



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

ENT 115309:2020 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 06 1:33 pm FEE 0.00 BY MA
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 OZ AF East, LLC 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 OZ AF EAST 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 a portion of the SE1/4 of Section 24, Township 5 South, Range 1 East Salt Lake Base and Meridian, more particularly described as follows:

DESCRIPTION

Beginning at a point located S89°35'46"E along the Section line 512.95 feet and North 49.07 feet from the South 1/4 Corner of Section 24, T5S, R1E, SLB&M; thence N00°26'49"E 44.96 feet; thence N00°47'06"E 143.49 feet; thence N00°29'08"E 343.65 feet; thence S88°56'00"E 604.99 feet; thence along the arc of a curve to the right with a radius of 1,200.00 feet a distance of 178.12 feet through a central angle of 08°30'17" Chord: S84°40'52"E 177.96 feet; thence S80°25'43"E 122.13 feet; thence S09°35'42"W 484.96 feet; thence S82°14'24"W 89.20 feet; thence N89°26'51"W 588.50 feet; thence N89°47'54"W 150.04 feet; thence N45°34'38"E 7.06 feet; thence S89°48'57"E 145.03 feet; thence S89°26'51"E 588.15 feet; thence N82°14'24"E 85.16 feet; thence N09°35'44"E 471.28 feet; thence N80°25'43"W 117.13 feet; thence along the arc of a curve to the left with a radius of 1,190.00 feet a distance of 176.64 feet through a central angle of 08°30'17" Chord: N84°40'52"W 176.47 feet; thence N88°56'00"W 599.89 feet; thence S00°29'08"W 333.62 feet; thence S00°47'06"W 143.49 feet; thence S00°26'49"W 39.97 feet; thence S45°34'38"W 7.06 feet to the point of beginning.

Contains: ±18,119 s.f.

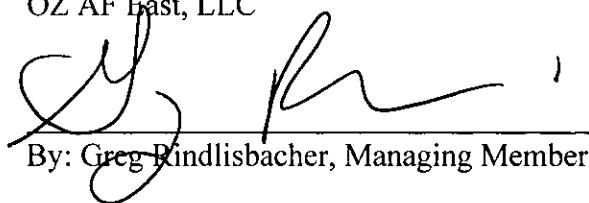
To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace 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

16 day of July, 2020.

OZ AF East, LLC



By: Greg Kindlisbacher, Managing Member

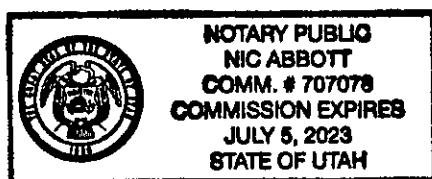
State of Utah

County of SALT LAKE

On the 16 day of JULY, 2020, personally appeared before me
DREW RINDLISBACHER, who acknowledged himself to be the Managing Member of OZ
 AF East, and that he/she, as such Managing Member, 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 'A'

Download on the App Store

Utah County Parcel Map

Tools Print Help

Prev Next Full

Find Parcel(s)

Address/Info for Parcel: 1305018

Street: 1722 E 400 S
Lot: 620 S/700 E

American Fork

Find Address Find City

Section Township Range

Zoom To STR

Map Contents

- Aerial Images
- Parcels
- Sections For Admin Purposes
- Parcel Center Points
- Section, Township Range
- Historical Parcels
- State Map
- Select Layer for Transparency

Change Layer Transparency

Show how the Parcels looked on a given date: 6/24/2020

Show Parcels

Measurement

1305018-00066
AF LAND HOLDINGS LLC
375 EAST - AMERICAN FORK
Value \$1,982,990 - 3.94 acres
Entry# 4363-3-2019

1305018-00117
OZ AF EAST LLC
Value \$1,982,990 - 3.45 acres
Entry# 4363-3-2019

1305018-01113
SMART 12K N LLC
Value \$1,056,900 - 3.05 acres
Entry# 4363-2-2019

Open Deed Points Page

This on-line parcel map is for reference only and no liability is assumed for any inaccuracies. Incorrect data or variations with an actual survey.

GIS Division of the Utah County Information Systems Dept | Utah County

