

RECORDING REQUESTED
WHEN RECORDED MAIL TO:

American Fork City
Attn: Public Works Director
51 East Main Street
American Fork, Utah 84003

ENT 134323:2019 PG 1 of 7
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Dec 18 12:04 PM FEE 0.00 BY DA
RECORDED FOR AMERICAN FORK CITY

Space above for Recorder's Use Only

OWNER ACKNOWLEDGMENT
AND UTILITY LIABILITY INDEMNIFICATION

This OWNER ACKNOWLEDGMENT AND UTILITY LIABILITY INDEMNIFICATION (the "Agreement") is made this 9 day of DECEMBER, 20 19 (the "Effective Date"), by ADJ JAJ, a LIMITED LIABILITY CORP. (company / individual) (herein after referred to as the "Owner").

R E C I T A L S

- A. WHEREAS, Owner is the current owner of that certain real property located in the City of American Fork, County of Utah, State of Utah, as more particularly described on Exhibit "A" attached hereto (herein after referred to as the "Property").
- B. WHEREAS, Owner of its own volition has proposed a sewer system for the Property which includes a single 4-inch sewer line potentially serving multiple tenants or users (herein after referred to as the "Sewer System"). Sewer System is shown the building/site utility map as indicated in Exhibit "B" attached hereto.
- C. WHEREAS, Owner, of its own volition, has proposed a water system for the Property, which includes a single 2-inch water line potentially serving multiple tenants or users (herein after referred to as the "Water System"). Water System is shown the building/site utility map as indicated in Exhibit "B" attached hereto.
- D. WHEREAS, Owner acknowledges that it has been instructed by the City of American Fork (herein after referred to as the "City") that any greasy waste, for which a grease trap will be required for any of the multiple units considered, will necessitate a separate discharge line extending from the building to the sewer main line or at an approved combination (sanitary sewer/greasy waste line) manhole.

E. WHEREAS, American Fork City Code 17.5.131 (B)(2)(b) allows such connections provided that Owner assures the following: (1) the providing of adequate assurances of continued unified ownership, (2) the submittal of a document, acceptable to the City, indemnifying the City against damages that may occur to tenants within the building as a result of a malfunction of the common utility system and agreeing to retro-fit the utility system to provide individual water and sewer laterals to each unit in the event of a sale of any of the units within the building to a separate owner.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner hereby agrees as follows:

1. Owner agrees that this Agreement will run in perpetuity with the Property and remain in force inuring to the benefit of both the City and any successors and/or assigns of the Owner.
2. Owner agrees that Property will continue to be held in an undivided condition and will not be divided into separate or sub-ownership without further approval by City in accordance with City ordinances and laws of the State of Utah. If property and or buildings are subsequently divided by a future action in accordance with said laws, the provisions stated herein with regard to separation of utilities shall apply in full force per applicable City standards in effect at the time of the future action.
3. Owner does hereby agree to hold the City harmless in the event that there is a water or sewer service problem on the Property as a result of the Water System or Sewer System.
4. Owner does hereby agree to defend, indemnify, hold harmless, and insure the City against any and all damages, expenses or liabilities resulting from or arising out of a blockage or malfunction of the Water System or Sewer System, including damage to the premises, building, site, or any occupant thereof.
5. Owner agrees and acknowledges that if at such time in the future a condominium application or an application of its type is made to separate the ownership for the building located on the Property into multiple owners or ownership separation designations, the various units proposed at that time will require reconstruction of the Water System and Sewer System to provide separate water and sewer service laterals to each separate ownership unit. These separate water and sewer service laterals shall be constructed in accordance with the City standards in effect at the time of the request.
6. Owner agrees that if a proposed use or tenant requires a grease trap or other type of special treatment system for allowable discharge into the City sanitary sewer system,

Sewer System will be modified to add such systems as deemed necessary by the City at the time of building permit or business license application.

