



ENT 111215:2022 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Oct 20 10:10 am FEE 0.00 BY TH
RECORDED FOR SARATOGA SPRINGS CITY

STATE OF UTAH PATENT NO. 20880

The State of Utah (the “**State**”) issues this Patent No. 20880 (“**Patent**”) to the CITY OF SARATOGA SPRINGS, a Utah municipal corporation, 1307 North Commerce Drive, Suite 100, Saratoga Springs, Utah (“**Grantee**”).

RECITALS

WHEREAS, the State of Utah School and Institutional Trust Lands Administration (“**SITLA**”) and Grantee have entered into that certain Foothill and Grandview Boulevard Dedication, Easement and Certificate of Sale No. 27084 dated September 22, 2022 (“**Certificate**”); and

WHEREAS, Grantee has paid the purchase price and all accrued interest, as required in the Certificate, and the State issues this Patent in accordance with the Certificate.

GRANT

NOW THEREFORE I, SPENCER J. COX, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah hereby quitclaim, without warranty, to Grantee the tract or parcel of land, situated in the County of Utah, State of Utah, more particularly described on Exhibit A (the “**Property**”).

TO HAVE AND TO HOLD the Property unto the Grantee and to its successors and assigns forever.

Excepting and reserving all coal, oil, gas and other mineral deposits, along with the right to reasonably access and use the surface (excluding areas that are paved) to explore for, develop, and extract those mineral deposits.

Excepting and reserving all water right and water shares of any kind.

Excepting and reserving all sub-surface void and pore spaces whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to reasonably access and use the surface (excluding areas that are paved) and to use those sub-surface void and pore spaces for any purpose.

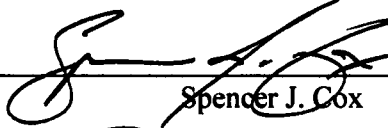
This Patent is subject to any valid, existing easements, rights of way of any kind, and any right, interest, reservation or exception appearing of record, including without limitation, Materials

Permit MP 611 to Peck Rock and Products, Mineral Lease ML 17806 to Pabco Building Products, LLC, Mineral Lease ML 46231 to Pack, Clay & Cole, Easement ESMT 1256 To City of Saratoga Springs, Easement ROW 3135 to Pacificorp DBA Rocky Mountain Power and, Easement ESMT 2297 to Dominion Energy, and subject also to all reservations and exceptions in prior conveyances from the United States, and all rights of way for ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the United States as provided by statute.

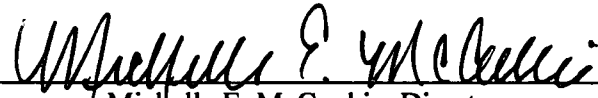
This Patent is subject to the following use restrictions, and Grantee acknowledges and agrees that: the Property may only be used for the construction, operation, maintenance, repair, and replacement of Foothill Boulevard and Grandview Boulevard, respectively, all related appurtenances, and future public utilities. The State and SITLA may enforce this restriction by suit in equity or action at law, wither for specific performance, injunction against breach or threatened breach, and may enforce any other legal and equitable right and to take any one or more of such actions.

This Patent is issued subject to all terms and conditions of the Certificate, which survive and do not merge with this Patent. The State disclaims all warranties of title and any other warranties available at law.

IN TESTIMONY WHEREOF, I affix my signature to this State of Utah Patent No. 20880. Done this 18th day of October, 2022.

By the Governor: 
Spencer J. Cox

Attested: 
Deidre M. Henderson
Lieutenant Governor


Michelle E. McConkie, Director
School and Institutional
Trust Lands Administration



