



ENT 22830:2022 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 22 10:35 am FEE 0.00 BY TH
RECORDED FOR SARATOGA SPRINGS CITY

After Recording Return To:
Mail Tax Notices To:
Saratoga Springs City, a municipal corporation
1307 N Commerce Dr
Saratoga Springs, UT 84045

File Number: Office Hours
Parcel ID: Part of 58-023-0120

Warranty Deed

Know All Men By These Presents that I, **JDH Development, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantor") of **Lehi, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Saratoga Springs City, a municipal corporation**, (henceforth referred to as "Grantee") of **1307 N Commerce Dr, Saratoga Springs, UT 84045**, with **WARRANTY COVENANTS**:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

2400 NORTH ROADWAY

A parcel of land being a part of an entire tract described as "Parcel 1" in that Warranty Deed recorded June 7, 2019 as Entry No. 51639:2019 in the Office of the Utah County Recorder. Said parcel of land is located in the Northwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the northerly boundary line of said "Parcel 1" and the easterly right-of-way line of Redwood Road (SR-68) shown on that Utah Department of Transportation Record of Survey plat filed as 13-139-2 in the Office of the Utah County Surveyor and described as SR-68; Bangerter Highway through Saratoga Springs Widening, which is 1429.58 feet N. 89°55'02" E. along the Section line from the Northwest Corner of said Section 11; thence along said "Parcel 1" the following two (2) courses: 1) N. 89°55'02" E. (R=North 89°54'16" East) 662.79 feet; 2) S. 24°54'04" E. (R=South 24°54'00" East) 21.25 feet; thence S. 89°55'11" W. 218.53 feet to a point of tangency with a 15.00 – foot radius curve to the left, concave southeasterly; thence Southwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'09" (Chord bears S. 44°55'07" W. 21.21 feet); thence S. 89°55'16" W. 59.00 feet to a point of non-tangency with a 15.00 – foot radius curve to the left, concave southwesterly (Radius point bears S. 89°55'02" W.); thence Northwesterly 23.56 feet along the arc of said curve, through a central angle of 89°59'51" (Chord bears N. 45°04'53" W. 21.21 feet); thence S. 89°55'11" W. 191.20 feet to a point of tangency with a 286.00 – foot radius curve to the left, concave southerly; thence Westerly 56.76 feet along the arc of said curve, through a central angle of 11°22'14" (Chord bears S. 84°14'04" W. 56.66 feet); thence S. 78°32'57" W. 116.21 feet to said easterly right-of-way line of Redwood Road (SR-68); thence N. 03°16'18" W. (R=South 03°16'06" East) 47.85 feet along said easterly right-of-way to the **Point of Beginning**.

The above-described parcel of land contains 15,901 sq. ft. in area, or 0.365 acre, more or less.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: N. 89°55'02" E. along the Section line between the Northwest Corner and the North Quarter Corner of said Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 15 day of February, 2022.

JDH Development, LLC, a Utah Limited Liability Company

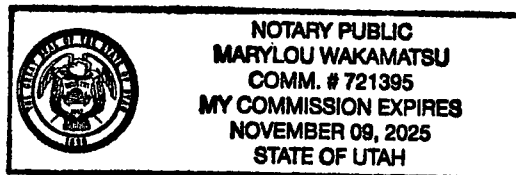
By: [Signature]
John D. Hadfield, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 15th day of February, 2022, personally appeared John D. Hadfield, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of JDH Development, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Marylou Wakamatsu
Notary Public



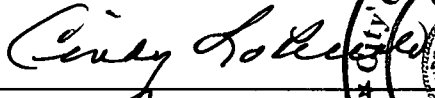
ACCEPTED BY:

CITY OF SARATOGA SPRINGS, UTAH



Mark Christensen, City Manager

Attest:



