



ENT 9889:2017 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Jan 31 11:55 am FEE 14.00 BY SW  
RECORDED FOR SPENCER, CHAD

**When recorded return to:**

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

**GRANTOR:**

**Cardinal Land Holdings IV, LLC  
999 Murray Holladay Rd, Suite 101  
Salt Lake City, Utah 84117**

**GRANT OF PUBLIC USE AND ACCESS EASEMENT**

Located in Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, as more particularly described in Exhibit A ("Easement Property");

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor does hereby grant, convey, and set over to The City of Saratoga Springs, a political subdivision of the State of Utah ("Grantee"), a non-exclusive, perpetual public use and access easement for the purposes of perpetual public access and use of trails located on Grantor's land ("Easement"), except that the Villages at Saratoga Springs Homeowners Association ("HOA"), in accordance with The Villages at Saratoga Springs Second Master Development Agreement, recorded as Entry # 59718:2013 on June 20, 2013, in the Utah County Recorder's Office, shall be responsible for the perpetual maintenance, repair, and replacement of said trails, which land is more particularly described in Exhibit A.

Grantor or the HOA may use the Easement Property for any purposes not inconsistent with the use of the Easement Property as a perpetual public trail for the use, benefit, and enjoyment of members of the public. Grantor and HOA shall have all the benefits and protections of Utah Code § 57-14-101 et seq., "Limitations on Landowner Liability," as amended or revised, and this Easement shall not be interpreted in any manner to reduce the protections and limitations of liability provided to Grantor or HOA thereunder.

Grantor or HOA shall not build or construct, or permit to be built or constructed, any building or improvement inconsistent with the purposes of the Easement Property as a landscaped public trail corridor without the written consent of Grantee. This Easement shall be binding upon, and inure to the benefit of, the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.



**EXHIBIT A****EASEMENT DESCRIPTION  
(Legal Description)**

BEGINNING AT A POINT LOCATED S89°45'13"E ALONG THE SECTION LINE 260.50 FEET AND NORTH 531.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 07' 22", HAVING A RADIUS OF 2649.77 FEET, AND WHOSE LONG CHORD BEARS N 31° 13' 30" W FOR A DISTANCE OF 144.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, N 34° 16' 05" W FOR A DISTANCE OF 231.65 FEET TO A POINT ON A LINE.

THENCE, N 35° 52' 31" W FOR A DISTANCE OF 504.87 FEET TO A POINT ON A LINE.

THENCE, N 35° 52' 31" W FOR A DISTANCE OF 100.49 FEET TO A POINT ON A LINE.

THENCE, S 89° 57' 55" E FOR A DISTANCE OF 37.04 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 77.62 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 1.15 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 75.91 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 31.71 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 389.88 FEET TO A POINT ON A LINE.

THENCE, S 35° 52' 31" E FOR A DISTANCE OF 7.37 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 36' 26", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 35° 04' 18" E FOR A DISTANCE OF 0.84 FEET.

THENCE, S 34° 16' 05" E FOR A DISTANCE OF 231.65 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 01° 28' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 33° 31' 38" E FOR A DISTANCE OF 0.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 52' 24", HAVING A RADIUS OF 2679.77 FEET, AND WHOSE LONG CHORD BEARS S 31° 20' 58" E FOR A DISTANCE OF 134.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 59° 35' 37" W FOR A DISTANCE OF 1.99 FEET TO A POINT ON A LINE.

THENCE S 37° 45' 20" W A DISTANCE OF 30.30 FEET TO THE POINT OF BEGINNING

CONTAINS: ±28980 SQ FT