

ENTRY NO. 01165865

06/14/2021 10:17:11 AM B: 2671 P: 1325

Easements PAGE 1/4

RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 0.00 BY SNYDERVILLE BASIN SID



When recorded return to:
Snyderville Basin Water Reclamation District
2800 Homestead Road
Park City, Utah 84098

RECORDING FEES EXEMPT PER - U.C.A. § 63J-1-505

**GRANT OF EASEMENT
FOR CONSTRUCTION AND MAINTENANCE OF WASTEWATER COLLECTION
AND TRANSPORTATION PIPELINE(S) AND APPURTENANCES**

Liberty Capital Lending, a(n) Utah Limited Liability Company,
Grantor, does hereby convey and warrant to the Snyderville Basin Water Reclamation District, a local District of the State of Utah, (the District) Grantee, of Summit County, Utah, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent non-exclusive easement and right-of-way for the purpose of constructing, operating and maintaining one or more underground pipelines and appurtenances in the easement granted herein for the collection and transportation of wastewater as permitted by the District in the exclusive discretion of the District, over, across, through and under the premises of the Grantor situated in Summit County, Utah which are more specifically described as follows:

SBWRD EASEMENT 'A'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 1,672.71 feet along the southerly line of said Section 15 and thence North, a distance of 2,140.04 feet to the true Point of Beginning, and running thence North 31°58'25" East 43.85 feet to a point on a 170.00 foot radius curve to the left, the center of which bears North 58°01'35" West; thence Northwesterly 454.34 feet along the arc of said curve through a central angle of 153°07'46" (chord bears North 44°35'28" West 330.70 feet); thence South 58°50'39" West 99.55 feet to a point on a 375.00 foot radius non-tangent curve to the right, the center of which bears North 49°27'23" East; thence Northwesterly 20.19 feet along the arc of said curve through a central angle of 03°05'06" (chord bears North 39°00'04" West 20.19 feet); thence North 58°50'39" East 102.30 feet to a point on a 190.00 foot radius curve to the right, the center of which bears South 31°09'21" East; thence Southeasterly 507.80 feet along the arc of said curve through a central angle of 153°07'46" (chord bears South 44°35'28" East 369.60 feet); thence South 31°58'25" West 44.58 feet; thence North 55°56'41" West 20.01 feet to the Point of Beginning.

Containing 12,526 square feet or 0.29 acres, more or less.

This easement is contained within Parcel SCVC-2-1

SBWRD EASEMENT 'B'

An easement lying within, in the Southwest quarter of Section 15, Township 1 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah more particularly described as follows:

Commencing at the southwest corner of said Section 15, a found stone and running thence South 89°43'02" East, a distance of 1,146.33 feet along the southerly line of said Section 15 and thence North, a distance of 1,670.77 feet to the true Point of Beginning, and running thence South 70°36'41" East 209.13 feet; thence North 34°03'19" East 195.45 feet; thence North 55°56'41" West 208.00 feet; thence North 34°03'19" East 20.00 feet; thence South 55°56'41" East 208.00 feet; thence North 34°03'19" East 90.50 feet; thence South 56°04'01" East 20.00 feet; thence South 34°03'19" West 321.43 feet; thence North 70°36'41" West 226.92 feet to a point on a 725.00 foot radius non-tangent curve to the right, the center of which bears South 64°42'48" East; thence Northeasterly 20.14 feet along the arc of said curve through a central angle of 01°35'29" (chord bears North 26°04'57" East 20.14 feet) to the Point of Beginning.

Containing 14,795 square feet or 0.34 acres, more or less.

This easement is contained within Parcel SCVC-2-1

Also granting to the Snyderville Basin Water Reclamation District a perpetual right of ingress and egress to and from and along said right-of-way and with the right to operate, maintain, repair, replace, augment and/or remove the pipelines and appurtenances deemed necessary by the District for the collection and transportation of wastewater; also the right to trim, clear or remove, at any time from said right-of-way any tree, brush, structure or obstruction of any character whatsoever, which in the sole judgment of the Grantee may endanger the safety of or interfere with the operation of Grantee's facilities. The Grantor and its successors in interest hereby forever relinquish the right to allow or construct any surface or underground improvement which would interfere with the operation, replacement or repair of the pipelines constructed and maintained under the provisions of this easement and covenant and agree that no underground or surface improvement, trees or structures will be constructed under or over the surface of the easement granted herein, without the express written consent in advance of the Grantee, which would interfere with the exercise of the rights of the Grantee to operate, maintain, repair or replace the sewer pipeline constructed by or for the Grantee.

The easement granted herein is subject to the condition that the Grantee shall indemnify and hold harmless, the Grantor, its heirs and successors against any and all liability caused by the acts of the Grantee, its contractors or agents, during the construction, operation or maintenance of the sewer pipeline provided for in this easement; the Grantor's right to indemnification or to be held harmless by the Grantee under the terms of this paragraph are expressly conditioned upon prompt and immediate notice to the Grantee of any claim or demand which would cause a claim against the Grantee and upon the Grantee's right to defend any claim against the Grantor which would cause a claim of indemnification against the Grantor. This provision shall not be interpreted or construed to waive the rights of the Grantee to the affirmative defenses to claims provided under the Utah Governmental Immunity Act.

ELK SPRINGS AT SILVER CREEK VILLAGE CENTER
SBWRD EASEMENT EXHIBIT



NORTH
SCALE 1"=150'

SCVC LOT 2
SUBDIVISION
ENTRY No 1702101

SCVC-1

SCVC-2-1

