



When recorded mail to:
American Fork City
Attn: City Recorder's Office
51 East Main Street
American Fork, UT 84003

ENT 38542:2010 PG 1 of 2
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 May 11 12:00 pm FEE 0.00 BY SW
RECORDED FOR AMERICAN FORK CITY

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Affects Parcel No.:13:076:0011

TRAIL EASEMENT

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the undersigned GRANTOR, Ruben G. and Christine R. Adams, hereby grants, conveys, sells, and sets over unto American Fork City, a Municipal Corporation of the State of Utah, hereinafter referred to as GRANTEE, its successor and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect and protect a non-motorized (pedestrian, bicycle, and equestrian) trail for public access over and through the GRANTOR's property, said right-of-way and easement being situated in Utah County, State of Utah over and through a parcel of the GRANTOR's land particularly described as follows:

A PARCEL OF LAND BEING IN THE NE 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 EAST, S.L.B.&M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35 TOWNSHIP 5 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, THENCE S 89°48'53" E 0.45 FEET, THENCE SOUTH 388.80 FEET TO THE POINT OF BEGINNING;

THENCE S 00°06'27" E A DISTANCE OF 458.29 FEET;
THENCE N 88°30'16" W A DISTANCE OF 14.01 FEET;
THENCE N 00°06'27" W A DISTANCE OF 458.24 FEET;
THENCE S 88°41'31" W A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 6,416 SQ. FT. OR 0.15 ACRES.

TO HAVE AND HOLD the same unto the said GRANTEE, its successors and assigns, with the right of ingress and egress to the public and in said GRANTEE, its officers, employees, agents and assigns to enter upon the above-described easement with such equipment as is necessary to install, maintain, operate, repair, inspect and protect the pedestrian (and bicycle) trail. During construction periods, GRANTEE and its agents may use such portions of the GRANTOR's property along and adjacent to said right-of-way as may be reasonable necessary in connection with the construction or repair of the pedestrian and bicycle trail.

GRANTOR shall not build or construct or permit to be built or constructed any building or other improvement over or across neither said right-of-way nor change the contour thereof without the written consent of the GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

