

WHEN RECORDED MAIL TO:

Saratoga Springs City
1307 N. Commerce Dr. #200
Saratoga Springs, UT 84045

PARCEL I.D. #: 58:034:0611
GRANTOR: DCP SARATOGA LLC

TEMPORARY TURN-AROUND EASEMENTS

Located in the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey.

For the sum of Ten Dollar (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grants to the City of Saratoga Springs, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, an irrevocable offer of dedication for a temporary turnaround and right-of-way easement for locating, constructing, improving, reconstructing and maintaining a turnaround, streets, driveways, curbs and gutters, grading, and other necessary work, hereinafter called the FACILITIES, over, upon and across the described easement, together with the right of public ingress and said right-of-way and easement, being situated in Utah County, State of Utah, over and through a parcel of the GRANTORS' land and being more particularly described as follows:

See Attached Exhibit "A" & depicted by Exhibit "B"

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress for the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. This Temporary Turn-Around Easement shall terminate upon the extension of the roadway or platting of the lots in which the easement traverses. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible.

GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the ingress and egress of the GRANTEE and the public on and through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this 19 day of April, 2021

County Parcel No.
58:034:0611

Acreage
Contains: 0.31 acres
13,317 sq. ft.

GRANTOR(S)
DCP SARATOGA LLC

By: Joseph P. Pierce
Joseph Pierce / Authorized Signer

STATE OF UTAH)
)
) ss.
COUNTY OF UTAH)

On the 19 day of April, 2021, personally appeared before me Joe Pierce
for and in behalf of DCP Saratoga, LLC, who being by me duly sworn, did say that
(s)he is the signer(s) of the foregoing instrument, and that the (s)he executed the same.

My Commission Expires: 7.10.2021

Shelley King
Notary Public

Residing In: Lehi, UT

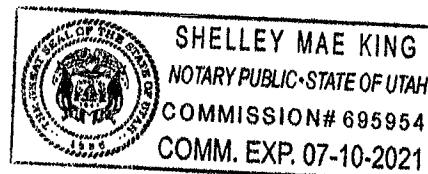


EXHIBIT A



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION
PREPARED FOR
EDGE HOMES (MT. SARATOGA)
Job No. 14-1664
(April 12, 2021)

QUAILHILL AT MT. SARATOGA TEMPORARY TURNAROUND EASEMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 1000.61 FEET AND EAST 2178.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N5°03'00"E 63.74 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 9.88 FEET WITH A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 2°15'52" CHORD: N62°04'22"E 9.88 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 312.42 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 298°20'16" CHORD: S56°14'41"E 61.50 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 73.93 FEET WITH A RADIUS OF 306.00 FEET THROUGH A CENTRAL ANGLE OF 13°50'34" CHORD: S62°35'36"W 73.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.31 ACRES
13,317 SQ. FT.

- Civil Engineering
- Surveying
- Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3300 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 14441 South 260 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle River • Meridian, ID 83642

