



ENT 105723:2021 PG 1 of 10  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2021 Jun 09 2:40 pm FEE 0.00 BY CS  
 RECORDED FOR AMERICAN FORK CITY

When Recorded Mail To:  
 American Fork City  
 51 East Main  
 American Fork UT 84003

NOTICE OF INTEREST, HIGH GROUNDWATER INDEMNIFICATION

In conformance with the American Fork Sensitive Lands Ordinance (S.L.O.) 6-2-2, the owners as undersigned of each lot within the property described in Exhibit A for LAKE SHORE LANDING do hereby agree to indemnify and hold harmless American Fork City against any and all liabilities, claims, suits, losses, costs and legal fees cause by, arising out of, or resulting from flooding in a high water table area. This liability waiver shall run with each lot within LAKE SHORE LANDING and be binding upon the heirs, assigns, and successors in interest of the undersigned.

LIST OF ATTACHED EXHIBITS:

Exhibit A – Legal Description of Property

Dated this 4<sup>th</sup> day of JUNE, 2021.

OWNER(S):

Jacob M. Horan  
 (Signature)

Scott Smithson  
 (Signature)

JACOB M. HORAN  
 (Printed Name)

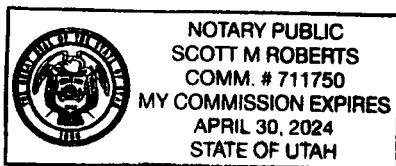
Scott Smithson  
 (Printed Name)

MANAGER - BLUE PEAK HOLDINGS, LLC  
 (Title)

owner  
 (Title)

STATE OF UTAH )  
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 COUNTY OF UTAH )

On 4<sup>th</sup> the day of June, 2021, personally appeared before me Jacob M. Horan and Scott Smithson, Owner(s) of said Property, as (individuals and/or authorized representatives of a company), and acknowledged to me that such individuals or company executed the within instrument freely of their own volition and pursuant to the articles of organization where applicable.



Scott M. Roberts  
 Notary Public  
 My Commission Expires: 4/30/24

## Exhibit A

## Block 1 Plat A

BEGINNING AT A POINT WHICH IS NORTH 1691.58 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH  $89^{\circ}13'03''$  WEST 98.64 FEET; THENCE NORTH  $00^{\circ}42'16''$  EAST 448.37 FEET; THENCE NORTH  $00^{\circ}29'16''$  EAST 131.64 FEET; THENCE NORTH  $89^{\circ}40'40''$  WEST 117.41 FEET; THENCE NORTH  $00^{\circ}53'51''$  EAST 260.23 FEET; THENCE SOUTH  $89^{\circ}23'31''$  EAST 191.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF  $87^{\circ}21'13''$  AND A LONG CHORD BEARING  $S45^{\circ}40'37''E$  27.67 FEET); THENCE SOUTH  $00^{\circ}46'02''$  WEST 16.30 FEET; THENCE SOUTH  $06^{\circ}04'09''$  EAST 42.00 FEET; THENCE SOUTH  $00^{\circ}46'05''$  WEST 762.82 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 113,433 SQUARE FEET IN AREA OR 2.60 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF  $N 89^{\circ}52'20'' E$  ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 31 NUMBER OF PARCELS 1

Block 1 Plat B

BEGINNING AT A POINT WHICH IS NORTH 1692.67 FEET AND WEST 426.82 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH  $89^{\circ}13'03''$  WEST 98.99 FEET; THENCE NORTH 579.21 FEET; THENCE SOUTH  $89^{\circ}40'40''$  EAST 105.62 FEET; THENCE SOUTH  $00^{\circ}29'16''$  WEST 131.64 FEET; THENCE SOUTH  $00^{\circ}42'16''$  WEST 448.37 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 59,405 SQUARE FEET IN AREA OR 1.36 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N  $89^{\circ}52'20''$  E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 1

## Block 2 Plat C

BEGINNING AT A POINT WHICH IS NORTH 1687.51 FEET AND WEST 30.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH  $89^{\circ}13'03''$  WEST 218.51 FEET; THENCE NORTH  $00^{\circ}46'05''$  EAST 730.43 FEET; THENCE SOUTH  $89^{\circ}15'29''$  EAST 98.77 FEET; THENCE SOUTH  $00^{\circ}44'31''$  WEST 418.58 FEET; THENCE SOUTH  $53^{\circ}26'45''$  EAST 3.91 FEET; THENCE SOUTH  $00^{\circ}48'57''$  WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE  $90^{\circ}02'15''$  AND A LONG CHORD BEARS  $S44^{\circ}16'37''E$  29.71 FEET); THENCE SOUTH  $89^{\circ}17'44''$  EAST 95.51 FEET; THENCE SOUTH  $00^{\circ}47'10''$  WEST 156.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 91,513 SQUARE FEET IN AREA OR 2.10 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF  $N 89^{\circ}52'20'' E$  ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)  
NUMBER OF LOTS 27 NUMBER OF PARCELS 1

