

PUBLIC HEARING
NOTICE OF INTENT TO VACATE TWO EASEMENTS

Notice is hereby given that American Fork City will hold a public hearing on Tuesday, April 16, 2019, at 4:00 p.m. in the City Administration Conference Room, 51 East Main Street, for the purpose of receiving of public comment regarding the vacating of an easement on 480 South from approximately at 800 East to 860 East and an easement at approximately 460 South and 810 East.

Copies of the easement vacations are on file in the City Administrative Offices, 51 East Main Street and are available for public inspection.

Dated this 4 day of April, 2019.

A handwritten signature in cursive script, appearing to read "Terilyn Lurker".

Terilyn Lurker
City Recorder



ENT 18310:2015 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Mar 06 1:55 pm FEE 12.00 BY ED
RECORDED FOR BLACK SAND DEVELOPMENT LLC

When Recorded Return to:

PARCEL I.D.# 13:059:0036
GRANTOR: Autumn View Properties LP

Page 1 of 2

EASEMENT

A thirty (30) foot wide storm drain and pressurized irrigation easement located in the Southeast Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto American Fork City, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situate in Utah County, State of Utah, over and through a parcel of the GRANTORS' land lying within a strip thirty (30) feet wide, said strip extending fifteen (15) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

Beginning at a point on Grantor's easterly property line which is S 00°15'28" E 855.70 feet along the section line and West 438.13 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, running along the centerline of a proposed roadway;

Thence N 89°51'41" W 618.07 feet;

Thence along the arc of a curve to the right, having a radius of 275.00 feet, an arc length of 68.49 feet, passing through a central angle of 14°16'13", chord bears N 82°43'35" W 68.31 feet;

Thence N 75°35'38" W 103.70 feet;

Thence along the arc of a curve to the left, having a radius of 275.00 feet, an arc length of 68.49 feet, passing through a central angle of 14°16'12", chord bears N 82°43'34" W 68.31 feet;

The boundaries shall be prolonged and or shortened to begin and end on grantor's property.

Contains: 0.59 acres (approx. 858.75 l.f.)

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 GRANTORS' property along and adjacent to the right-of-way and 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, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 12 day of February, 2015.

ENT 18310:2015 PG 2 of 2

GRANTOR(S)

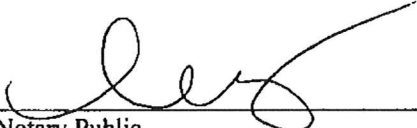
AUTUMN VIEW PROPERTIES LIMITED
PARTNERSHIP

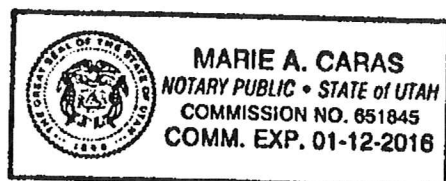
By: Sunset Mountain Management, LLC
Its: General Partner

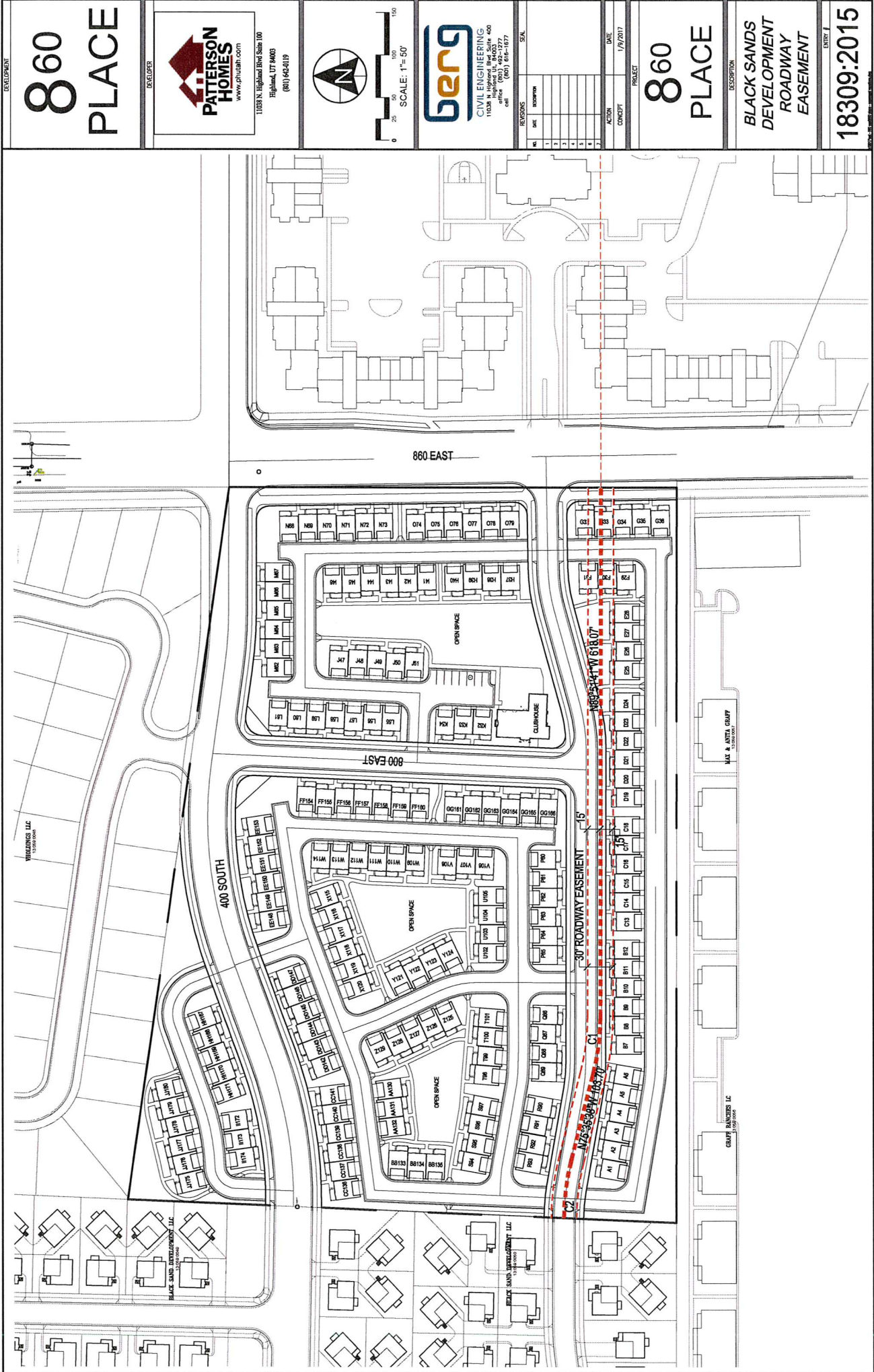
James K. Patterson, Co-Manager of Sunset
Mountain Management, LLC

