

When Recorded Return to:
American Fork City
51 East Main
American Fork UT 84003

ENT 81546:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Aug 21 03:01 PM FEE 12.00 BY MG
RECORDED FOR Sutherland Title Company
ELECTRONICALLY RECORDED

PARCEL I.D. #13:042:0072
GRANTOR: AF Utah, LLC

SEWER UTILITY EASEMENT

A sewer utility easement located in the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AF UTAH, LLC, GRANTOR hereby grants, conveys, sells, and sets over unto AMERICAN FORK CITY, a body politic, organized and existing under the laws of the State of Utah, with its principal office at 51 East Main Street, American Fork, Utah, 84003, GRANTEE, its successors and assigns, a perpetual easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace pipelines, utilities and other transmission and distribution structures and facilities, hereinafter called the FACILITIES, said easement, being situate in Utah County, State of Utah, over and through a parcel of the GRANTOR'S land lying within a strip more particularly described as follows:

Beginning at a point located South 102.35 feet and West 2,513.06 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 89°22'12" West 515.33 feet;
thence North 00°37'48" East 2.50 feet;
thence North 89°22'12" West 139.99 feet;
thence North 00°11'16" West 15.00 feet;
thence South 89°12'22" East 140.20 feet;
thence North 00°37'48" East 2.50 feet;
thence South 89°22'12" East 515.95 feet;
thence South 02°24'06" West 20.01 feet to the point of beginning.

Contains: 0.285 acres (approx. 12,414 sq. ft.)

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTOR'S property along and adjacent to the easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property,

ACCOMODATION RECORDING ONLY:

Sutherland Title Company makes no representation as to the condition of title and assumes no liability or responsibility for the validity, sufficiency, or effect of this recording.

