



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

ENT 175002:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Nov 04 1:15 pm FEE 0.00 BY CS  
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 Bach Apartments 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:

COM N 89 DEG 35' 45" W 1326.32 FT & N 60.73 FT FR SE COR. SEC. 24, T5S, R1E, SLB&M.; S 82 DEG 14' 24" W 89.2 FT; N 89 DEG 26' 51" W 588.5 FT; N 89 DEG 47' 54" W 150.04 FT; N 0 DEG 26' 49" E 44.96 FT; N 0 DEG 47' 6" E 143.49 FT; N 0 DEG 29' 8" E 343.65 FT; S 88 DEG 56' 0" E 604.99 FT; ALONG A CURVE TO R (CHORD BEARS: S 84 DEG 40' 52" E 177.96 FT, RADIUS = 1200 FT); S 80 DEG 25' 43" E 122.13 FT; S 9 DEG 35' 42" W 484.96 FT TO BEG.

AREA 10.386 AC.

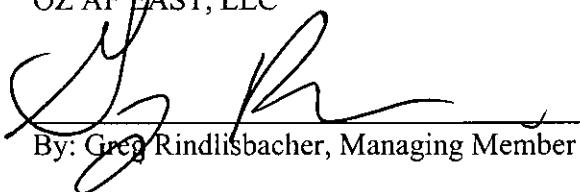
To have and hold the same unto said Grantee, its successors and assigns, with right of ingress and egress in said Grantee, its contractors and assigns to enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace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

10<sup>th</sup> day of September, 2020.

OZ AF EAST, LLC



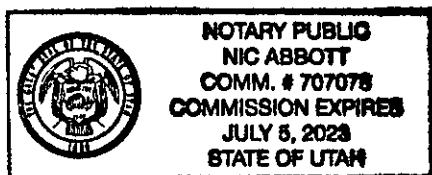
By: Greg Rindlisbacher, Managing Member

State of Utah

:ss

County of SALT LAKE

On the 10 day of SEPTEMBER, 2020, personally appeared before me Greg Rindlisbacher, who acknowledged himself to be a Managing Member of OZ AF EAST, LLC, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Nic Abbott

Notary Public

ACCEPTED BY:

AMERICAN FORK CITY



Bradley J. Frost, Mayor

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[Full](#)

130590118

Right parcel number: 130590118  
Click for more info. to see current condition.

**Find Parcel(s)**

Address/Address for Parcel: 130590118

Street: 1122 E 450 S, Lot: 23  
820 S 700 E

American Fork

[Find Address](#)

[Find City](#)

Section
Township
Range

[Zoom To STR](#)
[+/-](#)

**Map Contents**

Aerial Images

Parcels

Parcels for Aerial Images

Parcel Deed Points

Section, Township, Range

Historical Parcels

Base Map

Select Layer for Transparency

[Change Layer Transparency](#)

[Open Deed Points Page](#)

Show how the parcels look on a given date.  
6/24/2020 [Show Parcels](#)

ENT 175002:2020 PG 3 of 3

[Google Play](#) [Published on the App Store](#)

Measurement

Map showing property parcels in American Fork, Utah. The parcels are outlined in black and labeled with their respective property numbers and descriptions. The map includes a grid system and street names. A legend in the bottom right corner shows symbols for property lines, roads, and other features.

Parcel ID	Owner	Value	Acres
13-059-0117	O2 AF EAST LLC	\$5,440,000	0.24
13-059-0116	O2 AF EAST LLC	\$2,058,000	0.34
13-059-0115	Value \$1,517,500 - 3.45 acres	\$1,517,500	3.45
13-059-0114	Value \$3,457,500 - 10.93 acres	\$3,457,500	10.93
13-059-0113	SMART TOWNS LLC	\$1,102,500 - 3.85 acres	3.85
13-059-0112	Value \$1,000,000 - 1.00 acres	\$1,000,000	1.00

Legend (Bottom Right):

- Property Lines
- Roads
- Other Features

Bottom Left Text: 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.

Bottom Left Text: GIS Division of the Utah County Information Systems Dept. | Utah County GIS