## Block 2 Plat D

BEGINNING AT A POINT WHICH IS NORTH 1843.64 FEET AND WEST 28.48 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING THENCE NORTH  $89^{\circ}17'44''$  WEST 95.51 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE  $90^{\circ}02'15''$  AND A LONG CHORD BEARS  $N44^{\circ}16'37''W$  29.71 FEET); THENCE NORTH  $00^{\circ}48'57''$  EAST 132.38 FEET; THENCE NORTH  $53^{\circ}26'45''$  WEST 3.91 FEET; THENCE NORTH  $00^{\circ}44'31''$  EAST 271.25 FEET; THENCE NORTH  $89^{\circ}15'29''$  WEST 98.77 FEET; THENCE NORTH  $00^{\circ}46'05''$  EAST 32.41 FEET; THENCE NORTH  $07^{\circ}36'20''$  EAST 38.25 FEET; THENCE NORTH  $00^{\circ}46'05''$  EAST 15.51 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.43 FEET (CURVE HAVING A CENTRAL ANGLE  $87^{\circ}10'52''$  AND A LONG CHORD BEARS  $N44^{\circ}21'37''E$  27.58 FEET); THENCE ALONG THE ARC OF A 503.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.47 FEET (CURVE HAVING A CENTRAL ANGLE  $09^{\circ}03'09''$  AND A LONG CHORD BEARS  $N83^{\circ}25'35''E$  79.39 FEET); THENCE NORTH  $78^{\circ}54'02''$  EAST 120.20 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.89 FEET (CURVE HAVING A CENTRAL ANGLE  $01^{\circ}54'30''$  AND A LONG CHORD BEARS  $N79^{\circ}51'16''E$  14.89 FEET); THENCE SOUTH  $01^{\circ}00'42''$  WEST 448.93 FEET; THENCE SOUTH  $01^{\circ}30'56''$  WEST 425.15 FEET; THENCE NORTH  $89^{\circ}13'03''$  WEST 8.60 FEET; THENCE NORTH  $00^{\circ}47'10''$  EAST 156.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 125,535 SQUARE FEET IN AREA OR 2.88 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF  $N 89^{\circ}52'20'' E$  ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 1  
NUMBER OF PARCELS 2

## Block 3 Plat E

BEGINNING AT A POINT WHICH IS NORTH 1247.17 FEET AND WEST 487.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE SOUTH 57°57'04" WEST 107.51 FEET; THENCE NORTH 39°27'15" WEST 70.27 FEET; THENCE SOUTH 89°16'09" EAST 67.23 FEET; THENCE NORTH 02°32'00" EAST 86.36 FEET; THENCE SOUTH 89°08'21" EAST 91.24 FEET; THENCE NORTH 01°38'03" EAST 75.62 FEET; THENCE NORTH 12°45'06" EAST 135.61 FEET; THENCE NORTH 00°51'39" EAST 156.66 FEET; THENCE SOUTH 89°13'03" EAST 98.72 FEET; THENCE SOUTH 00°46'05" WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°10'58" AND A LONG CHORD BEARING S29°21'35"W 321.11 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 49,116 SQUARE FEET IN AREA OR 1.13 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 12 NUMBER OF PARCELS 1

## Block 3 Plat F

BEGINNING AT A POINT WHICH IS NORTH 1328.17 FEET AND WEST 461.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH  $89^{\circ}08'21''$  WEST 64.47 FEET; THENCE NORTH 364.88 FEET; THENCE SOUTH  $89^{\circ}13'03''$  EAST 98.91 FEET; THENCE SOUTH  $00^{\circ}51'39''$  WEST 156.66 FEET; THENCE SOUTH  $12^{\circ}45'06''$  WEST 135.61 FEET; THENCE SOUTH  $01^{\circ}38'03''$  WEST 75.62 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 31,089 SQUARE FEET IN AREA OR 0.71 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF  $N 89^{\circ}52'20'' E$  ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)  
NUMBER OF LOTS 1

## Block 4 Plat H

BEGINNING AT A POINT WHICH IS NORTH 1134.59 FEET AND WEST 29.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH 89°04'08" WEST 137.29 FEET; THENCE NORTH 46°17'43" WEST 54.66 FEET; THENCE NORTH 44°45'12" EAST 24.26 FEET; THENCE NORTH 45°47'22" WEST 69.07 FEET; THENCE NORTH 45°17'41" EAST 42.27 FEET; THENCE NORTH 16°47'47" EAST 209.48 FEET; THENCE NORTH 00°44'31" EAST 218.59 FEET; THENCE SOUTH 89°13'03" EAST 123.26 FEET; THENCE SOUTH 00°46'15" WEST 552.60 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 81,268 SQUARE FEET IN AREA OR 1.87 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)  
NUMBER OF LOTS 1



## Block 5 Plat I

BEGINNING AT A POINT WHICH IS NORTH 838.47 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE SOUTH 00°00'09" WEST 93.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.12 FEET; THENCE SOUTH 89°16'08" EAST 284.53 FEET; THENCE SOUTH 39°27'15" EAST 70.27 FEET; THENCE SOUTH 57°57'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36"W 401.58 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 117,276 SQUARE FEET IN AREA OR 2.69 ACRES. (NOTE:ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)  
NUMBER OF LOTS 28 NUMBER OF PARCELS 2

## Block 6 Plat J

BEGINNING AT A POINT WHICH IS NORTH 631.89 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE WEST 123.38 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.75 FEET (CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARS N47°05'26"W 22.55 FEET); THENCE NORTH 00°00'09" EAST 72.01 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 90.88 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12"E 159.50 FEET); THENCE SOUTH 54°25'22" EAST 75.79 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS S60°49'11"W 39.66 FEET); THENCE SOUTH 00°49'10" WEST 279.01 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 42,264 SQUARE FEET IN AREA OR 0.97 ACRES. (NOTE:ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 11  
NUMBER OF PARCELS 1