



WHEN RECORDED MAIL TO:
Western Hills 1, LLC
P.O. Box 1166
Pleasant Grove, Utah 84062

ENT 79034:2011 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Nov 03 9:55 am FEE 14.00 BY SW
RECORDED FOR WESTERN HILLS 1

County Parcel No. 58:023:0201
GRANTOR: Western Hills 1, LLC

STORM DRAINAGE PIPELINE & PUBLIC TRAIL 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 located in Saratoga Springs City, 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, GRANTOR(S)** hereby grants, conveys, and sets over unto the **City of Saratoga Springs**, a political body of the State of Utah, hereinafter referred to as **GRANTEE**, its successors and assigns, an easement to construct, maintain, operate, repair, inspect, protect, install, and replace a storm drainage pipeline and a public trail, said easement being more particularly described as follows:

Beginning at a point on the north side of Aspen Hills Blvd, said point being N89°39'03"E 929.64 feet along the section line and North 1098.09 feet from the southwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N38°57'09"W 99.24 feet; thence N11°41'59"W 104.41 feet; thence N55°09'36"W 45.26 feet to Grantor's northerly boundary line; thence N53°52'31"E 19.43 feet along said northerly property line; thence S12°37'42"W 3.54 feet along said northerly property line; thence N55°25'00"E 101.83 feet along said northerly property line; thence S19°31'06"W 72.80 feet; thence S23°29'36"E 98.62 feet; thence S38°57'09"E 89.42 feet to the northerly line of Aspen Hills Blvd; thence S49°14'02"W 65.03 feet to the point of beginning.

Containing 0.342 acres, 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, 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 storm drainage pipeline and public trail.


GRANTOR shall have the right to use the above-described property for the development of his surrounding lands, provided such use shall not interfere with any rights granted to the GRANTEES hereunder.

IN WITNESS WHEREOF, GRANTOR has executed this Right-of-way and Easement this 2 day of November 2011.

County Parcel No.
58:023:0201

Acreage
Contains: 0.342 acres

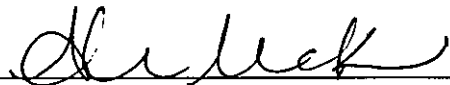
Western Hills 1, LLC (GRANTOR)


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

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

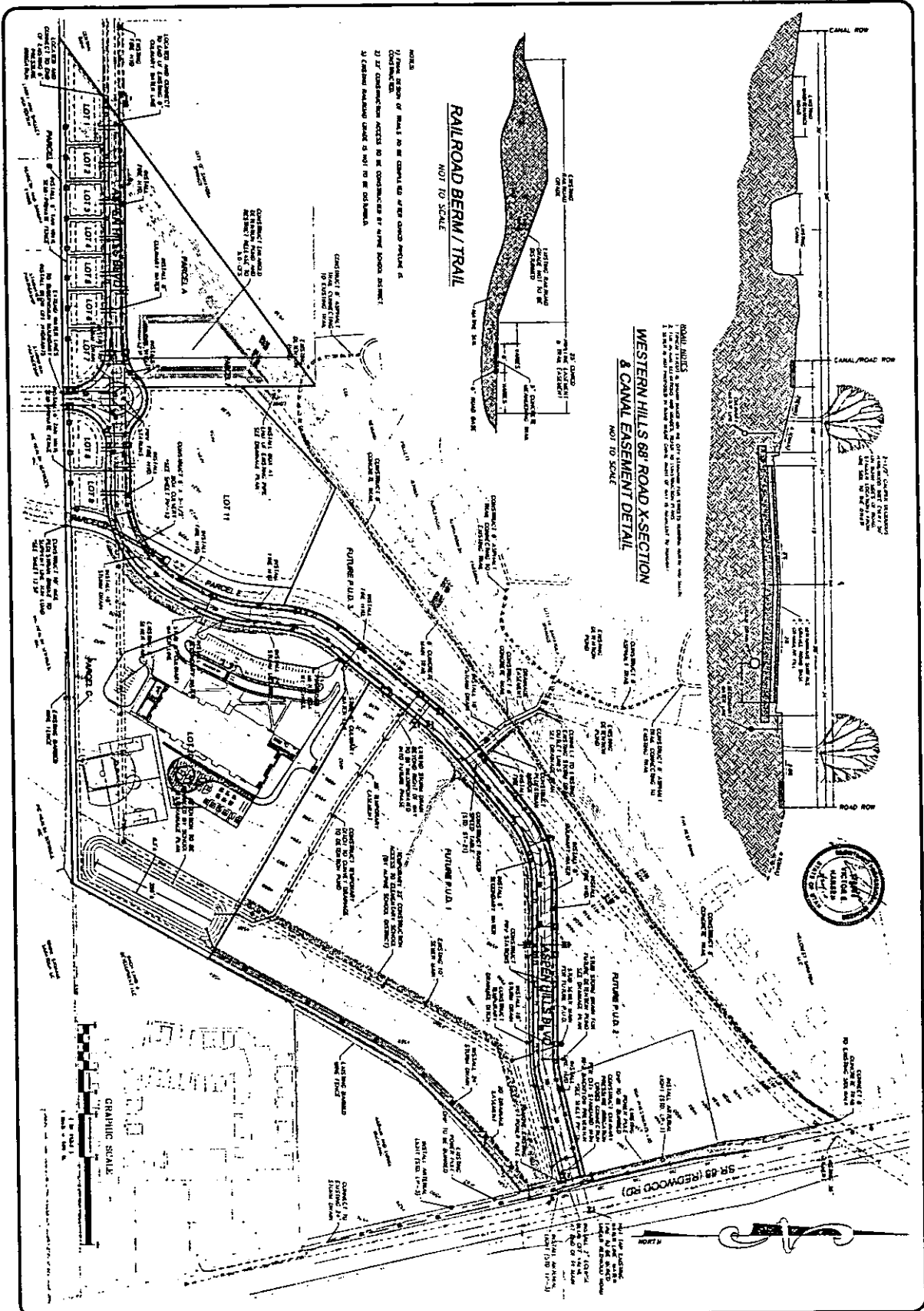
On the 2 day of November, 2011, personally appeared before me Brad A. Jensen, who being duly sworn, did say that he is the signer(s) of the foregoing instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:
3/10/12



Notary Public
Residing at:
Orem, UT





SHEET
SP-01

PROJECT AND LOCATION
DATE
DRAWN BY
CHECKED BY
DATE

WESTERN HILLS PHASE 1
SITE / UTILITY PLAN

H&H
ENGINEERING AND SURVEYING, INC.
151 S 700 E, SUITE 101, AMERICAN FORK, UT 84003
TEL: (801) 756-2486 FAX: (801) 756-3499

NO.	DATE	DESCRIPTION	BY