

**WHEN RECORDED MAIL TO:**

Western Hills 1, LLC  
P.O. Box 1166  
Pleasant Grove, Utah 84062



ENT 76821:2011 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Oct 27 1:53 pm FEE 16.00 BY SW  
RECORDED FOR WESTERN HILLS LLC

County Parcel Nos. 58:023:0201 and 58:023:0197  
GRANTORS: Western Hills 1, LLC and J Waleb, LLC

**PUBLIC TRAIL & STORM DRAINAGE EASEMENT**

A parcel of ground lying in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in Utah County, State of Utah.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as **Western Hills 1, LLC, and J Waleb, LLC, GRANTOR(S)** hereby grant, convey, and set over unto the **City of Saratoga Springs**, a political body of the State of Utah, hereinafter referred to as **GRANTEE**, its successors and assigns, a 15-foot public trail easement and a 20-foot storm drainage easement (combined width of 35-feet) for **GRANTEE** to construct, maintain, operate, repair, inspect, protect, install, and replace a public trail and a storm drainage system, said easements being more particularly described as follows:

A STRIP OF LAND 15-FEET WIDE FOR A PUBLIC TRAIL, AND A STRIP OF LAND 20-FOOT WIDE FOR AN EXISTING STORM DRAINAGE SYSTEM, BOTH OF WHICH ARE LOCATED IMMEDIATELY NORTH AND WEST OF THE FOLLOWING BOUNDARY LINE, SAID BOUNDARY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°39'03"E 1535.49 FEET ALONG THE SECTION LINE AND NORTH 371.91 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N29°14'03"E 268.15 FEET; THENCE N29°14'03"E 340.44 FEET; THENCE N44°30'03"E 245.29 FEET; THENCE N49°39'03"E 227.79 FEET MORE OR LESS TO THE GRANTORS BOUNDARY. THE SIDE LINES OF THE EASEMENTS TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE GRANTORS BOUNDARY.

TO HAVE AND HOLD the same unto the GRANTEES, their successors and assigns, with the right of ingress and egress in the GRANTEES, its officers, employees, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the trail and the storm drainage system.

GRANTORS shall have the right to use the above-described property to complete the initial construction of the storm drainage system and for the development of his surrounding lands, provided such use shall not interfere with any rights granted to the GRANTEES hereunder.

IN WITNESS WHEREOF, GRANTORS has executed this Right-of-way and Easement this 26 day of October 2011.

County Parcel No.  
58:023:0201

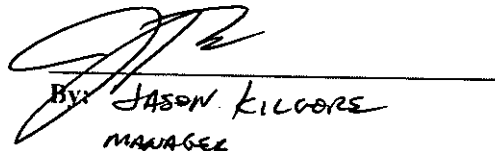
Western Hills 1, LLC (GRANTOR)



By: TriStar Irrevocable Trust  
Its: Manager  
Brad A. Jensen, Trustee

County Parcel No.  
58:023:0197

J Waleb, LLC (GRANTOR)



By: JASON KILGORE  
MANAGER

STATE OF UTAH            )  
                                      :SS.  
COUNTY OF UTAH        )

On the 26 day of October, 2011, personally appeared before me Brad A. Jensen, who being duly sworn, did say that he is the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

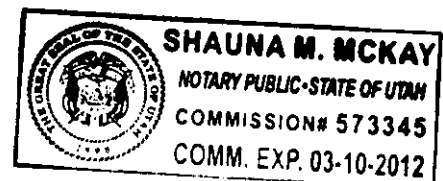
My Commission Expires:

3/10/12



Notary Public  
Residing at:

1688 N. 210 E, Orem, UT 84057



STATE OF UTAH )  
 )  
:SS.  
COUNTY OF UTAH )

On the 21 day of October, 2011, personally appeared before me Jason Kilgore who being duly sworn, did say that he is the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

Shauna M. McKay  
\_\_\_\_\_

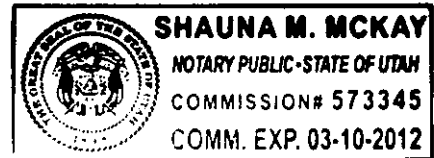
Notary Public

Residing at:

My Commission Expires:

