd N.49°16'47"W. 32.37 feet to the
point of curvature of a non-tangent curve to the right with a radius of 19934.04 feet;
thence northerly along said curve with an arc length of 160.95 feet, chord bears
N.00°12'09"W. 160.95 feet to the northerly boundary line of said entire tract; thence
East 235.87 feet along said northerly boundary line to the northeast corner of said entire
tract; thence South 182.40 feet to said northerly right of way line of Harvey Blvd at the
point of curvature of a non-tangent curve to the left with a radius of 671.00 feet;

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thence along said northerly right of way line of Harvey Blvd the following two (2) courses and distances: (1) westerly along said curve with an arc length of 21.15 feet, chord bears N.89°05'49"W. 21.15 feet; (2) thence West 189.62 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 42,647 square feet in area or 0.979 acre.

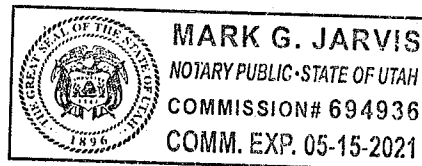
WITNESS, the hand of said Grantor, this 19 day of February, A.D. 20 20

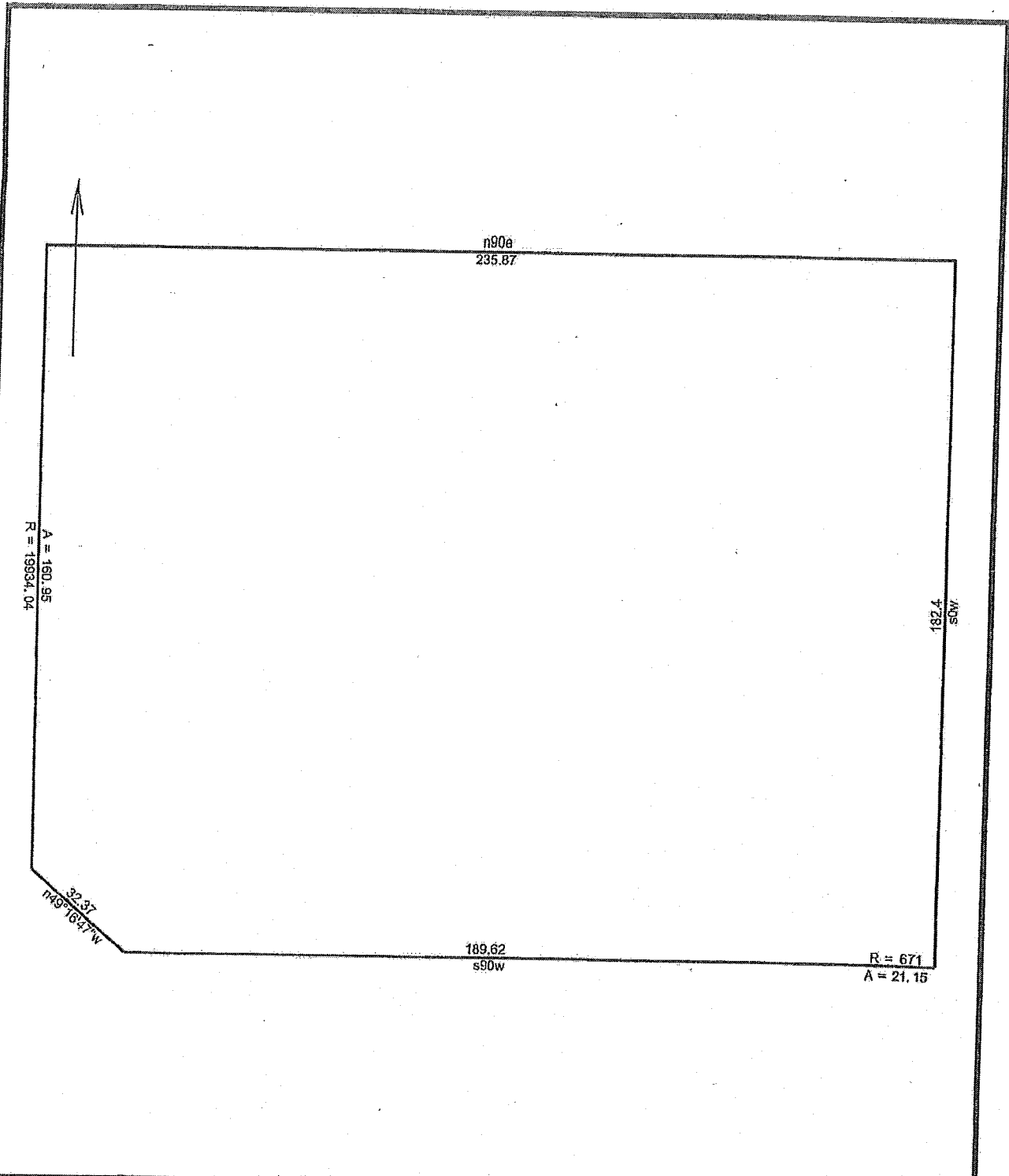
STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Lansing L. Smith
Lansing L. Smith
Caroline H. Smith
Caroline H. Smith

On the date first above written personally appeared before me, Lansing L. Smith and Caroline H. Smith, husband and wife as joint tenants, the signers of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public





14088_S-LC49(165)_01P_110_STC_DeedPlot 3/5/2019

Scale: 1 inch= 35 feet File: 14088_S-LC49(165)_01P_110_STC_DeedPlot.ndp

Tract 1: 0.9790 Acres (42647 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/493539), Perimeter=822 ft.

- 01 n49.1647w 32.37
- 02 R1, r=19934.04, arc=160.95, chord=n00.1209w 160.95
- 03 n90e 235.87
- 04 s0w 182.4
- 05 Lt, r=671.00, arc=21.15, chord=n89.0549w 21.15
- 06 s90w 189.62



UTAH COUNTY
Utah County Public Works Director
County Engineer

Richard J. Nielson, P.E.

2855 South State Street
Provo, UT 84606
TEL: 801-851-8600
FAX: 801-851-8612

February 19, 2020

Utah County Recorders Office
100 East Center
Provo, UT 84606

To Whom it may concern,

Utah County Public Works acknowledges this transaction and authorizes the Utah County Recorders Office to record the deeds and easements associated with Lansing L & Caroline H. Smith, Tax Parcel Number: 14-003-0318, on North County Boulevard in the American Fork area.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Nielson".

Richard J. Nielson, P.E.
Utah County Engineer
Public Works Director