

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



ENT 87157:2021 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 May 10 10:44 am FEE 0.00 BY JR
RECORDED FOR AMERICAN FORK CITY

TEMPORARY EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants, conveys, sells, and sets over unto **AMERICAN FORK CITY, a Utah municipal corporation**, as Grantee, its successors and assigns, a temporary blanket easement for the installation, maintenance, operation, repair, inspection, protection, removal and/or replacement of the public landscaping and/or infrastructure improvements ("Improvements") consistent with the approved final plat and engineering drawings for the AF Crossings / Dime Farms Project project as shown in **Exhibit "A"**. Said easement being situated in Utah County, State of Utah, through a parcel of Grantor's land, which easement is located in the [Quarter of Section, Township, Range, Base and Meridian], more particularly described as follows:

DESCRIPTION

Contains: ± _____ s.f.

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 Improvements. At no time shall Grantor, its successors, licensees, lessees, contractors or assigns or their agents or employees erect or permit to be erected any obstruction of accessing said temporary easement.

This Temporary Easement shall automatically expire at the time of recording of the mylar for the subdivision or when the Improvements are installed and accepted by American Fork City.

In witness whereof, the Grantor has executed this easement this

7 day of April, 2021.

[GRANTOR]

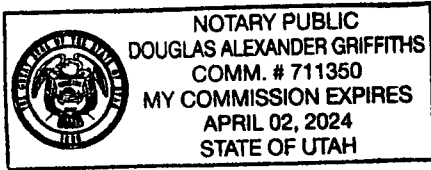
 - Owner

By: NAME, TITLE

State of Utah

County of SALT LAKE^{:SS}

On the 7 day of APRIL, 2021, personally appeared before me SCOTT SMITHSON who acknowledged himself to be the [TITLE] of [GRANTOR], and that he/she, as such [TITLE], being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Douglas Alexander Griffiths
Notary Public

ACCEPTED BY:

AMERICAN FORK CITY

Bradley J. Frost
Bradley J. Frost, Mayor

Exhibit 'A'

PARCEL 1

PART LOT 2, PLAT A, B.K. PENROD SUB DESCRIBED AS FOLLOWS:; COM N 579.73 FT & W 770.99 FT FR S 1/4 COR. SEC. 22, T5S, R1E, SLB&M.; S 0 DEG 0' 9" W 552.55 FT; ALONG A CURVE TO R (CHORD BEARS: S 6 DEG 8' 8" W 120.51 FT, RADIUS = 564 FT); N 89 DEG 37' 41" W 148.99 FT; N 1 DEG 3' 29" E 499 FT; N 38 DEG 49' 1" E 230 FT; S 0 DEG 0' 10" W 6.57 FT; S 89 DEG 1' 53" E 8.51 FT TO BEG. AREA 2.121 AC.

PARCEL 2

PART LOT 2, PLAT A, B.K. PENROD SUB DESCRIBED AS FOLLOWS:; COM N 575.59 FT & W 551.65 FT FR S 1/4 COR. SEC. 22, T5S, R1E, SLB&M.; S 1 DEG 2' 47" W 669.77 FT; N 89 DEG 37' 41" W 138.49 FT; ALONG A CURVE TO L (CHORD BEARS: N 5 DEG 23' 16" E 120.88 FT, RADIUS = 644 FT); N 0 DEG 0' 9" E 532.92 FT; ALONG A CURVE TO L (CHORD BEARS: N 47 DEG 16' 26" E 22.86 FT, RADIUS = 50 FT); E 122.55 FT TO BEG. AREA 2.053 AC.

