

WHEN RECORDED, MAIL TO:  
City of Orem  
56 North State Street  
Orem, Utah 84057

MAIL COPY TO:  
Utah Transit Authority  
PO Box 30810  
Salt Lake City, Utah 84130-0810

ENT 167348:2020 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Oct 26 02:30 PM FEE 0.00 BY IP  
RECORDED FOR National Title Agency of Utah, Inc.  
ELECTRONICALLY RECORDED

## Special Warranty Deed (LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 45:487:0001  
Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:119:C

Boyer Lake Pointe, L.C., a Utah limited liability company, Grantor, CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, to the CITY OF OREM, at 56 North State Street, Orem, Utah 84057, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 1, Plat "B", Lake Pointe Shopping Center Subdivision, according to the official plat thereof recorded June 22, 2010 as Entry No. 51439, Map No. 13268-145, situate in the NW1/4NE1/4 of Section 27, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at a point on the northerly boundary line of said Lot 1, which point is on the southerly right of way line of 1200 South Street in Orem, Utah, which point is also 74.75 feet S. 89°08'17" E. along the section line and 25.35 feet South from the North Quarter Corner of said Section 27; thence along said boundary and right of way line

CONTINUED ON PAGE 2

LIMITED LIABILITY COMPANY RW-02LL (11-01-03)

NTA 17-2598

Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:119:C

S.  $89^{\circ}08'17''$  E. 160.20 feet to a point which is 225.33 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1310+70.62; thence S.  $85^{\circ}56'36''$  W. 116.32 feet to a point which is 109.50 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1310+81.29; thence S.  $69^{\circ}12'22''$  W. 26.53 feet to a point which is 83.50 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1310+76.01; thence S.  $44^{\circ}42'37''$  W. 44.48 feet to a point which is 47.50 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1310+49.89; thence S.  $08^{\circ}54'36''$  W. 22.31 feet to a point which is 40.50 feet radially distant easterly from the control line of 400 West Street, opposite Engineer Station 1310+28.23; thence S.  $20^{\circ}07'47''$  E. 70.52 feet to a point which is 46.50 feet radially distant easterly from the control line of 400 West Street, opposite Engineer Station 1309+53.36; thence S.  $73^{\circ}43'48''$  W. 5.00 feet to a point which is 41.50 feet radially distant easterly from the control line of 400 West Street, opposite Engineer Station 1309+53.36; thence S.  $08^{\circ}57'23''$  E. 139.99 feet to a point which is 39.00 feet radially distant easterly from the control line of 400 West Street, opposite Engineer Station 1308+21.93; thence southerly 99.78 feet along the arc of a 640.00-foot radius curve to the right, through a central angle of  $08^{\circ}55'56''$ , the chord of which bears S.  $04^{\circ}29'25''$  E. 99.67 feet to a point which is 48.00 feet radially distant easterly from the control line of 400 West Street, opposite Engineer Station 1307+29.28; thence S.  $00^{\circ}01'26''$  E. 26.85 feet to a point which is 50.50 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1307+02.72; thence S.  $01^{\circ}18'37''$  E. 47.58 feet to a point which is 56.00 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1306+55.45; thence S.  $14^{\circ}18'14''$  E. 32.74 feet to a point which is 67.00 feet perpendicularly distant easterly from the control line of 400 West Street, opposite Engineer Station 1306+24.61; thence N.  $89^{\circ}13'24''$  W. 37.52 feet to the westerly boundary line of said Lot 1 and the easterly right of way line of said 400 West Street; thence along said boundary and right of way line the following seven (7) courses: (1) N.  $05^{\circ}39'37''$  E. 64.21 feet; (2) northerly 56.82 feet along the arc of a 531.31-foot radius curve to the left, through a central angle

CONTINUED ON PAGE 3

LIMITED LIABILITY COMPANY RW-02LL (11-01-03)

Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:119:C

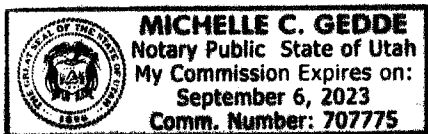
of  $06^{\circ}07'37''$ , the chord of which bears N.  $02^{\circ}35'48''$  E. 56.79 feet; (3) N.  $00^{\circ}37'30''$  W. 139.02 feet; (4) northerly 103.59 feet along the arc of a 313.37-foot radius curve to the left, through a central angle of  $18^{\circ}56'26''$ , the chord of which bears N.  $10^{\circ}05'43''$  W. 103.12 feet to a point of reverse curvature; (5) northerly 70.15 feet along the arc of a 225.00-foot radius curve to the right, through a central angle of  $17^{\circ}51'52''$ , the chord of which bears N.  $10^{\circ}38'00''$  W. 69.87 feet; (6) N.  $01^{\circ}42'04''$  W. 37.36 feet; (7) northeasterly 22.05 feet along the arc of a 24.99-foot radius non-tangent curve to the right, through a central angle of  $50^{\circ}33'06''$ , the chord of which bears N.  $34^{\circ}42'38''$  E. 21.34 feet to the northerly boundary line of said Lot 1 and the southerly right of way line of 1200 South Street; thence along said boundary and right of way line S.  $89^{\circ}04'53''$  E. 7.19 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 7,903 square feet or 0.181 acre in area, more or less.

(Note: Rotate above bearings counterclockwise  $00^{\circ}14'36''$  to equal project bearings.)

Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:119:C

**IN WITNESS WHEREOF**, said Boyer Lake Pointe, L.C., a Utah limited liability company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 29 day of June, A.D. 20 20.

Boyer Lake Pointe, L.C., a Utah limited liability company



By: Boyer Lake Pointe Manager, Inc.  
a Utah corporation  
Its: Manager

By: [Signature]  
H. Roger Boyer, President

STATE OF Utah )  
 ) ss.  
COUNTY OF Washington )

On the date first above written personally appeared before me, H. Roger Boyer, who being by me duly sworn, says that he is the President of Boyer Lake Pointe Manager, Inc., a Utah corporation being the manager of Boyer Lake Pointe, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of its corporate resolution, and said H. Roger Boyer, the President of Boyer Lake Pointe Manager, Inc, a Utah corporation, being the Manager of Boyer Lake Pointe, L.C., a Utah limited liability company acknowledged to me that the company executed the same.

**WITNESS** my hand and official stamp the date in this certificate first above written:

[Signature]  
Notary Public