



ENT 165122:2021 PG 1 of 5
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Sep 24 1:46 pm FEE 0.00 BY SM
 RECORDED FOR SUNRISE 3 LLC

When Recorded, Mail to:

City of Saratoga Springs
 1307 N. Commerce Drive Suite 200,
 Saratoga Springs, UT 84045
 Attention: City Manager

UTILITIES AND ACCESS EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUNRISE 3, LLC, a Utah limited liability company, as GRANTOR, hereby grants, conveys, sells, and sets over unto the CITY OF SARATOGA SPRINGS, a political subdivision of the State of Utah, as GRANTEE, its successors and assigns, a perpetual, non-exclusive right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace lines, conduits, pipeline s, valves , structures, control boxes and other similar transmission and distribution structures and facilities (collectively the "Facilities"), for water, sewer, storm water and other utilities and utility services, said right-of-way and easement being situated in Utah County, State of Utah, within property more particularly described and depicted on Exhibit "A" attached hereto and incorporated herein (the "Easement Area"). The Easement Area is part of a larger parcel of the GRANTOR'S land located in Utah County, State of Utah, which larger parcel is more particularly described on Exhibit "B" attached hereto and incorporated herein (the "Grantor's Land").

TO HA VE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress , egress and access in the GRANTEE, its officers, employees, agents, successors and assigns to enter upon the Easement Area, including with such equipment as is necessary to construct, install , maintain, use, operate, repair, inspect, protect, remove and replace the Facilities. Without limiting the foregoing, GRANTOR further grants, conveys, sells and sets over until GRANTEE, on a temporary basis during construction periods, additional portions of Grantor' s Land equal to twenty (20) feet of width along and adjacent to both sides of the Easement Area, as such additional portions of Grantor's Land may be reasonably necessary in connection with the construction or repair of the Facilities. Any party performing any work to the Easement Area pursuant to the rights granted by this Easement shall restore the Facilities to as near their original condition. GRANTOR shall have the right to use the Easement Area for landscaping and other purposes affecting the surface of the Easement Area at GRANTOR's sole risk, provided such use shall not interfere with the Facilities or with the operation thereof or with any other rights granted to the GRANTEE hereunder.

This right-of-way and easement grant shall be binding upon, and inure to the benefit of,

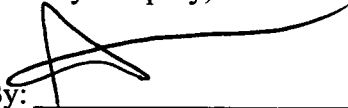
the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, GRANTOR has executed these presents on the 24th day of September, 2021.

GRANTOR:

SUNRISE 3, LLC, a Utah limited liability company

By: Sunrise 3 Managers,
liability company, it

By: 

Nathan D. Shipp, Manager

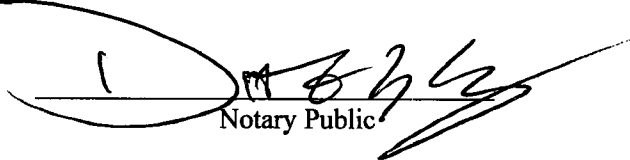
STATE OF UTAH)
)ss.
COUNTY OF _SALT LAKE)

The foregoing instrument was acknowledged before me this 24th day of September, 2019, by Nathan Shipp, as Manager of Wildflower Developer, LLC, a Utah limited liability company, on behalf of such limited liability company.

My commission expires: 11-16-2023

Witness my hand and official seal.

(SEAL)


Notary Public





ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

PREPARED FOR

DAI

Job No. 13-0902

(June 22, 2021)

ENT 165122:2021 PG 3 of 5

VILLAGE 2 PLAT R5 P.U.E. ALONG WEST SIDE OF CHIANTI STREET

Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°20'24"E along the Section Line 367.76 feet and East 407.94 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N05°03'04"E 1180.95 feet; thence along the arc of a curve to the right 226.64 feet with a radius of 557.50 feet through a central angle of 23°17'32", chord: N16°41'50"E 225.08 feet; thence along the arc of a curve to the left 222.48 feet with a radius of 532.50 feet through a central angle of 23°56'17", chord: N16°22'27"E 220.86 feet; thence along the arc of a curve to the left 45.66 feet with a radius of 290.00 feet through a central angle of 09°01'18", chord: N00°06'20"W 45.62 feet; thence N04°37'00"W 85.95 feet; thence along the arc of a curve to the left 8.73 feet with a radius of 5.00 feet through a central angle of 100°00'00", chord: N54°37'00"W 7.66 feet; thence S75°23'00"W 26.32 feet; thence N14°37'00"W 10.00 feet; thence N75°23'00"E 26.32 feet; thence along the arc of a curve to the right 26.18 feet with a radius of 15.00 feet through a central angle of 100°00'00", chord: S54°37'00"E 22.98 feet; thence S04°37'00"E 85.95 feet; thence along the arc of a curve to the right 47.24 feet with a radius of 300.00 feet through a central angle of 09°01'18", chord: S00°06'20"E 47.19 feet; thence along the arc of a curve to the right 226.66 feet with a radius of 542.50 feet through a central angle of 23°56'17", chord: S16°22'27"W 225.01 feet; thence along the arc of a curve to the left 222.57 feet with a radius of 547.50 feet through a central angle of 23°17'32", chord: S16°41'50"W 221.04 feet; thence S05°03'04"W 1180.95 feet; thence N84°56'56"W 10.00 feet to the point of beginning.

