



ENT 89149:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Aug 10 9:53 am FEE 0.00 BY TM
RECORDED FOR SARATOGA SPRINGS CITY

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

Temporary Construction Easement

Utah County

Tax ID Number(s): 59:002:0186

Patriot Ridge, 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 GRANTEES), 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 GRANTEES 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 59:002:0186, located in the Northeast Quarter 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 GRANTEES, 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" GRANTEES 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 Licensor 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): 59:002:0186

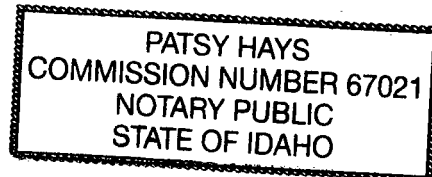
GRANTOR:

Patriot Ridge, LLC.

By: Margaret Stoddard
MARGARET STODDARDIts: Managing memberSTATE OF ~~UTAH~~ ^{Idaho}
~~Bingham~~) ss.COUNTY OF ~~UTAH~~

On this 29 day of July, 2022, in the year 2022, before me personally appeared Margaret Stoddard, 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 Member of Patriot Ridge LLC and that said document was signed by him/her on behalf of said Patriot Ridge LLC by Authority of its Articles of Incorporation

Patsy Hays
Notary Public



GRANTEE:

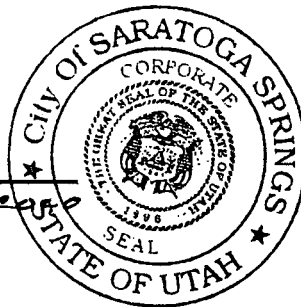
City of Saratoga Springs, Utah

Mark Christensen

City Manager MARK CHRISTENSEN

ATTEST:

Cindy Lopiccolo
City Recorder CINDY LOPICCOLLO



TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

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

"EXHIBIT A"

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A 40.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT SITUATE UPON A PORTION OF UTAH COUNTY PARCEL NUMBER 59:002:0186, SAID PARCEL DESCRIBED IN A QUIT CLAIM DEED, ENTRY NUMBER 118305:2016, 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 197.85 FEET ALONG THE ONE-QUARTER SECTION LINE, THENCE NORTH 385.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COUNTY PARCEL AND THE POINT OF BEGINNING; THENCE SOUTH 55°05'34" WEST 40.00 FEET; THENCE NORTH 34°54'25" WEST 32.51 FEET TO THE BEGINNING OF A 2330.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 199.47 FEET HAVING A CENTRAL ANGLE OF 04°54'18" (CHORD BEARS NORTH 32°27'16" WEST 199.41 FEET; THENCE NORTH 30°00'07" WEST 249.96 FEET TO A POINT ON THE NORTHERLY LINE OF SAID COUNTY PARCEL; THENCE NORTH 60°44'11" EAST 40.00 FEET; THENCE SOUTH 30°00'07" EAST 249.42 FEET TO THE BEGINNING OF A 2290.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 193.05 FEET HAVING A CENTRAL ANGLE OF 04°54'19" (CHORD BEARS SOUTH 32°27'15" EAST 195.99 FEET); THENCE SOUTH 34°54'25" EAST 32.52 FEET TO THE POINT OF BEGINNING.

TEMPORARY CONSTRUCTION EASEMENT CONTAINS: 19,198 S.F. / 0.44 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.



LAND SURVEYING  DEVELOPMENT	PROJECT NUMBER: 211117
	DRAWN BY: JD
	CHECKED BY: PC
	DRAWING DATE: 03/10/2022
	SHEET NUMBER: 1 OF 2

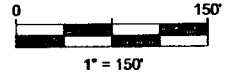
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT (PATRIOT RIDGE, LLC - PARCEL NO. 59:002:0186)

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"



SCALE



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

40.00' WIDE
TEMPORARY CONSTRUCTION EASEMENT
19198 S.F. / 0.44 AC+/-

OWNER:
PATRIOT RIDGE, LLC.
(PARCEL NO. 59:002:0186)
ENTRY NO. 118305:2016

OWNER:
WAGSTAFF INVESTMENT, LLC
(PARCEL NO. 59:002:0185)

POINT OF BEGINNING
TEMPORARY CONSTRUCTION
EASEMENT

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

RING ROAD

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



5285.32'
N89°45'50"W 5483.17'
BASIS OF BEARING
1/4 SECTION LINE

197.85'



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	199.47	2330.00	4°54'18"	S32°27'16"E	199.41
C2	196.05	2290.00	4°54'19"	N32°27'15"W	195.99

LEGEND

SECTION CORNER (FOUND)



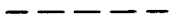
SECTION LINE



1/4 SECTION LINE



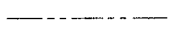
TIE LINE



PARCEL LINE



ADJACENT LOT LINE



EASEMENT LINE



TEMPORARY CONSTRUCTION
EASEMENT



Parcel Line Table

Line #	Length	Direction
L1	40.00	S55°05'35"W
L2	32.51	N34°54'25"W
L3	249.96	N30°00'07"W
L4	40.00	N60°44'11"E
L5	249.42	S30°00'07"E
L6	32.52	S34°54'25"E



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:
03/10/2022

SHEET NUMBER:
2 OF 2