PARCEL 3

PART LOT 1, PLAT A, LLOYD/CHADWICK SUB DESCRIBED AS FOLLOWS; COM N 550.09 FT & W 2162.11 FT FR SE COR. SEC. 22, T5S, R1E, SLB&M.; S 0 DEG 7' 40" E 414.48 FT; S 89 DEG 52' 2" W 150.85 FT; S 26 DEG 45' 41" W 47.24 FT; ALONG A CURVE TO L (CHORD BEARS: S 0 DEG 1' 9" W 13.5 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: S 2 DEG 0' 45" W 60.57 FT, RADIUS = 63 FT); S 0 DEG 0' 59" E 123.78 FT; N 89 DEG 31' 53" W 199.43 FT; N 660.7 FT; N 87 DEG 28' 56" E 340.61 FT; S 55 DEG 17' 34" E 39.46 FT TO BEG. AREA 4.792 AC. ALSO PART LOT 2, PLAT A, LLOYD/CHADWICK SUB DESCRIBED AS FOLLOWS; COM N 557.6 FT & W 2534.83 FT FR SE COR. SEC. 22, T5S, R1E, SLB&M.; S 660.7 FT; N 89 DEG 31' 53" W 401.58 FT; N 0 DEG 58' 19" E 498.8 FT; S 89 DEG 19' 23" E 250 FT; N 0 DEG 58' 19" E 160.57 FT; S 89 DEG 1' 52" E 50.71 FT; ALONG A CURVE TO L (CHORD BEARS: N 89 DEG 13' 32" E 65.47 FT, RADIUS = 1076 FT); N 87 DEG 28' 57" E 24.26 FT TO BEG. AREA 5.064 AC. TOTAL AREA 9.857 AC.

PARCEL 4

COM S 211.19 FT & W 286.14 FT FR S 1/4 COR. SEC. 22, T5S, R1E, SLB&M.; W 272.06 FT; N 87 DEG 19' 20" W 126.77 FT; N 1 DEG 8' 56" E 75 FT; N 88 DEG 29' 47" W 37.87 FT; N 1 DEG 16' 39" E 36.25 FT; S 89 DEG 37' 42" E 156.5 FT; N 1 DEG 2' 47" E 94.08 FT; E 92.17 FT; N 210 FT; W 60 FT; S 209.99 FT; W 32.17 FT; N 1 DEG 2' 47" E 636.94 FT; S 89 DEG 1' 56" E 278.69 FT; S 0 DEG 58' 7" W 843.44 FT TO BEG. AREA 5.477 AC.

PARCEL 5

COM S 285.38 FT & S 89 DEG 53' 37" W 2890.77 FT FR NE COR. SEC. 27, T5S, R1E, SLB&M.; S 65 DEG 8' 0" E 333.36 FT; N 89 DEG 57' 41" W 303.58 FT; N 0 DEG 27' 39" E 139.98 FT TO BEG. AREA 0.487 AC.

PARCEL 6

COM S 94.52 FT & W 242.99 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 0 DEG 43' 0" W 323 FT; S 0 DEG 43' 0" W 1289 FT; N 89 DEG 15' 0" W 694.4 FT; S 0 DEG 33' 0" W 1116.55 FT; ALONG A CURVE TO R (CHORD BEARS: N 60 DEG 42' 46" W 140.79 FT, RADIUS = 730 FT); N 55 DEG 10' 44" W 352.92 FT; ALONG A CURVE TO R (CHORD BEARS: N 29 DEG 36' 38" W 586.96 FT, RADIUS = 680 FT); N 4 DEG 2' 32" W 100.53 FT; ALONG A CURVE TO L (CHORD BEARS: N 37 DEG 7' 20" W 1004.29 FT, RADIUS = 920 FT); N 1 DEG 10' 0" E 263.42 FT; S 89 DEG 41' 0" E 1335 FT; N 1 DEG 2' 0" E 784.51 FT; S 89 DEG 37' 42" E 209.11 FT; S 1 DEG 16' 39" W 36.26 FT; S 88 DEG 29' 47" E 37.87 FT; S 1 DEG 8' 56" W 75 FT; S 87 DEG 19' 20" E 126.77 FT; E 272.06 FT; N 0 DEG 58' 7" E 125.62 FT; S 89 DEG 26' 0" E 285.22 FT TO BEG. AREA 59.095 AC.

