

WHEN RECORDED RETURN TO:

Kathy T. Kresser
Pleasant Grove City Recorder
70 South 100 East
Pleasant Grove, Utah 84062



ENT 92815:2022 PG 1 of 11
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Aug 22 10:47 am FEE 0.00 BY CH
RECORDED FOR PLEASANT GROVE CITY

NOTICE OF INTEREST

PLEASANT GROVE CITY, a municipal corporation of the State of Utah, having its principle place of business located at 70 South 100 East, Pleasant grove, UT 84062, hereinafter "CITY", hereby files this "Notice of Interest" on the associated properties known at the Utah County Recorder's office as follows:

PARCEL NO. 14-006-0237

COM N 736.2 FT & E 63.5 FT FR S 1/4 COR. SEC. 8, T5S, R2E, SLB&M.; N 18 DEG 40' 0" W 245.8 FT; N 0 DEG 54' 0" W 68.5 FT; E 101.32 FT; ALONG A CURVE TO R (CHORD BEARS: S 29 DEG 9' 6" E 84.27 FT, RADIUS = 1434.98 FT); S 27 DEG 28' 9" E 176.01 FT; S 63 DEG 32' 0" W 160.65 FT TO BEG. ALSO COM N 0 DEG 54' 0" W 1037.69 FT FR S 1/4 COR. SEC. 8, T5S, R2E, SLB&M.; N 0 DEG 54' 0" W 152.86 FT; S 35 DEG 54' 9" E 57.86 FT; ALONG A CURVE TO R (CHORD BEARS: S 33 DEG 22' 6" E 126.89 FT, RADIUS 1434.98 FT); W 101.32 FT TO BEG.

PARCEL NO. 14-006-0033

COMMENCING NORTH 22°57' WEST 19 FEET AND NORTH 26°47' WEST 100 FEET AND NORTH 30°0' WEST 5.6 FEET FROM A POINT IN THE EASTERLY LINE OF A HIGHWAY, WHICH POINT IS NORTH 416.5 FEET AND EAST 196 FEET FROM THE SOUTH ONE QUARTER SECTION CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 22°57' WEST 81 FEET; THENCE NORTH 18°40' WEST 141 FEET; THENCE NORTH 63°32' EAST 183.1 FEET; THENCE SOUTH 27°45' EAST 221.05 FEET; THENCE SOUTH 63°31' WEST 211.62 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 14-006-0034

COMMENCING AT A POINT 196.00 FEET EAST AND 416.50 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST,

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SALT LAKE BASE AND MERIDIAN; THENCE NORTH 30° 00' 00" WEST 5.60 FEET; THENCE NORTH 26° 47' 00" WEST 100.00 FEET; THENCE NORTH 22° 57' 00" WEST 19.00 FEET; THENCE NORTH 63° 32' 00" EAST 189.59 FEET TO THE PROVO RESERVOIR CANAL RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 211.87 FEET ALONG A 765.00 FOOT RADIUS CURVE TO THE LEFT WITH CHORD BEARING SOUTH 38° 58' 06" EAST 211.20 FEET; AND SOUTH 46° 54' 08" EAST 9.02 FEET; THENCE SOUTH 74° 04' 00" WEST 204.28 FEET; THENCE NORTH 62° 09' 00" WEST 65.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 14-006-0035

USING THE LINE FROM SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHEAST CORNER OF SAID SECTION AS NORTH 89° 25' EAST THENCE COMMENCING NORTH 122.62 FEET AND EAST 412.81 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 43° 28' WEST 71.90 FEET; THENCE NORTH 39° 06' WEST 100.00 FEET; THENCE NORTH 34° 34' WEST 100.00 FEET; THENCE NORTH 30° 00' WEST 94.40 FEET; THENCE SOUTH 62° 09' EAST 65.00 FEET; THENCE NORTH 74° 04' EAST 222.64 FEET; THENCE SOUTH 48' 00' EAST 168.11 FEET; THENCE SOUTH 63° 32' WEST 235.35 FEET; THENCE SOUTH 16° 07' 30" EAST 111.02 FEET TO BEGINNING.

