



ENT 74851:2022 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Jun 28 10:10 am FEE 0.00 BY KR  
RECORDED FOR SARATOGA SPRINGS CITY

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

## **Perpetual Storm Drain Easement**

Utah County

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

**Calvin K. Jacob Family Partnership**, 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 storm drain pipeline and manholes and city public utilities ("Facilities"), including the rights of ingress and egress from Grantor's adjacent property. Said Easement located on a portion of county parcel 59:002:0179 located in the Southeast quarter of the Northeast quarter of 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.

Page 2

Tax ID Number: 59:002:0179

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, 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.

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]

Page 3

Tax ID Number: 59:002:0179

GRANTOR:

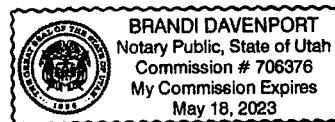
Calvin K. Jacob Family Partnership

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

STATE OF Utah,  
 COUNTY OF Utah ss.

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



## STORM DRAIN EASEMENT DESCRIPTION

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

"EXHIBIT A"

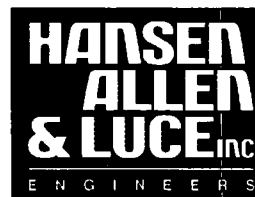
A PERMANENT 20.20 FOOT WIDE STORM DRAIN EASEMENT SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0179, SAID PARCEL DESCRIBED IN A QUIT CLAIM DEED, ENTRY NUMBER 133051:2008, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 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 460.97 FEET ALONG THE ONE-QUARTER SECTION LINE, THENCE NORTH 783.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 28°37'00" WEST 329.34 FEET; THENCE NORTH 28°52'23" WEST 5.08 FEET TO A POINT ON THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 60°54'24" EAST 20.20 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 28°52'23" EAST 5.20 FEET; THENCE SOUTH 28°37'00" EAST 329.18 FEET; THENCE SOUTH 60°46'32" WEST 20.20 FEET TO THE POINT OG BEGINNING.

STOMR DRAIN EASEMENT CONTAINS: 6,756 S.F. / 0.16 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.

ENT 74851:2022 PG 4 of 5



<b>LAND SURVEYING</b>  <b>DEVELOPMENT</b>  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: 03/11/2022
	SHEET NUMBER: 1 OF 2

**STORM DRAIN 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

"EXHIBIT B"

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

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

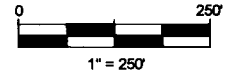
OWNER:  
JACOB LAKE HILLS  
RANCH, LLC  
(PARCEL NO. 59:002:0171)

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

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



SCALE



ENT 74851:2022 PG 5 of 5



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

5022.20'

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

460.97'

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

**LEGEND**

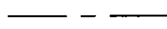
SECTION CORNER (FOUND)



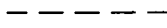
SECTION LINE



1/4 SECTION LINE



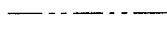
TIE LINE



PARCEL LINE



ADJACENT LOT LINE



EASEMENT LINE



**Parcel Line Table**

Line #	Length	Direction
L1	5.08	N28°52'23"W
L2	20.20	N60°54'24"E
L3	5.20	S28°52'23"E
L4	20.20	S60°46'32"W

**HANSEN  
ALLEN  
& LUCE inc**  
ENGINEERS

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:  
03/11/2022

SHEET NUMBER:  
2 OF 2