STATE OF UTAH)
 §
COUNTY OF UTAH)

On the 12 day of February 2015, personally appeared before me James K. Patterson, known or identified to me to be a Manager of Sunset Mountain Management, L.L.C., which limited liability company is the General Partner of Autumn View Properties Limited Partnership, and Manager of the General Partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that such Manager of the General Partner executed the same in said limited partnership name.


Notary Public





DEVELOPER

860
PLACE

DEVELOPER



11033 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 462-4119



0 50 100 150
SCALE: 1"= 50'



CIVIL ENGINEERING
11033 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 462-4119

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

ACTION	DATE
CONCEPT	1/17/2017
PROJECT	

860
PLACE

BLACK SANDS
DEVELOPMENT
ROADWAY
EASEMENT

18309:2015

ENTRY 1

When Recorded Return to:

ENT 37087:2016 PG 1 of 2
Jeffery Smith
Utah County Recorder
2016 Apr 28 03:36 PM FEE 12.00 BY SW
RECORDED FOR Bartlett Title Insurance Agent
ELECTRONICALLY RECORDED

PARCEL I.D.# 13:059:0036

GRANTOR: Autumn View Properties LP

Page 1 of 2

TEMPORARY EASEMENT

A temporary detention easement located in the Southeast Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTOR(S) hereby grant, convey, sell, and set over unto American Fork City hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace storm drainage detention facilities and related appurtenances, hereinafter called the FACILITIES, said easement, being situate in Utah County, State of Utah, over and through a parcel of the GRANTORS' land more particularly described as follows:

Beginning at a point S 00°15'28" E 642.27 feet along the section line and West 1027.84 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running;

Thence S00°09'51"W 196.99 feet; Thence N89°51'41"W 26.74 feet to the beginning of a curve to the right, having a radius of 260.00 feet; Thence along the arc of said curve a length of 64.76 feet, passing through a central angle of 14°16'13", chord bears N82°43'35"W 64.59 feet; Thence N75°35'28"W 103.70 feet to the beginning of a curve to the left having a radius of 290.00 feet; Thence along the arc of said curve a length of 71.64 feet, more or less to the easterly boundary of South Point Phase 3 Subdivision, passing through a central angle of 14°09'17", chord bears N82°40'07"W 71.46 feet; Thence N02°22'08"E 153.96 feet along said easterly boundary of South Point Phase 3 Subdivision; Thence East 256.33 feet to the point of beginning.

Contains: 1.057 acres

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 GRANTORS' property along and adjacent to the right-of-way and 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, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the

discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

This Easement is intended to allow for the construction of a temporary storm drain detention/retention facility, and this Easement will be terminated if and when a permanent storm drain detention/retention facility is constructed in a different location.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 27th day of April, 2016.

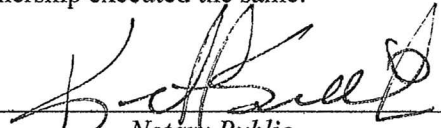
GRANTOR:

Autumn View Properties Limited Partnership

By: James Patterson
Co- Manager of Sunset Mountain Management, L.L.C.,
General Partner of Autumn View Properties L.P.