APPROVED AS TO FORM
Sean D. Reyes
Attorney General

By 
Special Assistant Attorney General

Certificate of Sale No. 27084
Fund: School

Exhibit A
Patent No. 20880
 Legal Description

Foothill Boulevard

A parcel of land, situate in the north half of the NE1/4 of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Foothill Boulevard, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at a point which is 867.57 feet S.89°44'31"E. along the Section Line, from the North Quarter Corner of said Section 3; and running thence S.89°44'31"E. 210.48 feet to a point in a 2,271.00-foot radius non-tangent curve to the left (Note: Radius bears N.20°09'40"E.); thence easterly 210.82 feet along the arc of said curve (Note: Chord to said curve bears S.72°29'54"E. 210.75 feet, with a Central Angle of 5°19'08") to a point of tangency; thence S.75°09'28"E. 226.47 feet to a point in a 1,363.11-foot radius non-tangent curve to the right (Note: Radius bears S.14°54'47"W.); thence easterly 238.50 feet along the arc of said curve (Note: Chord to said curve bears S.70°04'28"E. 238.20 feet, with a Central Angle of 10°01'30") to a point of tangency; thence S.65°03'42"E. 730.18 feet to the southwest corner of Lot 3-6 Landrock Connection Plat 3; thence S.01°27'56"W. 32.52 feet along the west line of Lot A of said Landrock Connection Plat 3 to a point in a 2,128.00-foot radius non-tangent curve to the right (Note: Radius bears S.24°17'50"W.); thence southeasterly 412.85 feet along the arc of said curve (Note: Chord to said curve bears S.60°08'42"E. 412.20 feet, with a Central Angle of 11°06'57") to a point on the westerly line of Landrock Estates Plat 1; thence S.00°11'10"W. 61.58 feet along said westerly line of Landrock Estates Plat 1 to a point in a 2,078.00-foot radius non-tangent curve to the left (Note: Radius bears S.36°23'33"W.); thence northwesterly 450.82 feet along the arc of said curve (Note: Chord to said curve bears N.59°49'21"W. 449.93 feet, with a Central Angle of 12°25'49"); thence N.65°03'42"W. 731.55 feet to a point of curvature with a 1,283.00-foot radius curve to the left; thence westerly 226.08 feet along the arc of said curve (Note: Chord to said curve bears N.70°06'35"W. 225.79 feet, with a Central Angle of 10°05'46") to a point of tangency; thence N.75°09'28"W. 224.80 feet to a point of curvature with a 2,351.00-foot radius curve to the right; thence westerly 416.40 feet along the arc of said curve (Note: Chord to said curve bears N.70°05'02"W. 415.85 feet, with a Central Angle of 10°08'53") to the point of beginning.

Contains: 3.27 Acres.

Grandview Boulevard Extension

A parcel of land, situate in the north half of the NE1/4 of Section 3, Township 6 South, Range 1 West, Salt Lake Base and Meridian, incident to the construction of Foothill Boulevard, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of Lot 1, Rimer Plat Amendment, said corner also being the southwesterly corner of The Benches Plat 5, which is 2057.37 feet S.89°44'31"E. along the Section Line, and 0.18 feet S.00°15'29"W. from the North Quarter Corner of said Section 3; and running thence S.89°44'36"E. 83.81 feet along the southerly line of The Benches Plat 5; thence S.17°36'20"W. 29.32 feet to a point of curvature with a 1,140.00-foot radius curve to the right; thence southerly 150.87 feet along the arc of said curve (Note: Chord to said curve bears S.21°23'49"W. 150.76 feet, with a Central Angle of 7°34'58") to a point of tangency; thence S.25°11'18"W. 126.19 feet to a point of curvature with a 50.00-foot radius curve to the left; thence southerly 78.76 feet along the arc of said curve (Note: Chord to said curve bears S.19°56'12"E. 70.86 feet, with a Central Angle of 90°15'00") to a point of tangency; thence N.65°03'42"W. 180.00 feet to a point of curvature with a 50.00-foot radius curve to the left; thence easterly 78.32 feet along the arc of said curve (Note: Chord to said curve bears N.70°03'48"E. 70.56 feet, with a Central Angle of 89°45'00") to a point of tangency; thence N.25°11'18"E. 126.98 feet to a point of curvature with a 1,059.97-foot radius curve to the left; thence northerly 140.28 feet along the arc of said curve (Note: Chord to said curve bears N.21°23'49"E. 140.18 feet, with a Central Angle of 7°34'58") to a point of tangency; thence N.17°36'20"E. 4.33 feet to the point of beginning.

Contains: 0.65 Acres.

END

ACCEPTED BY:

CITY OF SARATOGA SPRINGS, UTAH



Mark J. Christensen, City Manager

Attest:



Cindy LoPiccolo, City Recorder

