



ENT 84816:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Jul 28 9:55 am FEE 0.00 BY CH
RECORDED FOR CITY OF SARATOGA SPRINGS

When Recorded Mail To:
City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, Utah 84045
Attention: City Recorder

Parcel ID No(s). 58:041:0267

TEMPORARY TURNAROUND EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Saratoga 262 Partners LLC, a Utah limited liability company ("GRANTOR"), hereby grants, conveys and sets over unto the CITY OF SARATOGA SPRINGS, a municipal corporation ("GRANTEE"), its successors and assigns, a temporary, non-exclusive right-of-way and easement over and across the following described property owned by the GRANTOR situated in Utah County, Utah, more fully described and depicted as follows:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, TOGETHER WITH a right of ingress and egress in said GRANTEE as necessary or convenient for the purposes of access by public safety equipment and personnel.

The easement granted herein shall allow for a temporary turnaround area by public safety equipment and personnel. It is understood by the parties, that GRANTOR shall be responsible to construct, reconstruct, operate, repair, replace, and maintain a temporary roadway on the easement property.

This easement is granted in connection with the approval by the City of Saratoga Springs for the recording of the Brixton Park Subdivision. Upon the recording of a subsequent Subdivision Plat that includes the above-described easement as dedicated public right-of-way, said easement shall be deemed to be automatically fully and completely abandoned.

The Grantor reserves the right to occupy, use, and cultivate the easement parcel for all purposes not inconsistent with nor interfering with the rights herein granted.

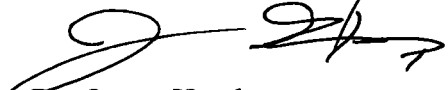
This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has executed this easement the 18 day of July, 2022.

[AUTHORIZED SIGNATURES FOLLOW]

GRANTOR:

Saratoga 262 Partners LLC

 7/18/22
By: James Horsley

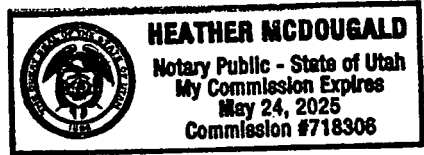
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF)

On this 18 day of July, in the year 2022, before me personally appeared James Horsley, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Manager of Saratoga 262 Partners LLC and that said document was signed by him/her on behalf of said limited liability company by Authority of its Operating Agreement.




Notary Public



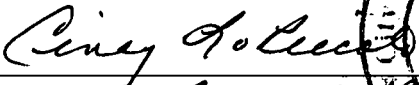
GRANTEE:

City of Saratoga Springs, Utah



City Manager *MARK CHRISTENSEN*

ATTEST:



City Recorder *CINDY HOLCOMB*




Exhibit A

LEGAL DESCRIPTION

TEMPORARY TURN-AROUND FREEMONT STREET

A TEMPORARY EASEMENT LOCATED AT THE WEST END OF FREEMONT STREET OF BRIXTON PARK PHASE

1, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,

UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FREEMONT STREET WHICH IS

1047.92 FEET SOUTH 89°50'07" EAST ALONG THE SECTION LINE AND 700.14 FEET SOUTH FROM THE

WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 59.00 FEET TO THE SOUTH RIGHT-OF-

WAY LINE OF SAID FREEMONT STREET; THENCE NORTHEASTERLY ALONG THE ARC OF A 64.00 FOOT

RADIUS CURVE TO THE RIGHT A DISTANCE OF 340.81 FEET (CENTRAL ANGLE BEARS 305°06'17" AND

LONG CHORD BEARS NORTH 59.00 FEET, BEARING TO CENTER IS NORTH 62°33'09" WEST) TO THE POINT

OF BEGINNING.

TEMPORARY TURN-AROUND CHOKECHERRY STREET

A TEMPORARY EASEMENT LOCATED AT THE WEST END OF CHOKECHERRY STREET OF BRIXTON PARK

PHASE 1, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND

MERIDIAN, UTAH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID CHOKECHERRY STREET WHICH IS

1047.92 FEET SOUTH 89°50'07" EAST ALONG THE SECTION LINE AND 969.14 FEET SOUTH FROM THE

WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 59.00 FEET TO THE SOUTH RIGHT-OF-

WAY LINE OF SAID CHOKECHERRY STREET; THENCE NORTHEASTERLY ALONG THE ARC OF A 64.00 FOOT

RADIUS CURVE TO THE RIGHT A DISTANCE OF 340.81 FEET (CENTRAL ANGLE BEARS $305^{\circ}06'17''$; AND

LONG CHORD BEARS NORTH 59.00 FEET, BEARING TO CENTER IS NORTH $62^{\circ}33'09''$; WEST) TO THE POINT

OF BEGINNING.

TEMPORARY TURN-AROUND FALLOW DRIVE

A TEMPORARY EASEMENT LOCATED AT THE WEST END OF FALLOW DRIVE OF BRIXTON PARK PHASE 1,

LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH

COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID FALLOW DRIVE WHICH IS 1047.92

FEET SOUTH $89^{\circ}50'07''$ EAST ALONG THE SECTION LINE AND 1255.14 FEET SOUTH FROM THE WEST

QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 59.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE

OF SAID FALLOW DRIVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 64.00 FOOT RADIUS CURVE TO

THE RIGHT A DISTANCE OF 340.81 FEET (CENTRAL ANGLE BEARS $305^{\circ}06'17''$; AND LONG CHORD BEARS

NORTH 59.00 FEET, BEARING TO CENTER IS NORTH $62^{\circ}33'09''$; WEST) TO THE POINT OF BEGINNING.