

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



ENT 7682:2023 PG 1 of 9
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Feb 08 12:17 pm FEE 0.00 BY TM
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 EDGEWATER TOWNHOMES AT AMERICIAN FORK PHASE 2 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:

Beginning at a point which is South 89°53'29" East along the section line 426.31 feet and South 2800.40 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 89°06'00" E 53.00 feet to a point of curvature; thence along an arc 23.59 feet to the right, having a radius of 15.00 feet, the chord bears N 45°57'19" E 21.23 feet to a point on the southern right of way line of 350 South; thence S 88°56'04" E 570.12 feet to a point of curvature; thence along an arc 31.37 feet to the right, having a radius of 20.00 feet, the chord bears S 43°59'45" E 28.25 feet more or less to the western right of way line of 1100 West; thence along said right of way the following five (5) calls: 1) S 0°56'33" W 140.54 feet; 2) along an arc 114.04 feet to the right, having a radius of 710.50 feet, the chord bears S 5°32'27" W 113.92 feet; 3) S 10°08'21" W 120.25 feet; 4) along an arc 126.73 feet to the left, having a radius of 789.50 feet, the chord bears S 5°32'27" W 126.59 feet; 5) S 0°56'33" W 9.86 feet to a point of curvature; thence along an arc 31.45 feet to the right, having a radius of 20.00 feet, the chord bears S 46°00'15" W 28.31 feet; thence S 0°50'57" W 60.49 feet more or less to the southern right of way line of 450 South; thence N 88°56'04" W 531.16 feet to a point of curvature; thence along an arc 23.61 feet to the left, having a radius of 15.00 feet, the chord bears S 45°58'58" W 21.24 feet; thence N 89°06'00" W 53.00 feet; thence N 0°54'00" E 609.42 feet to the point of beginning.

Contains: ±389,052 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

26th day of July, 20 22.

[GRANTOR]

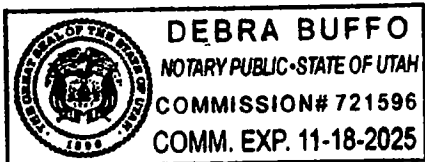
[Signature]
By: NAME, TITLE
GRANT CHAD CHRISTOFFERSON MANAGER

State of Utah

:SS

County of Utah

On the 26th day of July, 20 22, personally appeared before me Grant Chad Christofferson, 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.



Debra Buffo
Notary Public

ACCEPTED BY:

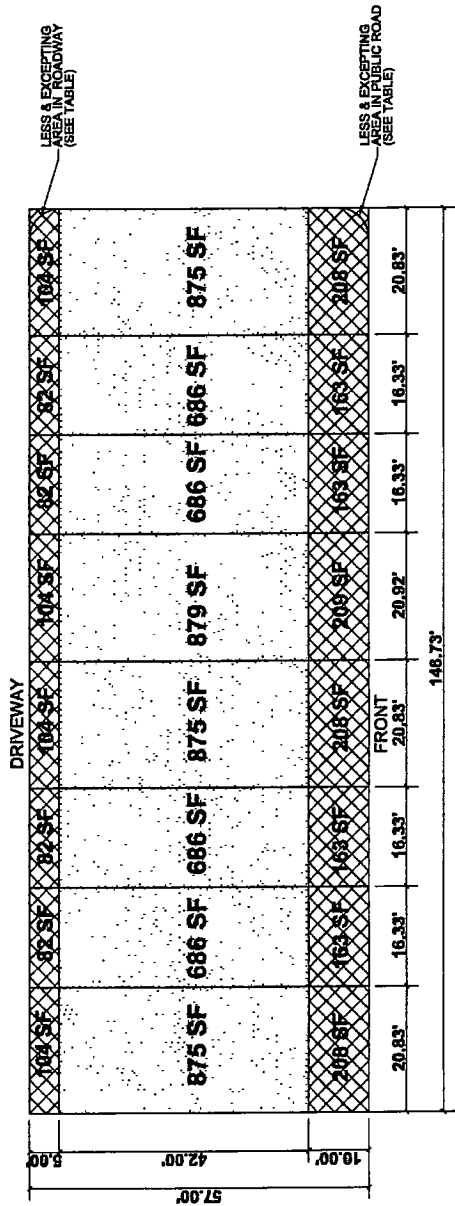
AMERICAN FORK CITY

[Signature]
Bradley J. Frost, Mayor

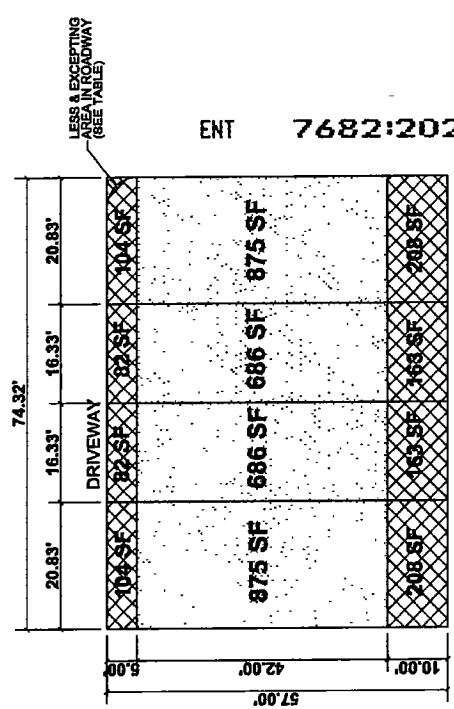
[Signature]



Exhibit 'A'



MAIN FLOOR PLAN
6-PLEX (LOTS 103-110, 115-130, 139-146)



MAIN FLOOR PLAN
4-PLEX (LOTS 111-114, 131-136)

LESS & EXCEPTING IN ROADWAYS		
LOT #	LOT #	LOT #
111	128	135
114	130	138
115	131	139
122	134	146

ENT 7682:2023 PG 7 of 9

COUNTY RECORDER

**EDGEWATER TOWNHOMES AT
AMERICAN FORK PLAT 5**
INCLUDED A VARIATION OF LOT 2 OF EDGEWATER
TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
(SHEET 2 OF 2)

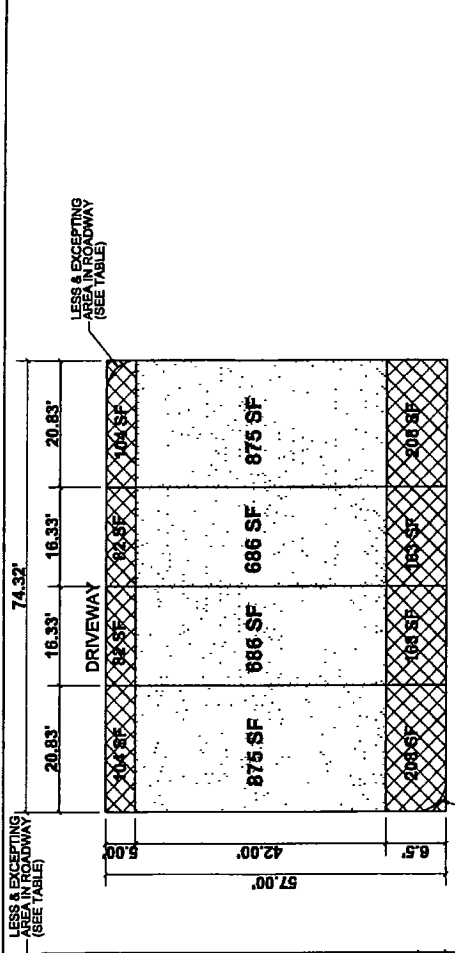
AMERICAN FORK CITY, UTAH COUNTY, UTAH
SCALE: 1" = 10' FEET
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

LEGEND

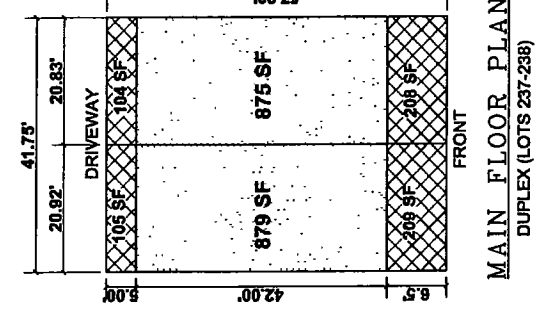
[Symbol]	PRIVATE OWNERSHIP
[Symbol]	LIMITED COMMON - LC
[Symbol]	COMMON AREA

MW BROWN
ENGINEERING, INC.
Office: (801) 274-1700 Fax: (801) 274-1298
278 East 770 North, Orem UT 84057