PARCEL NO. 14-006-0029

COMMENCING EAST 450.27 FEET AND NORTH 85.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 61 DEGREES 45'17" EAST 112.178 FEET; THENCE NORTH 26 DEGREES 09'24" WEST 3.07 FEET; THENCE NORTH 64 DEGREES 12'49" EAST 135.56 FEET; THENCE SOUTH 1.2 FEET; THENCE NORTH 63 DEGREES 57'23" EAST 52.59 FEET; THENCE NORTH 48 DEGREES WEST 167.46 FEET; THENCE SOUTH 63 DEGREES 27'52" WEST 235.41 FEET; THENCE SOUTH 16 DEGREES 07'30" EAST 111.02 FEET; THENCE SOUTH 43 DEGREES 28'00" EAST 28.10 FEET; THENCE SOUTH 47 DEGREES 36' EAST 24.53 FEET TO THE POINT OF BEGINNING.

NOTE: BASIS OF BEARING THIS SURVEY, THE LINE FROM THE SOUTH QUARTER CORNER OF SECTION 8, TO THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN WAS TAKEN AS NORTH 89 DEGREES 25' EAST.

PARCEL NO. 14-006-0321

BEGINNING AT A POINT LOCATED NORTH 89°39'15" EAST 538.53 FEET ALONG THE

SEWER SYSTEM NOTICE OF INTEREST

SECTION LINE AND NORTH 50°06'00" WEST 25 FEET ALONG THE EASTERLY BOUNDARY OF CANYON ROAD AS CONVEYED IN ENTRY NO. 1665:1935 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF THE CANYON ROAD ALONG THE ARC OF A 1399.70 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.08 FEET THROUGH A CENTRAL ANGLE OF 03°53'31" (CHORD BEARS NORTH 48°09'14" WEST A DISTANCE OF 95.06 FEET); THENCE ALONG A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 19534:1978, IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) NORTH 61°59'32" EAST 114.54 FEET, 2) NORTH 25°55'09" WEST 3.07 FEET TO THE CENTERLINE OF A BLOCK WALL, 3) NORTH 64°2'04" EAST ALONG A CENTERLINE A DISTANCE OF 135.56 FEET, 4) SOUTH 00°14'15" WEST 1.20 FEET TO A FENCE LINE, AND 5) NORTH 64°11'38" EAST ALONG SAID FENCE LINE A DISTANCE OF 35.86 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THE MURDOCK CANAL AS CONVEYED IN ENTRY NO. 6510:1945 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 47°03'30" EAST 49.19 FEET, 2) ALONG THE ARC OF A 1065.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 136.11 FEET THROUGH A CENTRAL ANGLE OF 07°19'21" (CHORD BEARS SOUTH 50°43'20" EAST A DISTANCE OF 136.01 FEET), AND 3) SOUTH 54°23'00" EAST 116.05 FEET; THENCE SOUTH 89°13'29" WEST 419.19 FEET TO THE POINT OF BEGINNING.

PARCELS NO. 14-015-0072 AND 14-006-0320 LESS AND EXCEPTING 14-015-0071

BEGINNING AT A POINT WHICH IS NORTH 2.99 FEET AND EAST 494.99 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°39'15" EAST 461.71 FEET TO A POINT ON THE WEST R.O.W. LINE OF THE PROVO RESERVOIR CANAL; THENCE SOUTH 54°23'0" EAST 216.47 FEET ALONG THE WEST R.O.W. OF THE CANAL; THENCE SOUTH 15°34'0" EAST 188.66 FEET; THENCE SOUTH 40°05'54" WEST 210.0 FEET; THENCE NORTH 49°54'06" WEST 722.98 FEET TO THE POINT OF BEGINNING. AREA 3.675 ACRES.