Contains: ±0.41 Acres
±18,063 Sq. Ft.

VILLAGE 2 PLAT R5 P.U.E. ALONG EAST SIDE OF CHIANTI STREET & SOUTH SIDE OF PEONY DRIVE

Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N00°20'24"E along the Section Line 359.84 feet and East 497.64 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N05°03'04"E 1105.38 feet; thence along the arc of a curve to the right 18.85 feet with a radius of 12.00 feet through a central angle of 90°00'00", chord: N50°03'04"E 16.97 feet; thence S84°56'56"E 446.51 feet; thence along the arc of a curve to the left 345.41 feet with a radius of 829.50 feet through a central angle of 23°51'29", chord: N83°07'19"E 342.92 feet; thence N71°11'34"E 260.38 feet to the west right-of-way line of Mountain View Corridor; thence along said right-of-way line along the arc of a non-tangent curve to the right 10.00 feet with a radius of 3400.00 feet through a central angle of 00°10'07", chord: S18°13'33"E 10.00 feet; thence S71°11'34"W 260.28 feet; thence along the arc of a curve to the right 349.57 feet with a radius of 839.50 feet through a central angle of 23°51'29", chord: S83°07'19"W 347.05 feet; thence N84°56'56"W 446.51 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°00'00", chord: S50°03'04"W 2.83 feet; thence S05°03'04"W 1105.38 feet; thence N84°56'56"W 10.00 feet to the point of beginning.

Contains: ±0.50 Acres
±21,707 Sq. Ft.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

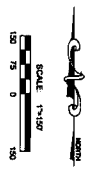
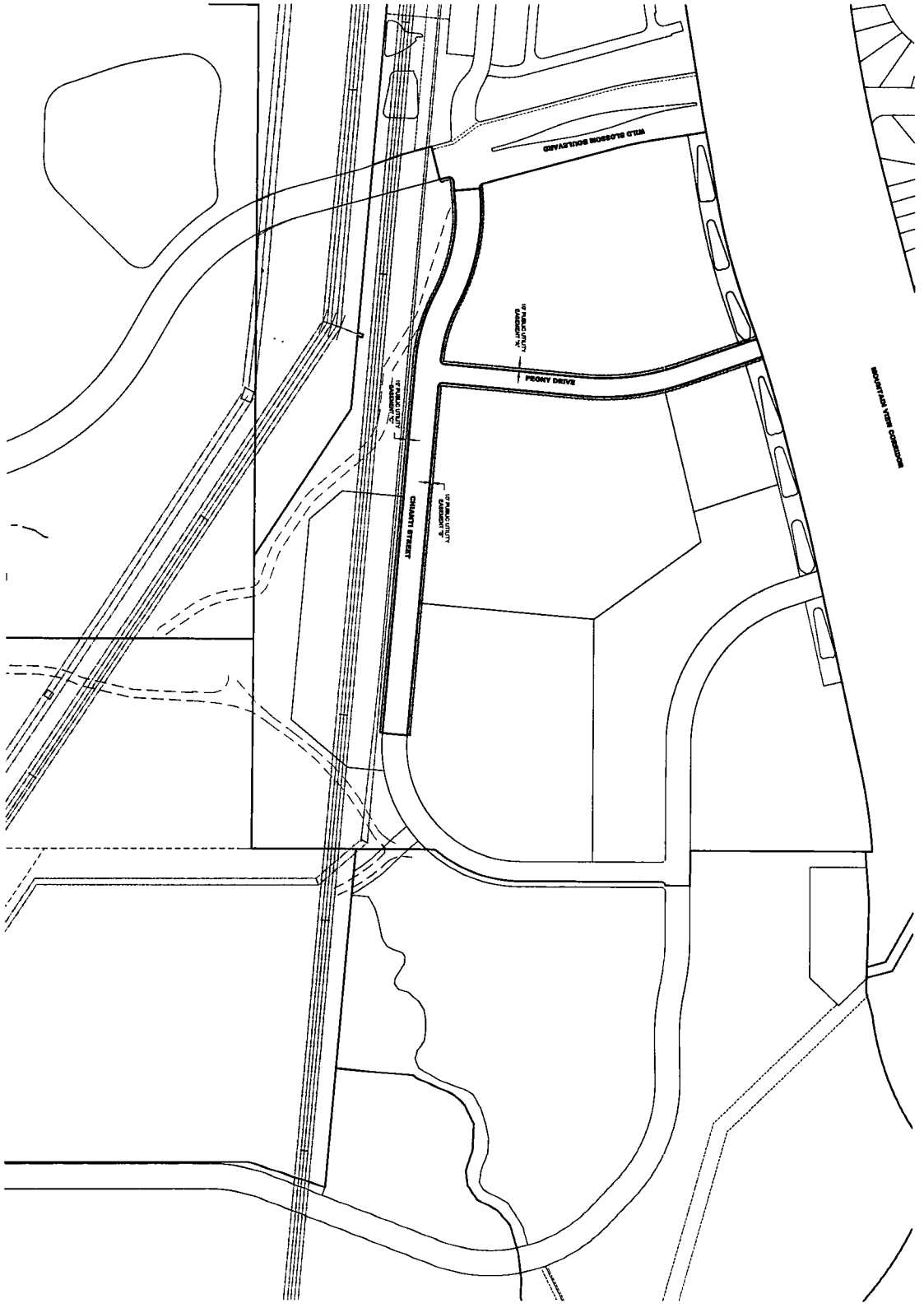
☎ 801.798.0555 ☎ 801.798.9393
☎ 801.495.2844 ☎ 801.495.2847
☎ 208.846.9600