3/10/12

1688 N. 210 E, Orem, UT 84057



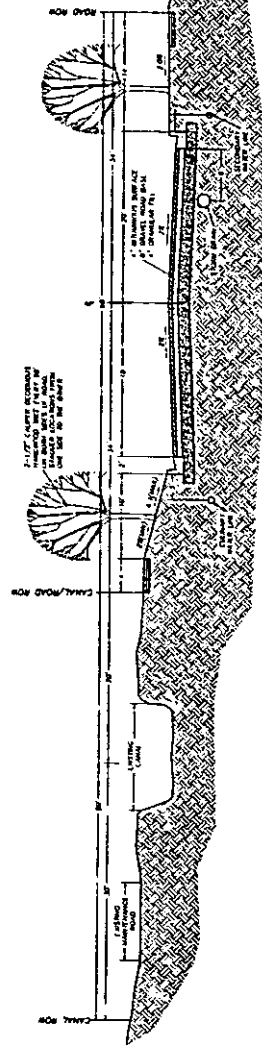
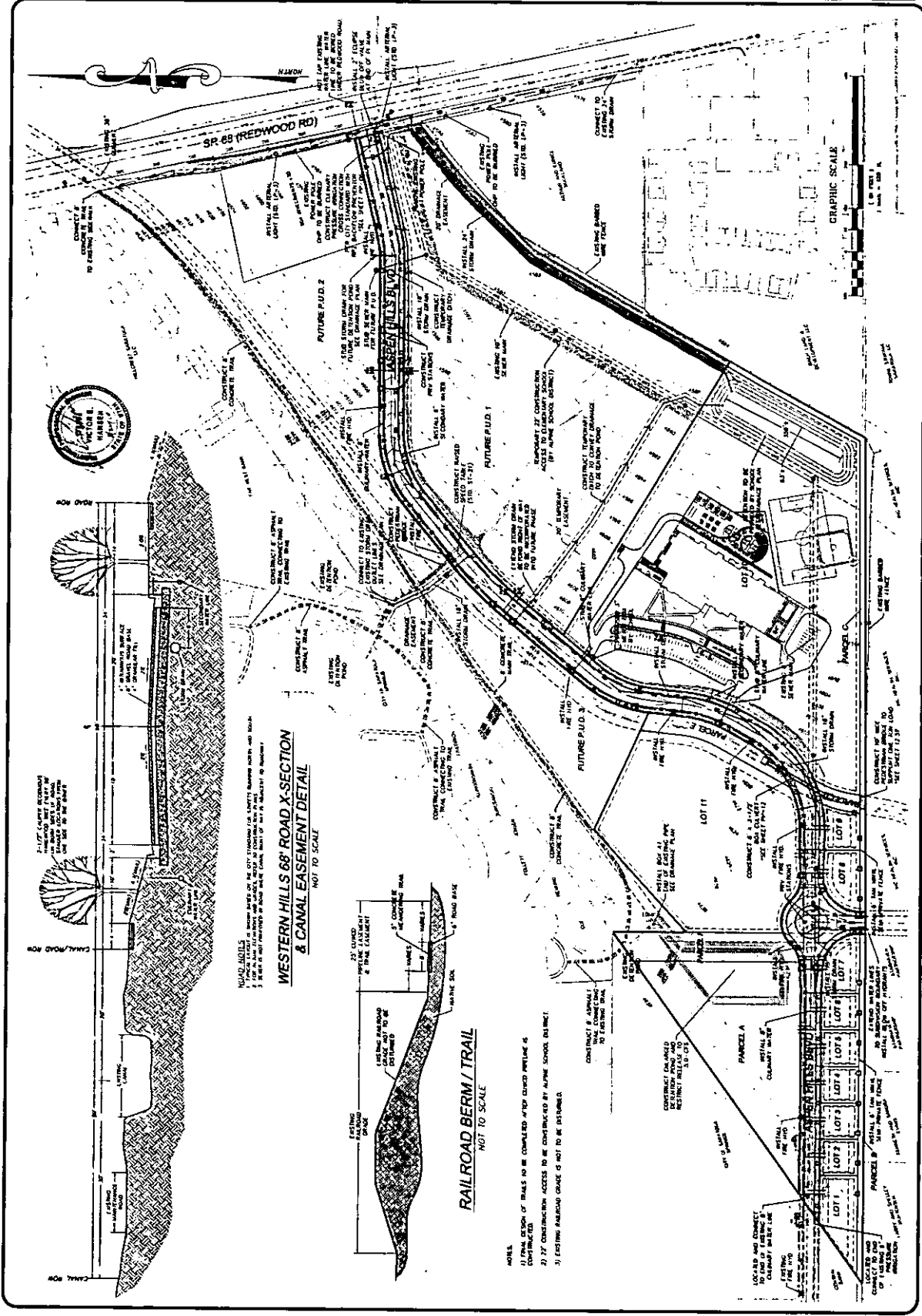
NO	DATE	DESCRIPTION

**H&H**  
**ENGINEERING AND SURVEYING, INC.**  
 151 S 700 E, STE 101, AMERICAN FORK, UT 84303  
 TEL (801) 736-5405 FAX (801) 736-5499

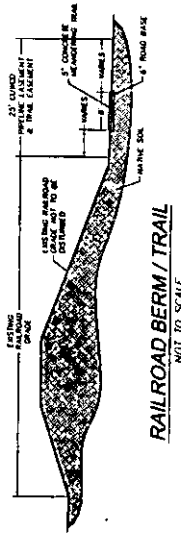
**WESTERN HILLS PHASE 1**  
**SITE / UTILITY PLAN**

PROJECT NO. 2011-01  
 DRAWN BY: J. HARRIS  
 CHECKED BY: M. W. HARRIS  
 DATE: 12/1/11

**SP-01**  
 SHEET



WESTERN HILLS 68' ROAD X-SECTION & CANAL EASEMENT DETAIL  
 NOT TO SCALE



- NOTES:
- 1) ALL UTILITIES TO BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
  - 2) ALL UTILITIES TO BE INSTALLED AT THE PROPER DEPTHS AND SPACINGS AS SHOWN UNLESS OTHERWISE NOTED.
  - 3) ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE UTILITY STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
  - 4) ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE UTILITY STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
  - 5) ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE UTILITY STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.

15-Foot Trail Easement  
 20-Foot Storm Drainage Easement