


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



ENT 74850:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jun 28 10:08 am FEE 0.00 BY KR
RECORDED FOR SARATOGA SPRINGS CITY

Temporary Construction Easement

Utah County

Tax ID Number(s): 59:002:0179

Calvin K. Jacob Family Partnership ("herein after the GRANTORS) for and in valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to the **City of Saratoga Springs** ("herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, one (1) temporary construction easement to construct, grade, improve, reconstruct, and inspect utility improvements and terrain modifications as described on "EXHIBIT A" and depicted on "EXHIBIT B" (incorporated by reference and "herein after the WORK) as GRANTEES may require upon, over, and across a parcel of GRANTOR'S land situated in the County of Utah, State of Utah, which the Grantor owns or in which the Grantor has any interest, to wit:

Said easement situate upon a portion of Utah County Parcel number 59:002:0179, 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".

To have and hold the same unto the GRANTEES, its successors and assigns with the right of ingress and egress to the GRANTEE's, its officers, employees, agents, and assigns to enter upon the above-described property with such equipment as is necessary and convenient to perform grading, sloping, contouring, or to prove, reconstruct, and inspect the sewer pipeline project identified in Exhibit C, hereinafter the "WORK" GRANTEES shall restore all property within the easement, through which the work traverses, to its original condition or better. GRANTORS reserve the right to occupy, use, and cultivate said easement(s) for all purposes not inconsistent with the rights herein granted. Unless otherwise specifically agreed to by Licensor and Licensee, the License granted by this Agreement shall terminate upon the GRANTEE'S completion of the WORK.

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

[SIGNATURE PAGE FOLLOWING]

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Tax ID Number(s): 59:002:0179

GRANTOR:

Calvin K. Jacob Family Partnership

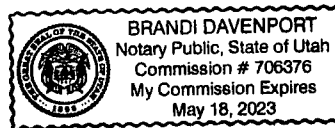
By: James C. Jacob JAMES C. JACOB
 Its: managing partner

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

On this 13 day of JUNE, in the year 2022, before me personally appeared James C. Jacob, 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 Partner of the Calvin K. Jacob Family Partnership and that said document was signed by him/her on behalf of said Partnership by Authority of its family partnership agreement.

Brandi Davenport

Notary Public



GRANTEE:

City of Saratoga Springs, Utah

Mark Christensen
 City Manager MARK CHRISTENSEN

ATTEST:

Cindy Lopiccolo
 City Recorder CINDY LOPICCOLLO



TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

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

"EXHIBIT A"

TWO 40.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENTS, KNOWN AS TEMPORARY CONSTRUCTION EASEMENT NO. 1 AND TEMPORARY CONSTRUCTION EASEMENT NO. 2, SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0179, SAID PARCEL DESCRIBED IN A QUIT CLAIM DEED, ENTRY NUMBER 133051-2008, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID EASEMENTS 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:

(TEMPORARY CONSTRUCTION EASEMENT NO. 1)

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 460.97 FEET ALONG THE ONE-QUARTER SECTION LINE, THENCE NORTH 784.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 60°46'27" WEST 40.00 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 28°41'06" WEST 334.50 FEET; THENCE NORTH 60°53'32" EAST 40.00 FEET; THENCE SOUTH 28°41'06" EAST 334.41 FEET TO THE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT NO.1 CONTAINS: 13,378 S.F. / 0.31 AC +/-

AND:

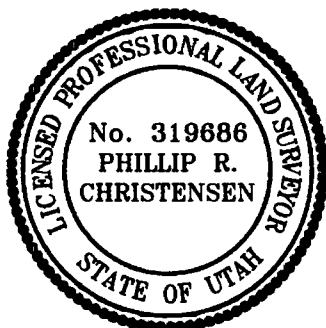
(TEMPORARY CONSTRUCTION EASEMENT NO. 2)


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 1050.76 FEET ALONG THE ONE-QUARTER SECTION LINE, THENCE NORTH 1737.02 FEET TO THE BEGINNING OF A 1170.04 FOOT NON-TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF SAID CURVE 153.93 FEET HAVING A CENTRAL ANGLE OF 07°32'17" (CHORD BEARS NORTH 41°17'20" WEST 153.82 FEET); THENCE NORTH 45°02'57" WEST 169.47 FEET TO A POINT ON THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE SOUTH 89°47'09" EAST 56.83 FEET; THENCE SOUTH 45°02'57" EAST 129.11 FEET TO THE BEGINNING OF A 1210.02 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 165.11 FEET HAVING A CENTRAL ANGLE OF 07°49'06" (CHORD BEARS SOUTH 41°08'55" EAST 164.99 FEET); THENCE SOUTH 60°54'24" WEST 40.42 FEET TO THE POINT OF BEGINNING

TEMPORARY CONSTRUCTION EASEMENT NO.2 CONTAINS: 12,353 S.F. / 0.28 AC +/-

THE BASIS OF BEARING FOR THESE EASEMENTS 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  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: 1 OF 2

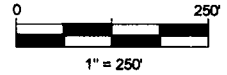
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT (CALVIN K. JACOB FAMILY PARTNERSHIP - PARCEL NO. 59:002:0179)

LOCATED IN:

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



SCALE



OWNER:
CALVIN K. JACOBS
FAMILY PARTNERSHIP
(PARCEL NO. 59:002:0172)

40.00' WIDE
TEMPORARY CONSTRUCTION
EASEMENT NO. 2
12353 S.F. / 0.28 AC+/-

OWNER:
CALVIN K. JACOB
FAMILY PARTNERSHIP
(PARCEL NO. 59:002:0179)
ENTRY NO. 133051:2008

POINT OF BEGINNING
TEMPORARY CONSTRUCTION
EASEMENT NO. 2

TRAIL AND
UTILITY EASEMENT
37327 S.F. / 0.86 AC+/-

REDWOOD ROAD (SR-69)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.93	1170.04	7°32'17"	N41°17'20"W	153.82
C2	165.11	1210.02	7°49'06"	S41°08'55"E	164.99

Parcel Line Table		
Line #	Length	Direction
L1	40.00	S60°46'27"W
L2	334.50	N28°41'06"W
L3	40.00	N60°53'32"E
L4	334.41	S28°41'06"E

Parcel Line Table		
Line #	Length	Direction
L5	169.47	N45°02'57"W
L6	56.83	S89°47'09"E
L7	129.11	S45°02'57"E
L8	40.42	S60°54'24"W

OWNER:
JACOB LAKE HILLS
RANCH, LLC
(PARCEL NO. 59:002:0171)

NORTH
1737.02'

OWNER:
CALVIN K. JACOB FAMILY PARTNERSHIP
(PARCEL NO. 59:002:0179)
ENTRY NO. 133051:2008

OWNER:
PATRIOT RIDGE, LLC
(PARCEL NO. 59:002:0185)

40.00' WIDE
TEMPORARY CONSTRUCTION
EASEMENT NO. 1
8979 S.F. / 0.20 AC+/-

TRAIL AND
UTILITY EASEMENT
37327 S.F. / 0.86 AC+/-

POINT OF BEGINNING
TEMPORARY CONSTRUCTION
EASEMENT NO. 1

NORTH
784.18'



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

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

1050.76'

589.79'

460.97'

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

LEGEND

SECTION CORNER (FOUND)	
SECTION LINE	
1/4 SECTION LINE	
TIE LINE	
PARCEL LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
TEMPORARY CONSTRUCTION EASEMENT	

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**HANSEN
ALLEN
& LUCE inc**
ENGINEERS

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
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03/10/2022
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2 OF 2