

After recording, return to:
D R Horton, Inc.
12351 S. Draper Park Place, D-100
Draper, Utah 84020
Attn: Adam Loser



ENT 95005:2021 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 May 20 2:58 pm FEE 40.00 BY JR
RECORDED FOR D R HORTON

PUBLIC UTILITY EASEMENT

D. R. Horton, Inc. a Delaware corporation (“herein after the GRANTOR) for and in valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to all Public Utilities (“herein after the GRANTEES), their successors, assigns, lessees, licensees and agents, pursuant to Utah Code Ann. § 54-3-27, a perpetual Public Utility Easement and right-of-way to construct, reconstruct, modify, change, add to, operate, maintain, repair, protect, and remove public utility facilities and appurtenant parts (herein after the FACILITIES) as GRANTEES may require upon, over, under and across a parcel of GRANTOR’S land situated in the County of Utah, State of Utah, more particularly described as follows and as more particularly described and/or shown on Exhibit “A” attached hereto and by this reference made a part hereof:

LEGAL DESCRIPTION(S)

SEE ATTACHED EXHIBIT “A” attached hereto collectively as Exhibit "A" and incorporated herein by reference.

To have and hold the same unto the GRANTEES, its successors and assigns perpetually, with the right of ingress and egress to the GRANTEES, its officers, employees, agents, and assigns to enter upon the above described property with such equipment as is necessary to Complete all activities in connection with the purposes for which this easement has been granted. The contractor performing the work shall restore all property, through which the work traverses, to its original condition or better.

GRANTOR reserves the right to occupy, use, and cultivate said easement for all purposes not inconsistent with the rights herein granted.

GRANTEES shall comply with all City, State and Federal laws and regulations and obtain all necessary permits, pay all applicable fees, and post any bonds required.

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.

Signed and delivered this 20 day of May, A.D., 2021.

Grantor: DR Horton Inc

BY: AR Loser - Adam R. Loser

TITLE: Vice President - DR Horton Inc.

STATE OF UTAH)
COUNTY OF Salt Lake)^{SS}

On the 20 day of May, 2021, personally appeared before me Adam R. Loser - Vice President - DR Horton Inc. the signer(s) of the above instrument, who duly acknowledged to me that (he) (she) (they) executed the same. Witness my hand and official seal this 20 day of May, 2021.



Krisel P Travis
Notary Public

Exhibit "A"
Easement

(Legal Description of Easement; and Easement Exhibit)

DR HORTON
Job No. 17-0110
(May 19, 2021)

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT A

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°08'33"W ALONG THE SECTION LINE 262.27 FEET AND WEST 645.86 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.93 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°49'17", CHORD: S63°30'27"W 15.56 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 339.61 FEET WITH A RADIUS OF 817.50 FEET THROUGH A CENTRAL ANGLE OF 23°48'07", CHORD: N12°01'34"E 337.17 FEET; THENCE N00°07'30"E 375.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.14 FEET WITH A RADIUS OF 2.00 FEET THROUGH A CENTRAL ANGLE OF 90°05'21", CHORD: N44°55'11"W 2.83 FEET; THENCE N89°57'58"W 44.22 FEET; THENCE N00°02'02"E 10.00 FEET; THENCE S89°57'58"E 44.22 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.87 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 90°05'27", CHORD: S44°55'14"E 16.98 FEET; THENCE S00°07'30"W 375.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 331.77 FEET WITH A RADIUS OF 827.50 FEET THROUGH A CENTRAL ANGLE OF 22°58'18", CHORD: S11°36'39"W 329.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.18 ACRES
±7,692 SQ. FT.

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT B

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°08'33"W ALONG THE SECTION LINE 201.79 FEET AND WEST 686.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.93 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°49'17", CHORD: S11°28'39"E 15.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 61.37 FEET WITH A RADIUS OF 827.50 FEET THROUGH A CENTRAL ANGLE OF 04°14'58", CHORD: S31°03'28"W 61.36 FEET; THENCE S33°10'57"W 553.28 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 8.59 FEET WITH A RADIUS OF 1044.50 FEET THROUGH A CENTRAL ANGLE OF 00°28'17", CHORD: S32°56'48"W 8.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.77 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°05'06", CHORD: S72°45'13"W 15.44 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 20.50 FEET WITH A RADIUS OF 1054.50 FEET THROUGH A CENTRAL ANGLE OF 01°06'49", CHORD: N32°37'32"E 20.50 FEET; THENCE N33°10'57"E 553.28 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 72.48 FEET WITH A RADIUS OF 817.50 FEET THROUGH A CENTRAL ANGLE OF 05°04'47", CHORD: N30°38'33"E 72.45 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.15 ACRES
±6,408 SQ. FT.