VILLAGE 2 PLAT R5 P.U.E. ALONG EAST SIDE OF CHIANTI STREET & NORTH SIDE OF PEONY DRIVE

Located in the Southwest Quarter of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located $N00^{\circ}20'24''E$ along the Section Line 2062.66 feet and East 718.34 feet from the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence $N04^{\circ}37'00''W$ 19.62 feet; thence along the arc of a curve to the right 18.46 feet with a radius of 15.00 feet through a central angle of $70^{\circ}31'44''$, chord: $N30^{\circ}38'52''E$ 17.32 feet; thence $S04^{\circ}37'00''E$ 33.76 feet; thence along the arc of a curve to the right 363.85 feet with a radius of 632.50 feet through a central angle of $32^{\circ}57'36''$, chord: $S11^{\circ}51'48''W$ 358.85 feet; thence along the arc of a curve to the left 178.53 feet with a radius of 457.50 feet through a central angle of $22^{\circ}21'30''$, chord: $S17^{\circ}09'51''W$ 177.40 feet; thence along the arc of a curve to the left 3.17 feet with a radius of 2.00 feet through a central angle of $90^{\circ}56'02''$, chord: $S39^{\circ}28'55''E$ 2.85 feet; thence $S84^{\circ}56'56''E$ 446.45 feet; thence along the arc of a curve to the left 316.67 feet with a radius of 760.50 feet through a central angle of $23^{\circ}51'29''$, chord: $N83^{\circ}07'19''E$ 314.39 feet; thence $N71^{\circ}11'34''E$ 260.28 feet to the west right-of-way line of Mountain View Corridor; thence along said right-of-way line along the arc of a non-tangent curve to the right 10.00 feet with a radius of 3400.00 feet through a central angle of $00^{\circ}10'07''$, chord: $S19^{\circ}23'19''E$ 10.00 feet; thence $S71^{\circ}11'34''W$ 260.38 feet; thence along the arc of a curve to the right 320.84 feet with a radius of 770.50 feet through a central angle of $23^{\circ}51'29''$, chord: $S83^{\circ}07'19''W$ 318.53 feet; thence $N84^{\circ}56'56''W$ 446.45 feet; thence along the arc of a curve to the right 19.05 feet with a radius of 12.00 feet through a central angle of $90^{\circ}56'02''$, chord: $N39^{\circ}28'55''W$ 17.11 feet; thence along the arc of a curve to the right 182.43 feet with a radius of 467.50 feet through a central angle of $22^{\circ}21'30''$, chord: $N17^{\circ}09'51''E$ 181.28 feet; thence along the arc of a curve to the left 358.10 feet with a radius of 622.50 feet through a central angle of $32^{\circ}57'36''$, chord: $N11^{\circ}51'48''E$ 353.18 feet to the point of beginning.

Contains: ± 0.37 Acres
 $\pm 16,080$ Sq. Ft.



<p>DATE: 6-18-2021</p> <p>SCALE: 1"=100'</p> <p>PROJECT: 1</p>	<p>DESIGNED BY: BLS/MLV</p> <p>CHECKED BY: BLS/MLV</p> <p>DATE: 6-18-2021</p> <p>SCALE: 1"=100'</p> <p>PROJECT: 1</p>	<p>DATE: 6-18-2021</p> <p>SCALE: 1"=100'</p> <p>PROJECT: 1</p>
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WILDFLOWER
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

VILLAGE 2 PLAT R-5 PUBLIC UTILITY EASEMENT



 A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

3328 N. MAIN STREET
 SALT LAKE CITY, UTAH 84143
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 FAX: (801) 533-8889
 WWW.LANDPLANNERS.COM