

WHEN RECORDED, MAIL TO:
Utah County Public Works
2855 South State
Provo, Utah 84606

Utah Charter Academies
PO Box 2583
Salt Lake City, UT 84110



ENT 4-1671-2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 25 09:24 AM FEE 0.00 BY TH
RECORDED FOR UTAH COUNTY PUBLIC WORKS

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

Utah County

Utah Charter Academies, Grantor of Salt Lake City, County of Salt Lake, State of Utah, hereby GRANTS AND CONVEYS to UTAH COUNTY, Grantee, at 100 Center Street, Provo, Utah 84606, for the sum of Ten Dollars (\$10.00), and other good and valuable considerations, a temporary construction easement to Grantee, its agents and employees for a period of one year from the recorded date of the easement with the Utah County Recorder's office for purposes related to the construction of Loafer Mountain Parkway for the relocation of the existing utilities serving American Preparatory Academy building located at 1195 South Elk Ridge Drive and the restoration of the drainage and parking lot being affected by the relocation of the utilities in the area, being more particularly described as follows:

A temporary easement, upon part of an entire tract of property, situate in the northeast quarter of the southwest quarter of the northwest quarter of Section 14, Township 9 South, Range 2 East, Salt Lake Meridian, in Utah County, Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof and blending slopes, incident to the construction of a new roadway. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for one (1) year, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said temporary easement are described as follows:

Beginning at a point, which point being 463.27 feet North 00°07'06" West along the west section line and 41.01 feet North 89°52'54" East from the west quarter corner of said Section 14 and running thence 13.51 feet along the arc of a 6053.00 foot radius curve to the left, chord bears North 00°44'14" East 13.51 feet; thence North 89°19'36" West 4.50 feet to a point on a 6048.50 foot radius curve to the left; thence along the arc of said curve 177.20 feet, chord bears North 00°09'57" West 177.19 feet; thence North 01°00'19" West 376.59 feet; thence North 89°58'04" East 45.50 feet; thence South 00°55'39" East 19.65 feet; thence North 88°59'41" East 23.57 feet; thence South 00°00'00" West 60.00 feet; thence North 90°00'00" West 22.60 feet; thence South 00°55'39" East 323.48 feet; thence South 00°38'25" East 37.76 feet; thence North 88°09'59" East 9.55 feet; thence South 01°14'17" East 127.20 feet; thence South 89°59'06" West 53.29 feet to the point of beginning.

The above easement contains 28,334 square feet or 0.651 acre(s), more or less. See exhibit A for illustration of the property as described herein.

WITNESS, the hand of said signer this 21ST day of June, 2024.

