

When Recorded, Mail To:

City of Saratoga Springs
Attn: City Recorder
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045

ENT 92831-2025 PG 1 of 9
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 26 01:06 PM FEE 0.00 BY LM
RECORDED FOR SARATOGA SPRINGS CITY.

(Space Above for Recorder's Use Only)

UTILITY EASEMENT AND AGREEMENT

This **UTILITY EASEMENT AND AGREEMENT** (this "Agreement") is made and entered into effective as of the 10 day of November, 2025 (the "Effective Date"), by and between Jacob Ranch Marketplace, LLC, a Utah corporation/limited liability company ("Grantor"), Jacob Ranch Marketplace, LLC, a Utah corporation/limited liability company ("Developer"), and the CITY OF SARATOGA SPRINGS, a Utah municipal corporation ("Grantee").

RECITALS

A. Grantor is the owner of that certain real property located in the City of Saratoga Springs, Utah County, Utah (the "Grantor Property").

B. Developer is constructing the Jacob Ranch Marketplace project in the City and desires the right to construct utilities on Grantor's Property as necessary to meet the utility needs of Developer's project and the construction standards of Grantee.

C. Grantee and Developer desire to obtain and Grantor is willing to convey a perpetual utility easement over the Grantor Property subject to the terms and conditions of this Agreement.

D. "Utilities" or "utility" are defined herein to include all utility facilities, lines, conduits, pipes, channels, ponds, ditches, valves, structures, boxes, and other similar transmission and distribution structures and facilities, and all related appurtenances owned and operated by Grantee for the provision of services such as water, secondary water, irrigation water, drinking water, culinary water, storm drainage, storm sewer, sanitary sewer, and sewer.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

TERMS AND CONDITIONS

1. **Grant of Easement.** Grantor does hereby convey, without warranty, unto Grantee a perpetual easement and unto Developer a construction easement (the "Utility Easement") under and across that portion of the Grantor Property more particularly described and depicted on Exhibit

A, attached hereto and incorporated herein by this reference (the "Utility Easement Area"). Grantor shall ensure, guarantee, and warrant that no other easements or licenses shall be granted to any other person or entity on, over, or under the Utility Easement Area and that no above or below ground improvements, buildings, or facilities of any kind shall be constructed or maintained on the Utility Easement Area, except as otherwise approved by Grantee in writing. Grantor acknowledges and agrees that the Facilities will be constructed by Developer, and then dedicated to Grantee upon acceptance in writing by Grantee.

2. **Access**. Developer and Grantee and their agents, servants, employees, consultants, contractors, and subcontractors shall have the rights of ingress and egress to and from the Utility Easement Area, and the right to enter upon the Utility Easement Area solely for the purposes permitted by this Agreement. Developer shall enter upon the Utility Easement Area at its sole risk and hazard, and Developer hereby releases Grantor from any and all claims relating to the condition of the Utility Easement Area and the entry upon the Utility Easement Area by Developer. Grantee shall enter upon the Utility Easement Area at its sole risk and hazard, and Grantee hereby releases Grantor from any and all claims relating to the condition of the Utility Easement Area and the entry upon the Utility Easement Area by Grantee.

3. **Purposes of the Utility Easement**. The purpose of this Utility Easement is to allow the construction of the Utilities by Developer and its successors, assigns, and agents in order to meet Grantee's development standards for the subdivision and development and to allow Grantee the ability to maintain, repair, and replace the Utilities after Grantee's acceptance in writing. Developer or its successors, associates, assigns, and agents shall be responsible for the proper and timely construction and installation of the Utility Improvements per Grantee's standards. Upon the proper and timely construction of the Utilities by Developer and acceptance in writing by Grantee per Grantee's development standards, Grantee, at its sole cost and expense, shall maintain the Utility Improvements in good order and condition, except for repair of the Utilities during the 1-year warranty period per Grantee's development standards, during which time the Utilities shall be maintained and repaired by the Developer. Grantee shall also have the right to repair, replace, restore, and relocate the Utilities within the Utility Easement Area.

