

When recorded return to:
American Fork City
51 E. Main
P.O. Box 397
American Fork, UT 84003



ENT 127951:2021 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 20 4:09 pm FEE 0.00 BY SW
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED (Lakeshore Blvd and Utah Lake Shoreline Trail)

SCOTT SMITHSON Grantor(s) of LEFT TURN, LLC County, Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, **AMERICAN FORK CITY**, Grantee(s) of 51 East Main Street, American Fork, Utah County, Utah, for the sum of Ten Dollars (\$10) and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

A roadway and trail right-of-way of 87.00 feet in width described as follows:

Beginning at a point that is N 89°50'11" E 375.32 feet along the section line and South 1055.07 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

Thence along the arc of a 987.00 foot radius curve to the right a distance of 1162.23 feet (curve having a central angle of 67°28'05" and a long chord bearing S37°46'34"E 1096.24 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 613.00 foot radius curve to the left a distance of 547.11 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 529.13 feet); Thence South 55°10'44" East 355.00 feet; Thence along the arc of a 663.00 foot radius curve to the left a distance of 409.99 feet (curve having a central angle of 35°25'52" and a long chord bearing S72°53'40"E 403.49 feet); Thence North 89°23'24" East 550.03 feet; Thence along the arc of a 440.00 foot radius curve to the left a distance of 246.63 feet (curve having a central angle of 32°06'58" and a long chord bearing N73°19'55"E 243.42 feet); Thence along the arc of a 117.00 foot radius curve to the left a distance of 77.00 feet (curve having a central angle of 37°42'35" and a long chord bearing N21°52'01"E 75.62 feet); Thence North 59°55'14" East 84.33 feet; Thence along the arc of a 75.00 foot radius curve to the left a distance of 69.65 feet (curve having a central angle of 53°12'30" and a long chord bearing S81°59'03"E 67.17 feet); Thence South 33°57'26" East 64.02 feet; Thence along the arc of a 75.00 foot radius curve to the left a distance of 71.34 feet (curve having a central angle of 54°30'08" and a long chord bearing S17°40'05"W 68.68 feet); Thence along the arc of a 558.00 foot radius curve to the left a distance of 182.61 feet (curve having a central angle of 18°45'02" and a long chord bearing S49°39'58"E 181.80 feet); Thence South 01°33'05" West 116.54 feet; Thence along the arc of a 662.00 foot radius curve to the right a distance of 303.26 feet (curve having a central angle of 26°14'49" and a long chord bearing N50°52'36"W 300.62 feet); Thence along the arc of a 10.00 foot radius curve to the left a distance of 14.78 feet (curve having a central angle of 84°42'23" and a long chord bearing N80°06'22"W 13.47 feet); Thence South 57°32'26" West 31.45 feet; Thence along the arc of a 527.00 foot radius curve to the right a distance of 292.95 feet (curve having a central angle of 31°50'58" and a long chord bearing S73°27'55"W 289.19 feet); Thence South 89°23'24" West 550.03 feet; Thence along the arc of a 750.00 foot radius curve to the right a distance of 463.79 feet (curve having a central angle of 35°25'52" and a long chord bearing N72°53'40"W 456.44 feet); Thence North 55°10'44" West 355.00 feet; Thence along the arc of a

700.00 foot radius curve to the right a distance of 624.75 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 604.22 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 900.00 foot radius curve to the left a distance of 1032.53 feet (curve having a central angle of 65°43'57" and a long chord bearing N36°54'30"W 976.83 feet); Thence North 01°10'00" East 91.57 feet to the point of beginning.

Contains 344,701 sf (7.91 ac)

Subject to easements, restrictions and rights or way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Together with all improvements thereon or entitlements thereto.

WITNESS the hand of said Grantor(s) this July 12th, 2021.

[Handwritten Signature]

Authorized Signature

Scott Smithson / Owner

Print Name / Title

State of Utah)
>
County of Utah)

On July 12th, 2021 personally appeared before me (print name of executor(s) below),

Scott Smithson

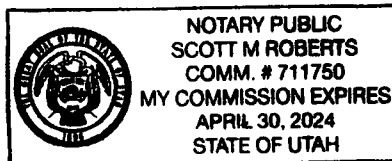
the grantor(s) of the foregoing instrument who duly acknowledge to me that they are the lawful executor(s) of this document.

[Handwritten Signature]

Notary Public Signature

Scott M Roberts

Print Name of Notary





PHONE: (801) 763-3000
FAX: (801) 763-3033
WEB: www.americanfork.gov

51 E Main St
American Fork, UT
84003

July 14, 2021

Utah County Recorder's Office
100 East Center Street, Suite 1300
Provo, Utah 84606

To Whom It May Concern:

RE: Recording Authorization

American Fork City authorizes the Utah County Recorder's Office to record the Warranty Deed from for the Lakeshore Boulevard and Utah Lakeshore Trail from Scott Smithson of Left Turn, LLC.

If you have any questions, feel free to call me at 801-763-3000.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley J. Frost".

Bradley J. Frost
Mayor

When recorded return to:
American Fork City
51 E. Main
P.O. Box 397
American Fork, UT 84003



ENT 129086:2017 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 27 4:12 pm FEE 0.00 BY MA
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED (Lakeshore Blvd)

Aria Retirement Investments, LLC, Grantor(s) of _____ County, Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, **AMERICAN FORK CITY**, Grantee(s) of 51 East Main Street, American Fork, Utah County, Utah, for the sum of Ten Dollars (\$10) and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

Beginning at a point that is N 89°50'11" E 375.32 feet along the section line and South 1055.07 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.

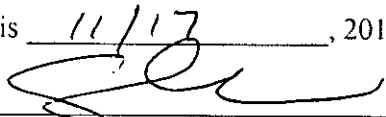
Thence along the arc of a 987.00 foot radius curve to the right a distance of 1162.25 feet (curve having a central angle of 67°28'08" and a long chord bearing S37°46'36"E 1096.25 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 613.00 foot radius curve to the left a distance of 547.11 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 529.13 feet); Thence South 55°10'44" East 352.92 feet; Thence along the arc of a 663.00 foot radius curve to the left a distance of 436.33 feet (curve having a central angle of 37°42'25" and a long chord bearing S74°01'57"E 428.50 feet); Thence North 87°06'51" East 1084.17 feet; Thence South 01°33'05" West 67.20 feet; Thence South 87°06'51" West 1078.97 feet; Thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing N74°01'57"W 471.80 feet); Thence North 55°10'44" West 352.92 feet; Thence along the arc of a 680.00 foot radius curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 586.96 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.38 feet (curve having a central angle of 66°09'46" and a long chord bearing N37°07'25"W 1004.33 feet); Thence North 01°10'00" East 70.43 feet to the point of beginning.

Contains 246,743 sf (5.66 ac)

Subject to easements, restrictions and rights or way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Together with all improvements thereon or entitlements thereto.

WITNESS the hand of said Grantor(s) this 11/13, 2017.



Authorized Signature

Scott Smithson

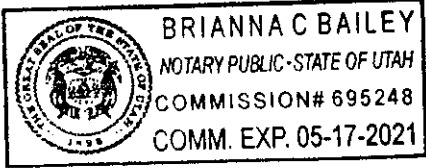
Print Name / Title

State of Utah)
County of Utah)

On Nov. 17, 2017 personally appeared before me (print name of executor(s) below),

Scott Smithson

the grantor(s) of the foregoing instrument who duly acknowledge to me that they are the lawful executor(s) of this document.



Brianna Bailey
Notary Public Signature

Brianna Bailey
Print Name of Notary