ALSO INCLUDING THE FOLLOWING:

BEGINNING AT A POINT LOCATED NORTH 89°39'15" EAST ALONG THE SECTION LINE 538.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN TO THE EASTERLY BOUNDARY OF CANYON ROAD AS CONVEYED IN ENTRY 1665:1935 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 50°06'00" WEST ALONG SAID EASTERLY BOUNDARY 25.00 FEET; THENCE NORTH 89°13'29"

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EAST 419.19 FEET; THENCE SOUTH 54°23'00" EAST ALONG THE WESTERLY BOUNDARY OF THE MURDOCK CANAL AS CONVEYED IN ENTRY 6510:1945 AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER A DISTANCE OF 32.8 FEET TO THE SECTION LINE; THENCE SOUTH 89°39'15" WEST ALONG SECTION LINE A DISTANCE OF 426.69 FEET TO THE POINT OF BEGINNING. AREA 0.173 ACRES.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT, WHICH POINT IS 495.01 FEET NORTH 89°39'07" EAST ALONG THE NORTH LINE OF SAID SECTION 17 FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE NORTH 89°39'15" EAST 35.22 FEET ALONG THE NORTH LINE OF SAID ENTIRE TRACT AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS ENTRY NUMBER 9965:2016 IN THE OFFICIAL RECORDS IN THE OFFICE OF THE UTAH COUNTY RECORDER TO A POINT ON A 1608.71 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 22.29 FEET, CHORD BEARS SOUTH 50°00'57" EAST 22.29 FEET; THENCE SOUTH 50°35'09" EAST 19.91 FEET; THENCE SOUTH 50°36'57" EAST 240.52 FEET; THENCE SOUTH 48°57'47" EAST 191.03 FEET; THENCE SOUTH 28°15'39" EAST 5.59 FEET TO A POINT ON THE WEST FACE OF A LONG STANDING ROCK WALL AT ITS BEGINNING POINT; THENCE ALONG SAID ROCK WALL FACE SOUTH 50°28'52" EAST 85.18 FEET; THENCE SOUTH 48°14'35" EAST 22.26 FEET; THENCE SOUTH 48°57'47" EAST 109.86 FEET TO A POINT ON THE SOUTH LINE OF SAID ENTIRE TRACT; THENCE SOUTH 40°05'54" WEST 19.35 FEET ALONG SAID SOUTH LINE; THENCE NORTH 49°54'06" WEST 722.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL NO. 14-015-0040

BEGINNING AT A POINT WHICH IS SOUTH 462.69 FEET AND EAST 1048.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 40°5'54" EAST 210.0 FEET; THENCE NORTH 15°30'37" WEST 188.1 FEET TO A POINT ON THE WEST R.O.W. LINE OF THE PROVO RESERVOIR CANAL, THENCE SOUTHEASTERLY ON THE CANAL R.O.W. ALONG A REGULAR CURVE TO THE LEFT WITH A RADIUS OF 520.0 FEET A DISTANCE OF 216 FEET AS MEASURED ON THE ARC OF THE CURVE, THENCE SOUTH 78° 11' EAST 86.3 FEET; THENCE ALONG A REGULAR CURVE TO THE RIGHT WITH A RADIUS OF 530.0 FEET A DISTANCE OF 165.5 FEET AS MEASURED ON THE ARC OF THE CURVE; THENCE SOUTH 60°17' EAST 211.1 FEET TO A POINT ON THE WEST R.O.W. LINE OF THE PROVO RESERVOIR CANAL; THENCE SOUTH 0°20'45" EAST 278.7 FEET; THENCE SOUTH 89°53'44" WEST 463.3 FEET; THENCE NORTH 49°54'6" WEST 316.0 FEET TO THE POINT OF BEGINNING. AREA 5.76 ACRES.

