



**WHEN RECORDED, MAIL TO:**  
City of Saratoga Springs  
1307 N Commerce Drive, Suite 200  
Saratoga Springs, Utah 84045

ENT 40067:2022 PG 1 of 5  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2022 Mar 31 11:03 am FEE 0.00 BY KC  
RECORDED FOR SARATOGA SPRINGS CITY

## **Perpetual Trail and Utility Easement**

Utah County

Tax ID Number(s): 59:002:0186

**Patriot Ridge, LLC.**, Grantor, a Utah Limited Liability Company/Corporation, hereby GRANTS AND CONVEYS to **City of Saratoga Springs, Utah**, Grantee, at 1307 N Commerce Drive, Suite 100, Saratoga Springs, Utah, 84045, for the sum of TEN (\$10.00), Dollars, and other good and valuable consideration, the following described easement in Utah County, State of Utah, to-wit:

A perpetual and exclusive easement to be used for the installation, maintenance, repair, and replacement of a public trail and city public utilities ("Facilities"), including the rights of ingress and egress from Grantor's adjacent property, and a perpetual public access easement for the public's use of the Easement Area. Said easement situate upon a portion of Utah County Parcel number 59:002:0186, located in the Northeast Quarter Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, further described on the attached "EXHIBIT A" and "EXHIBIT B".

Provided that Grantee shall restore Grantor's immediately adjacent property as near as possible to its original condition should Grantee damage Grantor's adjacent property in the construction, maintenance, repair, and replacement of the Facilities on the Easement Area.

Provided further that Grantee shall have the right to occupy, use, and cultivate said Easement Area for all purposes consistent with the rights herein granted.

Provided further that Grantee will not permit any lien or claim of mechanics, laborers, or materialmen to be filed against the property for any work, labor or materials furnished, alleged to have been furnished, or to be furnished pursuant to any agreement by Grantee. Provided further that Grantee will indemnify Grantor from and against all damages, claims, losses, costs, expenses, or other liabilities that arise by reason of the use of the Easement Area and the Facilities by Grantee or its contractors, employees, and invitees,

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including claims for death or injury to person or damage to property, attorneys' fees, and court costs. The indemnities set forth in this paragraph are in addition to, and not in limitation of, any indemnification or other rights or remedies available to Grantor at law or in equity.

Facilities are further defined to mean public utilities owned, operated, and maintained by the Grantee, including pipelines conveying water, irrigation, storm drain, sewer; and conduits conveying electric power and communications cables or fibers.

Grantee may remove fencing and gates from within the Easement area. If fencing or gates are removed from within the Easement area, Grantee will replace the fencing and gates using similar materials to the pre-existing fencing and gates. The replaced fencing and gates shall be constructed along the edge of the Easement farthest from the public right of way.

The rights, conditions, and provisions of this easement shall run with the land and inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties.

[SIGNATURE PAGE FOLLOWING]

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## GRANTOR:

Patriot Ridge, LLC.

By: Margaret StoddardIts: Managing MemberSTATE OF UTAH )  
                  ) ss.

COUNTY OF UTAH)

On this 17 day of March, in the year 20 2017, before me personally appeared Margaret Stoddard, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Managing Member of Patriot Ridge LLC and that said document was signed by him/her on behalf of said Patriot Ridge LLC by Authority of its Managing Member

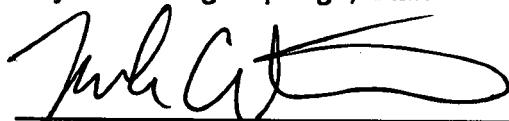


Notary Public

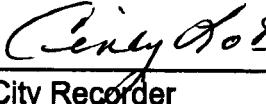


## GRANTEE:

City of Saratoga Springs, Utah


  
City Manager MARK CHRISTENSEN

## ATTEST:


  
City Recorder


## TRAIL AND UTILITY EASEMENT DESCRIPTION

(PATRIOT RIDGE, LLC - PARCEL NO. 59:002:0186)