(801) 798-0985 (801) 798-3303
(801) 490-2044 (801) 405-2247
(208) 346-5600

U:\LAND DESKTOP\PROJECTS\2014\14-1664 MT SARATOGA\DWG EXHIBIT\14-1664 V1 EASEMENT EXHIBIT.DWG R:\TDC\18 1255.A11

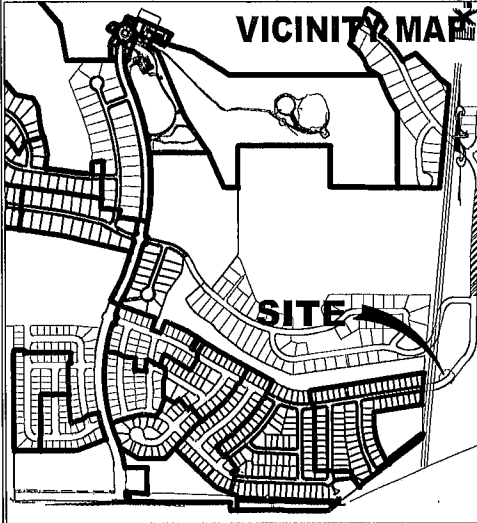
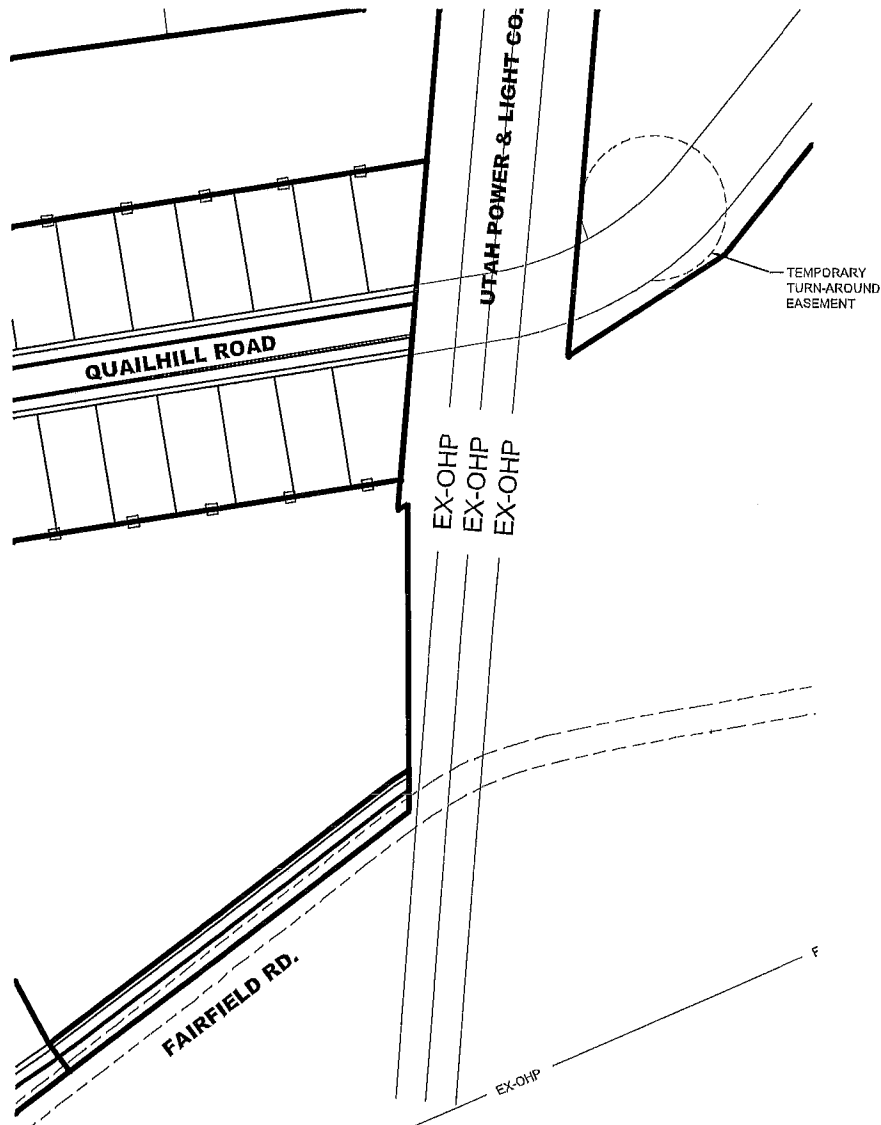
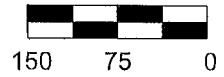


EXHIBIT B



SCALE IN FEET



SHEET

16

LEI PROJECT #:
2014-1664

DRAWN BY:
BAP

SCALE:
1" = 150' (8.5x11)

DATE:
4/09/2021

QUAILHILL at Mt. Saratoga
SARATOGA SPRINGS, UTAH

PLAT Q TEMPORARY TURNAROUND EASEMENT EXHIBIT



**ENGINEERS - SURVEYORS
PLANNERS**

- A Utah Corporation -
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com