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PARCEL NO. 14-015-0010

COMMENCING AT A POINT NORTH 89°39'15" EAST ALONG THE SECTION LINE 627.98 FEET AND SOUTH 158.37 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 50°26'13" EAST ALONG A FENCE LINE 150.0 FEET; THENCE SOUTH 40°47'18" WEST 150.0 FEET; THENCE NORTH 50°26'13" WEST 150.0 FEET; THENCE NORTH 40°47'18" EAST ALONG A FENCE LINE 150.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 14-015-0030

BEGINNING SOUTH 00°31'02" EAST 802.89 FEET ALONG THE SECTION LINE AND WEST 1091.55 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°15'36" WEST 183.00 FEET TO THE EAST LINE OF CANYON ROAD; THENCE NORTH 0°57'13" EAST 119.17 FEET ALONG SAID EAST LINE, THENCE SOUTH 89°53'44" EAST 183.02 FEET ALONG A FENCE LINE AND ALSO ALONG THE SOUTH EDGE OF DRIVEWAY; THENCE SOUTH 00°57'13" WEST 121.20 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 14-015-0021

BEGINNING SOUTH 0 DEGREES 31'02" EAST 802.89 FEET ALONG THE SECTION LINE AND WEST 1091.55 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0 DEGREES 57'13" WEST 100.00 FEET; THENCE NORTH 89 DEGREES 15'36" WEST 183.00 FEET TO THE EAST LINE OF CANYON ROAD; THENCE NORTH 0 DEGREES 57'13" EAST 100.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 15'36" EAST 183.00 FEET TO THE POINT OF BEGINNING. 0.420 ACRES.

PARCEL NO. 14-015-0029

BEGINNING AT A POINT WHICH IS SOUTH 00°31'02" EAST 676.53 FEET ALONG THE SECTION LINE AND WEST 966.20 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS ESTABLISHED BY THE UTAH COUNTY SURVEYOR'S IN 1965, WITH THE LOCATION IDENTIFIED ON THE UTAH COUNTY SURVEYORS SECTION TIE SHEET RECORDED IN BOOK 2167 AT PAGE 311, UTAH COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 00°13'07" EAST 506.64 FEET; THENCE NORTH 75°55'30" WEST 311.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY 146; THENCE NORTH 02°26'14" WEST 207.13 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89°15'36" EAST 183.00 FEET; THENCE NORTH

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00°57'13" EAST 226.37 FEET; THENCE EAST 122.10 FEET TO THE POINT OF BEGINNING.

WHEREAS, a number of the citizens who own property on 100 East (also known as Canyon Road) between 2320 North and 2836 North have historically utilized septic systems; and

WHEREAS, septic systems are disfavored over sewer connections for a variety of reasons; and

WHEREAS, neighborhood meetings regarding the installation of a sewer main in 100 East were held on October 11, 2017 and November 15, 2017 and many citizens along the impacted area of 100 East stated their interest in having a sewer main and associated private sewer laterals installed; and

WHEREAS, Utah County designed and constructed the Canyon Road Reconstruction and Widening project beginning in 2017 and completing the project in 2020; and

WHEREAS, City determined in November of 2017 that it is in the best interests of the citizens to design and install a sewer system to serve the residents on 100 East between 2320 North and 2836 North in coordination with said Utah County project; and

WHEREAS, City has constructed and paid for said sewer infrastructure including a sewer main line and laterals; and

WHEREAS, City has stubbed a sewer main or lateral to the parcels included in this notice; and

WHEREAS, City determined that it is fair and reasonable for those citizens receiving the benefit of said sewer main line and laterals to pay for a portion of the costs of installing the sewer improvements; and

WHEREAS, City is entitled to be reimbursed by those individuals, corporations or other entities who shall benefit from the sewer infrastructure installation at the time that a connection to the City's sewer system is requested;

