

When Recorded Return To:
SMART TOWN, LLC
448 E 6400 S, SUITE 175
MURRAY, UT 84107

ENT 150939:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Sep 30 10:06 AM FEE 40.00 BY SS
RECORDED FOR Old Republic Title (Draper)
ELECTRONICALLY RECORDED

ABANDONMENT, RELEASE AND TERMINATION OF RIGHT OF WAYS

Whereas, Smart Town, LLC, a Utah Limited Liability Company is the owner of the following described property:

Beginning North 89°35'45" West 1326.32 feet and North 60.73 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 9°35'42" East 484.96 feet; South 80°25'43" East 318.81 feet; South 0°06'23" East 441.84 feet; North 89°48'07" West 396.17 feet; North 0°30'38" East 15.31 feet to the point of beginning.

Parcel ID No: 13:059:0113

Beginning North 89°35'45" West 930.01 feet and South 100.84 feet from the Northeast Corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'07" West 397.69 feet; North 0°29'02" East 140.43 feet; North 0°30'38" East 7.26 feet; South 89°48'07" East 396.17 feet; South 0°06'23" East 147.69 feet to the point of beginning.

Parcel ID No: 13:062:0090

Beginning at a point that is located on a bounds of a R.O.W. of a proposed road dedication to be filed via Dedication Plat of Utah County Recorder's Office, which point is located North 89° 35' 45" West 930.01 feet along section line and South 100.84 feet from the Southeast corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Said corner is retraced via Witness monument and county survey records. Basis of bearing is the NAD 83 State Plane Coordinate System, Central Zone).

Thence leaving said R.O.W. North 00° 06' 23" West a distance of 589.53 feet to another proposed R.O.W. as dedicated, Thence along said proposed R.O.W. and dedications the following courses South 80° 25' 43" East a distance of 155.62 feet to the beginning of a curve, Said curve bears to the left through an angle of 09° 34' 17", having a radius of 1300.00 feet along the arc a distance of 217.17, and whose long chord bears South 85° 12' 52" East a distance of 216.91 feet, Thence East a distance of 134.48 feet, Thence South 00° 54' 51" East a distance of 547.40 feet, Thence North 89° 48' 07" West a distance of 511.73 feet to the point of beginning.

Parcel ID No: 13:059:0109

And Whereas, Outback American Fork L.L.C., a Utah Limited Liability Company is the owner of the following described property:

Beginning at a point which is South 89°35'36" East along the Section line 1073.32 feet (based on the Utah State Coordinate System, Central Zone and data published by the Utah County Surveyor as of January 1986) from the North quarter corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence North 00°29'06" East 48.52 feet to a fence line; thence South 89°21'45" East along said fence line 175.64 feet; thence North 82°14'24" East continuing along said fence line 91.35 feet; thence South 00°30'06" West 169.00 feet; thence North 89°47'45" West 266.00 feet; thence North 00°29'06" East 109.15 feet to the point of beginning.

Parcel ID No: 13:062:0018

And Whereas, under the date of November 13, 1980, a certain Easement was granted, for the mutual benefit, of the two subsequent property owners mentioned above described in that certain Warranty Deed recorded November 14, 1980 as Entry No. 39619 in Book 1876 at Page 365.

And Whereas, it is now beneficial for both of the property owners, Smart Town, LLC and Outback American Fork L.L.C. to terminate, release, and abandon the right of ways described in said Warranty Deed dated November 13, 1980 and recorded November 14, 1980 as Entry No. 39619 in Book 1876 at Page 365 of the records of the Utah County Recorder, State of Utah;

Therefore, the said Right-of-Ways contained in the above Warranty Deed are hereby terminated, released, and abandoned, over, through and across said properties of said owners.

Dated this 11 day of SEPTEMBER, 2020

Smart Town, LLC,
a Utah Limited Liability Company

By: 

Arvil Swaney, Manager

Outback American Fork L.L.C.,
a Utah Limited Liability Company

By: The CNS Family Trust U/A/D June 21, 2005, its Managing Member

By: 

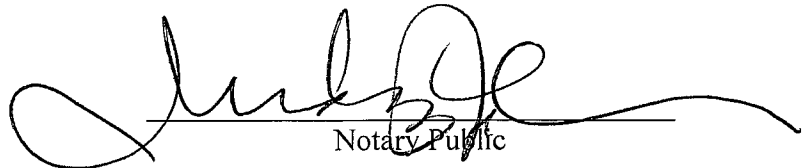
Chad Kent Jarrett, Trustee

STATE OF UTAH

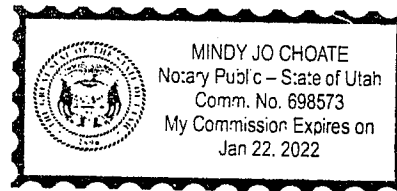
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COUNTY OF SALT LAKE

On the 14th day of September, 2020, personally appeared before me Arvil Swaney, who being by me duly sworn, did say, that he the said Arvil Swaney is the Manager of Smart Town, LLC, a Utah Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Operating Agreement, and said Limited Liability Company executed the same.


Notary Public

My Commission Expires:
Residing at: 1. 22. 22

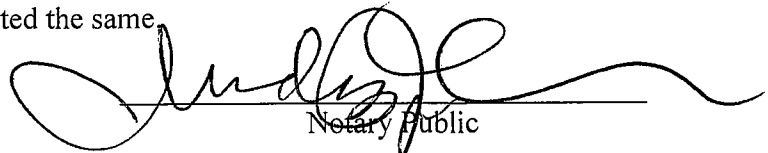


STATE OF UTAH)

) ss

COUNTY OF SALT LAKE)

On the 14th day of September, 2020, personally appeared before me Chad Kent Jarrett, who being by me duly sworn, did say that he, the said Chad Kent Jarrett is the Trustee of the CNS Family Trust U/A/D June 21, 2005, and that the within and foregoing instrument was signed on behalf of said trust as Managing Member of Outback American Fork L.L.C., a Utah Limited Liability company, same pursuant to and in accordance with the powers vested in him by the terms of said trust agreement and in behalf of said limited liability company by authority of its Operating Agreement, and said Chad Kent Jarrett duly acknowledged to me that said trust and limited liability company executed the same.


Notary Public

My Commission Expires:
Residing at: 1. 22. 22

