

WHEN RECORDED, MAIL TO:

City of Saratoga Springs  
1307 N Commerce Drive, Suite 200  
Saratoga Springs, Utah 84045



ENT 74854:2022 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Jun 28 10:16 am FEE 0.00 BY KR  
RECORDED FOR SARATOGA SPRINGS CITY

## Temporary Construction Easements

Utah County

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

**Jacob Lake Hills Ranch, LLC.**, ("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 GRANTEEES), 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 GRANTEEES 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 59:002:0171, located in 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".

To have and hold the same unto the GRANTEEES, 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" GRANTEEES 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 Lessor 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): 59:002:0171

## GRANTOR:

Jacob Lake Hills Ranch, LLC.

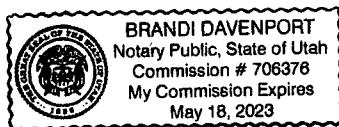
By: J. Mark Jacob J. MARK JACOB  
 Its: General Manager

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 and that said document was signed by him/her on behalf of said United Liability Company by Authority of its Articles of Incorporation.



Notary Public



## GRANTEE:

City of Saratoga Springs, Utah

Mark C. Christensen  
 City Manager MARKCHRISTENSEN

## ATTEST:

Craig L. Leek  
 City Recorder Craig L. Leek  


## TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

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

### "EXHIBIT A"

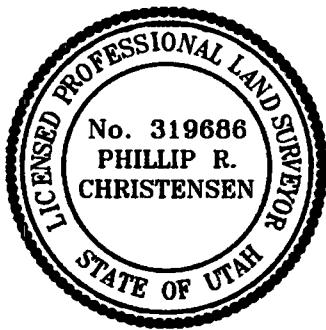
A 40.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0171, SAID PARCEL DESCRIBED IN A SPECIAL WARRANTY DEED, ENTRY NUMBER 66166:2021, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, SAID EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 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 SOUTH 60°54'24" WEST 40.00 FEET; THENCE NORTH 28°32'03" WEST 340.95 FEET; THENCE NORTH 86°18'51" WEST 17.36 FEET; THENCE NORTH 30°00'15" WEST 104.93 FEET; THENCE NORTH 26°18'21" EAST 18.03 FEET; THENCE NORTH 30°00'15" WEST 168.97 FEET; TO THE BEGINNING OF A 1170.02 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 153.30 FEET HAVING A CENTRAL ANGLE OF 07°30'25" (CHORD BEARS NORTH 33°45'59" WEST 153.19 FEET) TO THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 60°54'24" EAST 40.42 FEET ALONG THE NORTHERLY PARCEL LINE TO THE BEGINNING OF A 1210.02 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 152.61 FEET HAVING A CENTRAL ANGLE OF 07°13'35" (CHORD BEARS SOUTH 33°37'34" EAST 152.51 FEET); THENCE SOUTH 30°00'15" EAST 190.38 FEET; THENCE SOUTH 26°18'21" WEST 18.03 FEET; THENCE SOUTH 30°00'15" EAST 62.11 FEET; THENCE SOUTH 86°18'51" EAST 18.03 FEET; THENCE SOUTH 28°32'01" EAST 362.63 FEET TO THE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT NO.1 CONTAINS: 32,146 S.F. / 0.74 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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**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: 1 OF 2

# TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

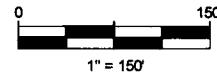
(JACOB HILLS RANCH, LLC - PARCEL NO. 59:002:0171)

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"

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

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40.00' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
32146 S.F. / 0.74 AC +/-

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

REDWOOD ROAD (SR-48)

S28°32'01"E  
N28°32'03"W  
E40°35'

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

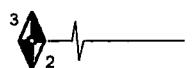
POINT OF BEGINNING  
TEMPORARY CONSTRUCTION  
EASEMENT

NORTH  
1076.88

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.30	1170.02	7°30'25"	N33°45'59"W	153.19
C2	152.61	1210.02	7°13'35"	S33°37'34"E	152.51

Parcel Line Table		
Line #	Length	Direction
L1	40.00	S60°54'24"W
L2	17.36	N86°18'51"W
L3	104.93	N30°00'15"W
L4	18.03	N26°18'21"E
L5	168.97	N30°00'15"W

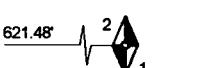
Parcel Line Table		
Line #	Length	Direction
L6	40.42	N60°54'24"E
L7	190.38	S30°00'15"E
L8	18.03	S26°18'21"W
L9	62.11	S30°00'15"E
L10	18.03	S86°18'51"E



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

4661.69'  
N69°45'50"W 5483.17'  
BASIS OF BEARING

1/4 SECTION LINE



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	

**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