

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



ENT 7683:2023 PG 1 of 7
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Feb 08 12:22 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 3 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 00°02'42" West along the section line 733.18 feet and East 426.15 feet from the West Quarter 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 the southern right of way of 450 South as shown on the Edgewater Townhomes at American Fork Plat 4; thence along said right of way an arc 23.61 feet to the right, having a radius of 15.00 feet, the chord bears N 45°58'58" E 21.24 feet; thence S 88°56'04" E 531.16 feet; thence N 00°32'24" W 0.49 feet to a point of curvature along the eastern right of way of 1100 West as shown on the 1100 West and 350 South Road Dedication Plat; thence along said right of way 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; thence S 00°56'33" W 252.26 feet; thence along an arc 63.72 feet to the left, having a radius of 539.50 feet, the chord bears S 02°26'27" E 63.68 feet; thence S 05°49'28" E 123.34 feet; thence along an arc 53.94 feet to the right, having a radius of 460.50 feet, the chord bears S 02°28'07" E 53.91 feet; thence S 89°40'32" W 640.41 feet; thence N 0°54'00" E 511.88 feet to the POINT OF BEGINNING.

Contains: ±323,198 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.

Approved as to form: American Fork City Attorney

In witness whereof, the Grantor has executed this easement this

26th day of July, 2022.

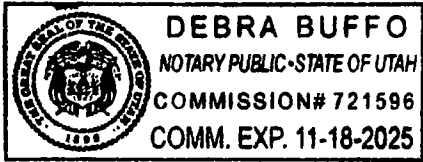
[GRANTOR]

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

State of Utah

County of Utah :SS

On the 26 day of July, 2022, 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:

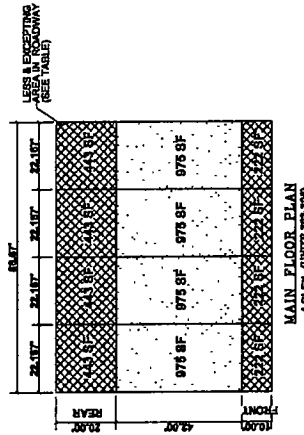
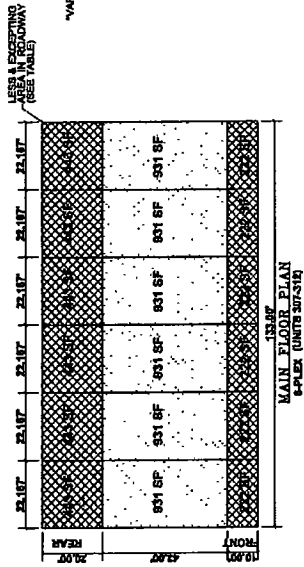
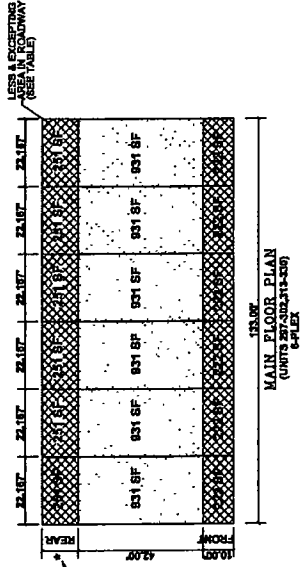
AMERICAN FORK CITY

[Signature]
Bradley J. Frost, Mayor

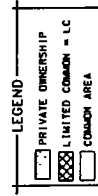
[Signature]



Exhibit 'A'



LESS & EXCEPTING IN ROADWAY	
LOT 8	
302	
303	
312	
319	



MW BROWN ENGINEERING, INC.
 375 East 770 West, Orem UT 84057
 Phone: (801) 225-1199 Fax: (801) 225-1234

Duffy and Associates, Inc.
 303 East 1200 South
 Orem, Utah 84058
 Phone: (801) 225-1199 Fax: (801) 225-1234

COUNTY RECORDER

EDGEWATER TOWNHOMES AT
 AMERICAN FORK PLAT 8

SHEET 2 OF 2
 AMERICAN FORK CITY UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET
 DRAWN BY: [Name] CITY ENGINEER [Name] CLERK-RECORDER [Name]