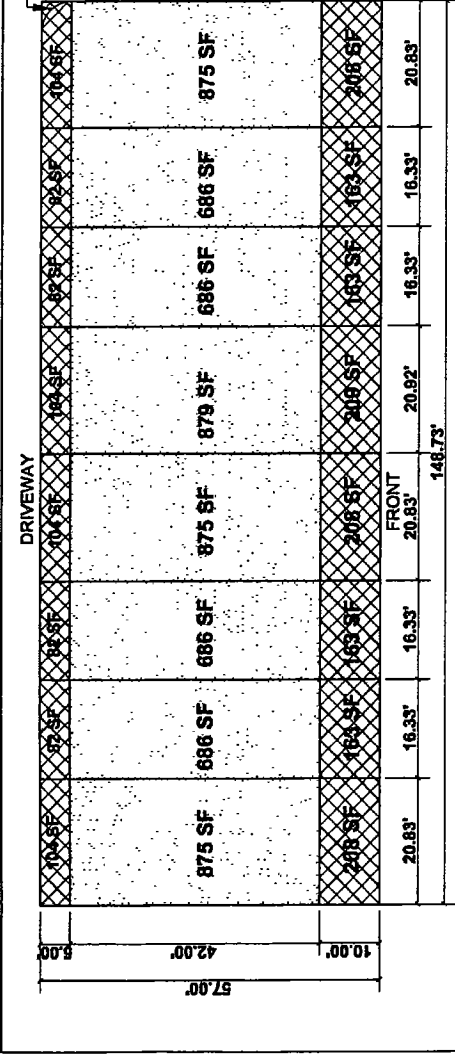
Dwyer and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
(801) 225-1212
Fax: (801) 224-1234



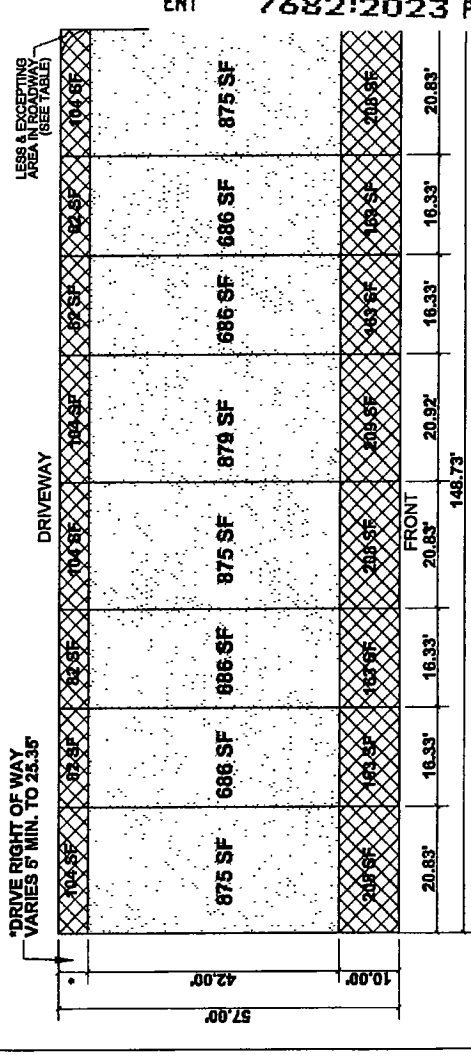
MAIN FLOOR PLAN
4-PLEX (LOTS 233-236, 239-242)



MAIN FLOOR PLAN
DUPLIX (LOTS 237-238)



MAIN FLOOR PLAN
8-PLEX (LOTS 197-212)



MAIN FLOOR PLAN
8-PLEX (LOTS 213-228)

MAIN FLOOR PLAN
4-PLEX (LOTS 228-232)

MAIN FLOOR PLAN
EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6

LESS & EXCEPTING IN ROADWAY

LOT #	AREA
204	242
205	
220	
233	

LEGEND

[Pattern]	PRIVATE OWNERSHIP
[Pattern]	LIMITED COMMON - LC
[Pattern]	COMMON AREA

BROWN
ENGINEERING, INC.
211 East 770 South, Ogden, UT 84401
Phone: (801) 225-1100 Fax: (801) 225-1100
Fax: (801) 225-1100

Quality and Associates, Inc.
633 East 1300 South
Ogden, UT 84401
Phone: (801) 225-1100 Fax: (801) 225-1100
Fax: (801) 225-1100

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
INCLUDING A VACATION OF LOT 3 OF EDGEMATER
TOWNHOMES AT AMERICAN FORK SUBDIVISION PLAT 4
(SHEET 2 OF 2)
AMERICAN FORK, CITY, UTAH COUNTY, UTAH
SCALE: 1" = 10 FEET
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER

EDGEMATER TOWNHOMES AT
AMERICAN FORK PLAT 6
COUNTY RECORDER