

When Recorded Return to:
City of Saratoga Springs
1307 North Commerce Drive, Suite 20
Saratoga Springs, Utah 84045



ENT 21968:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Mar 15 4:29 PM FEE 0.00 BY SS
RECORDED FOR RIVERBEND TOWNHOMES, LLC

GRANT OF PUBLIC UTILITY EASEMENT

A perpetual Public Utility Easement located on Utah County Parcel 58:032:0098, in Saratoga Springs City, Utah. Said easement also being in the Southeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RIVERBEND TOWNHOMES, LLC**, of 947 South 500 East STE 100, American Fork, Utah 84003, the owner of parcel 58:032:0098, hereinafter referred to as GRANTOR does hereby dedicate, grant, and convey to the **CITY OF SARATOGA SPRINGS**, a political body of the State of Utah, and all public utility companies including but not limited to Rocky Mountain Power, Questar, and Direct Communications, hereinafter referred to as GRANTEE, their successors and assigns, a perpetual Public Utility Easement on a portion of the GRANTOR'S land. Said easement being more particularly described as follows:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF RIVER BEND ROAD, SAID POINT BEING ON THE BOUNDARY OF THE RIVER BEND PHASE 2 CONDOMINIUM PROJECT AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, SAID POINT BEING NORTH 00°37'34" EAST 2041.07 FEET AND EAST 615.69 FEET AND NORTH 182.77 FEET AND NORTH 00°03'48" WEST 78.38 FEET AND NORTH 18°05'12" WEST 36.00 FEET AND NORTH 29°38'22" WEST 92.40 FEET AND SOUTH 89°22'26" EAST 250.64 FEET AND SOUTH 00°37'34" WEST 76.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°37'34" EAST 10.00 FEET; THENCE SOUTH 89°22'26" EAST 445.48 FEET; THENCE SOUTHEASTERLY 111.00 FEET ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 71°30'32" EAST 109.21 FEET); THENCE NORTHEASTERLY 8.25 FEET ALONG THE ARC OF A 6.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 86°59'01" EAST 7.61 FEET); THENCE NORTH 47°36'40" EAST 145.15 FEET; THENCE SOUTH 89°22'26" EAST 142.19 FEET; THENCE SOUTH 47°36'40" WEST 532.94 FEET; THENCE SOUTHWESTERLY 27.16 FEET ALONG THE ARC OF A 348.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 49°50'39" WEST 27.16 FEET); THENCE NORTH 89°22'26" WEST 238.71 FEET; THENCE NORTH 72°03'11" EAST 107.22 FEET; THENCE NORTHEASTERLY 11.77 FEET ALONG THE ARC OF A 251.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 70°42'42" EAST 11.77 FEET); THENCE NORTHEASTERLY 12.32 FEET ALONG THE ARC OF A 6.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 10°32'09" EAST 10.27 FEET); THENCE NORTHWESTERLY 51.62 FEET ALONG THE ARC OF A 72.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 68°50'11" WEST 50.52 FEET); THENCE NORTH 89°22'26" WEST 226.80 FEET; THENCE NORTH 00°38'27" EAST 10.00 FEET; THENCE NORTH 27°34'06" WEST 40.85 FEET; THENCE NORTH 00°01'50" EAST 10.00 FEET; THENCE SOUTH 89°22'26" EAST 246.20 FEET; THENCE SOUTHEASTERLY 114.16 FEET ALONG THE ARC OF A 128.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 63°49'25" EAST 110.41 FEET); THENCE SOUTHEASTERLY 9.29 FEET ALONG THE ARC OF A 6.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 82°38'35" EAST 8.39 FEET); THENCE NORTHEASTERLY 23.60 FEET ALONG THE ARC OF A 251.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 50°17'58" EAST 23.59 FEET); THENCE NORTH 47°36'40" EAST 213.67 FEET; THENCE NORTHWESTERLY 11.31 FEET ALONG THE ARC OF A 6.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 06°24'23" WEST 9.71 FEET); THENCE NORTHWESTERLY 61.64 FEET ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 74°53'56" WEST 60.99 FEET); THENCE NORTH 89°22'26" WEST 302.34 FEET; THENCE NORTH 00°29'45" EAST 46.00 FEET; THENCE NORTH 89°22'26" WEST 143.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 98,927 SQUARE FEET, MORE OR LESS.

TO HAVE AND HOLD the same unto the GRANTEE, their successors and assigns, with the right of ingress and egress in the GRANTEE, their successors and assigns to enter upon the above described property to construct, maintain and operate said public utility service lines. GRANTOR shall have the right to use the above described property at their discretion provided such use shall not interfere with the rights granted to the GRANTEE herein, and provided such use does not compromise the integrity of said public utility service lines, unless said use has been granted by written approval of GRANTEE.

This easement grant shall be binding upon, and insure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has executed this easement this 15 day of March, 2016.

GRANTOR

By: [Signature]
Riverbend Townhomes LLC, Manager

STATE OF UTAH)
) :SS
COUNTY OF Utah)

On this 15th day of March, 2016, personally appeared before me Brad A. Jensen, whose identity is personally known to me
(Name of document signer)

(or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the manager of Riverbend Townhomes LLC
(Title or Office) (Name of Corporation)

and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said

Brad A. Jensen acknowledged to me that said Corporation executed the same.
(Name of document signer)

[Signature]
Notary Public

My Commission Expires: 9.17.
Residing in: Mapleton, Utah