## "EXHIBIT A"

A 30.00 FOOT WIDE PERMANENT AND PERPETUAL TRAIL AND UTILITY EASEMENT SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0186, SAID PARCEL DESCRIBED IN A QUIT CLAIM DEED, ENTRY NUMBER 118305:2016, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND UTAH COUNTY BRASS CAP RING AND LID MONUMENT MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 89°45'50" WEST 197.85 FEET ALONG THE ONE-QUARTER SECTION LINE, THENCE NORTH 385.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 34°54'25" WEST 32.52 FEET TO THE BEGINNING OF A 2290.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 196.05 FEET HAVING A CENTRAL ANGLE OF 04°54'19" (CHORD BEARS NORTH 32°27'15" WEST 195.99 FEET); THENCE NORTH 30°00'07" WEST 249.42 FEET; THENCE NORTH 60°44'11" EAST 30.00 FEET; THENCE SOUTH 30°00'07" EAST 249.03 FEET TO THE BEGINNING OF A 2260.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 193.49 FEET HAVING A CENTRAL ANGLE OF 04°54'19" (CHORD BEARS SOUTH 32°27'15" EAST 193.43 FEET); THENCE SOUTH 34°54'25" EAST 32.52 FEET; THENCE SOUTH 55°05'35" WEST 30.00 FEET TO THE POINT OF BEGINNING.

PERMANENT EASEMENT CONTAINS: 14,295 S.F. / 0.33 AC +/-

THE BASIS OF BEARING FOR THE EASEMENT IS NORTH 89°45'50" WEST BETWEEN TWO FOUND UTAH COUNTY BRASS CAP MONUMENTS MARKING THE EAST ONE-QUARTER AND WEST ONE-QUARTER SECTION CORNERS, SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH A MEASURED DISTANCE OF 5483.17 FEET.

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LAND SURVEYING	PROJECT NUMBER:
<b>FLINT</b>	211117
DEVELOPMENT	DRAWN BY:
	JD
	CHECKED BY:
	PC
	DRAWING DATE:
	03/10/2022
	SHEET NUMBER:
	1 OF 2

# TRAIL AND UTILITY EASEMENT EXHIBIT

(PATRIOT RIDGE, LLC - PARCEL NO. 59:002:0186)

LOCATED IN:  
NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH

"EXHIBIT B"



SCALE



OWNER:  
CALVIN K. JACOB FAMILY PARTNERSHIP  
(PARCEL NO. 59:002:0179)

30.00' WIDE TRAIL AND  
UTILITY EASEMENT  
14285 S.F. / 0.33 AC+/-

OWNER:  
PATRIOT RIDGE, LLC.  
(PARCEL NO. 59:002:0186)  
ENTRY NO. 118305:2018

POINT OF BEGINNING  
TRAIL AND UTILITY EASEMENT

FOUND 3<sup>RD</sup> UTAH COUNTY  
BRASS CAP RING / LID  
MONUMENT  
W1/4 COR SEC 2,  
T6S, R1W, SLB&M

RING ROAD

OWNER:  
WAGSTAFF INVESTMENT, LLC  
(PARCEL NO. 59:002:0185)

FOUND UTAH COUNTY  
BRASS CAP RING / LID  
MONUMENT  
E1/4 COR SEC 2,  
T6S, R1W, SLB&M

3

2

5285.32'  
N89° 45' 50" W 5483.17'  
BASIS OF BEARING  
1/4 SECTION LINE

197.85'

2

1

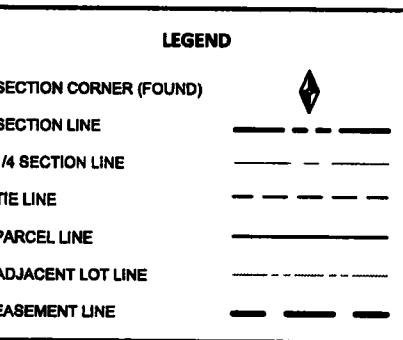
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	198.05	2280.00	4°54'19"	N32°27'15"W	195.99
C2	193.49	2280.00	4°54'19"	S32°27'15"E	193.43

Parcel Line Table

Line #	Length	Direction
L1	32.52	N34°54'25"W
L2	249.42	N30°00'07"W
L3	30.00	N60°44'11"E
L4	249.03	S30°00'07"E
L5	32.52	S34°54'25"E
L6	30.00	S55°05'35"E



LAND SURVEYING  
FLINT  
DEVELOPMENT  
PO BOX 95029  
SOUTH JORDAN, UT 84095  
PHONE: (801) 446-1820  
WWW.FLINTUTAH.COM

PROJECT NUMBER: 211117
DRAWN BY: JD
CHECKED BY: PC
DRAWING DATE: 03/10/2022
SHEET NUMBER: 2 OF 2