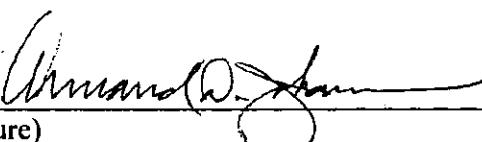
7. Miscellaneous

- a. Captions; Incorporation by Reference. The captions used herein are for convenience only and are not a part of this Agreement and do not in any way limit or amplify the terms and provisions hereof.
- b. Exhibits. Each of the Exhibits attached to this Agreement is hereby incorporated into this document as if set forth in full herein.
- c. Interpretation; Governing Law. This Agreement shall be construed as if prepared by all parties hereto. This Agreement shall be governed by and construed under the laws of the State of Utah.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF the Grantor hereto has executed this Agreement as of the date first above written.

OWNER:


(Signature)

ARMAND D JOHANSEN
(Printed Name)

OWNER
(Title)

(Signature)

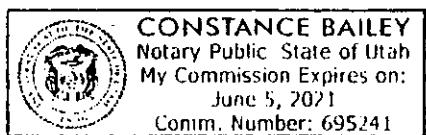
(Printed Name)

(Title)

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 9th day of December, 2019, before me personally appeared Armand D. Johansen and CB, Owner(s) of said Property, as (individuals and/or authorized representatives of a company), and acknowledged to me that such individuals or company executed the within instrument freely of their own volition and pursuant to the articles of organization where applicable.