In performing the work permitted by this Agreement, Developer and Grantee respectively shall restore the Grantor Property to the same condition prior to Developer or Grantee's entry respectively. Notwithstanding the obligations of this Section 3, Grantor recognizes that the nature of the utility improvements may result in the inability of Developer and Grantee to fully restore the Grantor Property. So long as Developer or Grantee respectively uses its best efforts to fully restore Grantor Property, Grantor waives the right to require strict performance of Grantee's or Developer's respective restoration requirements under this paragraph.

4. **Replacement of Utility Easement with Subdivision Plat Recordation**. Upon the recordation of a subdivision plat with the Utah County Recorder's Office per Grantee's development standards, which shall provide for the equivalent replacement of the easements in this Agreement in the favor of Grantee, the Utility Easement shall automatically be deemed superseded and replaced, but only with respect to such portion of the Property over which a subdivision plat is recorded. Upon such subdivision plat recordation, the rights and obligations in this Agreement shall be of no force or effect so long as the equivalent rights of Grantee are granted in such recorded subdivision plat. For

the remainder of Grantor's Property that is not subdivided pursuant to a recorded subdivision plat, this Agreement shall continue in full force and effect.

5. Notices. All notices, demands, statements, and requests (collectively, the "Notice") required or permitted to be given under this Agreement must be in writing and shall be deemed to have been properly given or served as of the date hereinafter specified: (i) on the date of personal service upon the Party to whom the notice is addressed or if such Party is not available the date such notice is left at the address of the Party to whom it is directed, (ii) two business days after the date the notice is postmarked by the United States Post Office, provided it is sent prepaid, registered or certified mail, return receipt requested, (iii) on the date the notice is delivered by a courier service (including Federal Express, Express Mail, Lone Star or similar operation) to the address of the Party to whom it is directed, provided it is sent prepaid, return receipt requested, or (iv) on the date the notice is sent by electronic mail with both a delivery and read receipt received by the sender. The addresses of the signatories to this Agreement are set forth below:

If to Grantor:	Jacob Ranch Marketplace, LLC 7585 S. Union Park Avenue, Suite 200 Salt Lake City, UT 84047
If to Developer:	Jacob Ranch Marketplace, LLC 7585 S. Union Park Avenue, Suite 200 Salt Lake City, UT 84047
If to Grantee:	Jeremy Lapin Public Works Director 1307 N. Commerce Drive, Suite 200 Saratoga Springs, UT 84045 jlarkin@saratogasprings-ut.gov
With a copy to:	Kevin Thurman City Attorney 1307 N. Commerce Drive, Suite 200 Saratoga Springs, UT 84045 kthurman@saratogasprings-ut.gov

6. Miscellaneous.

6.1. Binding Effect. Except as expressly stated herein, the provisions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto, as well as the successors and assigns of such Persons.

6.2. Partial Invalidity. If any term, covenant or condition of this Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the

remainder of this Agreement or the application of such term, covenant or condition to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Agreement shall be valid and shall be enforced to the extent permitted by law.

6.3. Captions. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants or conditions contained herein.

6.4. Gender. In construing the provisions of this Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

6.5. Relationship of the Parties. Nothing contained herein shall be construed to make the parties hereto partners or joint venturers, or render any of such parties liable for the debts or obligations of the other party hereto.

6.6. Amendment. This Agreement may be canceled, changed, modified or amended in whole or in part only by the written and recorded agreement of the Parties or their successor and assigns (as determined by the provisions herein).

6.7. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all of such counterparts shall constitute but one Agreement.