WHEREAS, it is anticipated that there will be future service lateral connections on some properties served by the sewer main that have not been installed with the 100 East project and therefore they do not receive equal benefit as those who have a complete stubbed sewer lateral, and the City therefore deems that those that have to install their own laterals should not have an equal share of the cost;

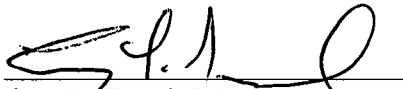
NOW THEREFORE, in consideration of the completion of the installation of the sewer infrastructure in 100 East, the following applies to each property that now has access to the City's sewer system:

1. City has installed and will operate and maintain a sewer system in 100 East between the addresses of 2320 North and 2836 North according to the standard specifications of Pleasant Grove City and as shown in Exhibit A.
2. City has paid \$319,590 for costs associated with the installation of the sewer system in 100 East, including, but not limited to, engineering, design, inspection, road repair, and construction costs.
3. City has estimated a total number of services, both existing and future, to be 19. This brings the average cost per service connection to be \$16,820.
4. On November 10, 2020, a city council meeting was held wherein the city council agreed that an 83.70% reduction would be given to all existing homes when they connect to the stubbed sewer lateral for their home. See existing homes labeled on Exhibit A.

5. For an existing home, in addition to the typical City and Timpanogos Special Service District impact fees for a new service connection, as determined at the time of connection request, properties with existing homes shall be obligated to pay an additional \$2,740, approximately 16.30% of the proportionate share of the costs of installing said sewer main system.
6. A future new lot created through the subdivision process that will be receiving service from the 100 East sewer system and has a stubbed **sewer lateral** for the new lot shall pay the full cost of the proportionate share of the project per connection based on the total number of estimated connections to be served by the aforementioned sewer system. There is one lateral that was installed on the system which is considered to have a full share responsibility. Based on an equal distribution among the 19 full shares the complete price per equivalent full share is \$16,820. This cost may be paid in full at time of connection request for the new lot.
7. A future new lot created through the subdivision process that will be receiving service from the 100 East sewer system and has a stubbed **sewer main** to the property for multiple new lots shall pay 50% of the full cost of the proportionate share of the project per connection based on the total number of estimated connections to be served by the aforementioned sewer system. There is one sewer main that was installed to a property in order to serve a future development area on the system that is anticipated to have approximately 6 future lots. Based on an equal distribution among the 19 full shares, the complete price per equivalent full share is \$16,820. New lots, regardless of the number of new lots, under this premise shall pay 50% of an equivalent full share, or \$8410, at time of connection request for the new lot.

- Property Owners shall be responsible for the installation and costs of their individual laterals or sewer collection systems beyond what stubs may already be installed as part of the sewer system without City participation.

PLEASANT GROVE CITY:


Guy L. Fugal, Mayor

ATTEST:

