



ENT 12201:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 30 12:20 PM FEE 0.00 BY DA
RECORDED FOR AMERICAN FORK CITY

After recording return to:
American Fork City
Attn: City Recorder
51 East Main Street
American Fork, Utah 84003

UTILITY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AF PD LLC and Left Turn LLC, the undersigned Grantors hereby grants, conveys, sells, and sets over unto **AMERICAN FORK CITY, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer and/or water pipelines, laterals, manholes, and other sewer and/or water transmission and distribution structures and facilities. Said easement being situated in Utah County, State of Utah, as depicted in **Exhibit "A"** attached hereto, through a parcel of Grantor's land, which easement is more particularly described as follows:

A 25 foot wide sewer line easement with 12.50 feet on each side of the following described centerline.

Beginning at a point which is S 89°52'20" W 2749.69 feet along the section line and South 3238.38 feet from the Southeast Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

Thence N 04°22'19" E 389.33 feet; Thence N 73°05'32" E 181.49 feet; Thence N 57°32'26" E 290.94 feet; Thence N 19°33'41" W 135.31 feet; Thence N 09°33'27" W 110.15 feet; Thence N 01°33'05" E 340.74 feet; Thence N 01°33'05" E 168.42 feet; Thence N 01°33'05" E 351.64 feet; Thence N 17°16'38" E 154.18 feet; Thence N 11°09'36" W 400.00 feet; Thence N 24°52'00" E 400.00 feet; Thence N 65°08'00" W 259.34 feet; Thence N 65°08'00" W 400.00 feet; Thence N 65°08'00" W 400.00 feet; Thence N 65°08'00" W 262.07 feet; Thence N 00°00'08" E 298.41 feet; Thence N 00°00'26" W 211.12 feet; Thence N 00°00'10" E 311.53 feet; Thence N 89°00'52" W 153.48 feet; Thence N 01°03'29" E 28.46 feet; Thence North 88°56'31" W 14.55 feet more or less to an existing property line.

Contains: 130,181 Sq. Ft. (or 2.99 Acres)

(Basis of Bearing is South 89°52'20" West between the Southeast Corner and South Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian)

To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said facilities. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any building or structure of any kind within the boundaries of said perpetual easement.

Approved as to form: American Fork City Attorney

In witness whereof, the Grantor has executed this easement this

21 day of January, 2020.

LEFT TURN LLC

[Signature]
By: NAME, TITLE Manager

State of Utah

County of Utah :SS

On the 21 day of January 2020, personally appeared before me Darwin Fielding, who acknowledged himself to be the Manager of LEFT TURN LLC, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



ACCEPTED BY:

AMERICAN FORK CITY

[Signature]
Bradley J. Frost, Mayor

In witness whereof, the Grantor has executed this easement this

21 day of January, 20 20.

AF PD LLC

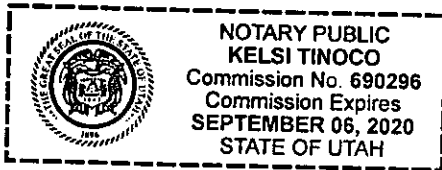
[Signature]
By: NAME, TITLE manager

State of Utah

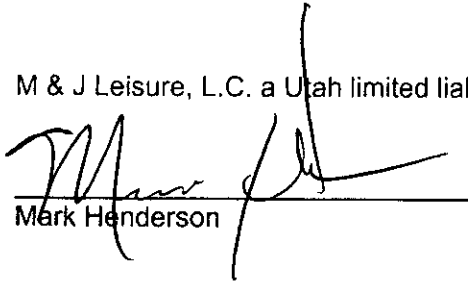
County of Wasatch :SS

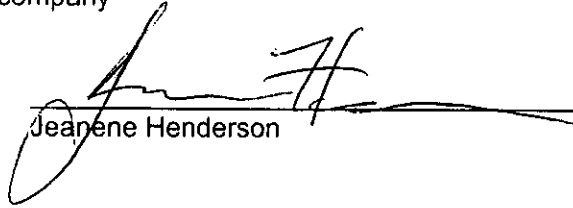
On the 21 day of January 2020, personally appeared before me Darwin Fielding, who acknowledged himself to be the Manager of AF PD LLC, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



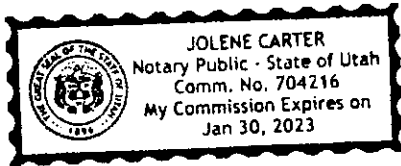
M & J Leisure, L.C. a Utah limited liability company



Mark Henderson


Jeanene Henderson

STATE OF UTAH)
)
COUNTY OF Davis) :ss.

On this 14th day of January, 2020 personally appeared before me, Mark Henderson and Jeanene Henderson, the signers of the within instrument who duly acknowledged to me that he/she/they executed the same in the capacity and for the entity indicated.




Notary Public
Residing at:
My commission expires:

In witness whereof, the Grantor has executed this easement this

13th day of January, 2020.

C Allen
~~LEFT TURN LLC~~

Chad Allen

By: NAME, TITLE

Chad Allen, member

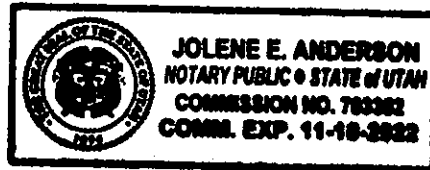
State of Utah

County of Weber :SS

On the 14th day of January 2020, personally appeared before me Chad Allen, who acknowledged himself to be the member of ~~LEFT TURN LLC~~, and that he/she, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

C Allen LLC

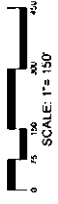
Jolene Anderson
Notary Public





520 South 450 East
Suite A1
Lehi, UT 84043
(801) 484-6337

900 WEST ROADWAY PHASE 1.2B



CIVIL ENGINEERING
1100 South 200 West
Provo, UT 84601
Tel: (801) 878-1877
Fax: (801) 878-1877

NO.	DATE	DESCRIPTION
1	11/15/19	ISSUED FOR PERMITTING
2	11/15/19	ISSUED FOR CONSTRUCTION
3	11/15/19	ISSUED FOR CONSTRUCTION
4	11/15/19	ISSUED FOR CONSTRUCTION
5	11/15/19	ISSUED FOR CONSTRUCTION
6	11/15/19	ISSUED FOR CONSTRUCTION
7	11/15/19	ISSUED FOR CONSTRUCTION
8	11/15/19	ISSUED FOR CONSTRUCTION
9	11/15/19	ISSUED FOR CONSTRUCTION
10	11/15/19	ISSUED FOR CONSTRUCTION

900 WEST ROADWAY PHASE 1.2B

FINAL PLAN
NOT FOR
CONSTRUCTION

SEWER
EASEMENT
C1