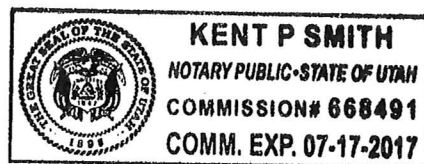
STATE OF UTAH)
 :SS
COUNTY OF UTAH)

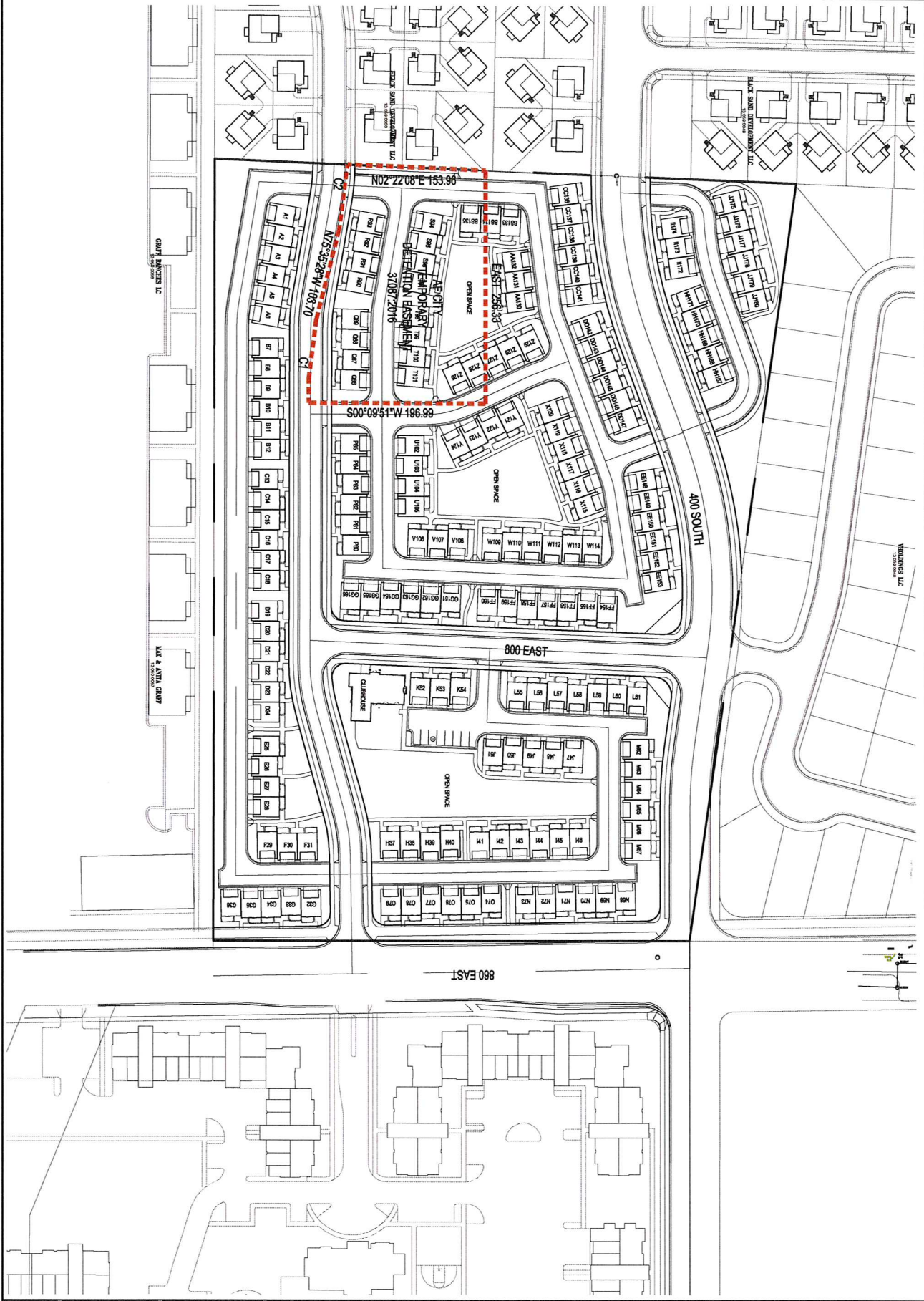
On the 27th day of April, 2016, personally appeared before me James Patterson who being by me duly sworn did say that he is the co-manager of Sunset Mountain Management, L.L.C., which is the General Partner of Autumn View Properties, LP, and that the foregoing instrument was signed in behalf of said Limited Partnership and acknowledged to me that said partnership executed the same.


Notary Public

My Commission Expires: 07-17-2017

Residing in: Utah County

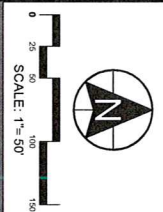




860 PLACE



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berg
CIVIL ENGINEERING
11028 N. Highland Blvd. Suite 100
Highland, UT 84003
office: (801) 642-1272
cell: (801) 642-1817

REVISIONS		DATE	DESCRIPTION
1	DATE	1/9/2017	CONCEPT
2	DATE		PROJECT

860 PLACE

AMERICAN FORK
TEMPORARY
SD POND
EASEMENT

37087.2016