George Wilson
Grantor
George Wilson

STATE OF UTAH

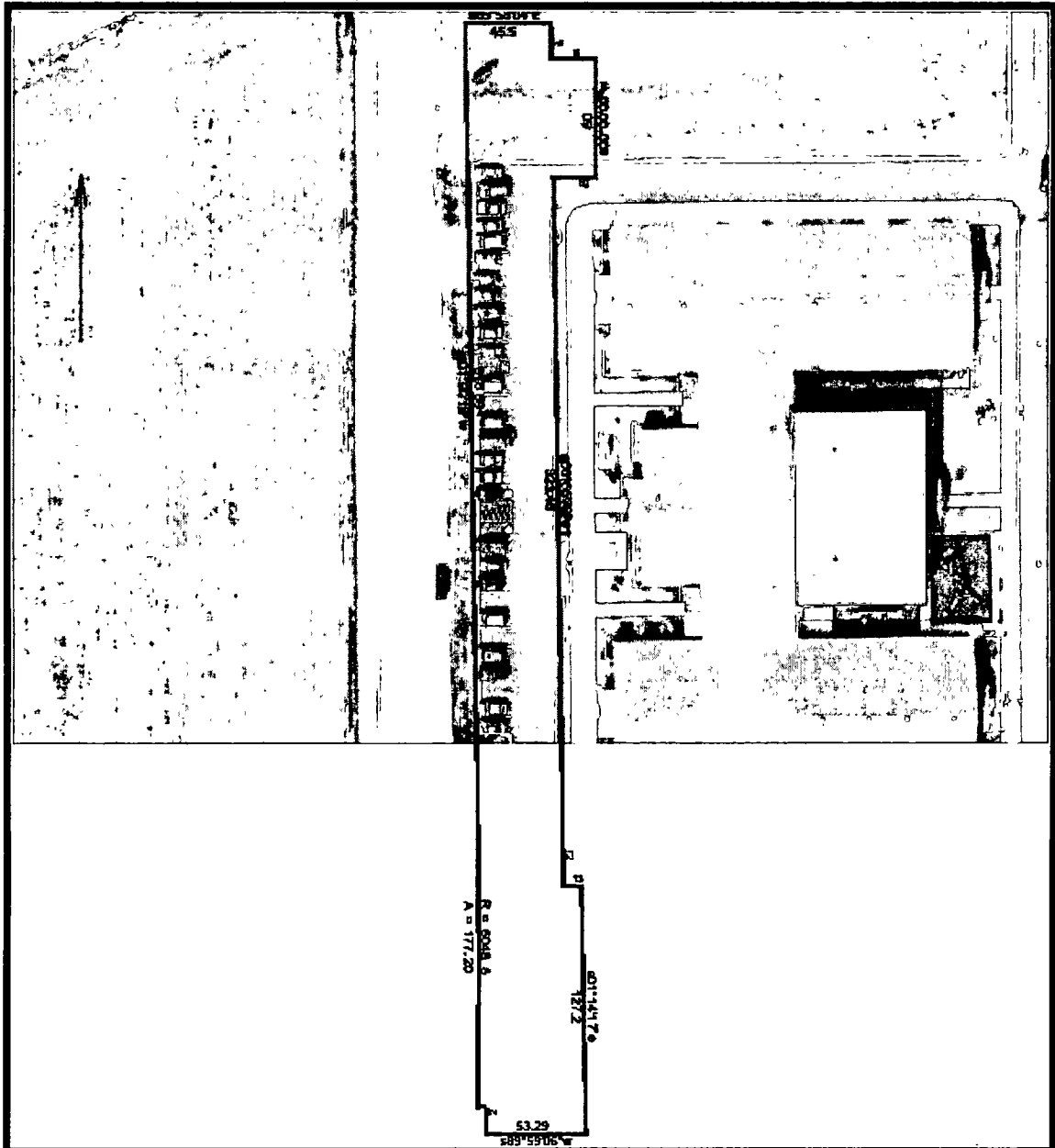
COUNTY OF UTAH

On this, the 21 day of June, 2024, personally appeared before me George Wilson, the signer of the within instrument, who duly acknowledge to me that they executed the same.

6/21/2024
Date

Kristine Fry
Notary Public





Parcel 208:TCE 6/13/2024

Scale: 1 inch= 69 feet File: Parcel 208_TCE DeedPlot.ndp

Tract 1: 0.6505 Acres (28334 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/289437), Perimeter=1294 ft.

01 p440995.892m n4431907.275m	11 s00.5539e 323.48
02 Lt, r=6053.00, arc=13.51, chord=n00.4414e 13.51	12 s00.3825e 37.78
03 n89.1936w 4.5	13 n88.0959e 9.56
04 Lt, r=8048.50, arc=177.20, chord=n00.0957w 177.19	14 s01.1417e 127.2
05 n01.0019w 378.59	15 s89.5906w 53.29
06 n89.5804e 45.5	
07 s00.5539e 19.65	
08 n88.5941e 23.57	
09 s00.0000w 60	
10 n90.0000w 22.6	



UTAH COUNTY
Utah County Public Works
Associate Director

Glen G. Tanner

2855 South State Street
Provo, UT 84606
TEL: 801-851-8602
FAX: 801-851-8612

ENT 41671 = 2024 PG 4 of 4

June 25, 2024

Utah County Recorders Office
100 East Center
Provo, UT 84606

To Whom it may concern,

Utah County Public Works acknowledges this transaction and authorizes the Utah County Recorders Office to record the Grant of Temporary Construction Easement associated with Utah Charter Academies affecting Tax Parcel Numbers 30:046:0116 and 30:046:0089 located in Salem Utah.

Sincerely,

A handwritten signature in black ink that reads "Glen G. Tanner".

Glen G. Tanner
Associate Public Works Director