Cindy LoPiccolo, City Recorder

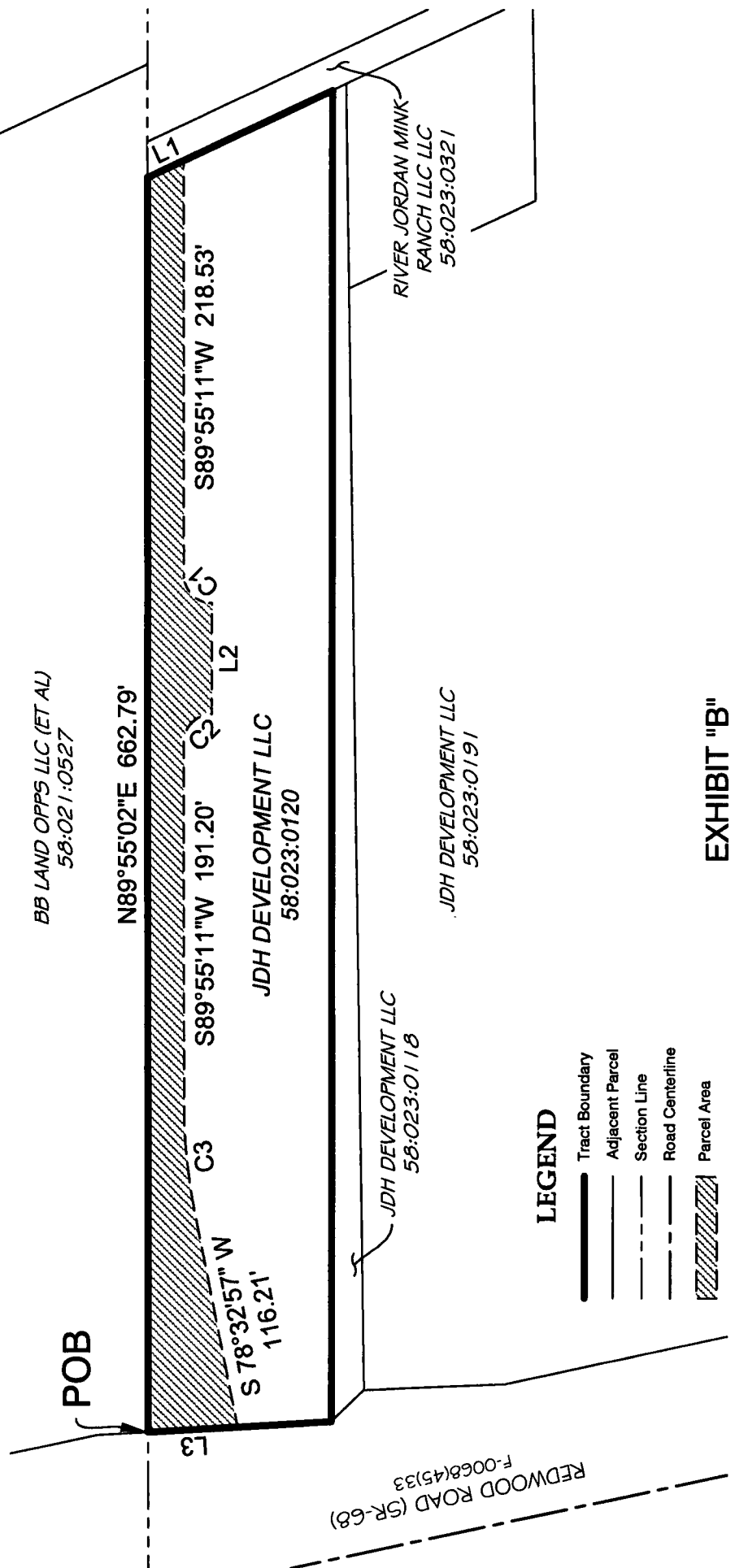


LINE TABLE

LINE #	LENGTH	BEARING
L1	21.25	S24° 54' 04"E
L2	59.00	S89° 55' 16"W
L3	47.85	N3° 16' 18"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56	15.00	90°00'09"	S44° 55' 07"W	21.21
C2	23.56	15.00	89°59'51"	N45° 04' 53"W	21.21
C3	56.76	286.00	11°22'14"	S84° 14' 04"W	56.66



BB LAND OPPS LLC (ET AL)
58:021:0527

N89°55'02"E 662.79'

S89°55'11"W 218.53'

JDH DEVELOPMENT LLC
58:023:0120

JDH DEVELOPMENT LLC
58:023:0118

JDH DEVELOPMENT LLC
58:023:0191

RIVER JORDAN MINK
RANCH LLC LLC
58:023:0321

REDWOOD ROAD (SR-68)
F-0068(45)33

LEGEND

- Tract Boundary
- Adjacent Parcel
- Section Line
- Road Centerline
- Parcel Area

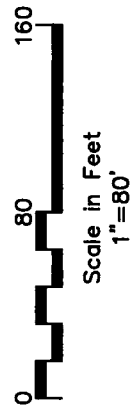
PREPARED BY:

CIR | **CIVIL ENGINEERING + SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

JDH DEVELOPMENT LLC
2400 North Roadway
Assessor Parcel No:
58:023:0120

Part of the Northwest Quarter of Section 11
Township 5 South, Range 1 West, S.L.B.&M.



February 10, 2022

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