

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



ENT 74853:2022 PG 1 of 5  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2022 Jun 28 10:14 am FEE 0.00 BY KR  
RECORDED FOR SARATOGA SPRINGS CITY

## **Perpetual Trail and Utility Easement**

Utah County

Tax ID Number(s): 59:002:0171

**Jacob Lake Hills Ranch, 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 59:002:0171, located in 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. 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. Grantee will replace the fencing and gates within 90 days as follows:

- A livestock fence made of 6' steel posts placed no more than 15 feet with metal stays between the posts
- 11 gauge wire field fence 47" high with 12.5 gauge barb on top

The replaced fencing and gates shall be constructed along the western edge of the Easement.

After Grantor dedicates the land to the City in fee simple, the Grantor shall receive an acre-for-acre credit towards the open space land dedication requirements in Title 19 of the Saratoga Springs City Code. Provided, however, that this credit shall be only for the land dedication portion of the open space requirements and Grantor must still meet the amenity portion of the open space requirements.

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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Tax ID Number(s): 59:002:0171

## GRANTOR:

Jacob Lake Hills Ranch, LLC.

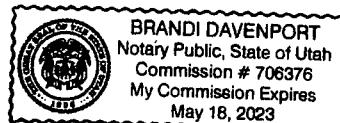
By: J Mark Jacob J mark-jacobs  
 Its: General Manager

STATE OF UTAH )  
 ) ss.

COUNTY OF UTAH)

On this 13 day of June, in the year 2020 before me personally appeared J Mark 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 General Manager of Jacob Lake Hills Ranch LLC that said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Articles of Incorporation

  
 \_\_\_\_\_  
 Notary Public



## GRANTEE:

City of Saratoga Springs, Utah

  
 \_\_\_\_\_  
 City Manager MARK CHRISTENSEN

## ATTEST:

  
 \_\_\_\_\_  
 City Recorder CINNY COPIC  


**TRAIL AND UTILITY EASEMENT DESCRIPTION**  
(JACOB LAKE HILLS RANCH, LLC - PARCEL NO. 59:002:0171)

"EXHIBIT A"

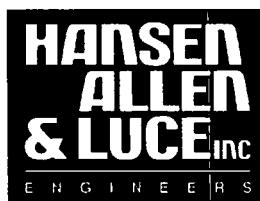
A PERMANENT AND PERPETUAL TRAIL AND UTILITY EASEMENT SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0171, SAID PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 66166:2021, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, 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 621.48 FEET ALONG THE ONE-QUARTER SECTION LINE; THENCE NORTH 1076.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 28°32'01" WEST 362.63 FEET; THENCE NORTH 86°18'51" WEST 18.03 FEET; THENCE NORTH 30°00'15" WEST 62.11 FEET; THENCE NORTH 26°18'21" EAST 18.03 FEET; THENCE NORTH 30°00'15" WEST 190.38 FEET TO THE BEGINNING OF A 1210.02 FEET TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 152.61 HAVING A CENTRAL ANGLE OF 07°13'35" (CHORD BEARS NORTH 33°37'34" WEST 152.51 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 60°54'24" EAST 2.26 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A 2160.00 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 333.48 FEET HAVING A 08°50'45" (CHORD BEARS SOUTH 33°52'14" EAST 333.15 FEET); THENCE SOUTH 29°15'11" EAST 455.12 FEET; THENCE SOUTH 60°54'24" WEST 18.43 FEET TO THE POINT OF BEGINNING.

PERMANENT EASEMENT CONTAINS: 11,478 S.F. / 0.26 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: 211117
<b>FLINT</b>	DRAWN BY: JD
DEVELOPMENT	CHECKED BY: PC
	DRAWING DATE: 03/09/2022
	SHEET NUMBER: 1 OF 2

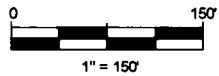
**TRAIL AND UTILITY EASEMENT EXHIBIT**  
**(JACOB LAKE HILLS RANCH, LLC - PARCEL NO. 59:002:0171)**

LOCATED IN:

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



SCALE



"EXHIBIT B"

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

TRAIL AND  
 UTILITY EASEMENT  
 11478 S.F. / 0.26 AC +/-

OWNER:  
 JACOB LAKE HILLS RANCH, LLC  
 (PARCEL NO. 59:002:0171)  
 ENTRY NO. 66166:2021

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

POINT OF BEGINNING  
 TRAIL AND  
 UTILITY EASEMENT

NORTH  
 1076.88

4861.69'  
 N89° 45' 50"W 5483.17'  
 BASIS OF BEARING  
 1/4 SECTION LINE

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

621.48'  
 2  
 1  
 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	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.61	1210.02	7°13'35"	N33°37'34"W	152.51
C2	333.48	2160.00	8°50'45"	S33°52'14"E	333.15

Parcel Line Table		
Line #	Length	Direction
L1	18.03	N66°18'51"W
L2	62.11	N30°00'15"W
L3	18.03	N26°18'21"E
L4	2.26	N60°54'24"E
L5	18.43	S60°54'24"W

**HANSEN  
 ALLEN  
 & LUCE Inc**  
 ENGINEERS

LAND SURVEYING	PROJECT NUMBER: 211117
<b>FLINT</b>	DRAWN BY: JD
DEVELOPMENT	CHECKED BY: PC
	DRAWING DATE: 03/09/2022
	SHEET NUMBER: 2 OF 2