

WHEN RECORDED, RETURN TO:

LSL Property Holdings, LLC
520 S. 850 E., Suite A300
Lehi, Utah 84043

ENT **114628**: 2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Jun 25 01:11 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel ID No.: 13:068:0011, 13:069:0018

144793-DMP

TEMPORARY EASEMENT FOR ACCESS AND UTILITIES

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LEFT TURN LLC, a Utah limited liability company (“**Grantor**”), hereby conveys and grants to LSL PROPERTY HOLDINGS, LLC a Utah non-profit corporation (“**Grantee**”), for Grantee’s use and benefit, a temporary easement for access and utilities (“**Easement**”) over certain real property described below. The Easement is limited to the purposes set forth herein and is subject to the terms and conditions of this instrument.

1. Easement Area. The Easement allows Grantee to make use of, and the Easement shall encumber, the real property situated in American Fork City, Utah County, State of Utah and described on **EXHIBIT A** attached hereto (“**Easement Area**”). Grantor owns the Easement Area and has the right to grant the Easement set forth herein.

2. Easement Purposes. The Easement is intended to benefit certain real property south of the Easement Area which Grantee is purchasing concurrently herewith. Grantee shall have the use of the Easement Area for the following purposes: ingress, egress, and access; and the design, construction, maintenance, repair, and / or replacement of roadways and utility lines, structures, and facilities including, for water, sewer, gas, electricity, storm water, phone and data, etc.

3. Automatic Termination. The Easement provided for under this instrument will terminate automatically and immediately when a subdivision plat designating the Easement Area as a public right of way is recorded in the office of the Utah County Recorder or the Easement Area is deeded to the City of American Fork. If a subdivision plat dedicating the Easement Area has not been dedicated by December 31, 2021, the Grantor shall deed the Easement Area to the City. No formal release shall be necessary to effectuate the automatic termination provided for herein. However, upon reasonable request from Grantor, Grantee shall execute a confirmation of release when the conditions for termination have been satisfied.

4. Successors. Until terminated as provided herein, this instrument and the Easement granted herein is intended to run with the land. The rights, obligations, and privileges granted herein shall inure to the benefit of, and be binding upon, the parties’ successors-in-interest or assigns.


5. Miscellaneous. This instrument may not be modified, extended, or amended without the written consent of Grantor and Grantee. This instrument shall be governed in accordance with the laws of the State of Utah.

[End of Instrument. Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date(s) set forth below, to be effective on the recording date hereof.

GRANTOR

LEFT TURN LLC, a Utah limited liability company

By: 

Name: Scott Smithson


Its: Manager

Date: 21 June 2021

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 21 day of June, 2021, by Scott Smithson, in his/her capacity as Manager of Left Turn LLC, a Utah limited liability company (the above Grantor).

SEAL:


Notary Public

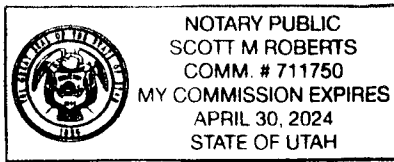


EXHIBIT A
(Legal Description of Easement Area)

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 01°33'05" WEST 132.00 FEET; THENCE ALONG THE ARC OF A NON TANGENT 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N43°26'55"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 842.39 FEET; THENCE NORTH 00°07'53" WEST 788.80 FEET; THENCE ALONG THE ARC OF 364.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 139.99 FEET); THENCE NORTH 22°18'20" WEST 183.32 FEET; THENCE ALONG THE ARC OF 513.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°46'00" AND LONG CHORD BEARS N17°25'20"W 87.34 FEET); THENCE NORTH 222.75 FEET; THENCE ALONG THE ARC OF 513.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 04°19'55" AND LONG CHORD BEARS N14°42'18"E 38.78 FEET); THENCE NORTH 16°52'15" EAST 329.08 FEET; THENCE ALONG THE ARC OF 564.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 87.01 FEET (CURVE HAVING A CENTRAL ANGLE OF 08°50'20" AND LONG CHORD BEARS N12°27'05"E 86.92 FEET); THENCE SOUTH 89°37'30" EAST 80.63 FEET; THENCE ALONG THE ARC OF 644.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 110.09 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°47'41" AND LONG CHORD BEARS S11°58'25"W 109.96 FEET); THENCE SOUTH 16°52'15" WEST 329.08 FEET; THENCE ALONG THE ARC OF 433.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 296.07 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°10'35" AND LONG CHORD BEARS S02°43'02"E 290.33 FEET); THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF 444.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 170.76 FEET); THENCE SOUTH 00°07'53" EAST 694.85 FEET; THENCE ALONG THE ARC OF 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS S44°17'24"E 34.83 FEET); THENCE SOUTH 88°26'55" EAST 740.19 FEET; THENCE ALONG THE ARC OF 30.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N46°33'05"E 42.43 FEET) TO THE POINT OF BEGINNING.

AREA = 206,272 SF OR 4.74 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22.

