


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



ENT 35187:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 01 12:09 pm FEE 0.00 BY TM
RECORDED FOR AMERICAN FORK CITY

STORM DRAIN 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, and sets over unto **AMERICAN FORK CITY, a Utah municipal corporation**, as Grantee, its successors and assigns, a perpetual easement to install, maintain, operate, repair, remove, replace, or relocate storm drain facilities and the rights of ingress and egress within the storm drain easement for public utility employees, contractors, and agents.

A storm drain easement being a part of Lot 1, Plat "M" Utah Valley Business Park recorded August 14, 2014 as Entry No. 56927:2014 having Map# 14337 in the Office of the Utah County Recorder. Said easement is located in the Northeast Quarter of Section 25, Township 5 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the westerly line of said Lot 1, Plat "M" Utah Valley Business Park which is 152.51 feet N. 01°36'30" E. (R=N 1°35'24" E) from the southwesterly corner of said Lot 1; thence N. 01°36'30" E. (R=N 1°35'24" E) 25.02 feet along said westerly line of Lot 1; thence S. 86°19'07" E. 34.79 feet; thence S. 01°35'10" W. 127.73 feet; thence S. 88°24'50" E. 295.83 feet; thence N. 34°11'19" E. 57.18 feet; thence N. 00°18'01" W. 346.24 feet; thence N. 86°57'47" W. 253.60 feet; thence N. 01°31'24" E. 15.00 feet; thence N. 76°33'37" E. 35.29 feet; thence S. 86°57'47" E. 243.74 feet; thence S. 00°18'01" E. 356.61 feet; thence N. 72°03'12" E. 3.83 feet to the easterly line of said Lot 1; thence S. 00°42'24" W. (R=S 0°42'08" W) 26.39 feet along said easterly line of Lot 1; thence S. 72°03'12" W. 8.20 feet; thence S. 34°11'19" W. 70.46 feet; thence N. 88°24'50" W. 334.52 feet; thence N. 01°35'10" E. 128.62 feet; thence N. 86°19'07" W. 9.79 to the **Point of Beginning**.

The above-described easement contains 28,961 sq ft in area or 0.665 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°34'30" E. along the Section line between the North Quarter Corner and the Northeast Corner of said Section 25, 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. As a non-exclusive easement, Grantor shall have the right to use the easement area for purposes that do not interfere or limit the propose the easement granted herein. However, 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.

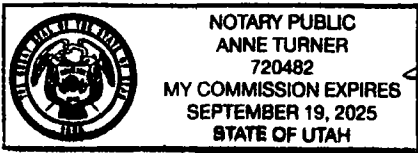
In witness whereof, the Grantor has executed this easement this 25 day of January, 2023

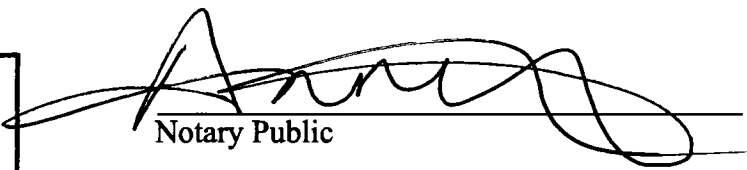
JD XVIII LLC

By: John Hatfield

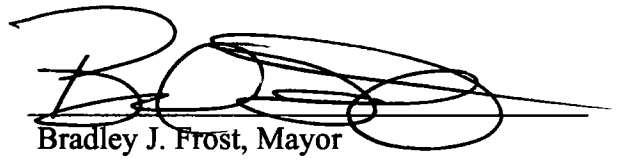
State of Utah
County of Utah :SS

On the 25th day of January, 2023, personally appeared before me John Hatfield, who acknowledged to be the Managing Member of JD XVIII LLC and that he/she, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