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT C

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 392.16 FEET AND WEST 1068.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.77 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°05'06", CHORD: S11°50'59"E 15.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 385.52 FEET WITH A RADIUS OF 1044.50 FEET THROUGH A CENTRAL ANGLE OF 21°08'51", CHORD: S17°37'08"W 383.33 FEET; THENCE S89°49'25"W 10.08 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 402.30 FEET WITH A RADIUS OF 1054.50 FEET THROUGH A CENTRAL ANGLE OF 21°51'31", CHORD: N17°54'20"E 399.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.09 ACRES

±3,969 SQ. FT.

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT D

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 689.05 FEET AND WEST 1097.11 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N89°59'27"E 0.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 76.32 FEET WITH A RADIUS OF 974.50 FEET THROUGH A CENTRAL ANGLE OF 04°29'14", CHORD: S10°18'08"W 76.30 FEET; THENCE N81°56'29"W 10.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 65.12 FEET WITH A RADIUS OF 984.50 FEET THROUGH A CENTRAL ANGLE OF 03°47'24", CHORD: N09°57'13"E 65.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.37 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 78°08'31", CHORD: N50°55'11"E 15.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.02 ACRES

±737 SQ. FT.

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT E

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 431.69 FEET AND WEST 999.28 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 213.79 FEET WITH A RADIUS OF 974.50 FEET THROUGH A CENTRAL ANGLE OF 12°34'10", CHORD: S22°29'13"W 213.36 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 16.91 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°45'16", CHORD: N23°28'43"W 15.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 192.05 FEET WITH A RADIUS OF 984.50 FEET THROUGH A CENTRAL ANGLE OF 11°10'36", CHORD: N22°29'13"E 191.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 16.91 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°45'15", CHORD: N68°27'09"E 15.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.05 ACRES

±2,090 SQ. FT.

NORTHSHORE PHASE 3 NORTHSHORE DRIVE PUE EASEMENT F

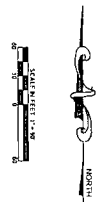
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 164.02 FEET AND WEST 463.57 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°34'42"W 10.00 FEET; THENCE N89°25'18"W 21.02 FEET; THENCE ALONG THE ARC OF A

CURVE TO THE RIGHT 126.44 FEET WITH A RADIUS OF 239.50 FEET THROUGH A CENTRAL ANGLE OF 30°14'54", CHORD: N74°17'51"W 124.98 FEET; THENCE N59°10'24"W 170.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.06 FEET WITH A RADIUS OF 2.00 FEET THROUGH A CENTRAL ANGLE OF 87°38'39", CHORD: S77°00'16"W 2.77 FEET; THENCE S33°10'57"W 375.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.51 FEET WITH A RADIUS OF 974.43 FEET THROUGH A CENTRAL ANGLE OF 00°54'43", CHORD: S32°43'36"W 15.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 16.91 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 80°45'16", CHORD: N07°24'36"W 15.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 3.70 FEET WITH A RADIUS OF 984.43 FEET THROUGH A CENTRAL ANGLE OF 00°12'55", CHORD: N33°04'29"E 3.70 FEET; THENCE N33°10'57"E 375.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 18.36 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 87°38'39", CHORD: N77°00'16"E 16.62 FEET; THENCE S59°10'24"E 170.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 121.16 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 30°14'54", CHORD: S74°17'51"E 119.76 FEET; THENCE S89°25'18"E 21.02 FEET TO THE POINT OF BEGINNING.


CONTAINS: ±0.16 ACRES

±7,144 SQ. FT.



NORTHSHORE
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
PHASE 3-NORTHSHORE DRIVE
PUBLIC UTILITY EASEMENT

DATE	2017.04.10
DRAWN BY	BLS
CHECKED BY	HW
SCALE	AS SHOWN
PROJECT	5493021
SHEET	1



 A REGISTERED PROFESSIONAL ENGINEERING FIRM
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