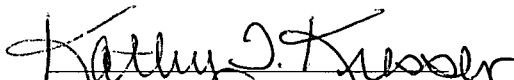
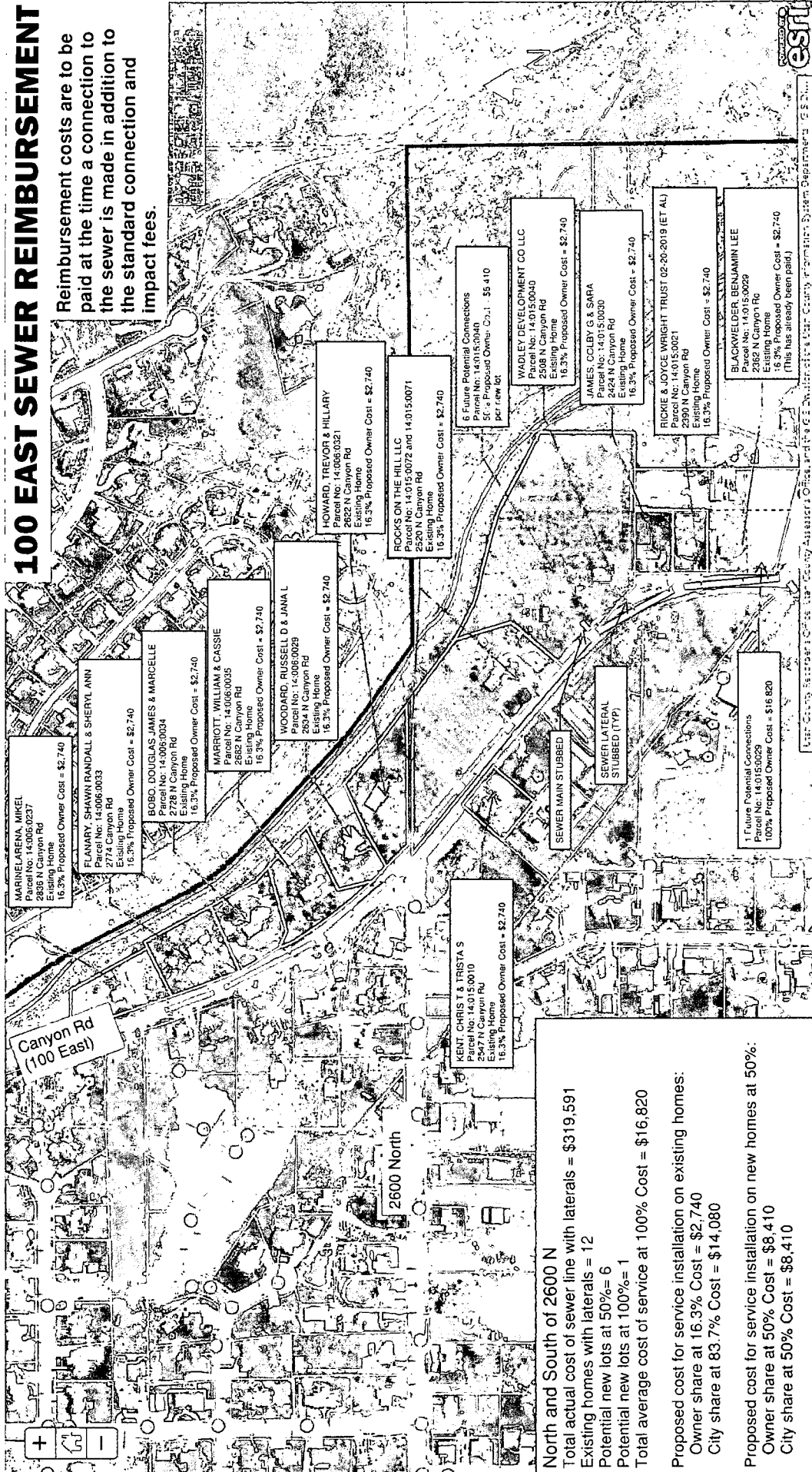

Kathy T. Kresser, City Recorder

EXHIBIT A

100 EAST SEWER REIMBURSEMENT

Reimbursement costs are to be paid at the time a connection to the sewer is made in addition to the standard connection and impact fees.



North and South of 2600 N
 Total actual cost of sewer line with laterals = \$319,591
 Existing homes with laterals = 12
 Potential new lots at 50%= 6
 Potential new lots at 100%= 1
 Total average cost of service at 100% Cost = \$16,820

Proposed cost for service installation on existing homes:
 Owner share at 16.3% Cost = \$2,740
 City share at 83.7% Cost = \$14,080

Proposed cost for service installation on new homes at 50%:
 Owner share at 50% Cost = \$8,410
 City share at 50% Cost = \$8,410



State of Utah)

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County of Utah)

On this 22 day of August, 2022, before me Barbara Johnson a notary public, personally appeared Guy L. Fugal and Kathy T Kresser, proved to me through satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this document, and acknowledged (he/she/they) executed the same.

(Seal)

Barbara Johnson
Notary Public

