


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



ENT 35189:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 01 12:12 pm FEE 0.00 BY TM
RECORDED FOR AMERICAN FORK CITY

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, 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 public utility facilities and the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents.

A public utility easement being a part of Lot 1, Plat "M" Utah Valley Business Park Subdivision 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 which is 9.95 feet S. 00°42'08" W. along the easterly line of said Lot 1 and 15.00 feet West from the northeasterly corner of said Lot 1; thence S. 00°42'08" W. 6.00 feet along an existing 15.0' PUE & Storm Drain Easement; thence N. 89°47'45" W. 144.18 feet to a point of tangency with a 284.00 – foot curve to the left, concave southerly; thence Westerly 67.62 feet along the arc of said curve, through a central angle of 13°38'32" (Chord bears S. 83°22'59" W. 67.46 feet); thence S. 76°33'43" W. 86.87 feet to a point of tangency with a 316.00 – foot radius curve to the right, concave northerly; thence Westerly 64.89 feet along the arc of said curve, through a central angle of 11°45'58" (Chord bears S. 82°26'42" W. 64.78 feet) to an existing 10.0' public utility easement; thence along said existing easement the following five (5) courses: 1) N. 01°35'24" E. 6.01 feet to a point of non-tangency with a 310.00 – foot radius curve to the left, concave northerly (Radius point bears N. 01°44'07" W.); 2) thence Easterly 63.32 feet along the arc of said curve, through a central angle of 11°42'10" (Chord bears N. 82°24'48" E. 63.21 feet); 3) N. 76°33'43" E. 86.87 feet to a point of tangency with a 290.00 – foot radius curve to the right, concave southerly; 4) Easterly 69.05 feet along the arc of said curve, through a central angle of 13°38'32" (Chord bears N. 83°22'59" E. 68.89 feet); 5) S. 89°47'45" E. 144.23 feet to the **Point of Beginning**.

The above-described easement contains 2,181 sq ft in area or 0.050 acre, more or less.

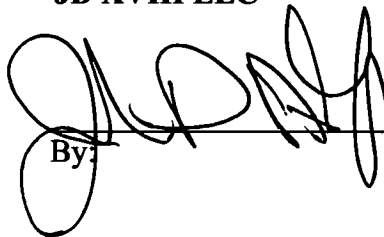
EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°35'36" E. per said Plat "M" Utah Valley Business Park Subdivision 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.

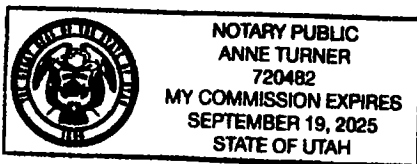
JD XVIII LLC


By: 

State of Utah

County of Utah :SS

On the 25th day of January, 2023, personally appeared before me John Hadfield, 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

EXHIBIT "B"

QUALITY DRIVE
(72.0' PUBLIC ROW)

Existing 10.0' Slope &
Public Utility Easement

POB

S89°47'45"E 144.23'
N89°47'45"W 144.18'

6.0' Public Utility Easement

N76°33'43"E 86.87'
S76°33'43"W 86.87'

JD XVIII LLC
57:077:0001

Existing 10.0' PUE

LOT 1
PLAT "M" UTAH VALLEY BUSINESS PARK
E#56927:2014, MAP# 14337
187.320 Sq Ft 4.300 Acres

Existing 15.0' PUE &
Storm Drain Easement



LEGEND

- Public Utility Easement
- Existing Easement
- Centerline of Road
- Boundary Line

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	67.62	284.00	13°38'32"	S83° 22' 59"W	67.46
C2	64.89	316.00	11°45'58"	S82° 26' 42"W	64.78
C3	63.32	310.00	11°42'10"	N82° 24' 48"E	63.21
C4	69.05	290.00	13°38'32"	N83° 22' 59"E	68.89

LINE TABLE

LINE #	LENGTH	BEARING
L1	6.00	S0° 42' 08"W
L2	6.01	N1° 35' 24"E

PREPARED BY:

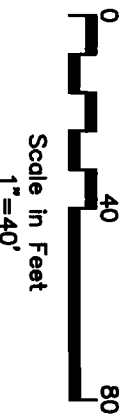


**CIVIL ENGINEERING
+ SURVEYING**

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

Lot 1 Plat 'M' Utah Valley
Business Park
Public Utility Easement

Part of the NE 1/4 of Section 25
Township 5 South, Range 1 East, S.L.B.&M.



May 3, 2022

Page 2 of 2