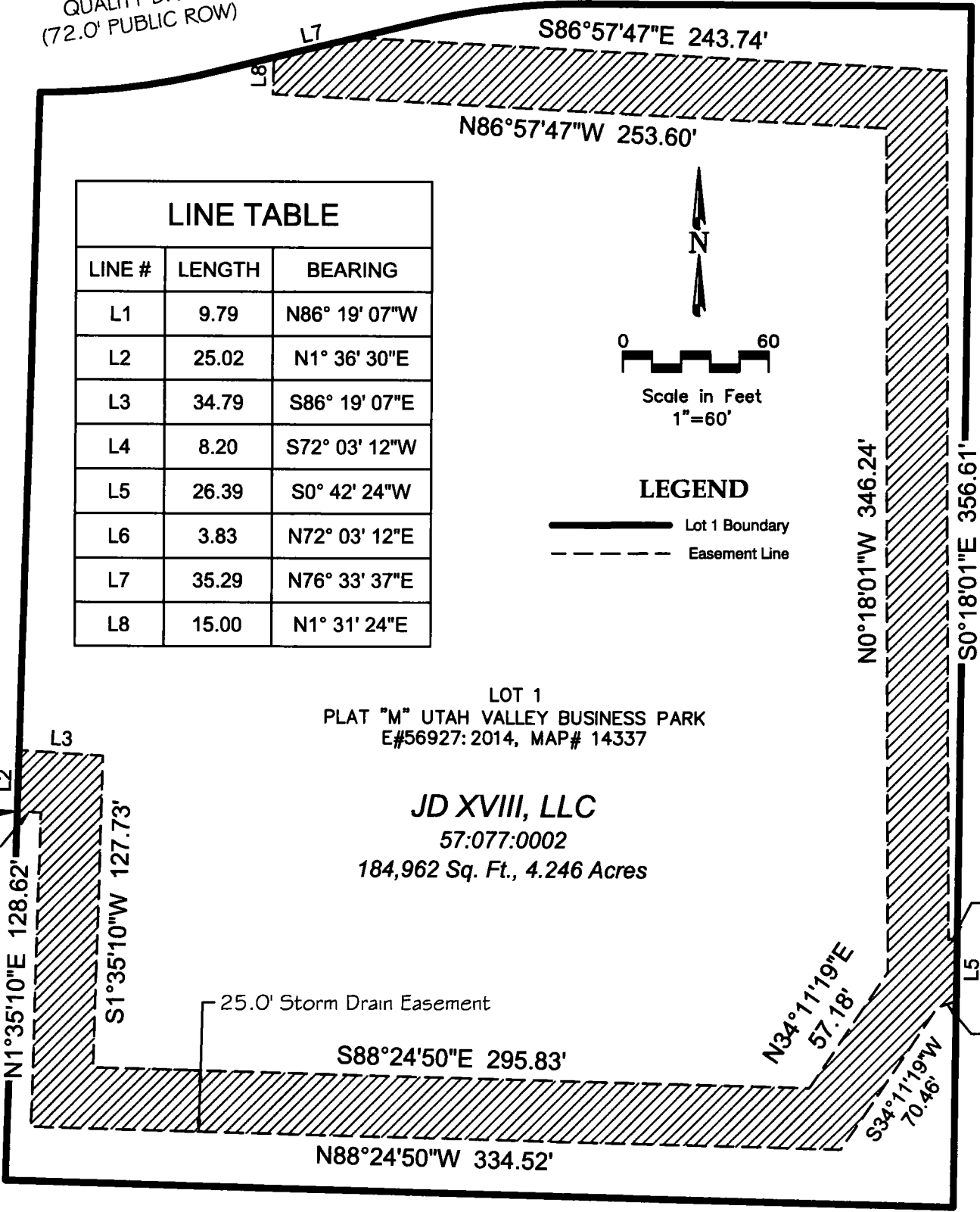



Notary Public

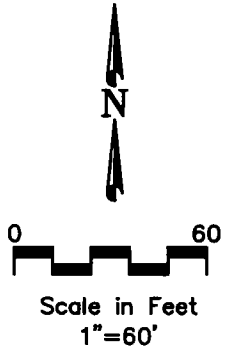
ACCEPTED BY:
AMERICAN FORK CITY


Bradley J. Frost, Mayor

QUALITY DRIVE
(72.0' PUBLIC ROW)



LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.79	N86° 19' 07"W
L2	25.02	N1° 36' 30"E
L3	34.79	S86° 19' 07"E
L4	8.20	S72° 03' 12"W
L5	26.39	S0° 42' 24"W
L6	3.83	N72° 03' 12"E
L7	35.29	N76° 33' 37"E
L8	15.00	N1° 31' 24"E

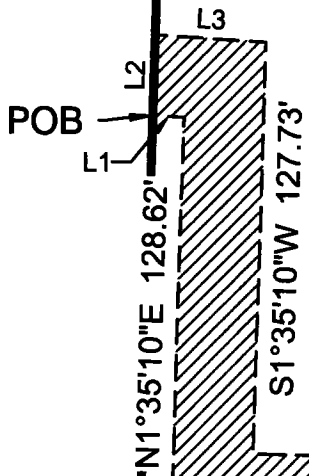


LEGEND
 ————— Lot 1 Boundary
 - - - - - Easement Line

LOT 1
 PLAT "M" UTAH VALLEY BUSINESS PARK
 E#56927: 2014, MAP# 14337

JD XVIII, LLC
 57:077:0002
 184,962 Sq. Ft., 4.246 Acres

LOT 3
 PLAT "F" UTAH VALLEY BUSINESS PARK
 E#68296, MAP# 5684
 ODYSSEY CHARTER SCHOOL INC.
 57:021:0001



S88°24'50"E 295.83'
 N88°24'50"W 334.52'

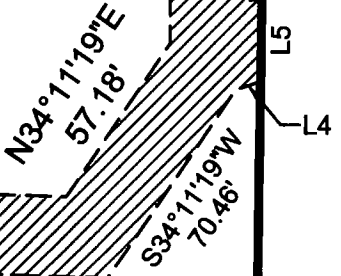


EXHIBIT "B"

Lot 1, Plat "M" Utah Valley Business Park
 Storm Drain Easement
 Assessor Parcel No:
 57:077:0001
 Part of the NE 1/4 of Section 25
 Township 5 South, Range 1 East, S.L.B.&M.

PREPARED BY:



10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

January 05, 2023

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