6.8. Attorney Fees. In the event any legal action or proceeding for the enforcement of any right or obligations herein contained is commenced, the prevailing party in such action or proceeding shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

6.9. Assignment. Grantee may any time during this Agreement assign its rights and obligations under this Agreement to other public utilities and utility franchisees of Grantee.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

GRANTOR:

Jacob Ranch Marketplace, LLC,
a Utah corporation/limited liability company

By: William Gaskill
Name: William Gaskill
Title: Manager

STATE OF UTAH)
:ss

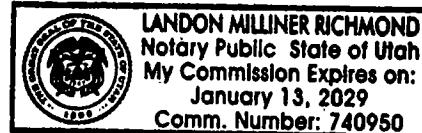
COUNTY OF SALT LAKE)

Before me, Landon Richmond, of the state and county aforesaid personally appeared William Gaskill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Jacob Ranch, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires:

1/13/29

Landon Richmond
Notary Public for Utah



[Signature and acknowledgment to follow]

DEVELOPER:

Jacob Ranch Marketplace, LLC,
a Utah corporation/limited liability company

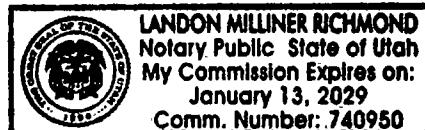
By: William Gaskill
Name: William Gaskill
Title: Manager

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

Before me, Landon Richmond, of the state and county aforesaid, personally appeared William Gaskill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Jacob Ranch, a Utah corporation/limited liability company/partnership, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires: 1/13/29

Landon Richmond
Notary Public for Utah



[Signature and acknowledgment to follow]

GRANTEE:

City of Saratoga Springs, a Utah municipal corporation


City Manager Mark J. Christensen

ATTEST:

Deputy Heather Washburn
City Recorder Heather Washburn

STATE OF UTAH)
:ss
COUNTY OF UTAH)



Before me, Wendy L. Wells, of the state and county aforesaid personally appeared Mark J. Christensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the city Manager of The City of Saratoga Springs, a Utah municipal corporation, and that he/she as such, being authorized so to do, executed the foregoing instrument on behalf of the entity.

My Commission Expires:

January 22, 2028

Wendy L. Wells
Notary Public for Utah

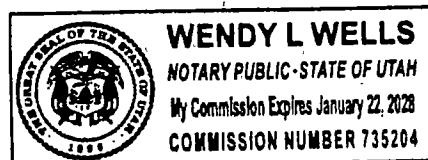


EXHIBIT A**Legal Description**

A utility easement, being a part of future Lots 9 and 10 of the forthcoming Jacobs Ranch Marketplace – Phase 1; together with more land, located within the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah:

Beginning at the corner common to future Lots 1, 8, and 9; located 973.77 feet North $0^{\circ}12'18''$ East along the East line of said Section 2; and 809.70 feet North $89^{\circ}47'42''$ West from a Brass Cap monument found marking the East Quarter corner of said Section 2; said Brass Cap Monument is located 2635.38 feet North $0^{\circ}12'08''$ East along the East line of said Section 2 from a Brass Cap Monument found marking the Southwest Corner of said Section 2; and running thence South $60^{\circ}54'24''$ West 19.50 feet along the Northwesterly line of said future Lot 1; thence North $30^{\circ}00'15''$ West 344.61 feet to a point of curvature; thence Northwesterly along the arc of a 28.00 foot radius curve to the left a distance of 28.29 feet (Central Angle equals $57^{\circ}53'46''$ and Long Chord bears North $58^{\circ}57'08''$ West 27.10 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 52.00 foot radius curve to the right a distance of 268.48 feet (Central Angle equals $295^{\circ}49'12''$ and Long Chord bears North $60^{\circ}00'35''$ East 55.25 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 28.00 foot radius curve to the left a distance of 28.31 feet (Central Angle equals $57^{\circ}55'26''$ and Long Chord bears South $1^{\circ}02'32''$ East 27.12 feet) to a point of tangency; thence South $30^{\circ}00'15''$ East 344.90 feet to the common line of future Lots 8 and 9; thence South $59^{\circ}59'45''$ West 9.50 feet along said common line of future Lots 8 and 9 to the point of beginning.

Contains 19,068 sq. ft.

Depiction