PARCEL 7

COM S 2835.48 FT & W 968.41 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 0 DEG 33' 0" W 653.14 FT; N 73 DEG 21' 0" W 466.63 FT; N 68 DEG 10' 0" W 468.49 FT; N 68 DEG 52' 0" W 498.9 FT; N 1 DEG 10' 0" E 1848.01 FT; ALONG A CURVE TO R (CHORD BEARS: S 36 DEG 54' 25" E 976.79 FT, RADIUS = 900 FT); S 4 DEG 2' 32" E 100.53 FT; ALONG A CURVE TO L (CHORD BEARS: S 29 DEG 36' 38" E 604.22 FT, RADIUS = 700 FT); S 55 DEG 10' 44" E 352.92 FT; ALONG A CURVE TO L (CHORD BEARS: S 61 DEG 2' 22" E 153.17 FT, RADIUS = 750 FT) TO BEG. AREA 37.782 AC.

PARCEL 8

COM S 2883.321 FT & E 438.51 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 1 DEG 33' 5" W 641.17 FT; N 61 DEG 30' 0" W 1323.87 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 50' 13" E 105.92 FT, RADIUS = 750 FT); N 87 DEG 6' 51" E 363.15 FT; S 89 DEG 26' 39" E 712.24 FT TO BEG. AREA 8.815 AC. ALSO COM N 89 DEG 52' 26" E 421.16 FT & S 3525.18 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 1 DEG 33' 5" W 456.73 FT; W 206.11 FT; N 67 DEG 19' 16" W 1272.14 FT; N 0 DEG 26' 57" E 653.77 FT; ALONG A CURVE TO L (CHORD BEARS: S 75 DEG 56' 45" E 230.58 FT, RADIUS = 750 FT); S 61 DEG 30' 0" E 1323.88 FT TO BEG. AREA 19.742 AC. TOTAL AREA 28.557 AC.

PARCEL 9

COM S 1716.81 FT & W 244.05 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 1 DEG 33' 5" W 1140.03 FT; S 87 DEG 6' 51" W 362.94 FT; ALONG A CURVE TO R (CHORD BEARS: N 87 DEG 1' 24" W 149.13 FT, RADIUS = 730 FT); N 18 DEG 30' 0" W 553.95 FT; N 0 DEG 26' 57" E 631.76 FT; S 89 DEG 26' 39" E 713.14 FT TO BEG. AREA 17.510 AC. ALSO COM S 2341.63 FT & W 962.08 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 18 DEG 30' 0" E 553.95 FT; ALONG A CURVE TO R (CHORD BEARS: N 73 DEG 48' 28" W

186.9 FT, RADIUS = 730 FT); N 0 DEG 26' 57" E 473.22 FT TO BEG. AREA 0.994 AC.
TOTAL AREA 18.504 AC.

PARCEL 10

COM N 89 DEG 52' 26" E 469.92 FT & S 1724.78 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 1 DEG 33' 5" W 1097.05 FT; S 87 DEG 6' 51" W 716.03 FT; N 1 DEG 33' 5" E 1140.04 FT; S 89 DEG 26' 39" E 714 FT TO BEG. AREA 18.321 AC.

PARCEL 11

COM S 426 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; N 89 DEG 55' 0" E 65.21 FT; S 65 DEG 8' 0" E 460.28 FT; S 0 DEG 40' 12" W 453.82 FT; W 5.62 FT; S 1 DEG 10' 0" W 650.91 FT; N 89 DEG 27' 0" W 714 FT; N 0 DEG 43' 0" E 1292.5 FT; N 89 DEG 55' 0" E 237.9 FT TO BEG. AREA 20.479 AC.

PARCEL 12

COM S 2840.42 FT & E 439.67 FT FR N 1/4 COR. SEC. 27, T5S, R1E, SLB&M.; S 1 DEG 33' 4" W 42.88 FT; N 89 DEG 26' 39" W 712.11 FT; N 87 DEG 6' 51" E 714.15 FT TO BEG. AREA 0.350 AC.