

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



ENT 74857:2022 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Jun 28 10:18 am FEE 0.00 BY KR  
RECORDED FOR SARATOGA SPRINGS CITY

## **Perpetual Trail and Utility 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 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 59:002:0179, 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".

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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GRANTOR:

Calvin K. Jacob Family Partnership

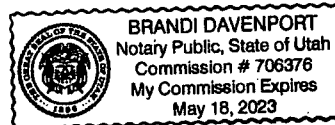
By: James C. Jacob JAMES C. JACOBIts: managing partnerSTATE OF UTAH )  
) ss.

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.



Notary Public

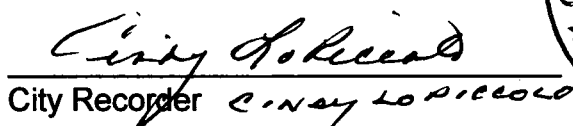


GRANTEE:

City of Saratoga Springs, Utah


City Manager MARK CHRISTENSEN

ATTEST:


City Recorder CINDY LORICCOLLO

**TRAIL AND UTILITY EASEMENT DESCRIPTION**  
(CALVIN K. JACOB FAMILY PARTNERSHIP - PARCEL NO. 59:002:0179)

"EXHIBIT A"


A PERMANENT AND PERPETUAL TRAIL AND UTILITY 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 784.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 28°41'06" WEST 334.41 FEET, THENCE NORTH 60°54'24" EAST 18.43 FEET; THENCE NORTH 29°15'11" WEST 455.12 FEET TO THE BEGINNING OF A 2160.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 333.48 FEET HAVING A CENTRAL ANGLE OF 08°50'45" (CHORD BEARS NORTH 33°52'14" WEST 333.15 FEET); THENCE SOUTH 60°54'24" WEST 2.26 FEET TO THE BEGINNING OF A 1210.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 165.11 FEET HAVING A CENTRAL ANGLE OF 07°49'06" (CHORD BEARS NORTH 41°08'55" WEST 164.99 FEET); THENCE NORTH 45°02'57" WEST 129.11 FEET TO A POINT ON THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE SOUTH 89°47'09" EAST 42.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE ALONG SAID EASTERLY PARCEL LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 45°02'49" EAST 98.77 FEET TO THE BEGINNING OF A 1240.00 FOOT RADIUS CURVE TO THE RIGHT, (2) ALONG THE ARC OF SAID CURVE 325.60 FEET HAVING A CENTRAL ANGLE OF 15°02'42" (CHORD BEARS SOUTH 37°31'59" EAST 324.67 FEET), (3) SOUTH 30°00'07" EAST 206.44 FEET, (4) SOUTH 26°18'29" WEST 18.03 FEET, (5) SOUTH 30°00'07" EAST 30.00 FEET, (6) SOUTH 86°18'43" EAST 18.03 FEET, (7) SOUTH 30°00'07" EAST 713.53 FEET; THENCE SOUTH 60°46'27" WEST 47.04 FEET TO THE POINT OF BEGINNING.

PERMANENT EASEMENT CONTAINS: 37,327 S.F. / 0.86 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.



<b>LAND SURVEYING</b>  <b>DEVELOPMENT</b>	PROJECT NUMBER: 211117
	DRAWN BY: JD
	CHECKED BY: PC
	DRAWING DATE: 03/10/2022
PO BOX. 95029 SOUTH JORDAN, UT 84095 PHONE: (801) 446-1820 WWW.FLINTUTAH.COM	
SHEET NUMBER: 1 OF 2	

# TRAIL AND UTILITY 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)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	333.48	2160.00	8°50'45"	N33°52'14"W	333.15
C2	165.11	1210.02	7°49'06"	N41°08'55"W	164.99
C3	325.60	1240.00	15°02'42"	S37°31'59"E	324.67



SCALE



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

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

## LEGEND

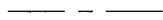
SECTION CORNER (FOUND)



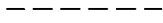
SECTION LINE



1/4 SECTION LINE



TIE LINE



PARCEL LINE



ADJACENT LOT LINE



EASEMENT LINE



## Parcel Line Table

Line #	Length	Direction
L1	334.41	N28°41'06"W
L2	18.43	N60°54'24"E
L3	455.12	N29°15'11"W
L4	2.26	S60°54'24"W
L5	129.11	N45°02'57"W
L6	42.73	S89°47'09"E
L7	98.77	S45°02'49"E
L8	206.44	S30°00'07"E
L9	18.03	S26°18'29"W
L10	30.00	S30°00'07"E

## Parcel Line Table

Line #	Length	Direction
L11	18.03	S86°18'43"E
L12	713.53	S30°00'07"E
L13	47.04	S60°46'27"W

**HANSEN  
ALLEN  
& LUCE inc**  
ENGINEERS

LAND SURVEYING



DEVELOPMENT

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