Notary Public



Constance Bailey

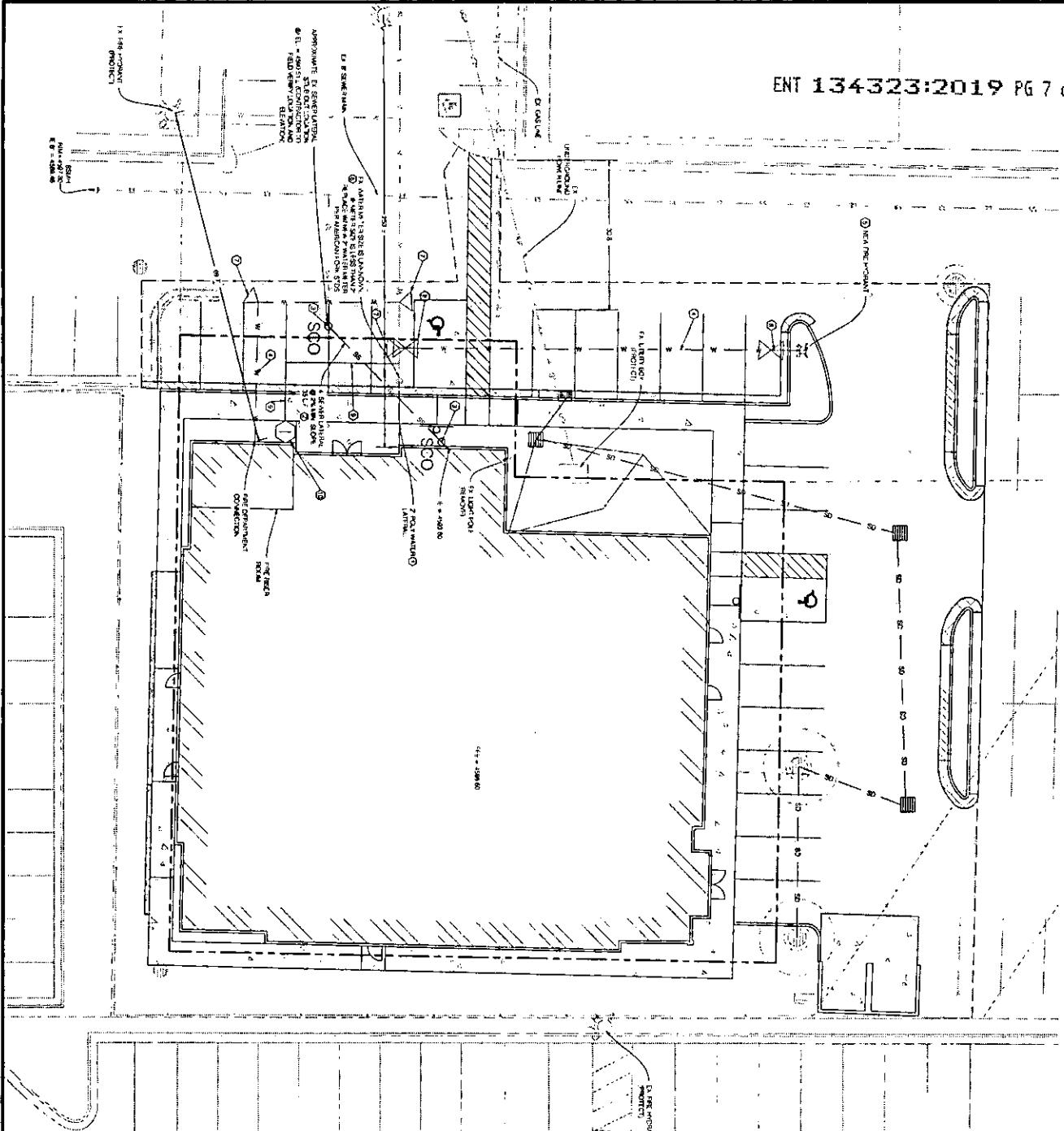
Commission # 695241
Expires 6/5/2021

Exhibit A

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

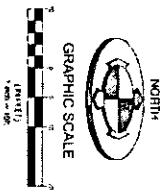
LOT 4, PLAT "A", RIVERBIRCH OFFICE PARK, PLANNED UNIT DEVELOPMENT,
AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN THE OFFICE
OF THE UTAH COUNTY RECORDER ON JUNE 1, 1998 AS ENTRY NO. 54627, MAP
NO. 7556, AND AS IDENTIFIED AND DESCRIBED IN AND SUBJECT TO THE
"DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR RIVERBIRCH
OFFICE PARK PLANNED UNIT DEVELOPMENT" RECORDED IN THE OFFICE OF
THE UTAH COUNTY RECORDER AS ENTRY NO. 54631 IN BOOK 4655 AT PAGE
344, TOGETHER WITH A RIGHT AND
EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS
DESCRIBED, AND AS PROVIDED FOR IN SAID DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS, AND RESERVATIONS OF EASEMENTS AS
SAID DECLARATION MAY HAVE BEEN AMENDED OR SUPPLEMENTED.

Exhibit B



NOTE
REGULATORY PERMITTING REQUIREMENTS
INCLUDE: SANITARY UTILITIES, AIR, FIRE, ETC.
NOTICE: DO NOT DISTURB THE EXISTING
WATER, SEWER, AND GAS LINES
WHILE PLACEMENT OF THE
NEW CONSTRUCTION IS IN PROGRESS.

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	RE. TO
1	PERMITTING REQUIREMENTS	NOTICE
2	PIPE SIZES AND SCHEDULES	NOTICE
3	SEWER LAYOUT	NOTICE
4	PLUMBING	NOTICE
5	WATER METER PER AMERICAN STANDARDS	NOTICE
6	IMPERIAL CO. PER AMERICAN STANDARDS	NOTICE
7	GATE VALVE PER AMERICAN STANDARDS	NOTICE
8	PIPE REINFORCEMENT FOR C-SEWS	NOTICE
9	REINFORCEMENT BONDED CONCRETE	NOTICE



AMERICAN FORK MEDICAL OFFICE
24 NORTH 1100 EAST
AMERICAN FORK, UTAH



BENCHMARK
ENGINEERING &
LAND SURVEYING
24 NORTH 1100 EAST, SUITE A-10
AMERICAN FORK, UTAH 84003-1427
www.benchmark-civil.com



MPN	DATE	DESCRIPTION
1	10/14/19	CHAMBER IN GUTTER
2	10/14/19	UPGRADED SANITARY WATER CONNECTION
3	10/14/19	UPGRADED SANITARY WATER CONNECTION
4	10/14/19	UPGRADED SANITARY WATER SERVICE LINE

SCALE: 1" = 100'-0" (1:1200)
NOTES: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.